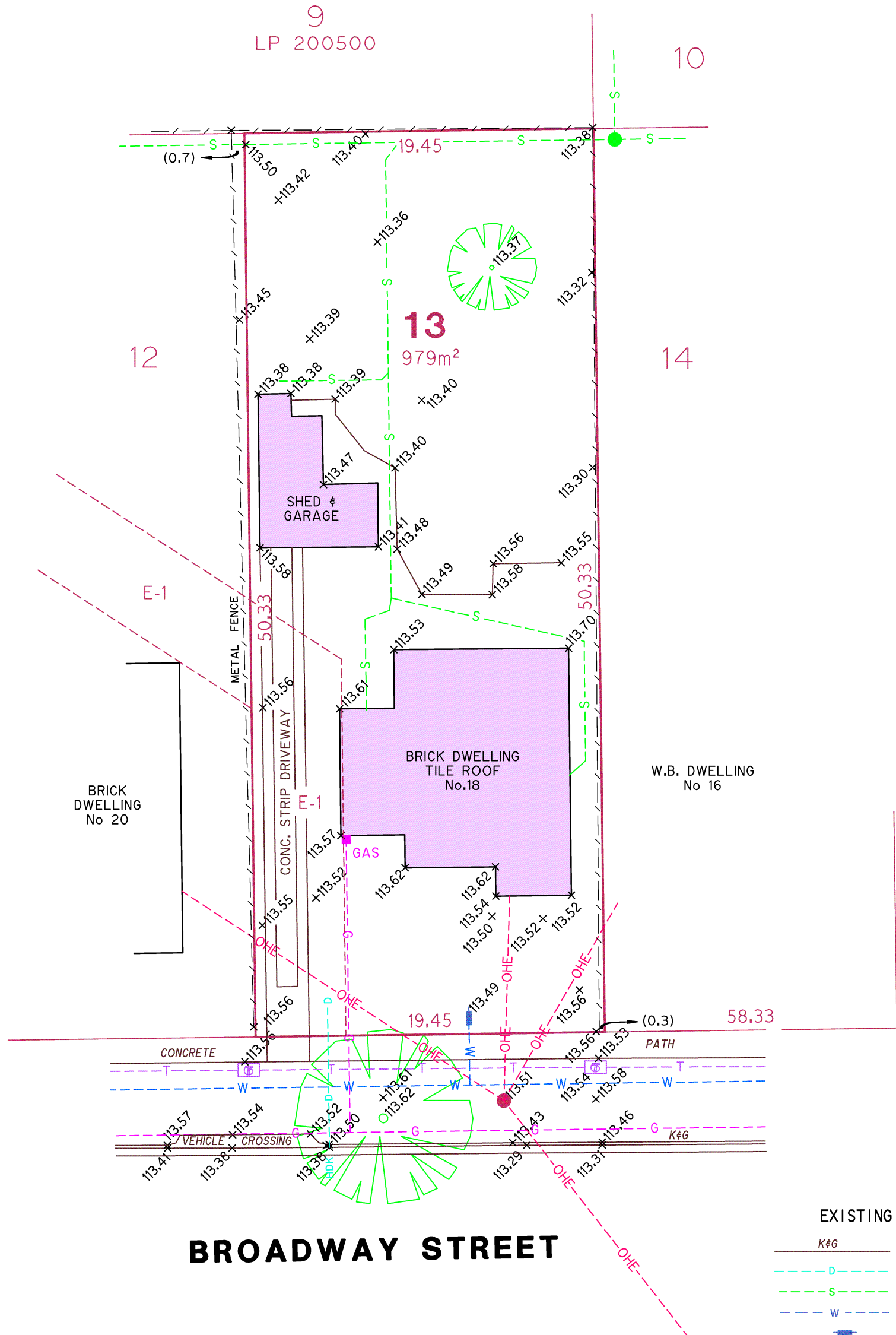


**PLAN OF EXISTING CONDITIONS
LOT 13 LP 20050
18 BROADWAY STREET, COBRAM**



SCALE 1 : 250 @ A3
LEVELS TO A.H.D.
CONTOUR INTERVAL 0.2 & 1m



M.G.A.94 ZONE 55

THOMPSON AVENUE


BROADWAY STREET

E-1 EXISTING WATER SUPPLY EASEMENT 5.03 WIDE

EXISTING SERVICES

K&G	CONC KERB & GUTTER
D	DRAINAGE
S	SEWER
W	WATER
	WATER METER
G	GAS
OHE	OVERHEAD POWERLINES
T	TELSTRA

THIS PLAN DOES NOT DEFINE TITLE BOUNDARIES.
DIMENSIONS AND AREAS ARE APPROXIMATE
ONLY AND SUBJECT TO SURVEY.



Premise

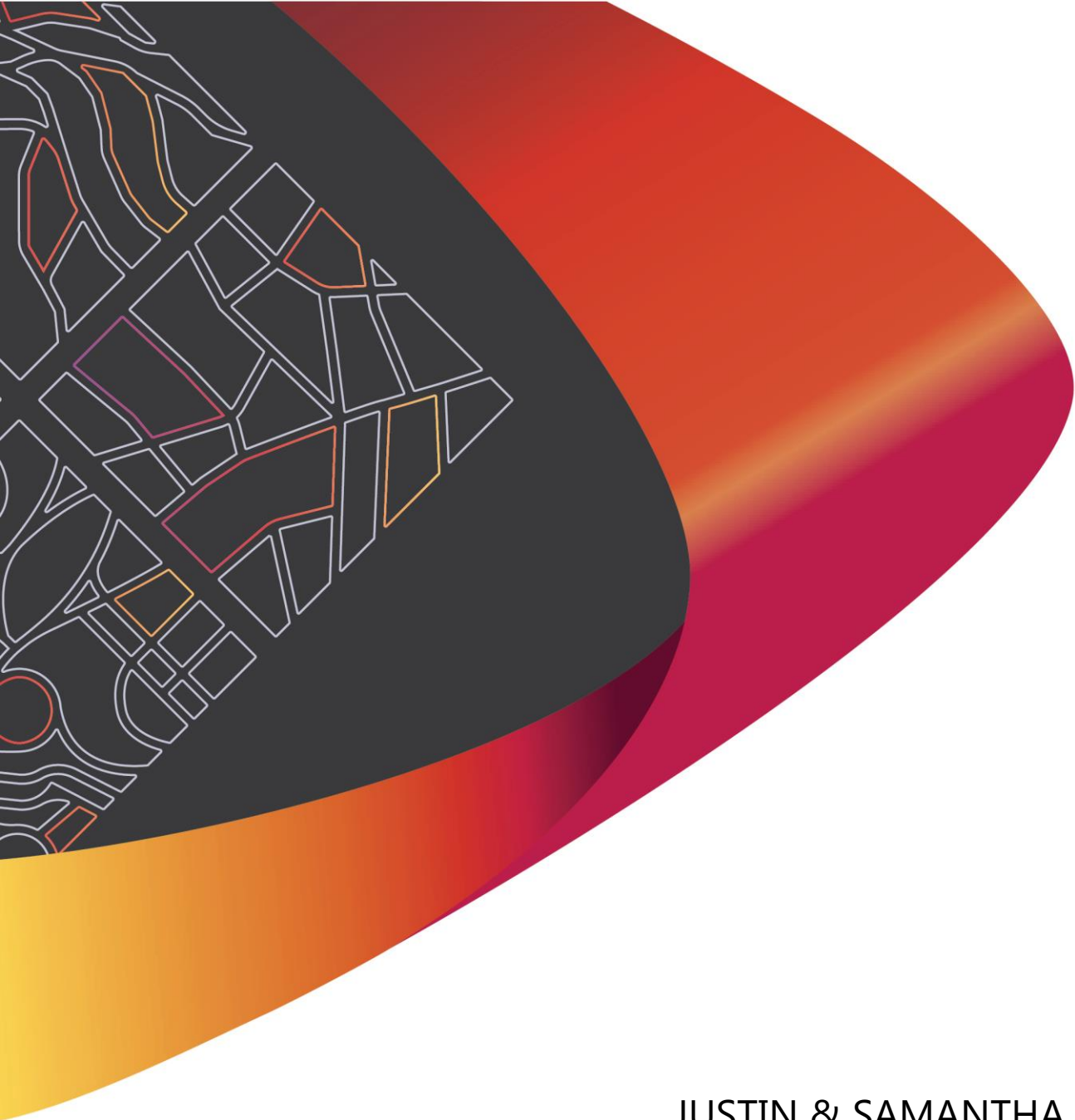
598 Macauley Street, Albury
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Ref P000587 ExCond
VERSION 1



JUSTIN & SAMANTHA BROOKS

**Proposed 2 Lot Subdivision & removal of a water
supply easement, 18 Broadway Street Cobram**

PLANNING REPORT 2 LOTS GR ZONE

Report No: P000587

Rev: 1

29 April 2024



Premise

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INTRODUCTION

Premise has been engaged on behalf of our client’s, Justin & Samantha Brooks to prepare a Planning Permit Application to the Moira Shire seeking approval for the subdivision of 2 Lots and the removal of a redundant water supply easement on lot 13 LP20050 at 18 Broadway Street Cobram.

The subject land is wholly contained within General Residential (GRZ1) Zone. The proposed subdivision is considered consistent with the Council’s Planning Scheme and therefore, the immediate surroundings.

To demonstrate compliance with Moira Shire’s Planning Scheme, this application provides a response to Planning Permit requirements under GRZ1 compliance requirements and associated provisions.

THE SITE

The site is located on Lot 13 LP20050, Volume 7518, Folio 151. The total area of the site is 979m². The land is held in the names of Samantha and Justin Brooks. The site is relatively flat falling slightly



towards the rear of the site (refer to Image 1 – Plan of existing conditions). The site is in an older developed part of Cobram that provides any future homeowner with ready access to nearby amenities, such as supermarkets, shopping centres, and local Schools, Other highly desirable living and recreational areas surround and are in ready access of the proposed subdivision subject land.

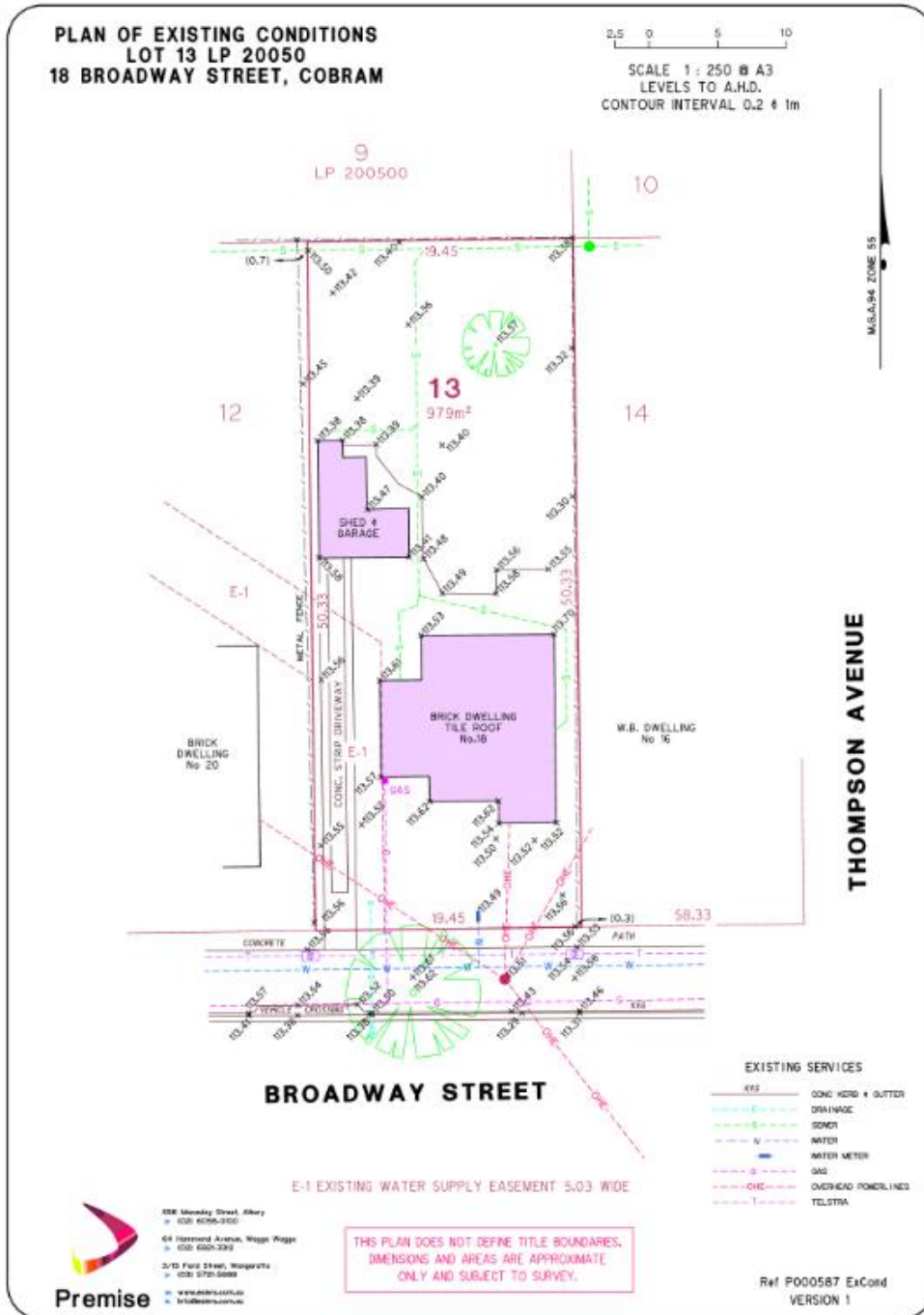


Figure 1 Plan of Existing condition

THE PROPOSED SUBDIVISION

It is proposed to subdivide the land in one stage into two lots as per the plan shown below.

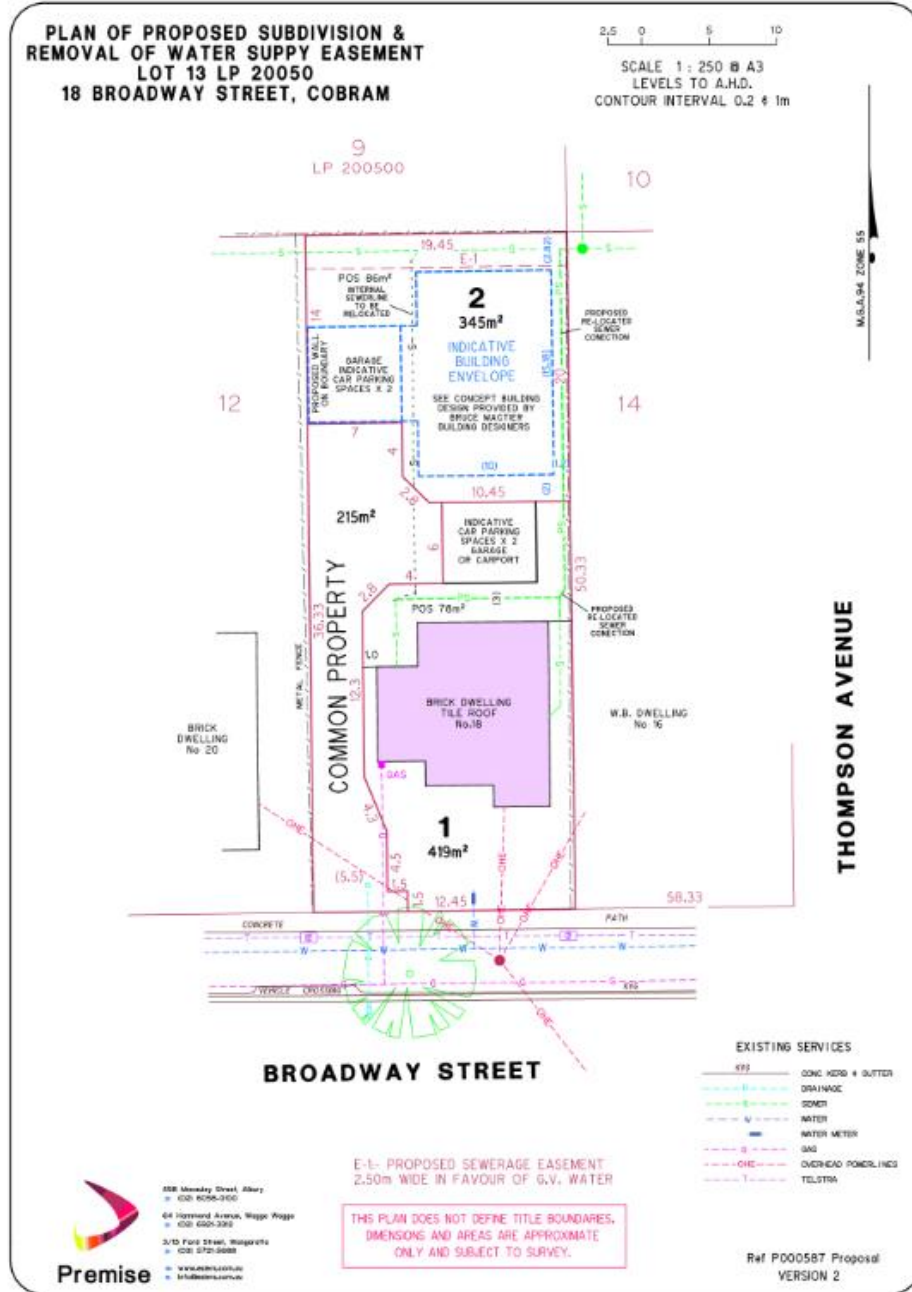


Figure 2 Proposed 2 Lot Subdivision

COMPLIANCE

The subject land is located within Council's General Residential (GRZ1) Zone. Surrounding the site on all sides are GRZ1 zoned General Residential allotments of varying sizes.



Figure 3 Land Zoning Map for 18 Broadway St Cobram

MOIRA PLANNING SCHEME

56.01 SUBDIVISION SITE AND CONTEXT DESCRIPTION AND DESIGN RESPONSE

56.01-1 Subdivision site and context description

The site and context description may use a site plan, photographs or other techniques and must accurately describe:

- In relation to the site:

<ul style="list-style-type: none"> - Site shape, dimensions and size. 	<p>Shown on accompanying plans.</p>
<ul style="list-style-type: none"> - Levels and contours of the site. 	<p>Shown on the accompanying plan of existing conditions.</p>
<ul style="list-style-type: none"> - Natural features including trees and other significant vegetation, drainage lines, water courses, wetlands, ridgelines and hill tops. 	<p>Shown on accompanying plan of existing conditions. There is an existing deciduous tree on the site which will need to be removed as part of the new dwelling's construction.</p>
<ul style="list-style-type: none"> - The siting and use of existing buildings and structures. 	<p>The site contains an existing dwelling and shed/garage. The shed/garage will be removed as part of this development.</p> <p>Concept building plans have been provided for proposed lot 2 and have been shown on the plan of proposed subdivision for Council's consideration.</p>
<ul style="list-style-type: none"> - Access points. 	<p>The existing vehicle access will be widened to cater for a common property access to both lots, as shown on the plan of proposed subdivision.</p>
<ul style="list-style-type: none"> - Location of drainage and other utilities. 	<p>Additional drainage infrastructure will be required to service proposed Lot 2 and the common property driveway.</p> <p>Reticulated sewerage currently services the property and will require re-location of the internal sewer lines to service the proposed Lots.</p> <p>Reticulated potable water currently services the site, an additional water meter will be installed to service proposed lot 2.</p> <p>Reticulated electricity and telecommunications services will need to be extended to service both lots via the common property.</p>

<ul style="list-style-type: none"> - Easements. 	<p>An existing redundant water supply easement 5.03m wide created on LP20050 is to be removed from lot 13 as part of this development.</p> <p>A 2.50m wide sewerage easement will need to be created along the northern boundary of the subject land, over the existing sewer main to be in favour of G.V. Water.</p>
<ul style="list-style-type: none"> - Any identified natural or cultural features of the site. 	<p>In accordance with the requirements of the <i>Aboriginal Heritage Act 2006</i> and the <i>Aboriginal Heritage Regulations 2018</i>, a Cultural Heritage Management Plan Audit is not required as the property under proposed development has no identified natural or cultural features across the site and is not of cultural sensitivity, nor required to be managed by a Heritage Advisor as referenced under Section 189 (1) of the <i>Act</i>.</p>
<ul style="list-style-type: none"> - Significant views to and from the site. 	<p>At present, the land holds views that are consistent with those of immediate surrounding areas associated with inner city residential living.</p>
<ul style="list-style-type: none"> - Noise and odour sources or other external influences. 	<p>There may be some possible noise by transport along Broadway Street that require access to progress this proposed subdivision, although expected to cease at time of subdivision completion.</p>
<ul style="list-style-type: none"> - Soil conditions, including any land affected by contamination, erosion, salinity, acid sulphate soils or fill. 	<p>We are not aware of any soil issues that affect the land, with no erosion noted.</p>
<ul style="list-style-type: none"> - Any other notable features or characteristics of the site. 	<p>The site has been well maintained, with no signs of any notable features and/or characteristics across the site.</p>
<ul style="list-style-type: none"> - Adjacent uses. 	<p>Surrounding land is also zoned General Residential, with no building construction activity currently occurring.</p>
<ul style="list-style-type: none"> - Any other factor affecting the capacity to develop the site including whether the site is affected by inundation. 	<p>All factors affecting the capacity to develop the site have been considered, which includes inundation, with none found as adversely affecting this proposed subdivision or its surrounds.</p>
<p>56.01-2 Subdivision design response</p>	
<p>The design response must explain how the proposed design:</p>	
<ul style="list-style-type: none"> • Derives from and responds to the site and context description. 	<p>The following is considered to support these objectives.</p>



<ul style="list-style-type: none"> • Responds to any site and context features for the area identified in a local planning policy or a Neighbourhood Character Overlay. 	The proposed subdivision design has been determined by lot shape and providing a suitable concept building design for proposed Lot 2.
<ul style="list-style-type: none"> • Responds to any relevant objective, policy, strategy, or plan set out for the area in this scheme. 	Not applicable to this application.
<ul style="list-style-type: none"> • Meets the relevant objectives of Clause 56. 	The proposed subdivision complies with this requirement.
<ul style="list-style-type: none"> • The design response must include a dimensioned plan to scale showing the layout of the subdivision in context with the surrounding area. 	Shown on accompanying plan of proposed subdivision.

56.03 LIVEABLE AND SUSTAINABLE COMMUNITIES

56.03-5 Neighbourhood character objective

PURPOSE

To design subdivisions that respond to neighbourhood character.

RESPONSE

The following is considered to support these objectives.

Standard C6

Subdivision should:

- Respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement set out in this scheme.

The proposed subdivision and lot design is consistent with that of neighbouring properties, with some infill new dwelling developments occurring within the immediate surrounding area.

- Respond to and integrate with the surrounding urban environment.

The proposed subdivision remains harmonious to the surrounding urban environment, with the proposed subdivision meeting with this requirement.

- Protect significant vegetation and site features.

Noted, with no current site features or vegetation requiring protection.

56.04 LOT DESIGN

56.04-2 Local area and building envelopes objective

To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.

<ul style="list-style-type: none"> • Standard C8 	
<ul style="list-style-type: none"> - That the lots are consistent or contain building envelope that is consistent with a development approved under this scheme, or - That a dwelling may be constructed on the vacant lot in accordance with the requirements of this scheme. 	<p>Not applicable to this application as the proposed lots are not less than 300m².</p>
<ul style="list-style-type: none"> • Lots of between 300 square metres and 500 square metres should: <ul style="list-style-type: none"> - Contain a building envelope that is consistent with a development of the lot approved under this scheme, or - If no development of the lot has been approved under this scheme, contain a building envelope and be able to contain a rectangle measuring 10 metres by 15 metres, or 9 metres by 15 metres if a boundary wall is nominated as part of the building envelope. 	<p>A building envelope consistent with lot development requirements, can be proportionately placed across the proposed Lots. The proposed subdivision complies with this requirement.</p> <p>The proposed subdivision complies with this requirement. A building concept design as provided by Bruce Mactier Building designers that meets all necessary measurements can adeptly be sized and contained within a suitable building envelope.</p>
<ul style="list-style-type: none"> • If lots of between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north unless there are significant physical constraints that make this difficult to achieve. Lots greater than 500 square metres should be able to contain a rectangle measuring 10 metres by 15 metres and may contain a building envelope. <p>A building envelope may specify or incorporate any relevant siting and design requirement. Any requirement should meet the relevant standards of Clause 54, unless:</p> <ul style="list-style-type: none"> - The objectives of the relevant standards are met, and - The building envelope is shown as a restriction on a plan of subdivision registered under the <i>Subdivision Act 1988</i> or is specified as a covenant in an agreement under Section 173 of the Act. 	<p>Complies with these requirements, as shown on layout plans submitted with this application.</p>



<ul style="list-style-type: none"> • Where a lot with a building envelope adjoins a lot that is not on the same plan of subdivision or is not subject to the same agreement relating to the relevant building envelope: <ul style="list-style-type: none"> - The building envelope must meet Standards A10 and A11 of Clause 54 in relation to the adjoining lot, and - The building envelope must not regulate siting matters covered by Standards A12 to A15 (inclusive) of Clause 54 in relation to the adjoining lot. This should be specified in the relevant plan of subdivision or agreement. 	<p>Not applicable to this application.</p>
<ul style="list-style-type: none"> • Lot dimensions and building envelopes should protect: <ul style="list-style-type: none"> - Solar access for future dwellings and support the siting and design of dwellings that achieve the energy rating requirements of the Building Regulations. - Existing or proposed easements on lots. - Significant vegetation and site features. 	<p>The proposed subdivision complies with these requirements, as per submitted layout plan.</p>
<p>56.04-3 Solar orientation of lots objective</p>	
<p>To provide good solar orientation of lots and solar access for future dwellings.</p>	
<ul style="list-style-type: none"> • Standard C9 	
<ul style="list-style-type: none"> - The long axis of lots is within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south. - Lots between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north. - Dimensions of lots are adequate to protect solar access to the lot, taking into account likely dwelling size and the relationship of each lot to the street. 	<p>The proposed subdivision complies with these requirements.</p>
<p>56.04-5 Common area objectives</p>	
<p>To identify common areas and the purpose for which the area is commonly held.</p> <p>To ensure the provision of common area is appropriate and that necessary management arrangements are in place.</p> <p>To maintain direct public access throughout the neighbourhood street network.</p>	



<ul style="list-style-type: none"> • Standard C11 	
<ul style="list-style-type: none"> - The common area to be owned by the body corporate, including any streets and open space. - The reasons why the area should be commonly held. - Lots participating in the body corporate. - The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held. 	The common property access driveway will be owned and administered by the owner's corporation.

56.06 ACCESS AND MOBILITY MANAGEMENT

56.06-8 Lot access objectives

To provide for safe vehicle access between roads and lots.	
<ul style="list-style-type: none"> • Standard C21 	
<ul style="list-style-type: none"> - Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear access lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority. - Vehicle access to lots of 300 square metres or less in area and lots with a frontage of 7.5 metres or less should be provided via rear or side access lanes, places or streets. - The design and construction of a crossover should meet the requirements of the relevant road authority. 	Existing concrete vehicle kerb crossing will need to be widened to be in accordance with Council current IDM standard SD235.

56.07 INTEGRATED WATER MANAGEMENT

56.07-1 Drinking water supply objectives

To reduce the use of drinking water.	This objective is beyond the scope of this application as no additional drinkable water supply is required, with the current system to remain unchanged, which already complies with this objective.
To provide an adequate, cost-effective supply of drinking water.	
<ul style="list-style-type: none"> • Standard C22 	
<ul style="list-style-type: none"> - The supply of drinking water must be: 	The proposed subdivision will comply with these requirements. Reticulated water is serviced to proposed

<p>Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority.</p> <p>Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority.</p>	<p>Lot 1 by Goulburn Valley Water, with application to also service proposed Lot 2 to be applied for, at the time of development.</p>
<p>56.07-2 Reused and recycled water objective</p>	
<p>To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</p>	<p>Not applicable to this application as no recycled water scheme exists.</p>
<ul style="list-style-type: none"> • Standard C23 	
<ul style="list-style-type: none"> - Reused and recycled water supply systems must be: Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Health and Human Services. <p>Provided to the boundary of all lots in the subdivision where required by the relevant water authority.</p>	<p>Not applicable to this application.</p>



56.07-3 Waste water management objective	
To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.	All waste water will be discharged to G.V. Water reticulation.
<ul style="list-style-type: none"> • Standard C24 	
<ul style="list-style-type: none"> - Waste water systems must be: Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority. Consistent with any relevant approved domestic waste water management plan. - Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority 	Waste water detail design will be to standards required by G.V. Water.
56.07-4 Stormwater management objective	
<p>To minimise damage to properties and inconvenience to residents from stormwater.</p> <p>To ensure that the street operates adequately during major storm events and provides for public safety.</p> <p>To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.</p> <p>To encourage stormwater management that maximises the retention and reuse of stormwater.</p> <p>To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.</p>	The development plan details the location of such facilities.
<ul style="list-style-type: none"> • Standard C25 	
<ul style="list-style-type: none"> - The stormwater management system must be: Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority. Designed and managed in accordance with the requirements and to the satisfaction of the 	Detail stormwater management design will be in accordance with Council required standards and submitted to Council once the Planning Permit conditions are known.



<p>water authority where reuse of stormwater is proposed.</p> <p>Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).</p> <p>Designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts.</p> <p>Designed to contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.</p> <ul style="list-style-type: none"> - The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design. <p>For all storm events up to and including the 20% Average Exceedance Probability (AEP) standard:</p> <p>Stormwater flows should be contained within the drainage system to the requirements of the relevant authority.</p> <p>Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall. For storm events greater than 20% AEP and up to and including 1% AEP standard:</p> <p>Provision must be made for the safe and effective passage of stormwater flows.</p> <p>All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority.</p> <p>Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria $daVave < 0.35 \text{ m}^2 / \text{s}$ (where, $da =$</p>	
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<p>average depth in metres and Vave= average velocity in metres per second).</p> <ul style="list-style-type: none"> - The design of the local drainage network should: <ul style="list-style-type: none"> Ensure stormwater is retarded to a standard required by the responsible drainage authority. Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, stormwater should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge. Ensure that inlet and outlet structures take into account the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overland flow in a safe and predetermined manner. Include water sensitive urban design features to manage stormwater in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs. - Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority 	
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56.08 SITE MANAGEMENT

56.08-1 Site management objectives

To protect drainage infrastructure and receiving waters from sedimentation and contamination.

To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.

To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.

Site management during construction will be to Council required standards and current best practice for the relevant actions undertaken.

- Standard C26

- A subdivision application must describe how the site will be managed prior to and during the construction period and may set out requirements for managing:
Erosion and sediment.

Dust.

Run-off.

Litter, concrete and other construction wastes.

Chemical contamination.

Vegetation and natural features planned for retention.

- Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.

Sediment – Barriers to sediment will be established in outfall drainage lines until such stage as works are completed.

Dust – Should raised dust occur during dry weather, appropriate watering will be undertaken to suppress it.

Run-off – Run-off, should it occur, will be detained in an appropriately constructed basin to enable precipitation of any sediments.

Litter – All such wastes will be either recycled or sent to approved sites for the disposal of such wastes.

Chemical – Any contamination found or created will be sent to an approved site for the disposal of such waste.

Vegetation – No such vegetation or features exists.

Recycled – Detail design will determine whether this objective can be realised.

56.09 UTILITIES

56.09-1 Shared trenching objectives

To maximise the opportunities for shared trenching.

To minimise constraints on landscaping within street reserves.

Will be applicable to this proposed subdivision application, where possible.

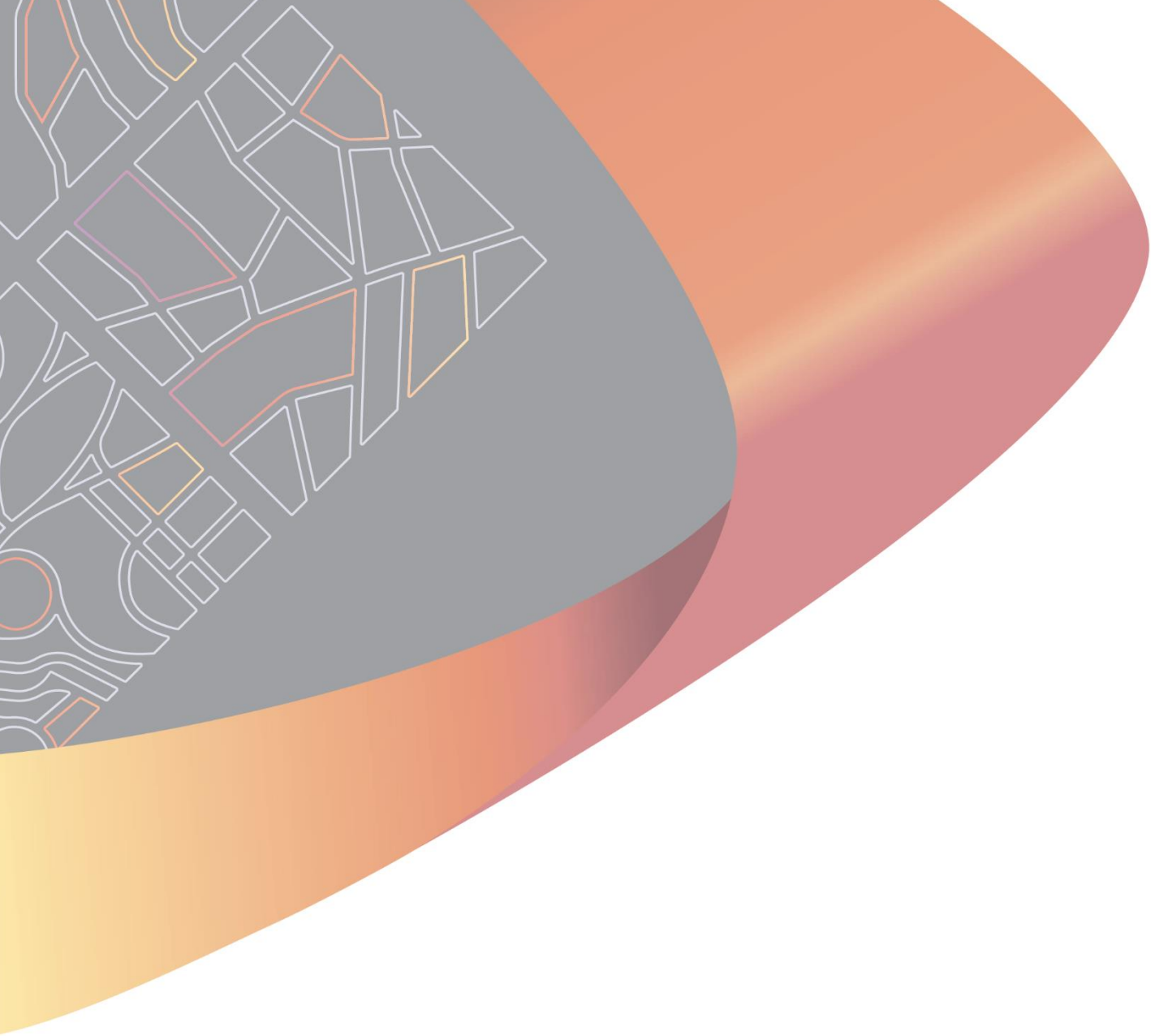
- Standard C27

- Reticulated services for water, gas, electricity and telecommunications should be provided in

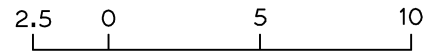
Details of trench sharing will be submitted with final design plans.

<p>shared trenching to minimise construction costs and land allocation for underground services.</p>	
<p>56.09-2 Electricity, telecommunications and gas objectives</p>	
<p>To provide public utilities to each lot in a timely, efficient and cost-effective manner.</p> <p>To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.</p>	<p>All lots will be serviced in an efficient manner.</p>
<ul style="list-style-type: none"> • Standard C28 	
<ul style="list-style-type: none"> - The electricity supply system must be designed in accordance with the requirements of the relevant electricity supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant electricity authority. - Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged. The telecommunication system must be designed in accordance with the requirements of the relevant telecommunications servicing agency and should be consistent with any approved strategy, policy or plan for the provision of advanced telecommunications infrastructure, including fibre optic technology. - The telecommunications system must be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant telecommunications servicing authority. - Where available, the reticulated gas supply system must be designed in accordance with the requirements of the relevant gas supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant gas supply agency. 	<p>All reticulation will be designed to the requirements of the appropriate responsible authorities.</p> <p>Action on this matter is one for each individual lot owner.</p> <p>The proposed subdivision will comply with this requirement.</p> <p>The proposed subdivision will comply with this requirement.</p>

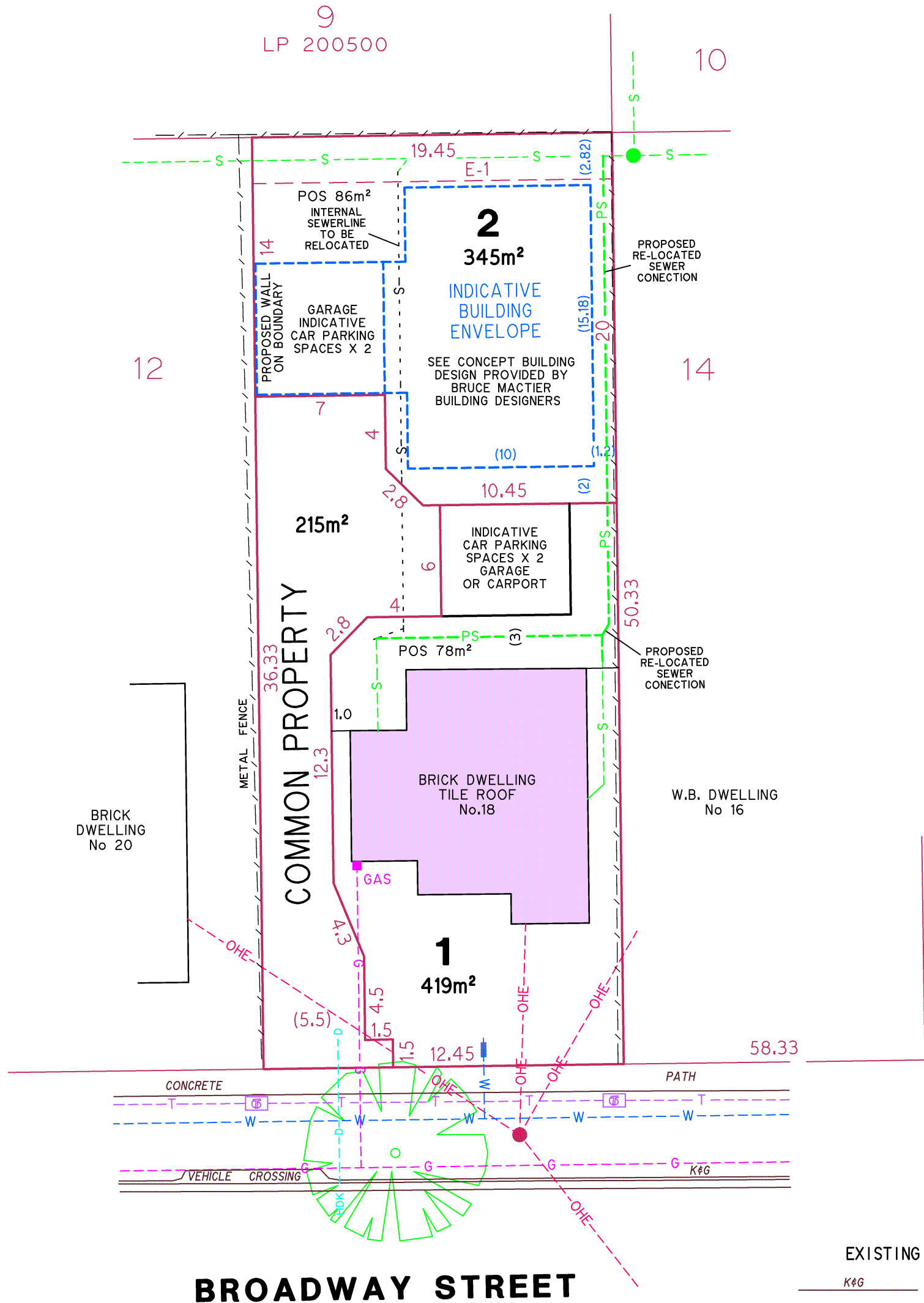




**PLAN OF PROPOSED SUBDIVISION &
REMOVAL OF WATER SUPPLY EASEMENT
LOT 13 LP 20050
18 BROADWAY STREET, COBRAM**



SCALE 1 : 250 @ A3
LEVELS TO A.H.D.
CONTOUR INTERVAL 0.2 & 1m



M.G.A.94 ZONE 55

THOMPSON AVENUE

BROADWAY STREET

EXISTING SERVICES

- CONC KERB & GUTTER
- DRAINAGE
- SEWER
- WATER
- WATER METER
- GAS
- OVERHEAD POWERLINES
- TELSTRA

E-1:- PROPOSED SEWERAGE EASEMENT
2.50m WIDE IN FAVOUR OF G.V. WATER

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Ref P000587 Proposal
VERSION 2