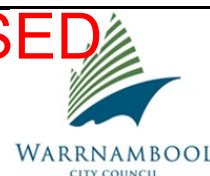
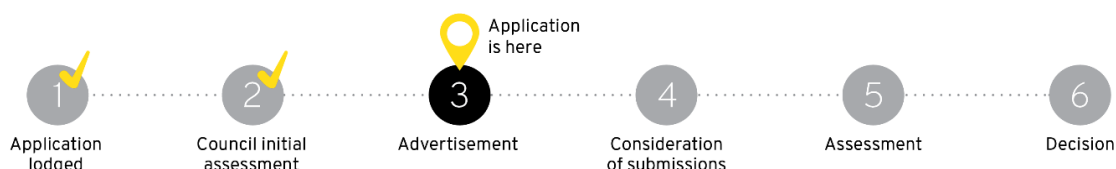


NOTICE OF AN APPLICATION FOR PLANNING PERMIT

ADVERTISED



The land affected by this application is located at:	Rear of 75 Bostock St WARRNAMBOOL VIC 3280
The application is for a permit to:	Two (2) lot subdivision (realign/subdivide a common boundary)
A permit is required under the following clauses of the planning scheme:	
Planning scheme clause	Matter for which a permit is required
Clause:	32.08-3 - Subdivision
The applicant for the permit is:	Mrs Lorraine O'Brien & Mr Rowan O'Brien C/o Joseph Land Surveying Pty Ltd
The application reference number is:	PP2026-0134
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:	28 August 2026



Application for Planning Permit and Certification

Supplied by Clint Joseph
Submitted Date 31/07/2026

Application Details

Application Type Planning Permit and Certification under the Subdivision Act Version 1
Applicant Reference Number 1842
Responsible Authority Name Warrnambool City Council
Responsible Authority Reference Number(s) (Not Supplied)
SPEAR Reference Number S273485A

The Land

Primary Parcel 75 BOSTOCK STREET, WARRNAMBOOL VIC 3280
Lot 3/Plan LP79493
SPI 3\LP79493
CPN 138081
Zone: 32.08 General Residential
Overlay: 43.01 Heritage

Parcel 2 77 BOSTOCK STREET, WARRNAMBOOL VIC 3280
Lot 1/Plan TP683194
SPI 1\TP683194
CPN 138082
Zone: 32.08 General Residential
Overlay: 43.01 Heritage

The Proposal

Subdivision Act (1988) Dealing Type Section 22 (Subdivision)
Plan Number PS938781M
Number of lots 2
Is this plan a subdivision of undeveloped land? No
Proposal Description two lot subdivision to realign / subdivide a common boundary

Existing Conditions

Existing Conditions Description two existing parcels of land one vacant the other with an existing dwelling
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 1

Lorraine OBrian
PO Box 5113 Street, Warrnambool, VIC,
Business Phone: 0438616243

Applicant 2

Rowan OBrien
PO Box 5113 Street, Warrnambool, VIC,
Business Phone: 0438616243

Owner

Owner 1

(Owner details as per Applicant 1)

Owner 2

(Owner details as per Applicant 2)

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

Clint Joseph

Organisation

Joseph Land Surveying

From www.planning.vic.gov.au at 12 August 2026 02:09 PM**PROPERTY DETAILS**

Address: **75 BOSTOCK STREET WARRNAMBOOL 3280**

Lot and Plan Number: **Lot 3 LP79493**

Standard Parcel Identifier (SPI): **3\LP79493**

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

Council Property Number: **138081**

Planning Scheme: **Warrnambool**

Directory Reference: **Vicroads 515 N9**

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

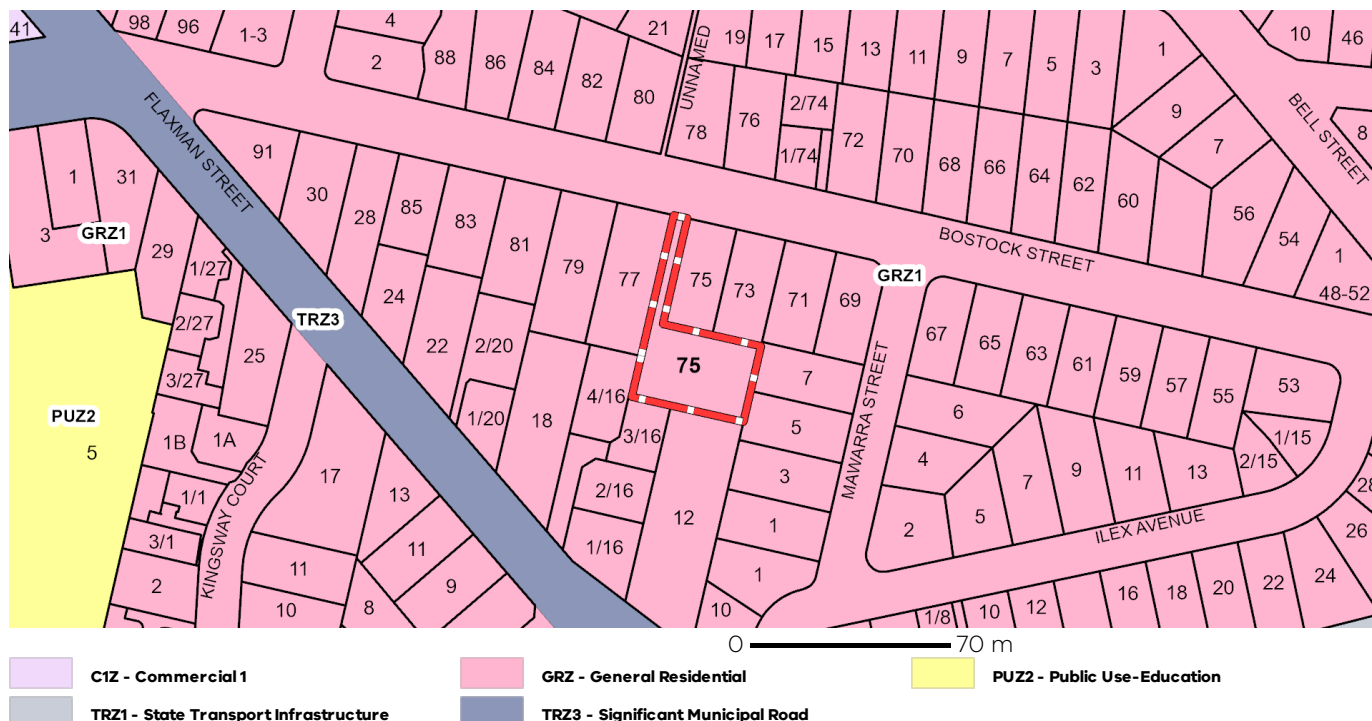
Legislative Council: **WESTERN VICTORIA**

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 \(GRZ1\)](#)

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

Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[HERITAGE OVERLAY \(HO\)](#)

[SPECIFIC CONTROLS OVERLAY \(SCO\)](#)



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 property 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.

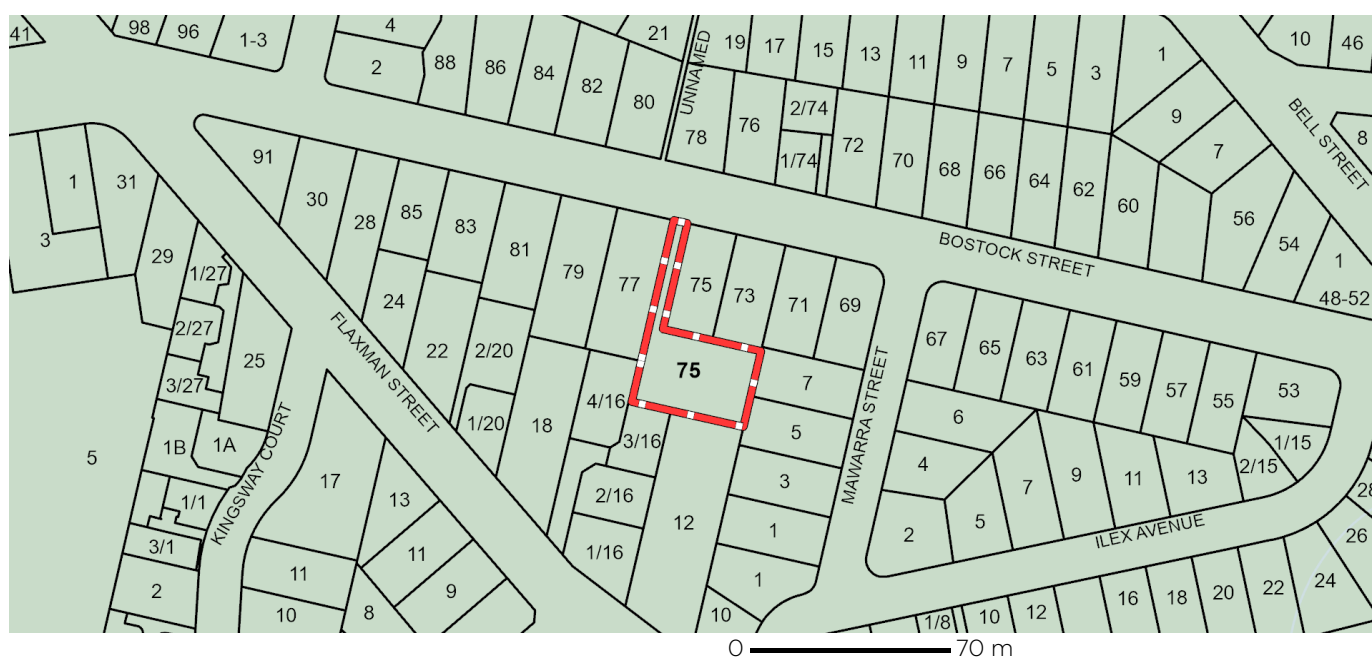
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

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 6 August 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/>

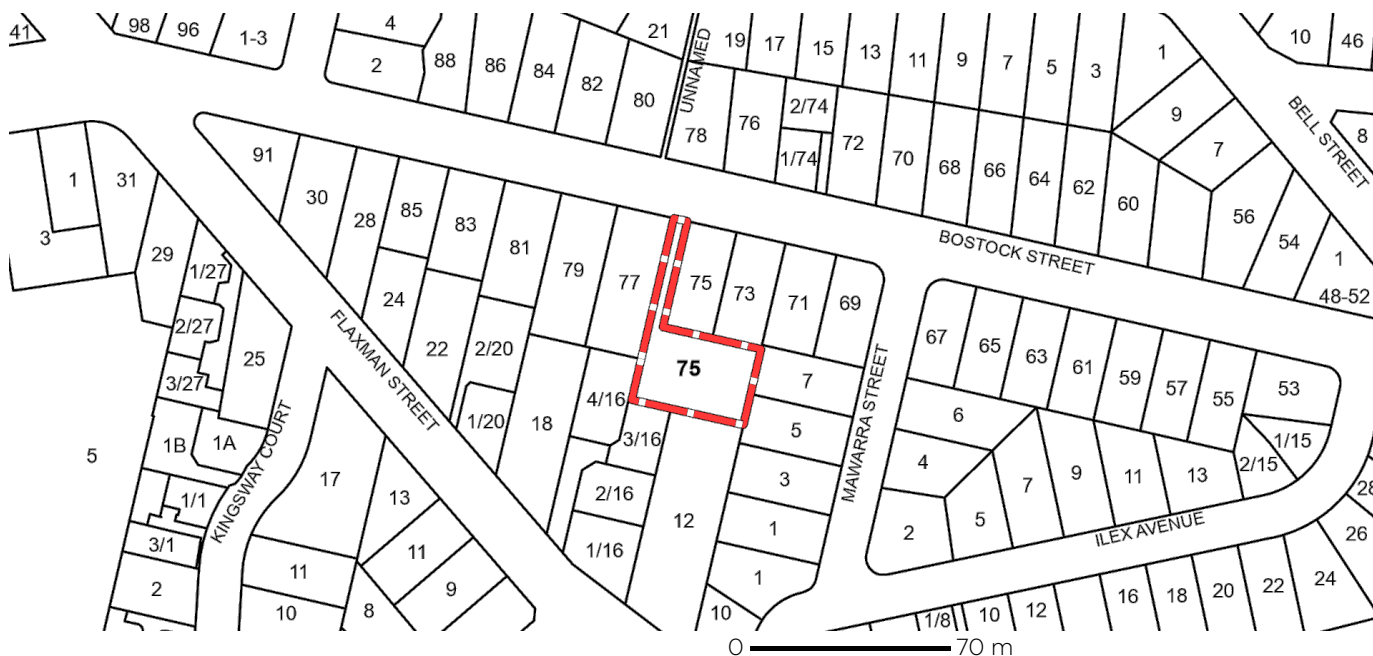
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

This property 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 Bushfire Prone Areas

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 \(environment.vic.gov.au\)](http://nativevegetation.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 \(environment.vic.gov.au\)](http://naturekit.environment.vic.gov.au)

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 07666 FOLIO 107

Security no : 124137080213W

Produced 29/07/2026 01:07 PM

LAND DESCRIPTION

Lot 1 on Title Plan 683194H.
PARENT TITLE Volume 01909 Folio 771
Created by instrument 2380238 04/05/1951

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

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 TP683194H 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: 77 BOSTOCK STREET WARRNAMBOOL VIC 3280

ADMINISTRATIVE NOTICES

NIL

eCT Control 19457U DWYER LEGAL WARRNAMBOOL
Effective from 20/12/2024

DOCUMENT END

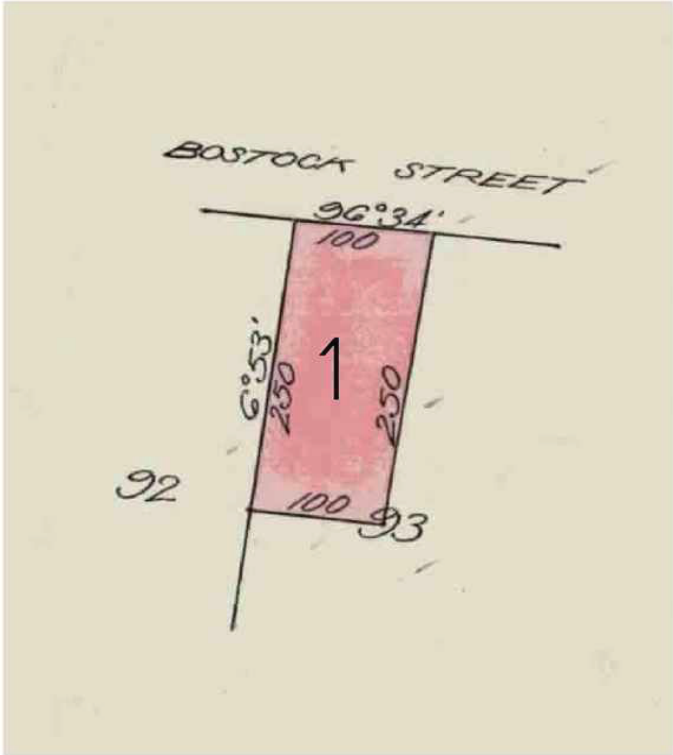
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TITLE PLAN		EDITION 1	TP 683194H						
Location of Land Parish: CITY OF WARRNAMBOOL PARISH OF WANGOOM Township: Section: Crown Allotment: 93 (PT) Crown Portion: Last Plan Reference: Derived From: VOL 7666 FOL 107 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 10/11/2000 VERIFIED: AK							
									
<table><tr><th colspan="2">TABLE OF PARCEL IDENTIFIERS</th></tr><tr><td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td></tr><tr><td colspan="2">PARCEL 1 = CA 93 (PT)</td></tr></table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CA 93 (PT)	
TABLE OF PARCEL IDENTIFIERS									
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962									
PARCEL 1 = CA 93 (PT)									
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets							

ADVERTISED

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 08720 FOLIO 413

Security no : 124137080150Q

Produced 29/07/2026 01:06 PM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 079493.
PARENT TITLE Volume 07323 Folio 438
Created by instrument LP079493 13/05/1968

REGISTERED PROPRIETOR

Estate Fee Simple

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP079493 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: 75 BOSTOCK STREET WARRNAMBOOL VIC 3280

ADMINISTRATIVE NOTICES

ADVERTISED

NIL

eCT Control 19457U DWYER LEGAL WARRNAMBOOL
Effective from 09/06/2022

DOCUMENT END

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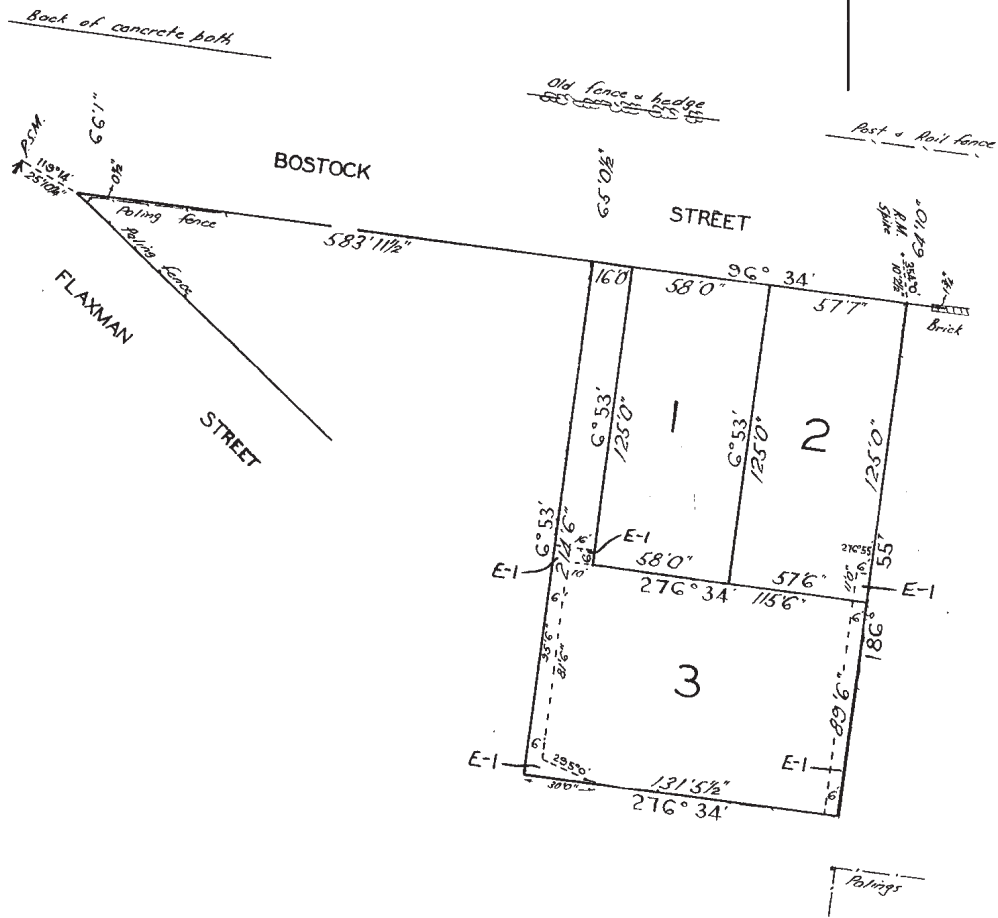
LP79493
ADVERTISED EDITION 1
 APPROVED 8/4/68
 PLAN OF SUBDIVISION
 PART OF CROWN ALLOTMENT 93
 TOWNSHIP OF WARRNAMBOOL
 PARISH OF WANGOOM
 COUNTY OF VILLIERS



APPROPRIATIONS

DRAINAGE & SEWERAGE ---BLUE

COLOUR CONVERSION
E-1 = BLUE



FOR APPROPRIATIONS, ETC,
SEE BACK HEREOF

ADVERTISED

CERTIFICATE OF TITLE V.7323 F.438

LODGED BY J.S. TAIT & CO

DATE 21-10-67

DECLARED BY V.K. HAND 21-8-67

CONSENT OF COUNCIL CITY OF

WARRNAMBOOL

19-9-67

PLAN APPROVED DATE 8-4-68 TIME 3.36

THE LAND COLOURED BLUE
IS APPROPRIATED
OR SET APART FOR
EASEMENTS OF DRAINAGE
AND SEWERAGE.

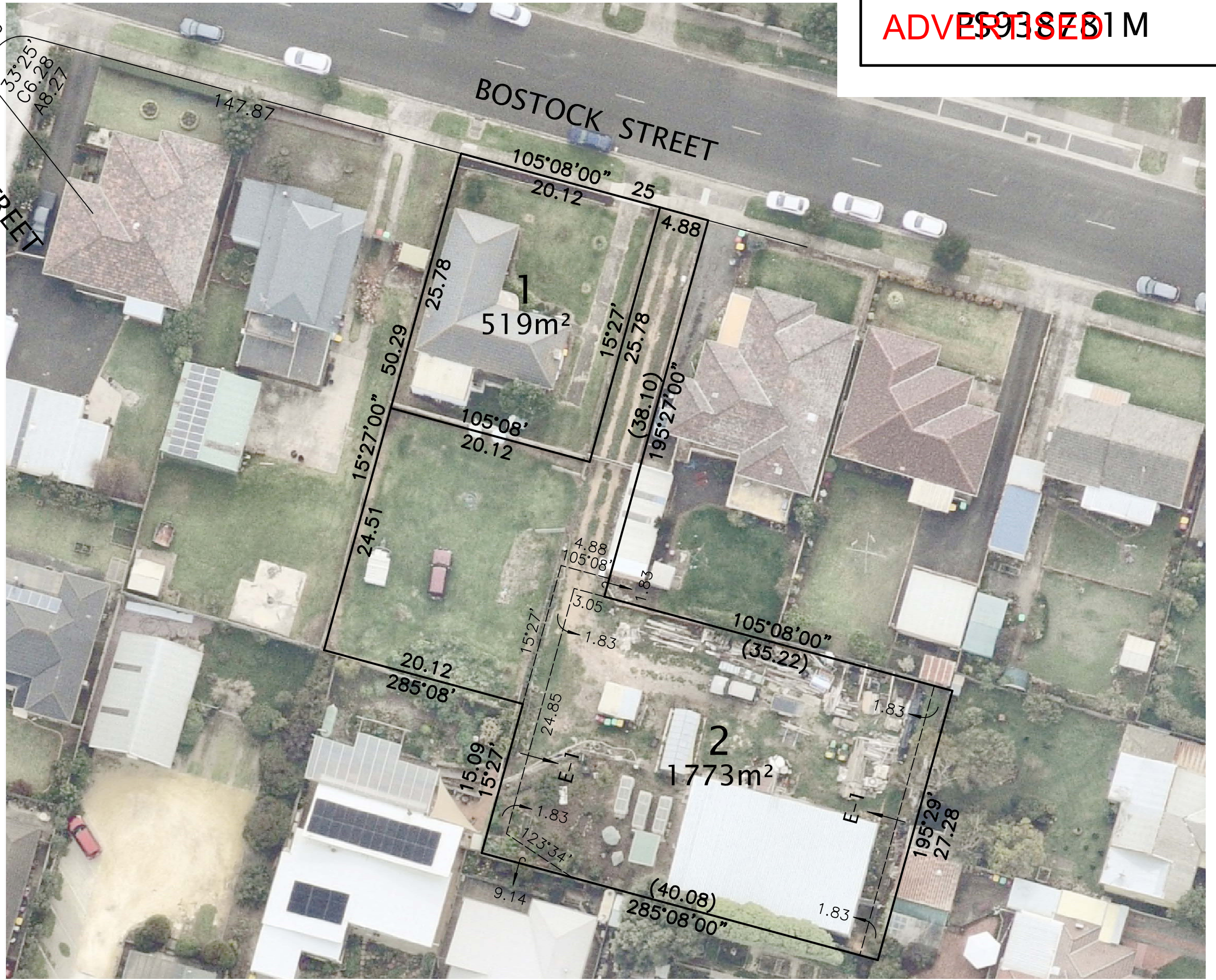
LP 79493
BACK OF SHEET ...J....

PLAN OF SUBDIVISION				EDITION 1		PS938781M PS938781M ADVERTISED	
LOCATION OF LAND				COUNCIL NAME: WARRNAMBOOL CITY COUNCIL			
PARISH: WANGOOM TOWNSHIP: WARRNAMBOOL SECTION: _____ CROWN ALLOTMENT: 93 (PART) CROWN PORTION: _____ TITLE REFERENCE: VOL. 7666 FOL. 107 VOL. 8720 FOL. 413 LAST PLAN REFERENCE: LOT 1 TP683194H & LOT 3 LP79493 POSTAL ADDRESS: 75 & 77 BOSTOCK STREET (at time of subdivision) WARRNAMBOOL 3280 MGA2020 CO-ORDINATES: E: 631 230 ZONE: 54 (of approx centre of land in plan) N: 5 749 895 GDA 2020							
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON					
Nil.		Nil.					
NOTATIONS							
DEPTH LIMITATION: Does not apply.							
SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No. This survey has been connected to permanent marks No(s). In Proclaimed Survey Area No. 23 Warrnambool							
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	DRAINAGE & SEWERAGE	SEE DIAG.	LP79493	LOTS ON LP79493			
JOSEPH LAND SURVEYING PTY LTD ABN 27 744 943 042 P.O.BOX 5113, WARRNAMBOOL 3280 PHONE (03) 5562 2066		SURVEYORS REF: 1842		1842_PS_V1.DWG 1842_MGA2020.SEE	VERSION 1	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 2

FLAXMAN STREET

R3.30

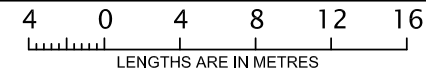
33°25'
C6.28
A8.27



ADVERTISED

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

SCALE
1:400



ORIGINAL SHEET
SIZE: A3

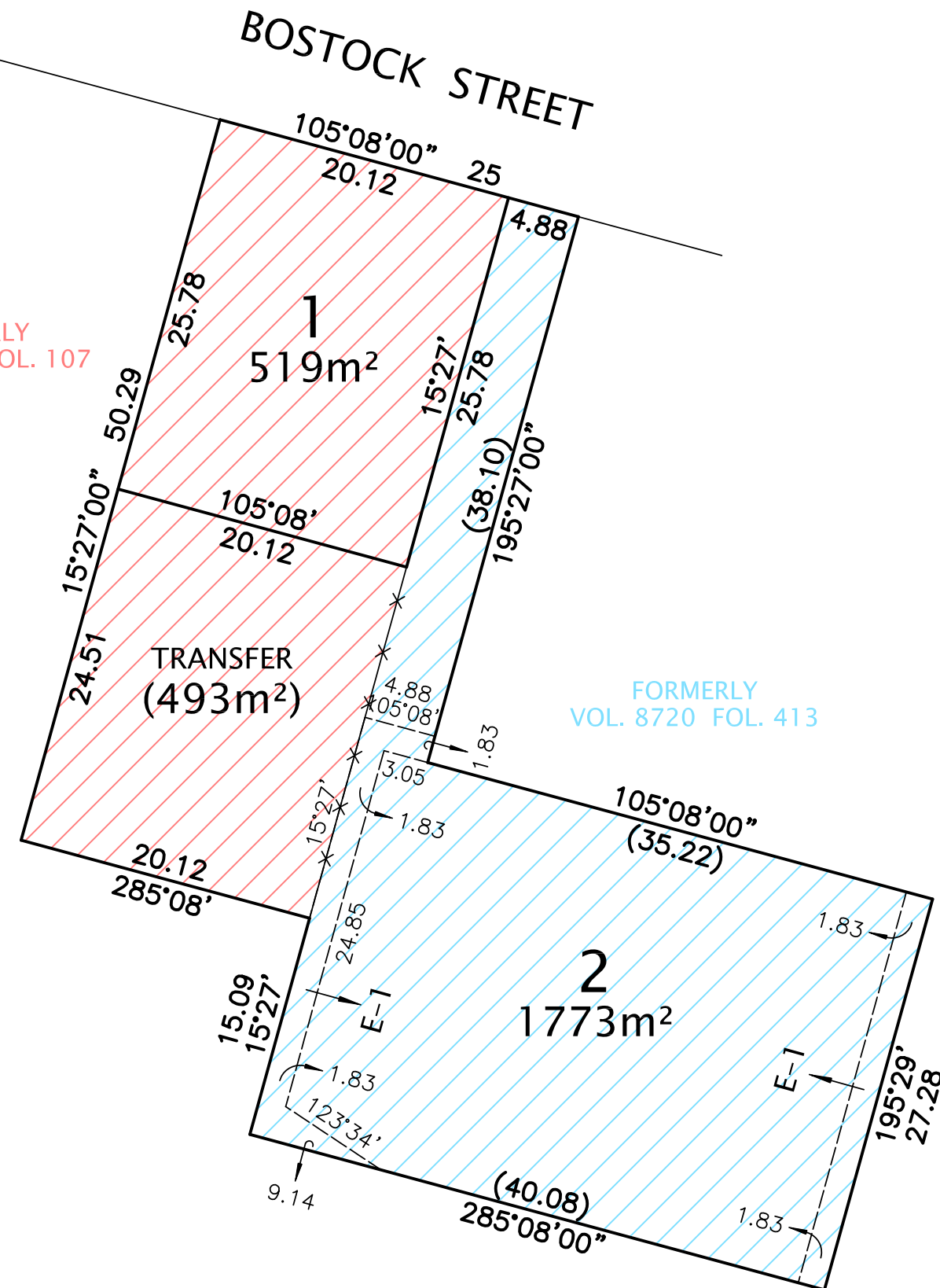
SHEET 2

ADVERTISED

MGA2020 ZONE 54

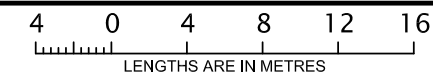
FORMERLY
VOL. 7666 FOL. 107

FORMERLY
VOL. 8720 FOL. 413



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

SCALE
1:400



ORIGINAL SHEET
SIZE: A3

SHEET 2

PLANNING REPORT TO ACCOMPANY PLANNING (SUBDIVISION) PERMIT APPLICATION

PROPOSED TWO (2) LOT SUBDIVISION 75 & 77 BOSTOCK STREET, WARRNAMBOOL SURVEYORS REF: 1842

INTRODUCTION

The subject site is 75 & 77 Bostock Street, Warrnambool, located within an old, established central / eastern Warrnambool residential area.

The site is located on the southern side of Bostock Street approximately 150m east of the Flaxman Street intersection

The site direct access to the constructed Bostock Street with all services available.

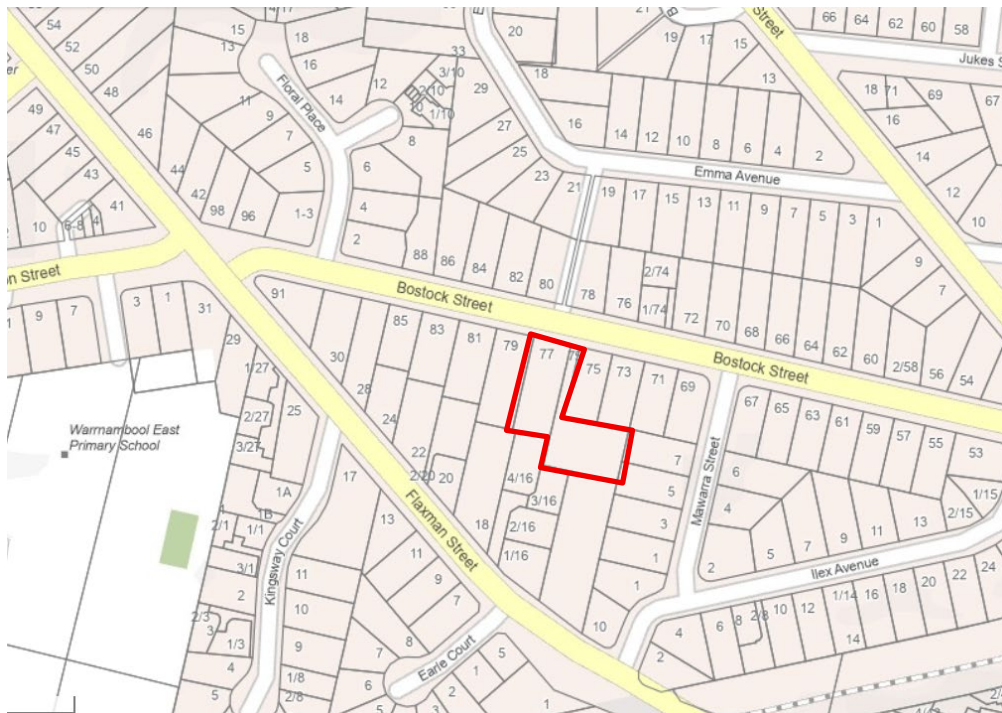
The subject land consists of two separate parcels of land.

The first being 75 Bostock Street a vacant lot on a single title totaling 1280m², title Volume 8720 Folio 413, being the land in lot 3 on LP79493.

The second being 77 Bostock Street consisting of a single dwelling upon a single title of approximately 1011m² title Volume 7666 Folio 107, being lot 1 on TP683194H.

The land is zoned General Residential and is within an area of Aboriginal Cultural Heritage Sensitivity. There are NO further planning overlays affecting the site it is also outside of any BPA. The Aboriginal cultural heritage sensitivity is not accessed as part of this application for a two lot subdivision.

The application seeks to re-align / subdivide the common boundary between the two parcels of land as per the plans for endorsement to create two (2) new, independent lots.



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

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

ADVERTISED

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 on the southern side of Bostock Street, approximately 150m east the Flaxman Street intersection.

The site as a whole consists of a single dwelling and some associated shedding located on the site with the remaining land being vacant.

The site is fenced on all external boundaries.

The site consists of slight fall from north to south.

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

The site has been long cleared and there is no remaining vegetation 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.

The proposal shall allows more developable land to be contained within a single parcel for further development.

The design of the lots is consistent with nearby infill development within the immediate area including over the road.

56.03 LIVABLE AND SUSTAINABLE COMMUNITIES

56.03-5: Neighbourhood Character Objective

The proposal is within an old established estate.

The proposed development is consistent with and sits comfortably within the mixed and varying land parcels within the area which is undergoing progressive infill development. 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 vacant lot consists of an area of 1773m² 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 and upgraded as required by the responsible authority.

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 onsite. 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.

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.

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