



NOTICE OF AN APPLICATION FOR AN AMENDMENT TO A PLANNING PERMIT

The land affected by the application is located at:	10 Hotham St WARRNAMBOOL VIC 3280
The application is to amend permit number PP2020-0311.01 by:	Changes to lot size
A permit is required under the following clauses of the planning scheme:	32.08-3
The applicant for the amendment to the permit is:	Ross McLeod Homes Pty Ltd C/o Joseph Land Surveying Pty Ltd
The application reference number is:	PP2020-0311.01
You may look at the application and any documents that support the application at the office of the responsible authority:	Warrnambool Civic Centre 25 Liebig Street WARRNAMBOOL 3280 Or online at: https://www.warrnambool.vic.gov.au/advertised-planning-applications
For further reference please contact:	Planning Support Telephone: 03 5559 4800 Email: planning@warrnambool.vic.gov.au

This can be done during office hours and is free of charge.

Any person who may be affected by the granting of the permit may object or make other submissions to the Responsible Authority (Warrnambool City Council).

An objection must * **be made to the Responsible Authority in writing**
* **include the reasons for the objection, and**
* **state how the objector would be affected.**

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

If you object, the Responsible Authority will tell you its decision.

Objections/Submissions are accepted by:

- post to Town Planning Office, Warrnambool City Council, PO Box 198 Warrnambool 3280
- in person at the Warrnambool Civic Centre, 25 Liebig Street, Warrnambool
- submitting an 'Objection to grant a Planning Permit' form available from www.warrnambool.vic.gov.au Click on *Property – Planning Permits - Objection to grant a Planning Permit form*
- email to planning@warrnambool.vic.gov.au

The Responsible Authority will not decide on the application before:

23/1/2025

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Apply to Amend a Planning Permit

Details of Proposed Amendment

1. Planning Permit Number being amended: PP2020-0311

2. Proposed Amendment (Select one or more options below OR enter Proposed Amendment Details):

- What the permit allows Plans endorsed under the permit
 Current conditions of the permit Other documents endorsed under the permit

Modify the current wording of the proposal as required

Original

Two lot subdivision including a common property

Amendment

change in lot size

3. Development Cost

Amended Cost Estimate		Cost of Permitted Development		Cost Difference
\$0	-	\$0	=	\$0

4. Existing Conditions

Have the conditions for the land changed since the time of the original permit application? Yes No

If yes, please provide details of the existing conditions

Original

Vacant land

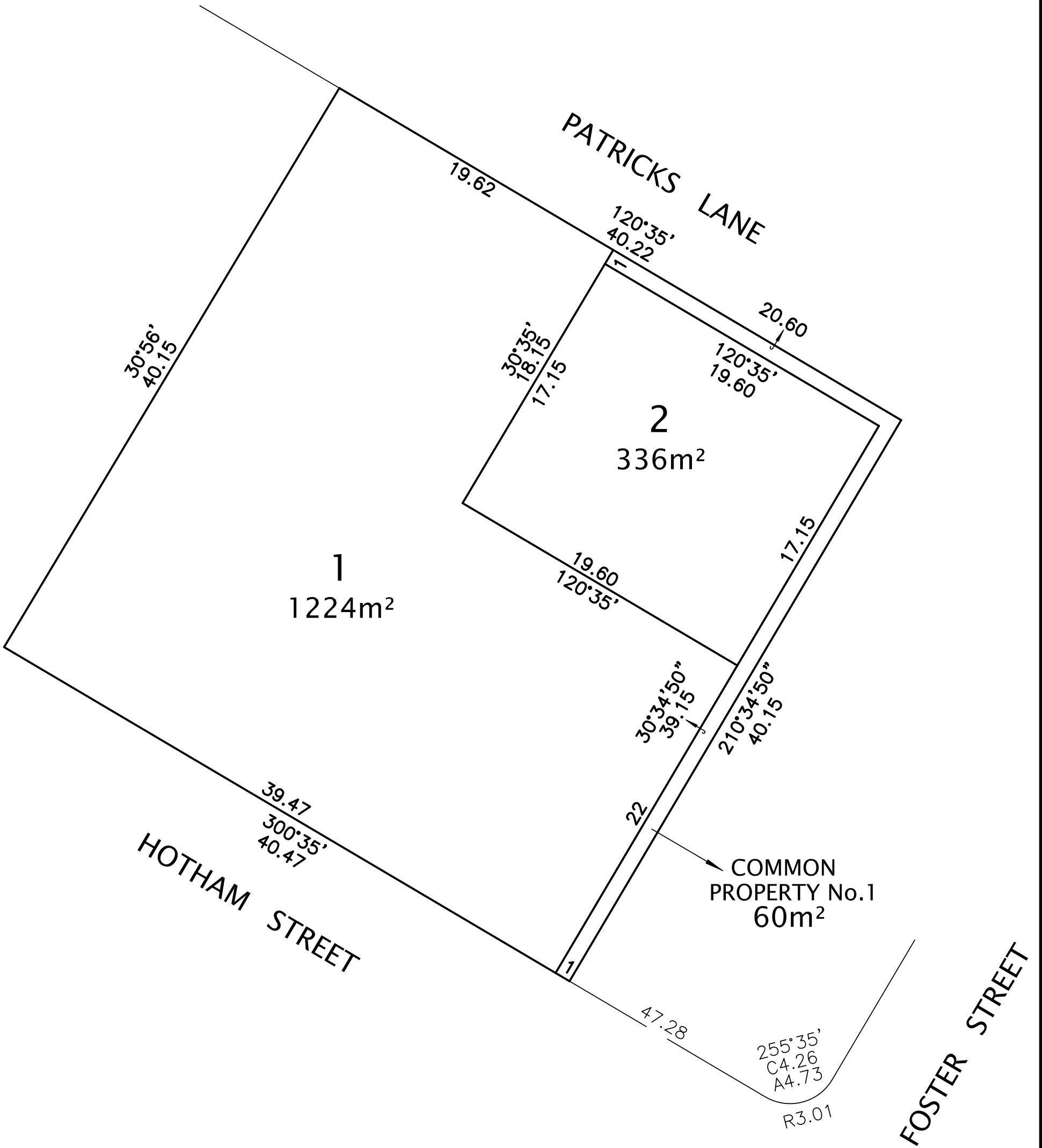
Amendment

single dwelling now complete on proposed lot 1

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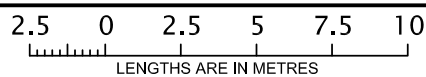
PS847143D

MGA2020 ZONE 54



JOSEPH LAND SURVEYING PTY LTD
ABN 27 744 943 042
P.O.BOX 5113, WARRNAMBOOL 3280
PHONE (03) 5562 2066

SCALE
1:250



ORIGINAL SHEET
SIZE: A3

SHEET 2

Covering Letter

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SPEAR Ref #:	S168254P	Property:	10 HOTHAM STREET, WARRNAMBOOL VIC 3280
Plan Number:	PS847143D	Document Supplied:	18/11/2024
Responsible Authority Ref #:	PP2020-0311, Sub2020-057	Responsible Authority:	Warrnambool City Council
Applicant Ref #:	1155	Applicant Contact:	Joseph Land Surveying

Application amended to smaller lot fronting Patricks Lane
small lot capable of satisfying building envelope objective
restriction on plan of subdivision may be introduced to guarantee garden area objective met
common property contains shared services and shall be required to future subdivision of lot 1 that shall create an additional lot
similar to the proposed lot 2

Surveyors Ref: 1155A

**PLANNING REPORT TO ACCOMPANY PLANNING PERMIT FOR
TWO (2) LOT SUBDIVISION (CLAUSE 56)
10-12 HOTHAM STREET, WARRNAMBOOL**

INTRODUCTION

The subject site is 10-12 Hotham Street consisting of two (2) vacant land parcels located approximately 60m west of Foster Street. The first title is 10 Hotham Street, Crown Allotment 12 on TP701476C Volume 6646 Folio 144 consisting of approximately 809m², the second is 12 Hotham Street being Crown Allotment 13 on TP896506C Volume 5509 Folio 668 consisting of approximately 809m². Both titles have frontage to Patrick Lane.

All services are available to the site.

There is a recent dwelling constructed upon the proposed lot 1

The proposal seeks permission to re-align the existing common title boundary to create two new lots and common property for shared services in accordance with the plans for endorsement.



Subject site highlighted red with proposed subdivision line green within the surrounding neighbourhood of varying lot sizes and infill development..

PLANNING SCHEME REQUIREMENTS

The land is zoned *General Residential 1* with no applicable planning overlays affecting the site. The land is within an area of Aboriginal cultural heritage significance.

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The proposal is for a boundary re-alignment and common property where no additional lots are created. The Aboriginal cultural heritage is not addressed for the two (2) lot subdivision.

SPPF, LPPF AND MSS REQUIREMENTS

Clause 16: Housing

The proposed subdivision is located within an old established residential area with varying land sizes.

The site is located between the constructed Hotham Street and Patrick Lane with all services available.

The proposed lots given the topography of the site provide improved areas for future dwellings.

The site is within close proximity to public open space and is easily accessible to public community facilities and public transport.

CLAUSE 56 SUBDIVISION SITE AND CONTEXT DESCRIPTION

RESPONSE56.01 SUBDIVISION SITE AND CONTEXT DESIGN RESPONSE

56.01-1: Subdivision Site and Context Description

The site has been recently cleared and slopes from Hotham Street to Patrick Lane. The site is fenced.

Please refer to site photograph below and plans for endorsement for further site details.



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56.01-2: Subdivision Design Response

The proposal seeks to create two independent lots consistent with the surrounding neighbourhood character of varying lot sizes, frontages and infill development.

56.03 LIVABLE AND SUSTAINABLE COMMUNITIES

56.03-5: Neighbourhood Character Objective

The neighbourhood character is one of mixed old and recent infill development. The proposal shall have no real impact upon a neighbourhood of such varying character other than introducing lots with wide frontages with better opportunities for improved solar orientation of future dwellings.

The proposed development sits comfortably within the surrounding neighbourhood character of lot of varying size and infill development.

56.04 LOT DESIGN

56.04-1: Lot Diversity and Distribution Objectives

The proposal seeks to create lots of similar area providing better solar orientation and use of the existing topography of the site.

The common property shall allow the use of shared services.

The site is within easy walking distance to public open space(s) and public transport and if further developed shall provide highly sought after house sites supporting infill development.

56.04-2: Lot Area and Building Envelopes Objective

The new boundaries for the lots have been proposed to allow for retention of sound solar access, providing for physical access, providing for areas of private open living space, as well as providing for onsite vehicle parking and visitor parking within each lot.

The proposed lot 2 with an area of 336m² with dimensions of 19.60m for frontage and 17.15m for depth is capable of satisfying the 10mX15m building envelope objective.

Please refer to site plans for further details.

56.04-3: Solar Orientation of Lots Objective

Appropriate solar orientation of the lots is obtained.

56.04-5: Common Area Objectives

The proposal seeks to create common property for shared services.

56.06 ACCESS AND MOBILITY

56.06-8: Lot Access Objectives

Any new vehicle access points when constructed upon development upon the new lots shall be undertaken to the satisfaction of the responsible authority.

56.07 INTEGRATED WATER MANAGEMENT

56.07-1: Drinking Water Supply Objectives

Upon construction of any new dwelling it is anticipated that self collecting water storage tanks for personal use may be required. Reticulated water is available to the

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sites and will be provided to the satisfaction of the Water Authority and Responsible Authority.

56.07-2: Reused and Recycled Water Objective

The size of the proposed lots are capable of the collection and storage of rain water. Any proposal to reuse and recycle water shall be designed, constructed and managed in accordance with the local responsible authorities

56.07-3: Waste Water Management Objective

Each lot will be connected to the existing reticulated system to the satisfaction of the Water Authority and Responsible Authority.

56.07-4: Urban Run-off Management Objectives

The proposed lots are capable of retaining rain water via tanks and permeable areas to reduce the effect of storm water runoff.

The significant size of the lots shall allow for the onsite retention of additional storm water.

56.08 SITE MANAGEMENT

56.08-1: Site Management Objectives

Minimal site works are required to effect the proposed subdivision. Site management shall be undertaken to the satisfaction of the responsible authority to limit the loss of amenity to adjoining areas.

56.09 UTILITIES

56.09-1: Shared Trenching Objectives

To be undertaken upon the advice and satisfaction of service providers and local responsible authority requirements.

56.09-2: Electricity, Telecommunications and Gas Objectives

Services shall be provided as per service providers and local responsible authority requirements.

CONCLUSION

This proposal seeks to re-align the existing boundary to provide improved building lots taking into account the topography of the site.

The proposed vacant lots when either developed with a dwelling lots will present a high quality living environment for future residents and property owners.

It is considered that the subdivision proposal is justified and satisfies the intent of the planning scheme.

Yours faithfully,



Clint Joseph
Licensed Surveyor

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 06646 FOLIO 144

Security no : 124119943848F
Produced 18/11/2024 07:14 PM

LAND DESCRIPTION

Crown Allotment 12 Section 49 Township of Warrnambool Parish of Wangoom.
PARENT TITLE Volume 03847 Folio 221
Created by instrument 1886162 28/05/1943

REGISTERED PROPRIETOR

[REDACTED]

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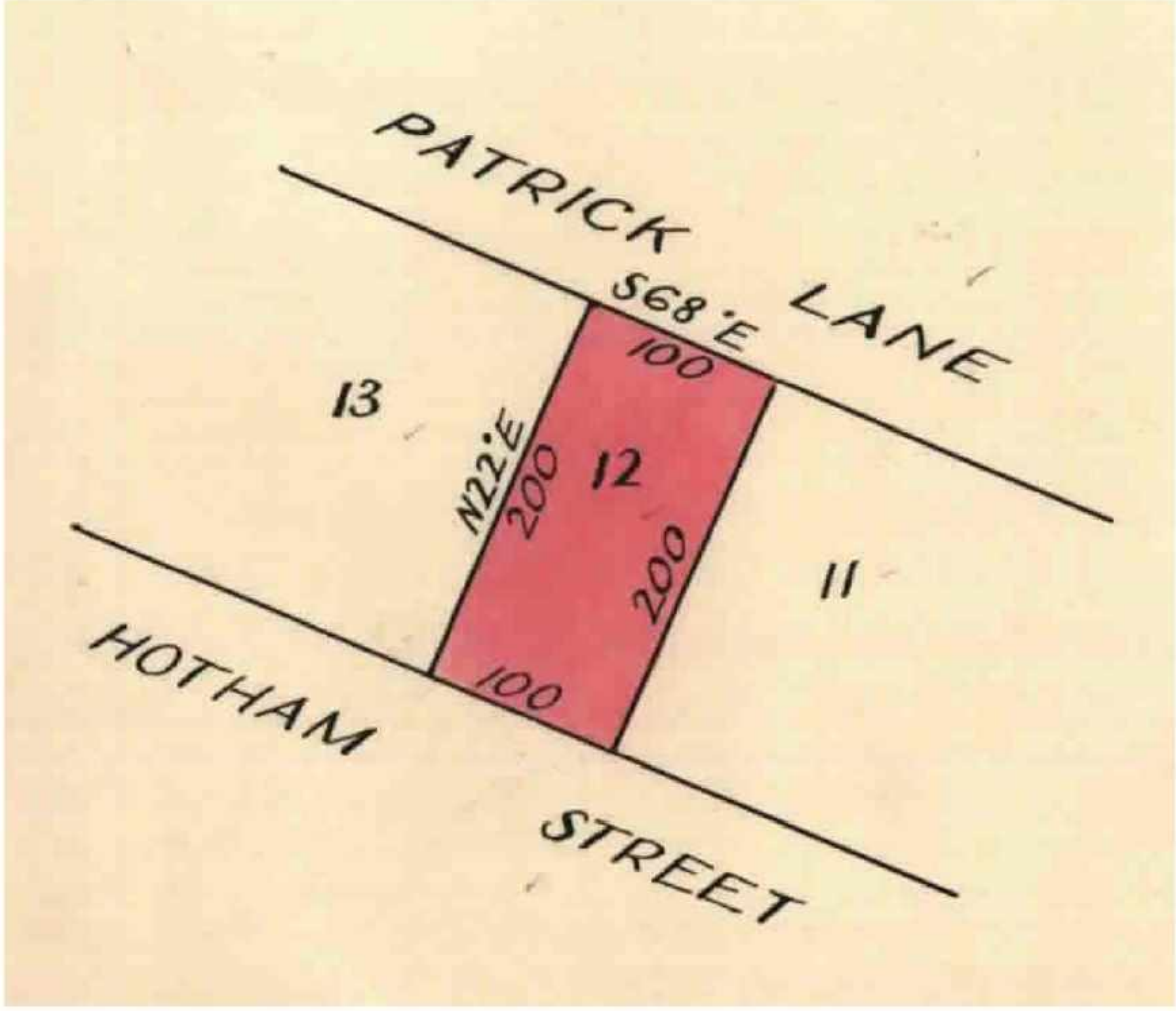
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TITLE PLAN	EDITION 1	TP 701476C
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Location of Land Parish: CITY OF WARRNAMBOOL PARISH OF WANGOOM Township: 49 Section: 12 Crown Allotment: 12 Crown Portion: Last Plan Reference: Derived From: VOL 6646 FOL 144 Depth Limitation: NIL	Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN
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Description of Land / Easement Information	THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 01/12/2000 VERIFIED: AC
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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 05509 FOLIO 668

Security no : 124119943850D
Produced 18/11/2024 07:14 PM

LAND DESCRIPTION

Crown Allotment 13 Section 49 Township of Warrnambool Parish of Wangoom.
PARENT TITLE Volume 03628 Folio 546
Created by instrument 1407728 20/03/1929

[REDACTED]

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 12 HOTHAM STREET WARRNAMBOOL VIC 3280

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 23/10/2016

DOCUMENT END

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TITLE PLAN	EDITION 1	TP 896506C
LOCATION OF LAND Parish: WANGOOM Township: WARRNAMBOOL Section: 49 Crown Allotment: 13 Crown Portion: Last Plan Reference: Derived From: VOL. 5509 FOL. 668 Depth Limitation: 50 FEET BELOW THE SURFACE	Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	

Description of Land/Easement Information	THIS PLAN HAS BEEN PREPARED BY LAND VICTORIA FOR TITLE DIAGRAM PURPOSES COMPILED: Date: 24.07.2007. VERIFIED: A. DALLAS <i>Assistant Registrar of Titles</i>
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