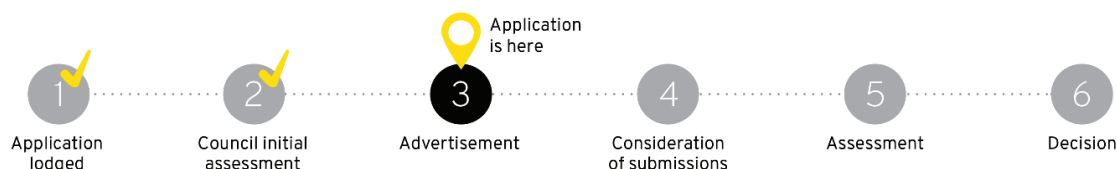


ADVERTISED

NOTICE OF AN APPLICATION FOR PLANNING PERMIT



The land affected by this application is located at:	123 Bromfield St WARRNAMBOOL VIC 3280
The application is for a permit to:	Two (2) lot subdivision
A permit is required under the following clauses of the planning scheme:	
Planning scheme clause	Matter for which a permit is required
Clause:	Clause 32.08-3 - Subdivision Clause 37.03-3 - Subdivision
The applicant for the permit is:	Mount Shamrock Pty Ltd C/o Joseph Land Surveying Pty Ltd
The application reference number is:	PP2026-0129
You may look at the application and any documents that support the application at the office of the responsible authority. This can be done during office hours and is free of charge. Or online at: For further reference please contact:	Warrnambool Civic Centre 25 Liebig Street WARRNAMBOOL VIC 3280 www.warrnambool.vic.gov.au Planning Support Telephone: 03 5559 4800 Email: planning@warrnambool.vic.gov.au
Any person who may be affected by the granting of the permit may object or make other submissions to the Responsible Authority. 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 for any person to inspect 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.	
The Responsible Authority will not decide on the application before:	24 September 2026



Application for Planning Permit and Certification

Supplied by Clint Joseph
Submitted Date 27/07/2026

Application Details

Application Type Planning Permit and Certification under the Subdivision Act
Version 1
Applicant Reference Number 1824
Responsible Authority Name Warrnambool City Council
Responsible Authority Reference Number(s) (Not Supplied)
SPEAR Reference Number S273141V

The Land

Primary Parcel 123 BROMFIELD STREET, WARRNAMBOOL VIC 3280
SPI PC351808
CPN 131451
Zone: 37.03 Urban Floodway
36.02 Public Park and Recreation
32.08 General Residential
Overlay: 44.03 Floodway

The Proposal

Subdivision Act (1988) Dealing Type Section 22 (Subdivision)
Plan Number PS938771Q
Number of lots 2
Is this plan a subdivision of undeveloped land? No
Proposal Description 2 lot subdivision

Existing Conditions

Existing Conditions Description single dwellings, associated shedding and vacant land
Title Information - Does the proposal breach an encumbrance on Title? Encumbrances on title, such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope do not apply.

Applicant Contact

Applicant Contact Mr Clint Joseph
Joseph Land Surveying
PO Box 5113 Street, Warrnambool, VIC, 3280
Business Phone: 55622066
Mobile Phone: 0438 616 243
Email: admin@jlsurveying.com.au

Applicant

Applicant



Owner

Owner

(Owner/eta/submitter/Applicant)

Declaration

I, Clint Joseph, declare that the owner (if not myself) has been notified about this application.

I, Clint Joseph, declare that all the information supplied is true.

I, Clint Joseph, apply to have the attached plan of subdivision / consolidation certified under the Subdivision Act 1988 and to have advice of street numbers allocated.

**Authorised by
Organisation**

Clint Joseph
Joseph Land Surveying

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

Page 1 of 1

VOLUME 10102 FOLIO 155

Security no : 124134917998F
Produced 22/05/2026 04:56 PM

LAND DESCRIPTION

Land in Plan of Consolidation 351808D.

PARENT TITLES :

Volume 10053 Folio 772 Volume 10098 Folio 440

Created by instrument PC351808D 19/02/1993

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

[REDACTED]
AZ933144H 15/12/2025

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PC351808D FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 123 BROMFIELD STREET WARRNAMBOOL VIC 3280

ADMINISTRATIVE NOTICES

NIL

eCT Control 19449T JELLIE MCDONALD
Effective from 15/12/2025

DOCUMENT END

PLAN OF CONSOLIDATION

For use only

EDITION 1

PC 351808D

Location of Land

Parish: WANGOOM

Township: _____

Section: _____

Crown Allotment: 123 (PART), 124 (PART)

Crown Portion: _____

LTO Base Record: WANGOOM (23) (3729)

Title Reference: VOL10053 FOL 772 VOL10098 FOL 439

Last Plan Reference: PS303992Q LOT 2

Postal Address: 129 BROMFIELD STREET,
(at time of consolidation) WARRNAMBOOL, 3280

AMG Co-ordinates E 629 380
(of approx. centre of land N 5752 300
in plan)

Zone: 54

Council Certificate and Endorsement

Council Name: CITY OF WARRNAMBOOL Ref: S 14/91

1. This plan is certified under section 6 of the Subdivision Act 1988.
2. ~~This plan is certified under section 11(7) of the Subdivision Act 1988.~~
~~Date of original certification under section 6~~ / /
3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.

Council delegate
~~Council seal~~

Date 24 / 6 / 1991

~~Re-certified under section 11(7) of the Subdivision Act 1988~~

~~Council Delegate~~
~~Council Seal~~

~~Date~~ / /

Notations

Depth Limitation

DOES NOT APPLY

Survey This plan is ~~is not~~ based on survey IN AP69693A
This survey has been connected to permanent marks no(s) 66, 68, 398, 506
In Proclaimed Survey Area No. 23

Easement Information

Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1 E-2	SEWERAGE DRAINAGE	2 2	CONV. BK 849 N° 63 PS 303992Q	LAND REMAINING IN CONV. BK 624 N° 92 LAND IN PS 303992Q

LTO use only

Statement of Compliance/
Exemption Statement

Received ☒

Date 18 / 11 / 92

LTO use only

PLAN REGISTERED

TIME 3.00 p.m.

DATE 19 / 2 / 1993

g. O'Keefe
Assistant Registrar of Titles

Sheet 1 of 2 Sheets

M. W. HAND PTY. LTD.
LAND SURVEYOR & CIVIL ENGINEER
45 BANYAN STREET, WARRNAMBOOL
TEL. (055) 62 3389

LICENSED SURVEYOR (PRINT) M. W. HAND
SIGNATURE *M. W. Hand* DATE 25-2-1991
REF 2880-2 VERSION 1

DATE 24 / 6 / 91

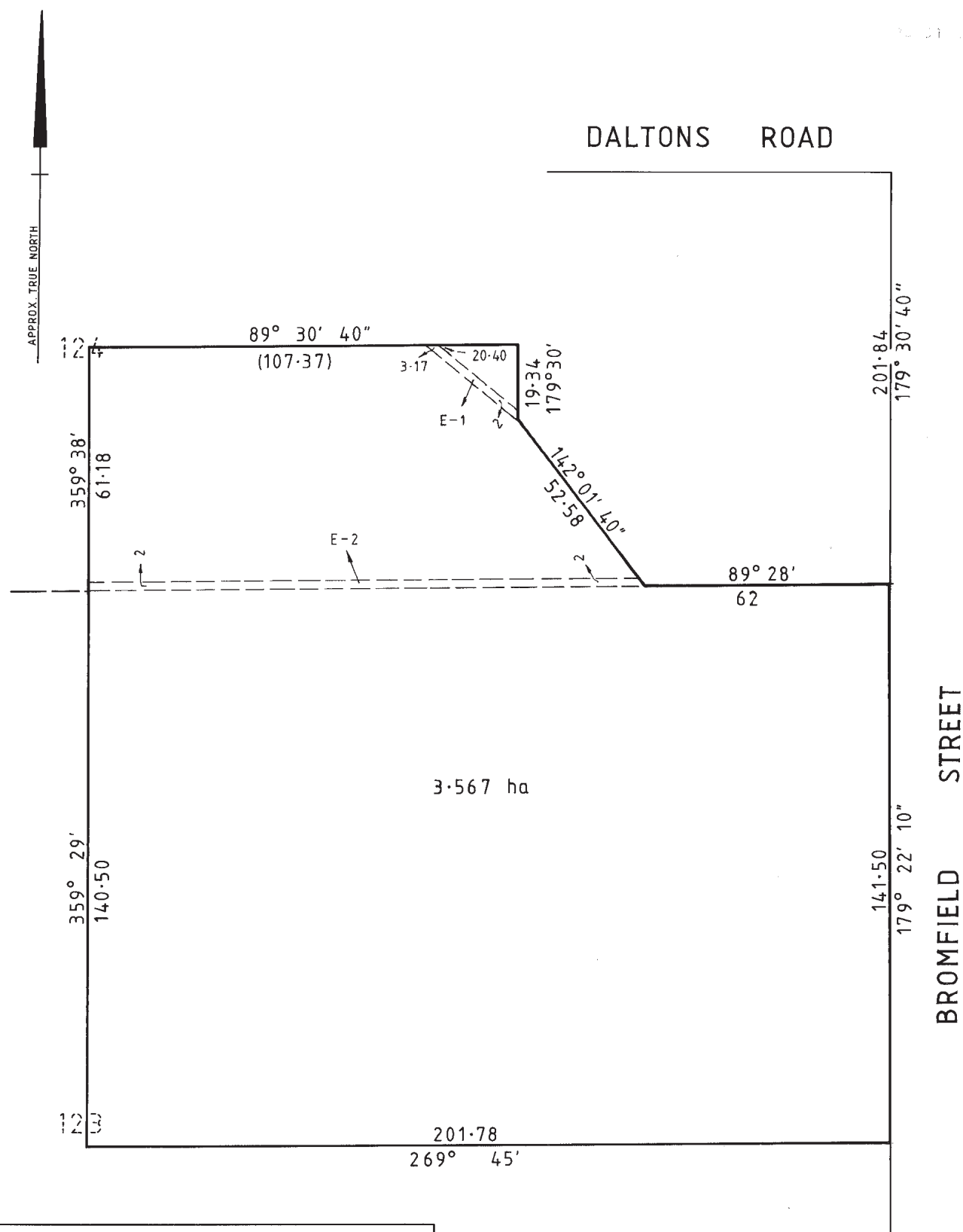
COUNCIL DELEGATE SIGNATURE

Original sheet size A3

PLAN OF CONSOLIDATION

ADVERTISED

Plan number
PC 551008D



M.W. HAND PTY. LTD.
LAND SURVEYOR & CIVIL ENGINEER
45 BANYAN STREET, WARRNAMBOOL
TEL. (055) 62 3389

Sheet 2 of 2 sheets

ORIGINAL
SCALE SHEET
SIZE
A3
1:1000

SCALE
10 0 20 40
LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) M.W. HAND
SIGNATURE *M.W. Hand* DATE 25-2-1991
REF 2880-2 VERSION 1

DATE 24 / 6 / 92

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

From www.planning.vic.gov.au at 27 July 2026 03:52 PM

PROPERTY DETAILS

Lot and Plan Number: **Plan PC351808**

Address: **123 BROMFIELD STREET WARRNAMBOOL 3280**

Standard Parcel Identifier (SPI): **PC351808**

Local Government Area (Council): **WARRNAMBOOL**

Council Property Number: **131451**

Planning Scheme: **Warrnambool**

Directory Reference: **Vicroads 514 K4**

www.warrnambool.vic.gov.au[Planning Scheme - Warrnambool](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Urban Water Corporation: **Wannon Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**

Legislative Assembly: **SOUTH-WEST COAST**

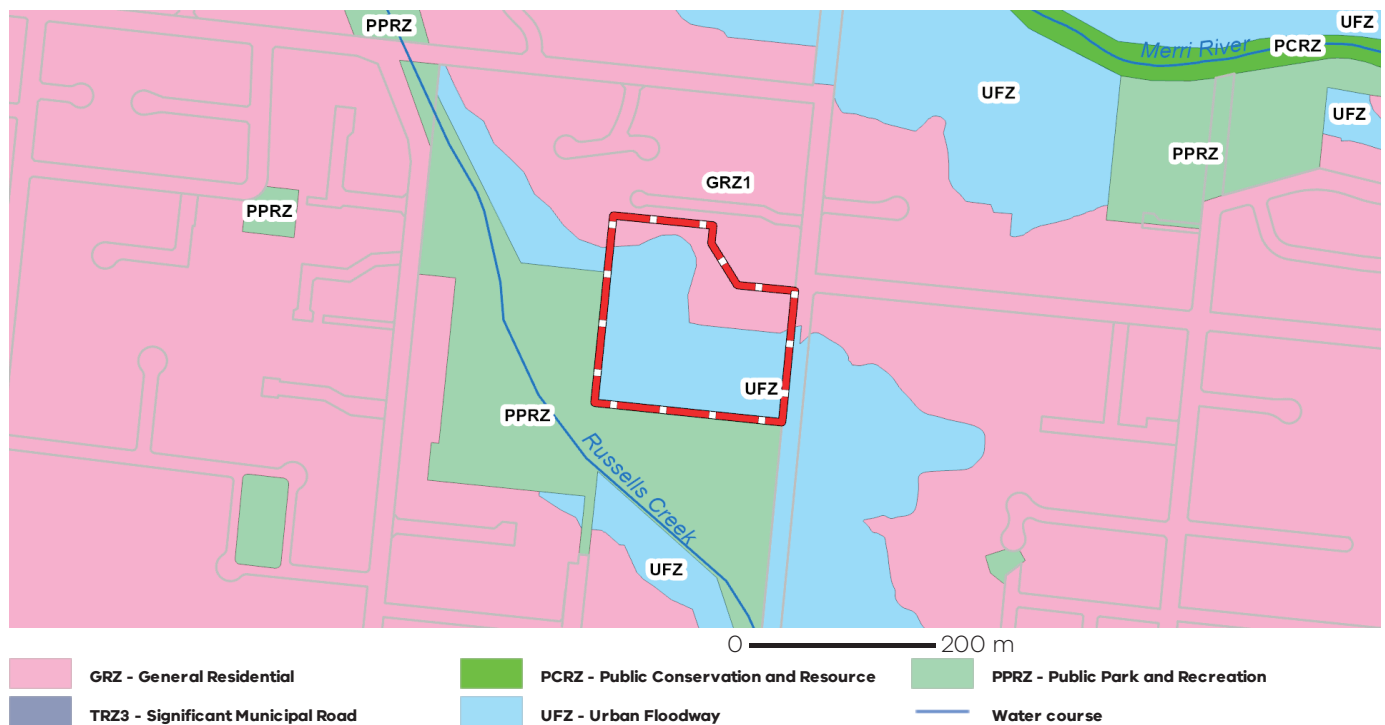
OTHER

Registered Aboriginal Party: **Eastern Maar Aboriginal Corporation**

Fire Authority: **Fire Rescue Victoria & Country Fire Authority**

[View location in VicPlan](#)

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)[URBAN FLOODWAY ZONE \(UFZ\)](#)[SCHEDULE TO THE URBAN FLOODWAY ZONE \(UFZ\)](#)

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlays

FLOODWAY OVERLAY (FO)

FLOODWAY OVERLAY SCHEDULE (FO)



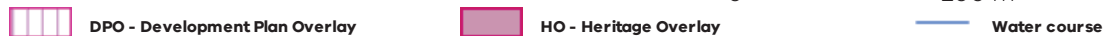
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DEVELOPMENT PLAN OVERLAY (DPO)

HERITAGE OVERLAY (HO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this parcel is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <https://heritage.achris.vic.gov.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.firstpeoplesrelations.vic.gov.au/aboriginal-heritage-legislation>



Further Planning Information

Planning scheme data last updated on 27 July 2026.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.vic.gov.au/vicplan/>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

This parcel is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to Victoria and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> and [Native vegetation \(environment.vic.gov.au\)](https://www.environment.vic.gov.au) or please contact your relevant council.

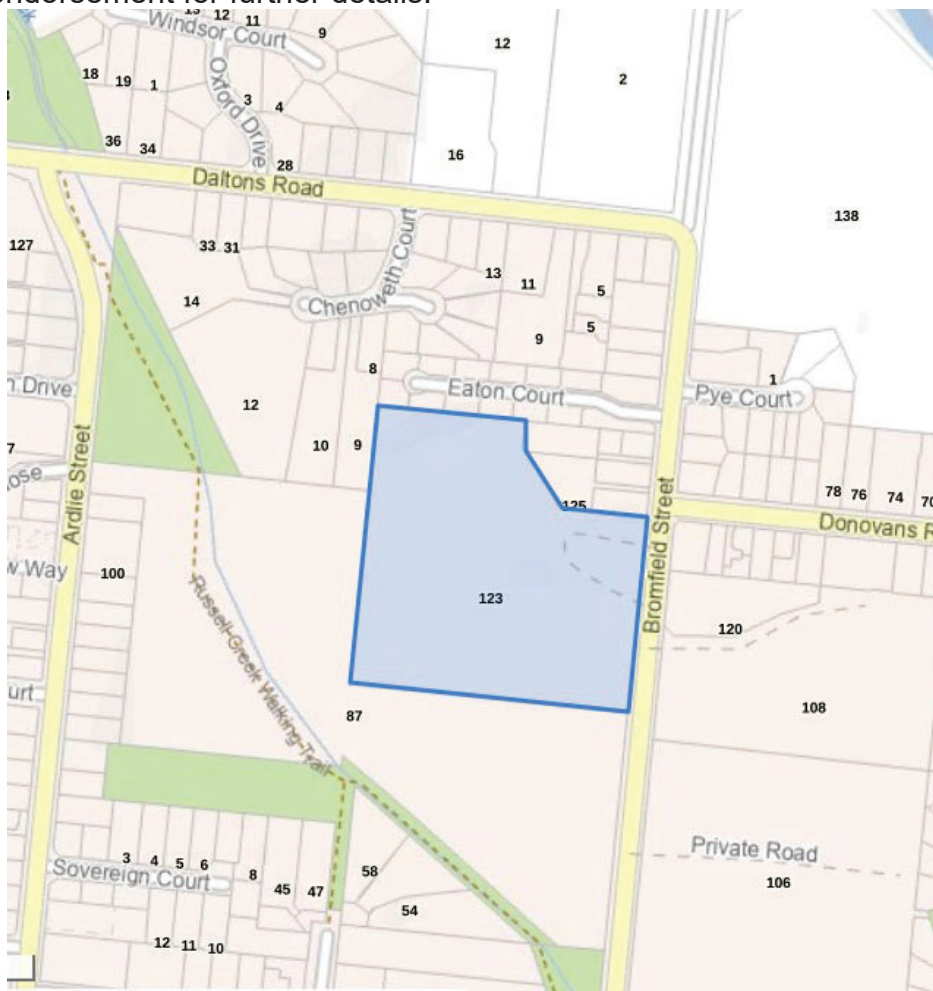
You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](https://www.environment.vic.gov.au)

**PLANNING REPORT TO ACCOMPANY PLANNING (SUBDIVISION) PERMIT
APPLICATION
PROPOSED TWO (2) LOT SUBDIVISION
123 BROMFIELD STREET, WARRNAMBOOL
SURVEYORS REF: 1824**

INTRODUCTION

The subject site is 123 Bromfield Street, Warrnambool, located within an old, established north-central Warrnambool residential area. The site direct access to the constructed Bromfield Street with all services available. The subject land consists of a single dwelling upon a single title totaling 3.567ha, title Volume 10102 Folio 155, being the land in the plan PC351808D.

The land is zoned General Residential with the southern portion within an UFZ and is within an area of Aboriginal Cultural Heritage Sensitivity. There are further planning overlays affecting the site it is also outside a BPA. The Aboriginal cultural heritage sensitivity is not accessed as part of this application for a two lot subdivision. The application seeks to create two (2) new, independent lots, please refer to the plan for endorsement for further details.



Locality Diagram depicting surrounding infill development with allotments of mixed and varying nature.

ADVERTISED

In accordance with the Warrnambool planning scheme requirements, the following assessment is made:-

CLAUSE 56 SUBDIVISION SITE AND CONTEXT DESCRIPTION RESPONSE

56.01 SUBDIVISION SITE AND CONTEXT DESIGN RESPONSE

56.01-1: Subdivision Site and Context Description

The site is located within an older, established residential area within the established rural center of Warrnambool.

The site consists of a single dwelling and some associated shedding located centrally on the site located above the flood zone depicted by the blue contour on the plan for endorsement with the remaining land being vacant.

The site is fenced on all external boundaries.

The site consists of flat open paddocks on the southern portion rising to the north from about the midpoint of the land.

The site is currently serviced by both water, sewer, drainage and electricity.

There is limited vegetation remaining onsite.

56.01-2: Subdivision Design Response

The proposal is consistent with the surrounding neighbourhood character of varying lot sizes, shapes and numerous infill development of neighbouring allotments within the immediate vicinity. In particular the neighbouring development further north along Russels Creek and also south over Russels Creek where by the design of the allotments allow a portion of buildable / developable land with the remaining portion of the allotments utilizing the UFZ or LSIO land

The proposal shall satisfy the need for mixed and varying sized housing stock for the area by way of infill development.

The design of the lots is consistent with nearby infill development.

56.03 LIVABLE AND SUSTAINABLE COMMUNITIES

56.03-5: Neighbourhood Character Objective

The proposal is within an established estate.

The proposed development is consistent with and sits comfortably within the mixed and varying land parcels within the area. See enclosed plans and locality diagram for further detail.

56.04 LOT DESIGN

56.04-1: Lot Diversity and Distribution Objectives

The proposal seeks to create lots that offer diversity, whilst consistent with the varying sized land parcels emerging within the area.

56.04-2: Lot Area and Building Envelopes Objective

The proposal shall allow for diversity of choice for potential housing sites and to provide for a variety of potential housing choice and affordability.

The proposed lots are of an area in excess 5281m² and capable of containing a 10mX15m building envelope as required.

56.04-3: Solar Orientation of Lots Objective

The lots are orientated to within 30° from the cardinal. The size of the proposed lots shall easily allow the orientation of a future dwelling to achieve sound solar efficiency.

56.04-5: Common Area Objectives

No common property is proposed.

56.06 ACCESS AND MOBILITY

56.06-2: Walking and Cycling Network Objective

It is considered many parts of this standard are not relevant to the proposed infill development due roads and paths already being in place.

56.06-4 Neighbourhood Street Network Objective

Not applicable, existing infrastructure is in place within surrounding streets.

56.06-5 Walking and Cycling Network Detail Objectives

As above.

56.06-7 Neighbourhood Street Network Detail Objectives

No further road infrastructure / construction shall be required by the proposal. Any new vehicle crossovers shall be constructed to the relevant authorities requirements.

56.06-8: Lot Access Objectives

The current vehicle access points are in good condition and shall be maintained.

56.07 INTEGRATED WATER MANAGEMENT

56.07-1: Drinking Water Supply Objectives

Water supply services shall be connected 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

Sewerage services are available to each of the proposed lots and shall be connected 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 site is capable of accepting storm water runoff to the adjoining road reserves.

56.08 SITE MANAGEMENT

56.08-1: Site Management Objectives

Minimal site works are required to affect 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.

ADVERTISED

CONCLUSION

In summary, the proposed two (2) lot subdivision represents an orderly and appropriate planning outcome for the subject land, having regard to its established residential setting, surrounding pattern of infill development and the relevant provisions of the Warrnambool Planning Scheme.

The proposal appropriately responds to the existing site conditions, including available infrastructure, established access arrangements and the physical constraints associated with the lower-lying southern portion of the land.

The proposed lots are of a size and configuration that can accommodate future residential use while allowing suitable flexibility for building siting, solar orientation, access, servicing and stormwater management.

On this basis, the subdivision is considered to satisfy the relevant objectives and standards of the Warrnambool Planning Scheme and is supported as a reasonable and responsive outcome for the site.

Yours faithfully,



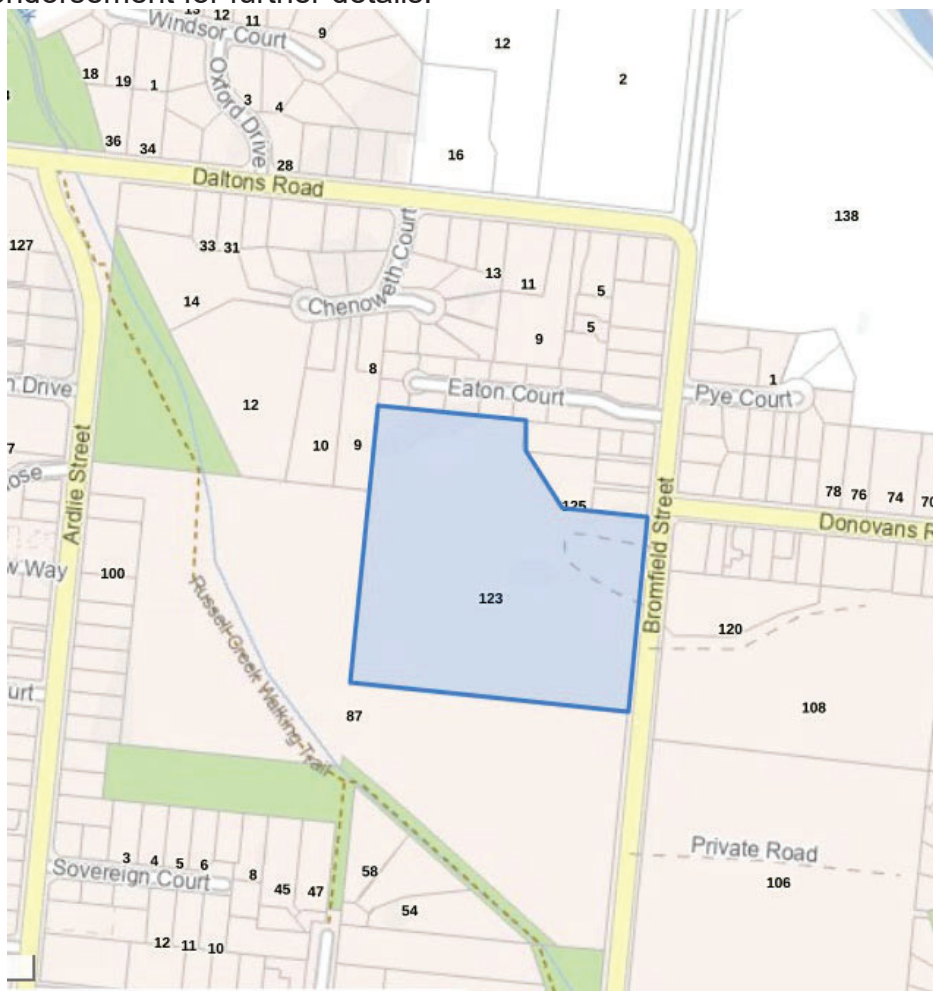
Clint Joseph
Licensed Surveyor

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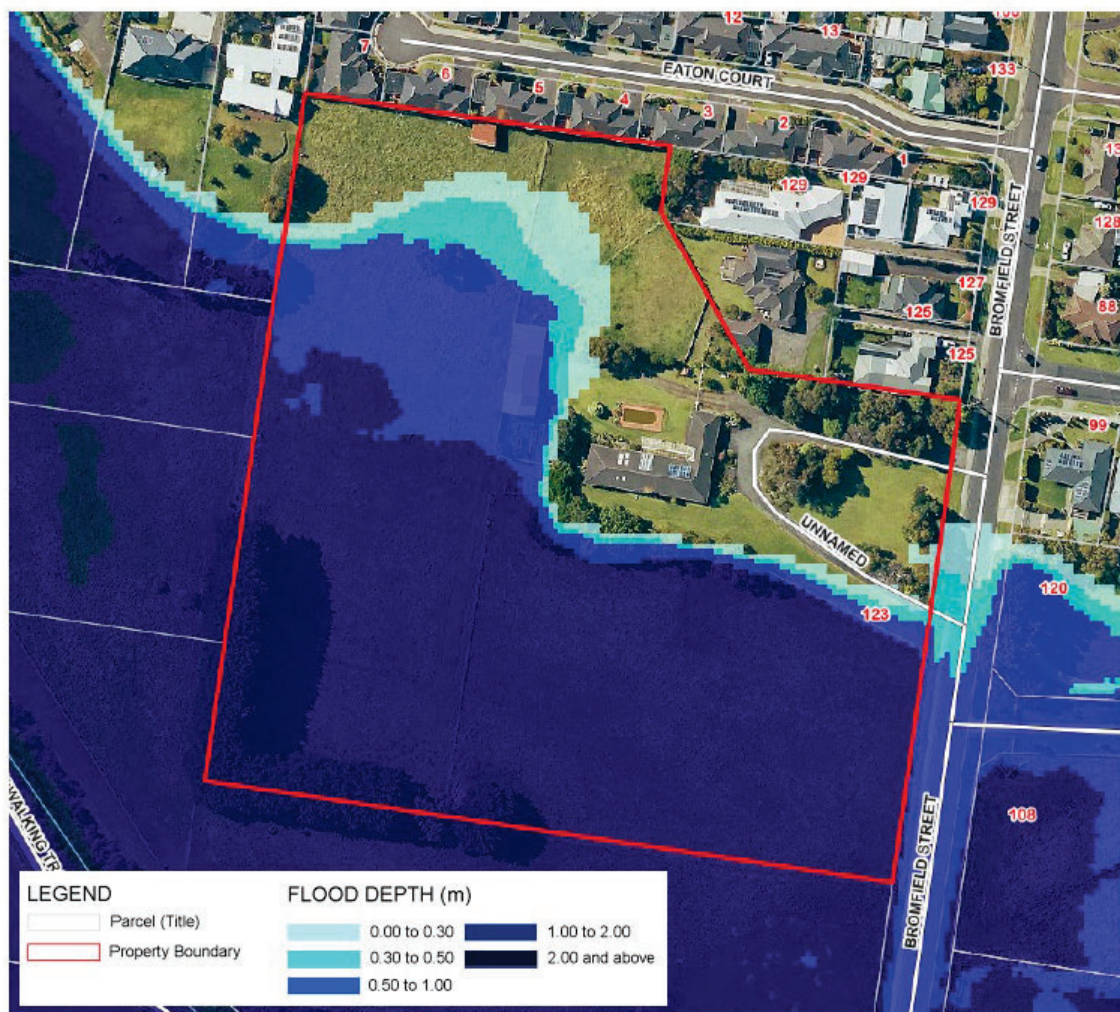
ADVERTISED

In accordance with the Warrnambool planning scheme requirements, the following assessment is made:-

Clause 37.03-4 Urban Floodway

Flood Information Summary

Item	Best Available Information
1% AEP flood level	5.32 m AHD
Nominal Flood Protection Level	5.62 m AHD
Minimum depth of flooding on site - 1% AEP	0.00m
Maximum depth of flooding on site - 1% AEP	1.82m
Property Hazard category - 1% AEP	Low to Extreme



The plan for endorsement depicts the survey based 1%AEP contour of 5.32mAHD

The current dwelling is located above the 6.6mAHD contour well above the nominal protection level of 5.62mAHD. The proposed lot 2 has a significant portion of developable land above the nominated protection level.

ADVERTISED

The flood zone of the site is considered flood plain and does not consist of fast moving water. The proposed subdivision makes no alteration to the flood plain storage and any fencing shall be of suitable stand to allow flood waters to pass through.

The site has long been cleared of vegetation and is located away from the Russells Creek banks so there is minimal to no potential to affect natural habitats, stream stability, quality and erosion.

Access to each lot is outside of / above the nominated flood level, therefore the flood zoned land poses little to no risk to future development upon the site including any emergency personal needing to tend to the site.

CLAUSE 56 SUBDIVISION SITE AND CONTEXT DESCRIPTION RESPONSE

56.01 SUBDIVISION SITE AND CONTEXT DESIGN RESPONSE

56.01-1: Subdivision Site and Context Description

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The site is fenced on all external boundaries.

The site consists of flat open paddocks on the southern portion rising to the north from about the midpoint of the land.

The site is currently serviced by both water, sewer, drainage and electricity.

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56.01-2: Subdivision Design Response

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ADVERTISED

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

CONCLUSION

In summary, the proposed two (2) lot subdivision represents an orderly and appropriate planning outcome for the subject land, having regard to its established residential setting, surrounding pattern of infill development and the relevant provisions of the Warrnambool Planning Scheme.

The proposal appropriately responds to the existing site conditions, including available infrastructure, established access arrangements and the physical constraints associated with the lower-lying southern portion of the land.

The proposed lots are of a size and configuration that can accommodate future residential use while allowing suitable flexibility for building siting, solar orientation, access, servicing and stormwater management.

On this basis, the subdivision is considered to satisfy the relevant objectives and standards of the Warrnambool Planning Scheme and is supported as a reasonable and responsive outcome for the site.

Yours faithfully,



Clint Joseph
Licensed Surveyor



LOCALITY PLAN

JOSEPH LAND SURVEYING PTY LTD

ABN 27 744 943 042

P.O.BOX 5113, WARRNAMBOOL 3280

PHONE (03) 5562 2066

SCALE
1:1000

10 0 10 20 30 40
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

SHEET 2