

FORM 1

Reg. 6 Subdivision (Procedure) Regulations 2011

SUBDIVISION ACT 1988
APPLICATION FOR CERTIFICATION

PART A

Plan No: **PS 920989 L**

Spear Ref No: **S220888B**

To: Statutory Planning Manager
Municipal Offices
Dallas VIC 3047

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I/We **jREdwards** Land Surveyors
of 59 Fletcher Street, Essendon, 3040
Telephone: 9370 2209

Apply to have the attached

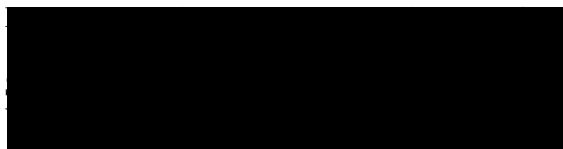
PLAN OF SUBDIVISION

certified under the **Subdivision Act 1988** and to have advice of street numbers allocated.

1. Situation of Land:

242-244 Wright Street
Westmeadows
VIC 3049

2. Name and Address of Registered Proprietor of Land or Owner:



3. Name and Address of Applicant

David Sidley,
jREdwards Land Surveyors
59 Fletcher Street,
Essendon, Vic. 3040

Does the attached plan do anything requiring the unanimous resolution of the members of the owners corporation under Division 3 of Part 5 of the **Subdivision Act 1988** or an order of the Victorian Civil and Administrative Tribunal under section 34D of the **Subdivision Act 1988**? No.

If Yes, have the members of the affected owners corporation passed a unanimous resolution to proceed with the alterations shown on the attached plan? No.

If No, has the Victorian Civil and Administrative Tribunal made an order under section 34D of the **Subdivision Act 1988**? No.

David Sidley Signed
(Applicant)

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PART B Only applicants having "old law" land complete this section.

I/we certify that steps have been taken to bring this land under the Transfer of Land Act.

_____ N/a _____ Signed

PART C Only acquiring authorities complete this section.

This Part relates to the acquisition of land by: -

Authority: N/a

Owners consent **Subdivision Act 1988** Section 5(5)

I/we consent to the applicant submitting this plan to Council for certification.

X Signed
(Bernard Craggill)

X Signed
(Merle Craggill)

PART D TO BE COMPLETED BY COUNCIL ON COPY OF APPLICATION.

Date received by Council: ____ / ____ / ____ Fee Paid: \$ _____

Authorities Referred to: _____ Date Referred: _____ Response Received: _____

.....
.....
.....
.....

This application is referred under Section Subdivision Act 1988

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jREdwards
LAND SURVEYORS
ABN: 22 167 167 605

59 FLETCHER STREET, ESSENDON 3040

Telephone: 9370-2209

jRE

DAVID SIDLEY
L.S., M.C.S.V., Ba.App.Sc.(Surv.)

Email: jredwardslandsurveyors@gmail.com
Web: www.jredwardslandsurveyors.com.au

Amendment VC221 came into effect on 4th August 2022. This Amendment facilitates all-electric developments to support implementation of Victorias Climate Change Strategy 2021 and Gas Substitution Roadmap 2022. It amends clauses that require developments to be connected to reticulated gas, and also amends the referral requirements.

As a result of the new referral requirements, we require applicants to indicate whether the development will or will not be connected to gas at the time of subdivision.

Address of development:

242-244 Wright Street, Westmeadows

- This development will be connected to reticulated gas
 This development will not be connected to reticulated gas


Name: _____

Signature: _____

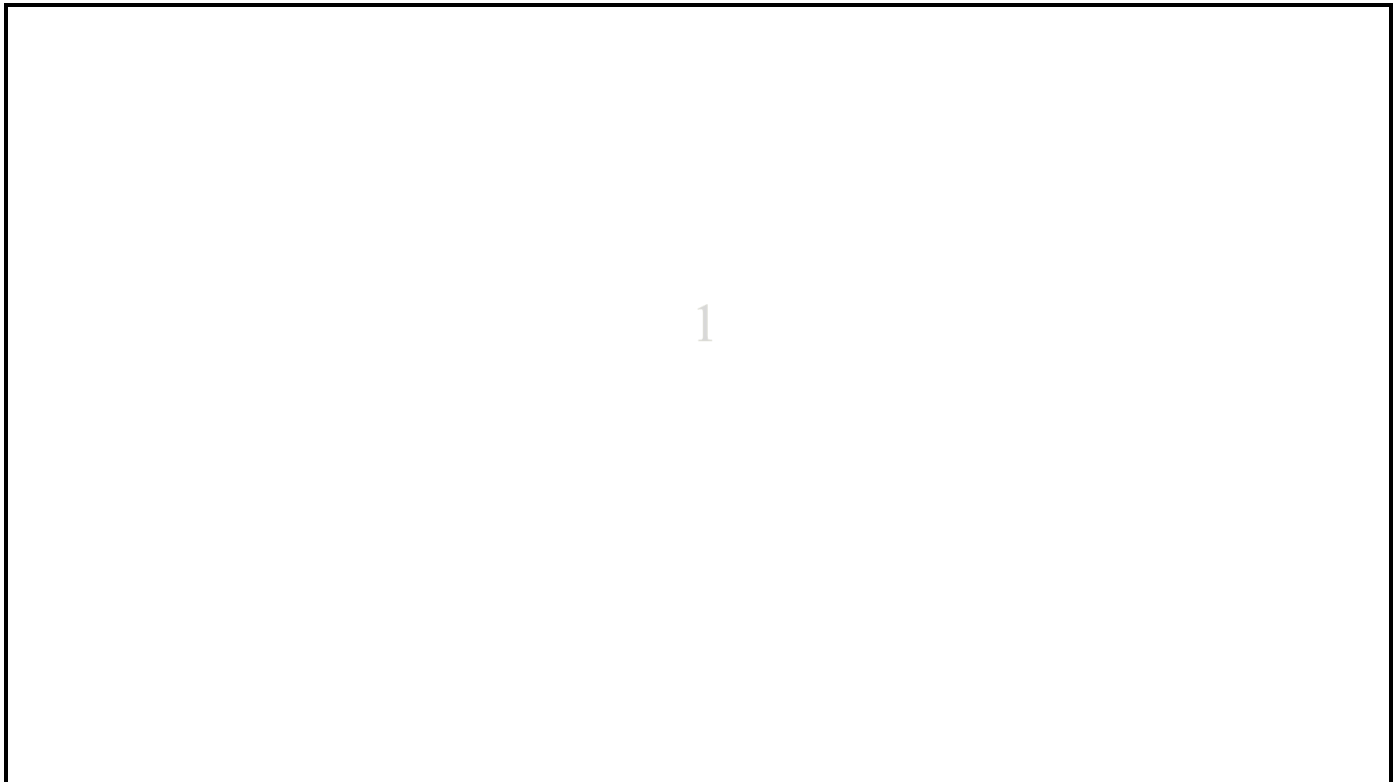
Date: _____

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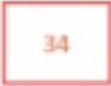




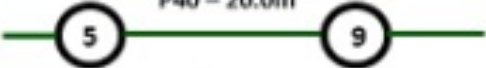
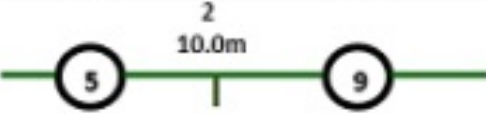





To: David Sidley
Phone: Not Supplied
Fax: Not Supplied
Email: jredwardslandsurveyors@gmail.com

Dial before you dig Job #:	35070634	 DIAL BEFORE YOU DIG www.1100.com.au
Sequence #	229762384	
Issue Date:	18/09/2023	
Location:	242-244 Wright St , Westmeadows , VIC , 3049	

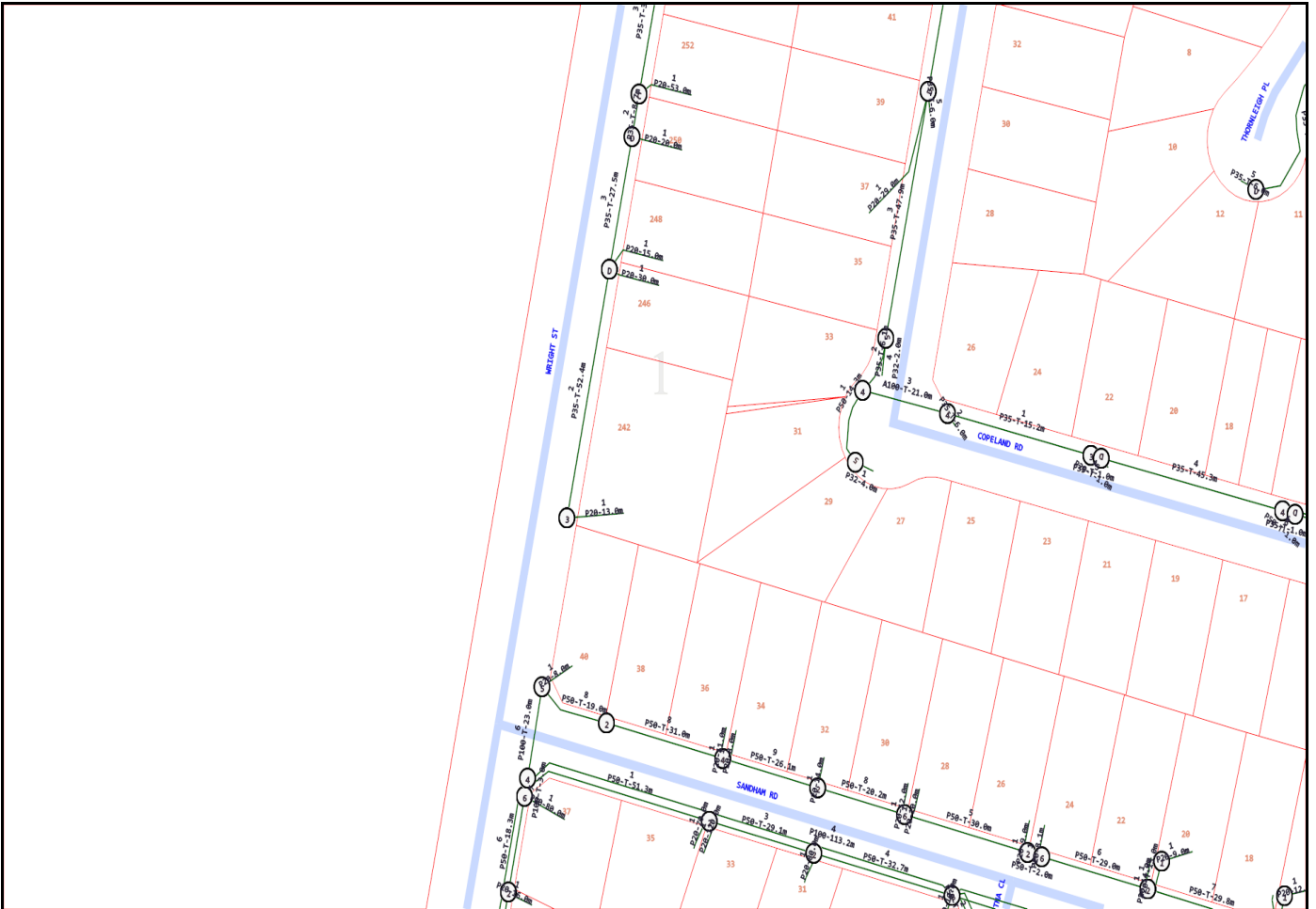
Indicative Plans



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  LEGEND	
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
2 PO – T- 25.0m P40 – 20.0m 	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
2 10.0m 	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale 	0 20 40 60 Meters 1:2000 1 cm equals 20 m

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Sewer



Legend

- Existing Title
- Proposed Title
- Existing Sewer
- Asbestos Sewer
- Offset Distance
- Circular Access Point
- Junction
- Square Manhole
- End of Pipe
- Maintenance Shaft
- Ventilation
- Chambered Manhole

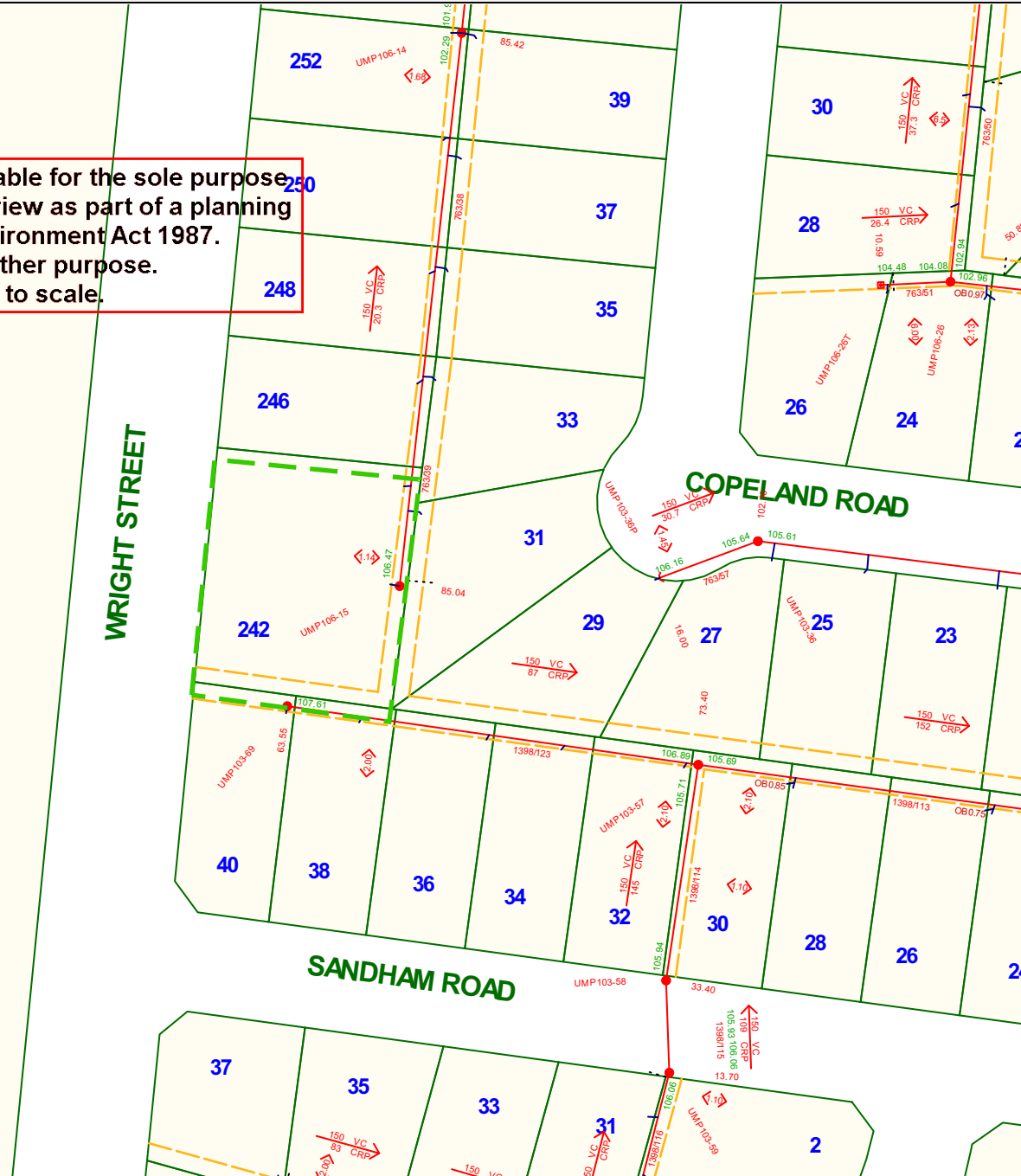
Warning – This plan is issued solely for the purpose of assisting you in identifying Yarra Valley Water's specified assets through further investigation only. It's not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. Please refer to the attached letter for further

Scale: 1:1000
 Expires: 16 Oct 2023

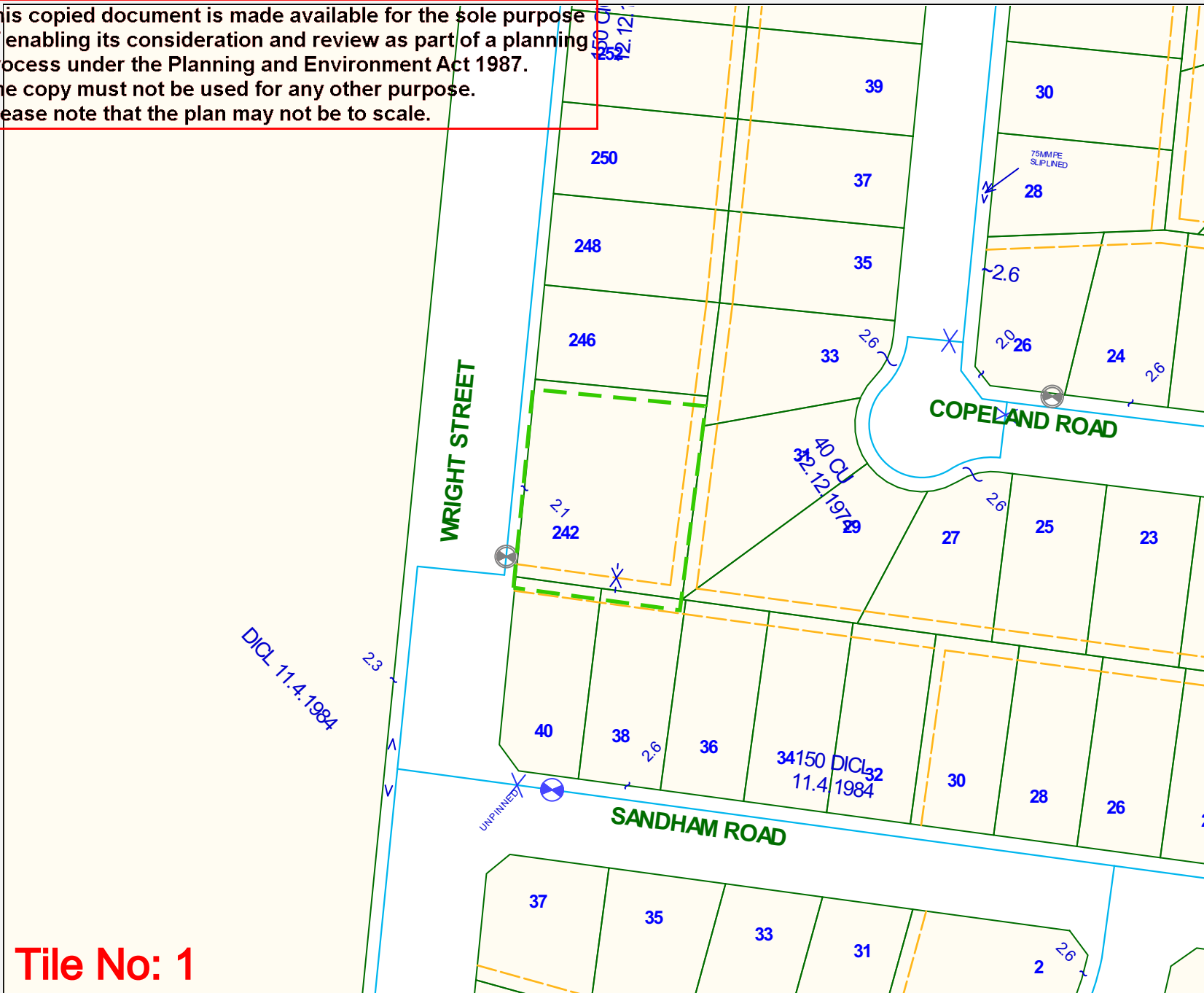
DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Yarra Valley Water nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

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Tile No: 1



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Legend

- Existing Title
- Proposed Title
- Offset Water Main
- Water Main
- Water Reticulation Main
- Asbestos Water Main
- Blank End
- Water Valve
- Dialysis Patient
- Hydrant Below Ground
- Hydrant Above Ground

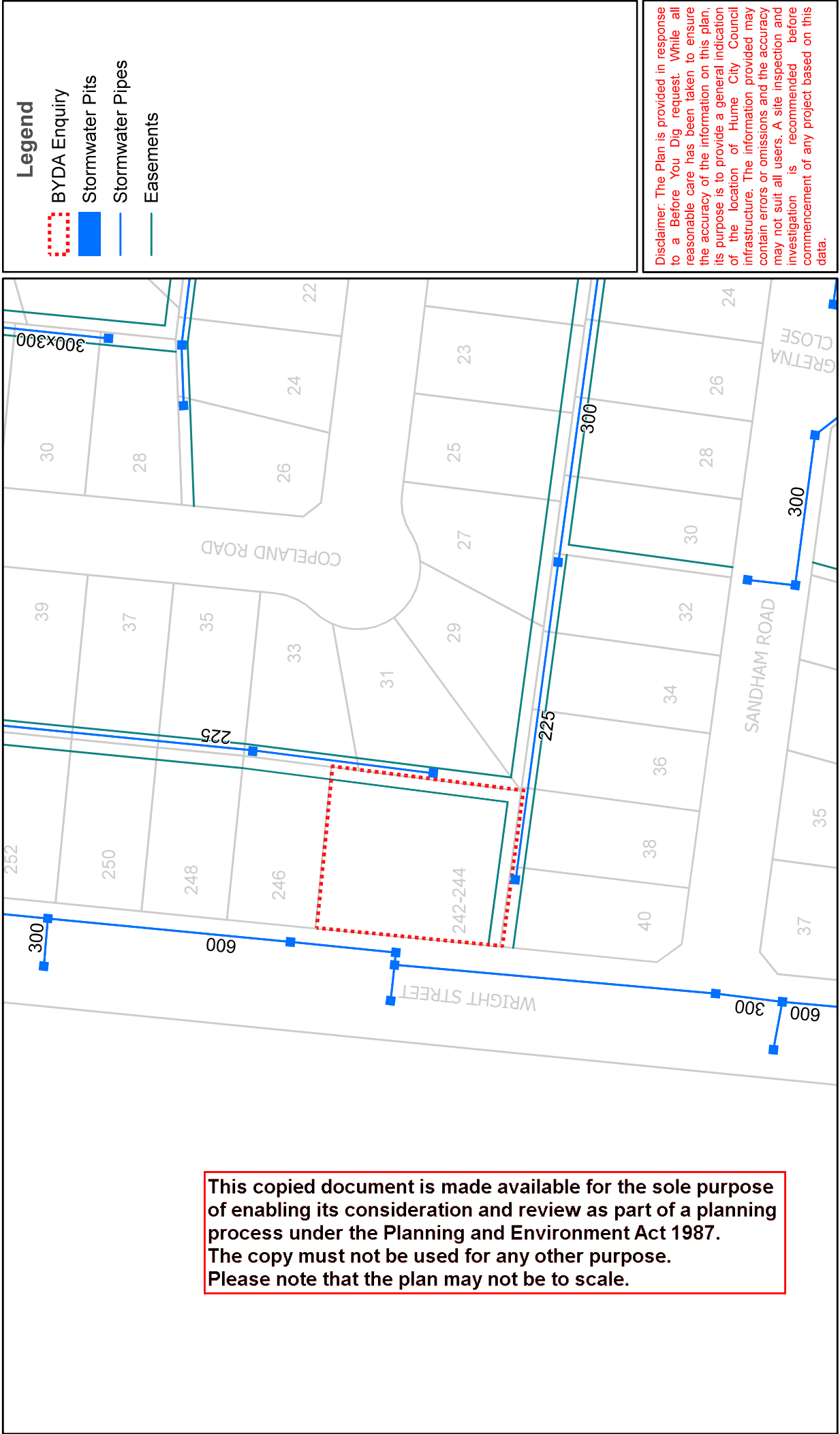
YVW / Council

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 Expires: 16 Oct 2023

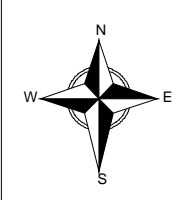
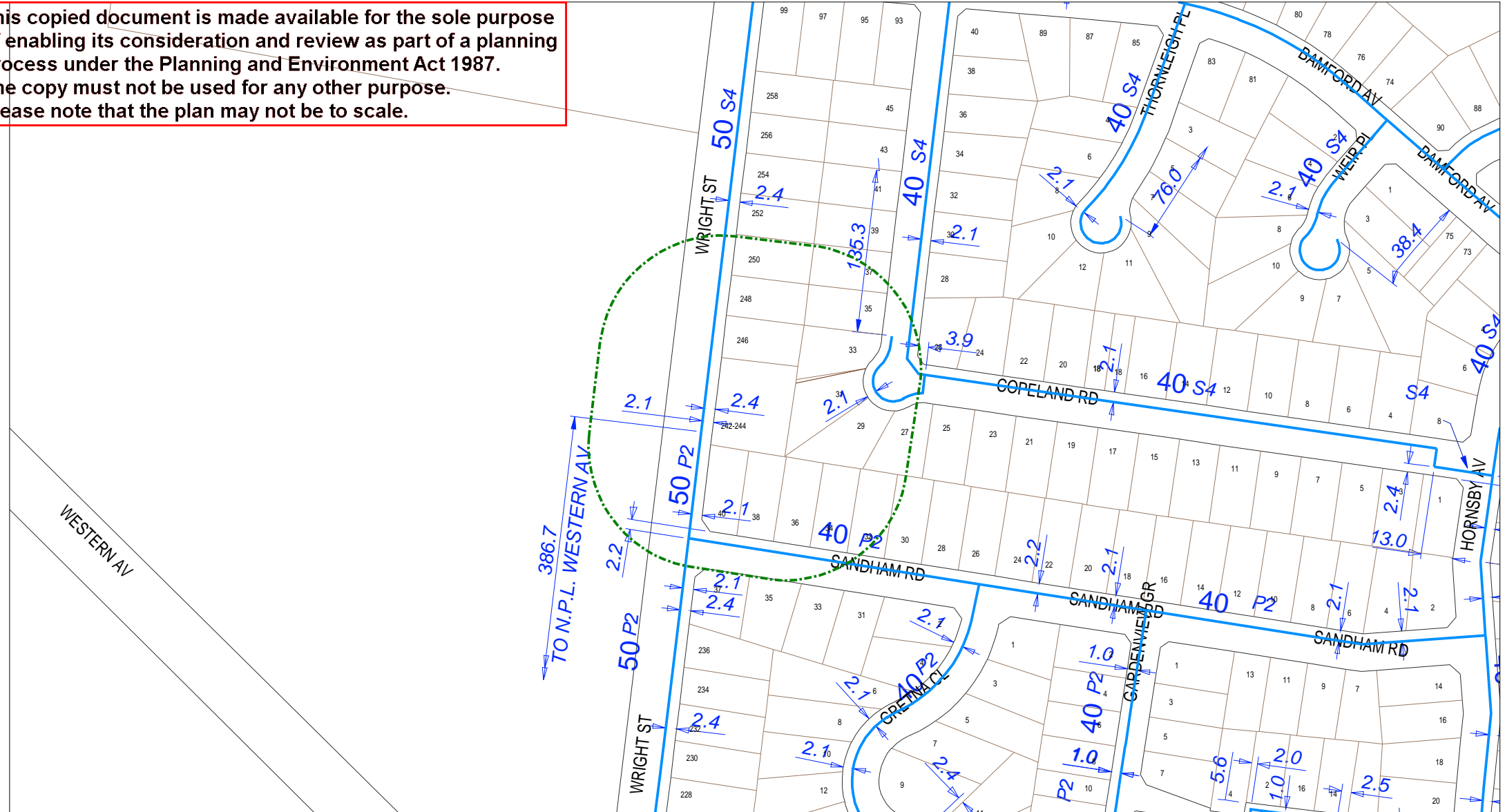
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NOTE: AusNet Services has taken care to ensure that the locations of Gas Mains shown on this plan are accurate however some variations from records do exist and complete accuracy is not guaranteed. It is essential that the position of pipes be proved on site by hand excavation. AusNet Services shall not be liable for any loss damage claim or demand incurred either directly or indirectly resulting from any act or omission which was made in reliance in whole or in part upon this plan.

Warning - Take Precautions if Printing this Plot in Black & White.
All planned mains shall be treated as live mains, as mains under pressure may be in existence.

- - - - - Gas Transmission Pipeline
- = = = = = Gas Distribution Mains
- - - - - Planned Gas Assets
- - - - - Abandoned Gas Assets
- - - - - Requested Area

Photos



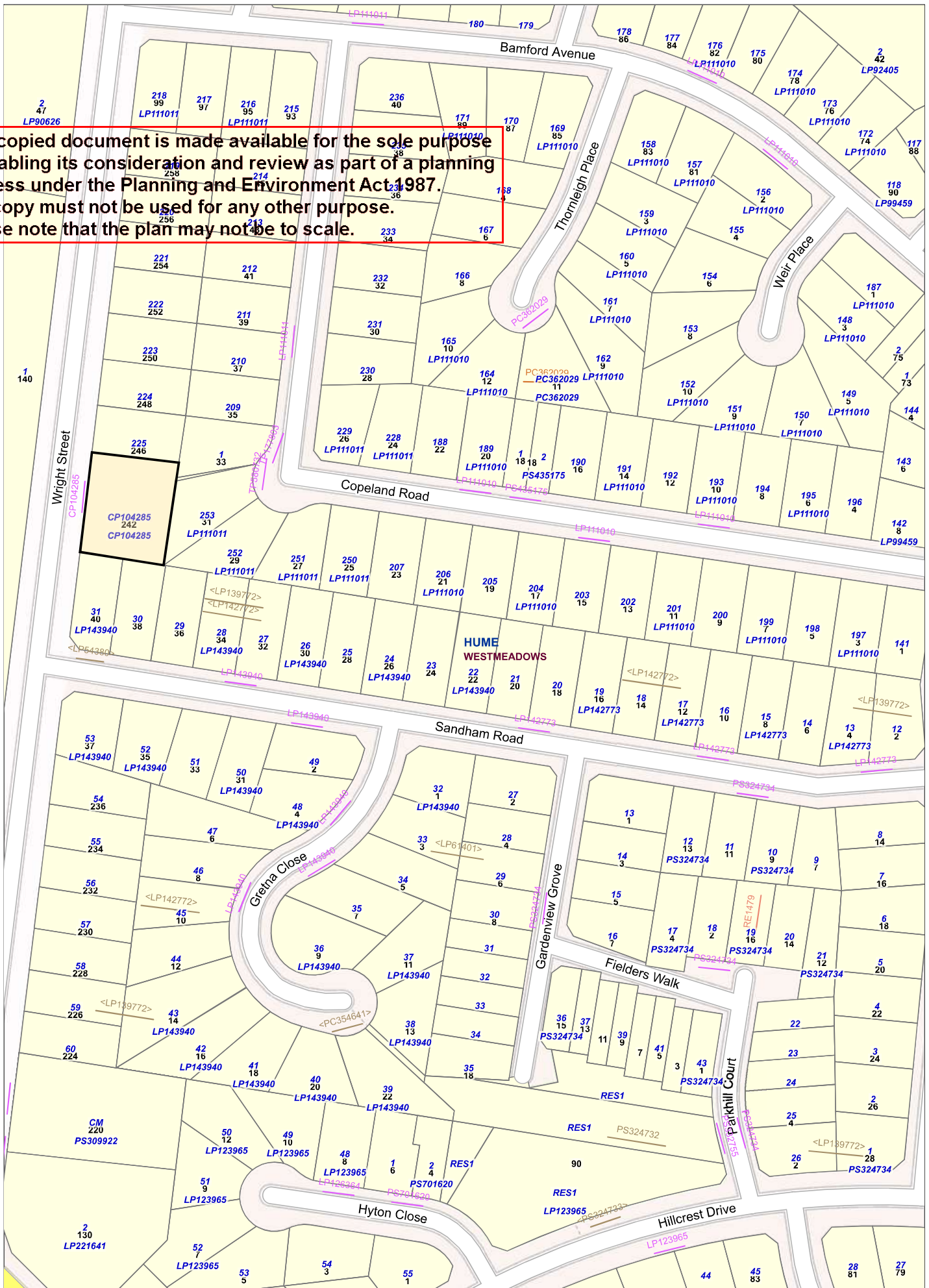
Description:
Subject site



Description:
Overall property photo

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Data Source: Vicmap Property			
Co-ordinates of Plot Corners			Co-ordinates of Plot Corners
NW 312343,5828000		MGA Zone 55	NE 312674,5828007
SW 312353,5827538		Melways- 5 G7 (ed.42) Vicroads- 436 G1 (ed.8)	SE 312684,5827545
MGA Zone 55		Created 01:38 PM on Oct 4, 2023	MGA Zone 55
	Scale of Metres (1:1,250)		

WARNING: No warranty is given as to the accuracy or completeness of this map. Dimensions are approximate. For property dimensions, undertake a Title search.

PLAN OF SUBDIVISION

EDITION 1

PS920989L

LOCATION OF LAND

PARISH: TULLAMARINE
CROWN DESCRIPTION: CROWN SECTION 6 (PT), CROWN PORTION 15 (PT)

Council Name: Hume City Council

SPEAR Reference Number: S220888B

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TITLE REFERENCES: VOL 9163 FOL 937
LAST PLAN REFERENCE: CP104285
POSTAL ADDRESS: 242-244 WRIGHT STREET WESTMEADOWS 3049 VIC

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

DEPTH LIMITATION: Does Not Apply

This is an ePlan

SURVEY:
This plan is based on survey.

GENERAL PLAN NOTATIONS:
This plan has been connected to Permanent Mark No(s). PM106 Tullamarine.

EASEMENT INFORMATION

LEGEND: A-Appurtenant Easement E-Encumbering Easement

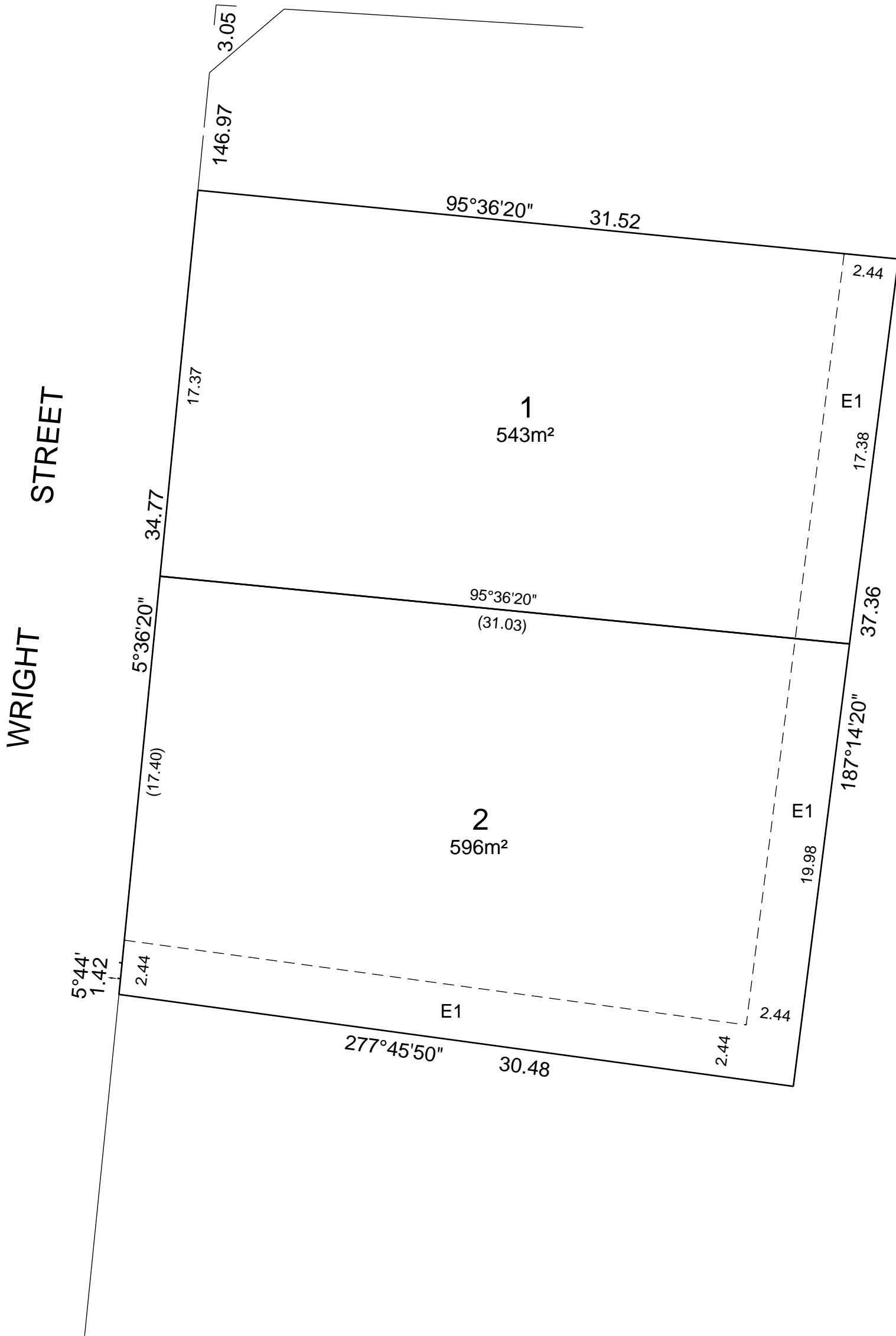
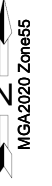
IDENTIFIER	PURPOSE	WIDTH (m)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E1	DRAINAGE AND SEWERAGE	2.44	LP111011	ALL LOTS ON LP111011
E1	SEWERAGE	2.44	THIS PLAN	YARRA VALLEY WATER



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PS920989L

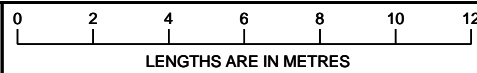
BAMFORD AVENUE



JRE Edwards
 LAND SURVEYORS
 59 Fletcher Street,
 Essendon, 3040
 Ph: 9370 2209
 Email: jredwardslandsurveyors@gmail.com
 Web: www.jredwardslandsurveyors.com.au



SCALE
 1 : 200



ORIGINAL SHEET
 SIZE: A3

SHEET 2

Digitally signed by: David James Sidley, Licensed Surveyor,
 Surveyor's Plan Version (1),
 25/10/2023, SPEAR Ref: S220888B

Plan generated date/time: 24/10/2023 04:19 PM

Advice by Licensed Surveyor

Plan Number PS920989L
Property 242-244 WRIGHT STREET, WESTMEADOWS VIC 3049
Applicant Reference 17552
Council Reference (Not Supplied)
SPEAR Reference S220888B

This is the written advice by a licensed surveyor required under section 20A of the **Subdivision Act 1988**. It relates to PS920989L

- Item 1. Where appropriate, boundaries of the land in the plan, the lots, common property, roads and reserves have been marked out or defined in accordance with Regulations made under the **Surveying Act 2004**.
- Item 2. The accuracy of the plan and the boundary determination is in accordance with the accuracy requirements of Regulations made under the **Surveying Act 2004**.
- Item 3. Is the Plan based on survey? Yes (this also includes a survey in a prior plan)
The plan represents the boundaries as defined and no substantial discrepancy exists between the boundaries and the boundaries as shown on the plan.
- Item 4. Are there any building boundaries? No
- Item 5. In accordance with the Regulations made under the **Surveying Act 2004**, appropriate supporting survey monumentation is in place for the plan of subdivision and a supplementary abstract of field records is not required for this subdivision

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The Statutory Planning Manager
Municipal Offices
PO Box 119
Dallas
VIC 3047

Attention: Subdivision Officer

To Whom It May Concern,

Re: **Plan of Subdivision: 242-244 Wright Street, Westmeadows**

Further to our SPEAR application of today, a Form 1 with original signatures, a VC221 declaration and a payment for \$1,602.70 will be forwarded under separate cover.

Can council please issue an invoice and payment options for this application.

We wish to advise that there is a single residential dwelling on this site.

Yours faithfully,



jREdwards
Land Surveyors

Encls.

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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 09163 FOLIO 937

Security no : 124109980765T
Produced 23/10/2023 04:17 PM

LAND DESCRIPTION

Land in Plan of Consolidation 104285.

PARENT TITLES :

Volume 09074 Folio 253 to Volume 09074 Folio 254
Created by instrument CP104285 06/10/1976

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

BERNARD CRAGGILL

MERLE CRAGGILL both of 1 PASCOE AV STRATHMORE 3041

V060590W 27/10/1997

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 CP104285 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: 242-244 WRIGHT STREET WESTMEADOWS VIC 3049

DOCUMENT END

Delivered from the LANDATA System by Dye & Durham Terrain Pty Ltd

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**PLAN OF CONSOLIDATION
 BEING PART OF CROWN SECTION 6
 AND PART OF CROWN PORTION 15
 PARISH OF TULLAMARINE
 COUNTY OF BOURKE**

LENGTHS ARE IN METRES

CP 104285

ENCUMBRANCES

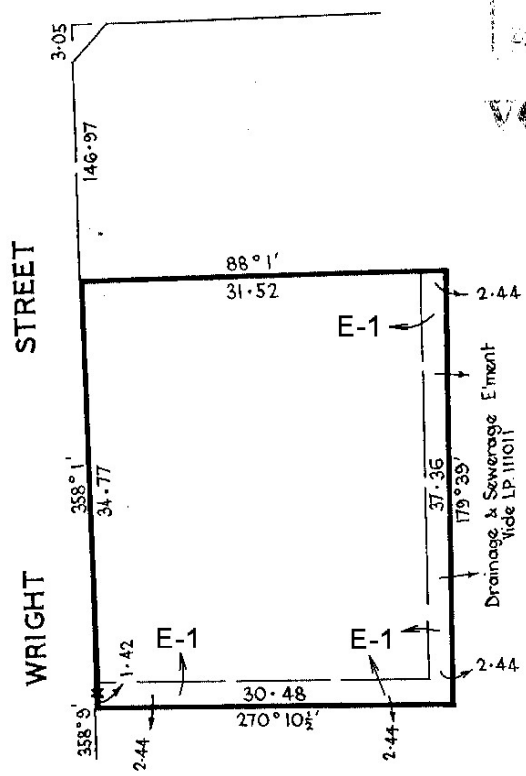
AS TO THE LAND MARKED E-1
 THE EASEMENTS (IF ANY) EXISTING OVER
 THE SAME BY VIRTUE OF SECTION 98 OF
 THE TRANSFER OF LAND ACT

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BAMFORD AVENUE

APPROVED
 B.A. Red
 Assistant Registrar of Titles
 DATE 5-10-76 TIME 3-55pm

VOL. 9163 FOL. 937



SEAL OF MUNICIPALITY

As witness the common seal of the City of Broadmeadows was hereto affixed pursuant to Section 500 7b of the Local Government Act 1975 in the presence of:

[Signature] Mayor
[Signature] Councillor
[Signature] Town Clerk

22 JUL 1975

COUNCIL REF. No. 972 CP



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Application for Planning Permit and Certification

Supplied by Kristen Skrzelski
Submitted Date 26/10/2023

Application Details

Application Type Planning Permit and Certification under the Subdivision Act
Version 1
Applicant Reference Number 17552
Responsible Authority Name Hume City Council
Responsible Authority Reference Number(s) (Not Supplied)
SPEAR Reference Number S220888B

The Land

Primary Parcel 242-244 WRIGHT STREET, WESTMEADOWS VIC 3049
SPI CP104285
CPN 502513
Zone: 32.08 General Residential

The Proposal

Subdivision Act (1988) Dealing Type Section 22 (Subdivision)
Plan Number PS920989L
Number of lots 2
Proposal Description 2 lot subdivision
Estimated cost of the development for which a permit is required \$ 100000

Existing Conditions

Existing Conditions Description Existing house and vacant land, subdividing back to lots 226 & 227 on LP111011 dimensions.
Title Information - Does the proposal breach an encumbrance on Title? The proposal does not breach an encumbrance on title, such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope.

Applicant Contact

Applicant Contact Mr David Sidley
jREdwards Land Surveyors
59 Fletcher Street, Essendon, VIC, 3040
Business Phone: 93702209
Mobile Phone: 0412 026 333
Email: jredwardslandsurveyors@gmail.com

Applicant

Applicant (Applicant details as per Applicant Contact)

Owner

Owner



Declaration

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

I, Kristen Skrzelinski, declare that all the information supplied is true.

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

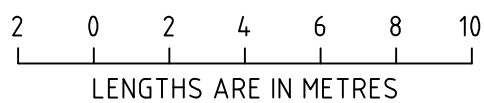
**Authorised by
Organisation**

Kristen Skrzelinski
jREdwards Land Surveyors

CERTIFICATE OF TITLE VOL. 9163 FOL. 937
 PLAN OF CONSOLIDATION No. CP104285
 CROWN PORTION 15 (PART)
 SECTION 15 (PART)
 PARISH OF TULLAMARINE
 COUNTY OF BOURKE

RELOCATION SURVEY

Scale 1:200

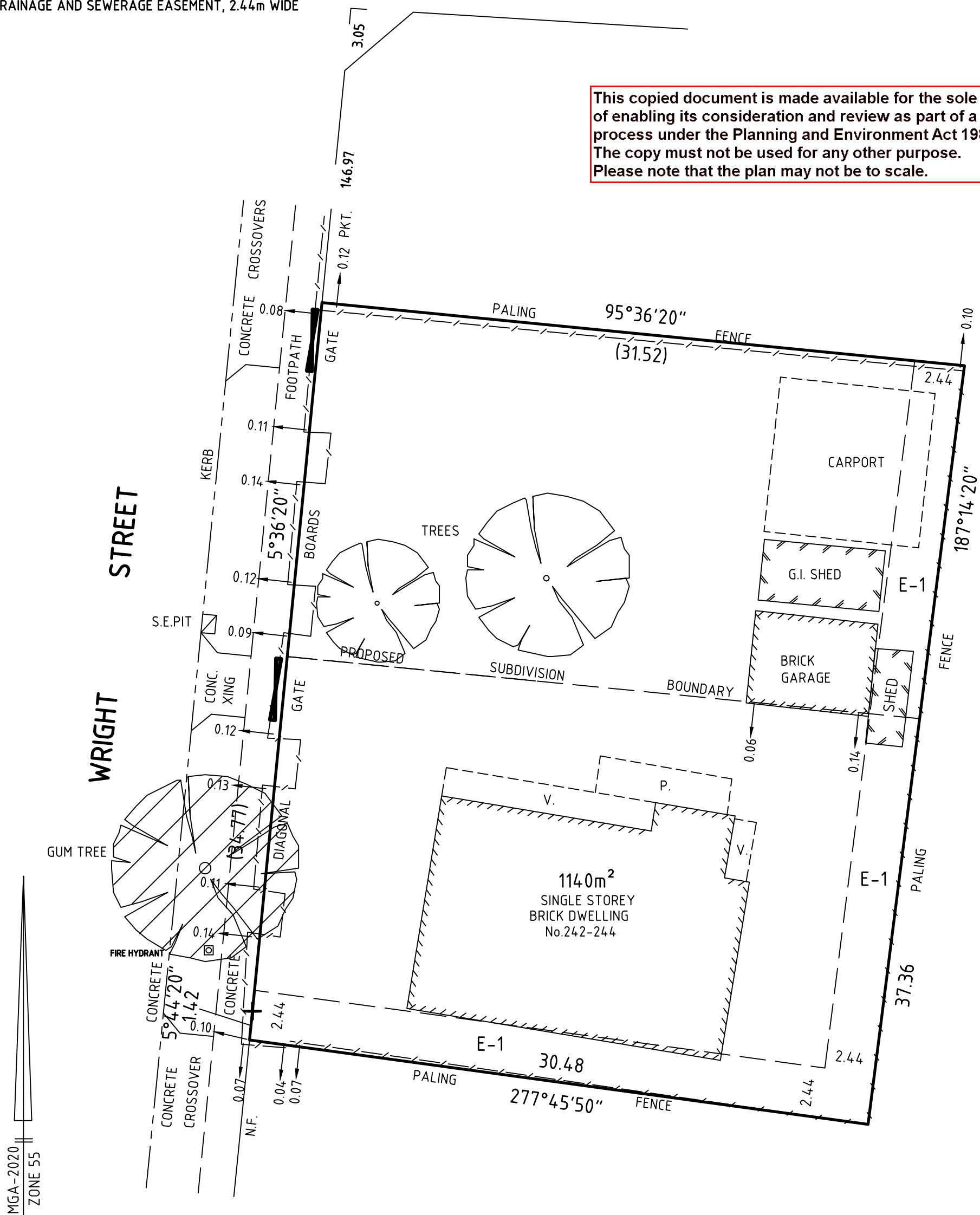


BAMFORD

AVENUE

E-1..... DRAINAGE AND SEWERAGE EASEMENT, 2.44m WIDE

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MGA-2020
 ZONE 55

I, **David Sidley** of 59 Fletcher Street, Essendon, VIC, 3040 certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the Surveying Act 2004 and completed on 16/10/2023, that this plan is accurate and correctly represents the adopted boundaries and that the survey accuracy accords with that required by regulation 7(1) of the Surveying (Cadastral Surveys) Regulations 2015.

David Sidley

Date: 24/10/2023.....

Licensed Surveyor, Surveying Act 2004

jREdwards

LAND SURVEYORS
 59 Fletcher Street, Essendon, 3040
 Ph: 9370 2209
 Email: jredwardslandsurveyors@gmail.com
 Web: www.jredwardslandsurveyors.com.au



REF 17552

PLAN OF SUBDIVISION

EDITION 1

PS920989L

LOCATION OF LAND

PARISH: TULLAMARINE
CROWN DESCRIPTION: CROWN SECTION 6 (PT), CROWN PORTION 15 (PT)
TITLE REFERENCES: VOL. 9163 FOL. 937
LAST PLAN REFERENCE: CP104285
POSTAL ADDRESS: 242-244 WRIGHT STREET
 (at time of subdivision) WESTMEADOWS 3049 VIC

COUNCIL NAME: HUME CITY COUNCIL

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VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

DEPTH LIMITATION: Does Not Apply

This is an ePlan

SURVEY:
 This plan is based on survey.

GENERAL PLAN NOTATIONS:
 This plan has been connected to Permanent Mark No(s). PM106 Tullamarine.

EASEMENT INFORMATION

LEGEND: A-Appurtenant Easement E-Encumbering Easement

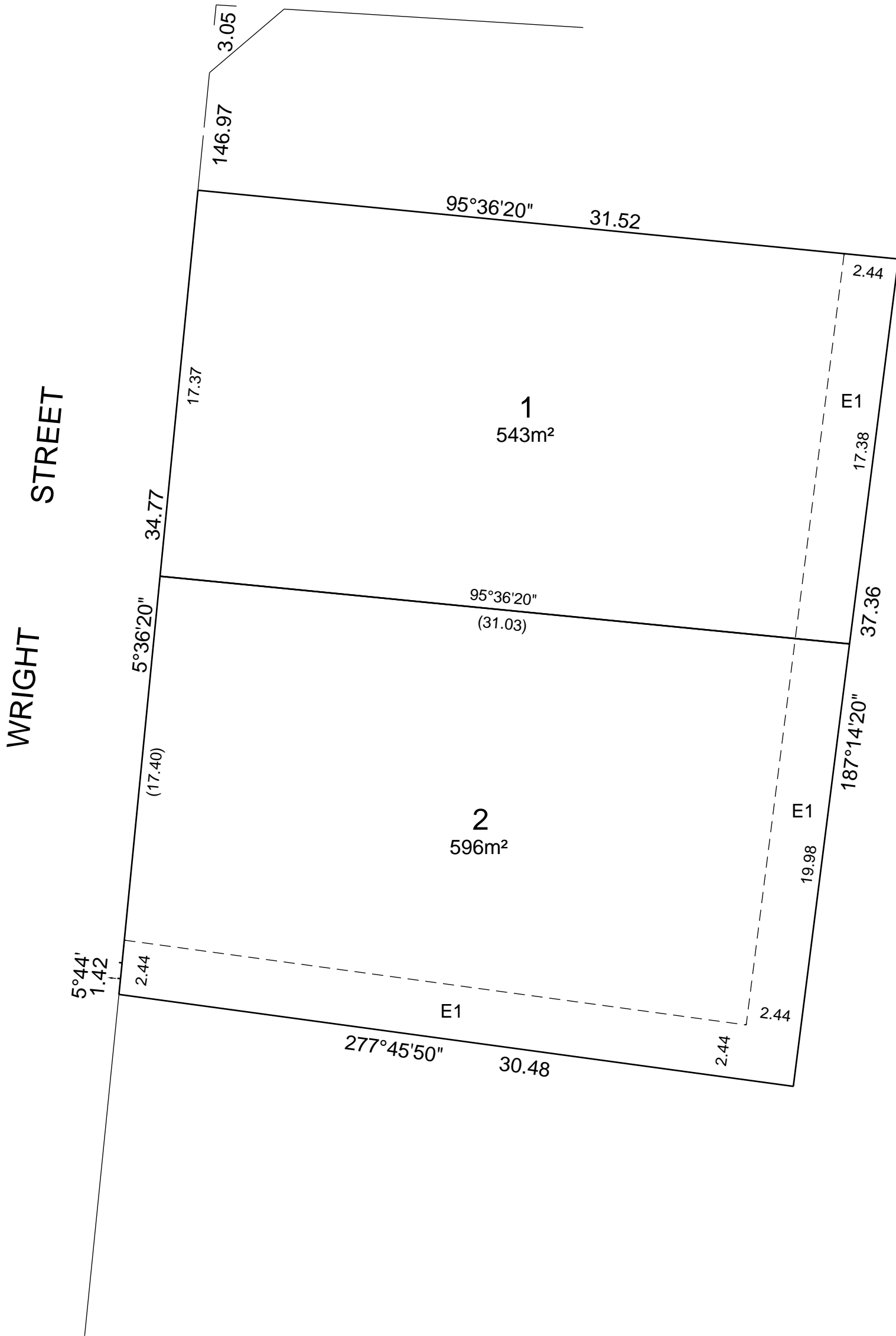
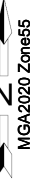
IDENTIFIER	PURPOSE	WIDTH (m)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E1	DRAINAGE AND SEWERAGE	2.44	LP111011	ALL LOTS ON LP111011
E1	SEWERAGE	2.44	THIS PLAN	YARRA VALLEY WATER



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PS920989L

BAMFORD AVENUE



JRE Edwards
 LAND SURVEYORS
 59 Fletcher Street,
 Essendon, 3040
 Ph: 9370 2209
 Email: jredwardslandsurveyors@gmail.com
 Web: www.jredwardslandsurveyors.com.au



SCALE
 1 : 200

LENGTHS ARE IN METRES

LICENSED SURVEYOR: DAVID SIDLEY

VERSION 1

ORIGINAL SHEET
 SIZE: A3

SHEET 2

Plan generated date/time: 24/10/2023 04:19 PM

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DAVID SIDLEY

L.S., M.C.S.V., Ba.App.Sc.(Surv.)

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DESIGN RESPONSE REPORT

PROPOSED 2 LOT SUBDIVISION

Version 1

**242-244 Wright Street,
Westmeadows, 3049**

DESIGN RESPONSE - CLAUSE 56

This application seeks to subdivide 242-244 Wright Street, Westmeadows back into 2 lots as originally in LP111011, lot 1 having an area of 543m² and lot 2 having an area of 596m², both with frontages facing Wright Street.

State Planning Policy Framework (SPPF)

The relevant State planning policy provisions to be taken into consideration in the assessment of the proposal include :

Clause 11 – Settlement

Clause 11 recognises that residential development in existing residential areas should encourage a higher density whilst being respectful of neighbourhood character. Consequently neighbourhood character is a key consideration in the assessment of planning applications in existing residential areas and should be given equal priority with urban consolidation objectives.

Clause 15 – Built Environment and Heritage

The policy aims to achieve a quality built environment and architectural styles that contribute positively to local urban character and enhance the public realm while minimizing detrimental impact on neighbouring properties.

Clause 16 – Housing

The policy encourages the development of well designed medium density housing to improve housing choice, make better use of existing infrastructure and improve energy efficiency. Medium density housing must respect neighbourhood character of the area in which it is located.

Clause 19 – Infrastructure

The policy aims to achieve efficient use and maintenance of the existing infrastructure.

Hume City's Municipal Local Planning Policy Framework (LPPF)

The relevant provisions of the LPPF include :

Clause 21.02 – Managing Growth and Increasing Choice

This clause within Hume Councils Planning Scheme aims to give direction to potential development within this zone and manage the character of this site and surrounding area.

242-244 Wright Street, Westmeadows is zoned General Residential (GRZ)

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The proposal is consistent with the LPPF as it:

1. Provides greater housing choice in the Council's housing stock.
2. Within a short distance to public transport and shops at the Broadmeadows hub.
3. Provides a sympathetic form of subdivision that contributes to the overall appeal of the area and the neighbourhood.
4. Provides for low density whilst making use of the existing infrastructure.
5. Will not result in any significant detrimental impacts on the adjoining properties.
6. Responds positively to the neighbourhood character of the area.

The General Residential Zone (GRZ)

The General Residential Zone provisions contained in the Hume's Planning Scheme has two main purposes :

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To provide for low density residential development on lots which can treat and retain all waste water.

The proposed development has considered and responded to the purpose of the zone as it returns to the original subdivision in LP111011 lots 226 and 227. The subject land is located in close proximity to a variety of facilities and is connected to all services.

In summary the policy context encourages greater choice in the type of land available promoting housing to meet the varied accommodation needs of the community and supports the need for additional housing to meet moderate growth in population within the town. Low residential densities are to be encouraged in locations with access to all services and public transport, shopping as well community facilities. New developments are encouraged to respect character and residential amenity, including natural assets and consideration of views.

This site is located near local shopping, community facilities, education facilities and public open space reserves. The character of the neighbourhood and surrounds has been fully considered in the design of the subdivision and is considered to be consistent and in keeping with the local area and the LPPF.

ResCode Assessment

56.03 Liveable and Sustainable Communities

56.03-5 Neighbourhood Character
The proposed two lot subdivision integrates well with the existing neighbourhood pattern existing subdivisions LP111011 , LP111010 and LP142772. Lots 1 and 2 both access Wright Street.

56.04 Lot Design

56.04-02 Lot Area and Building Envelopes
Ample room is provided, 543m² for lot 1 to cater for future private open space, parking and a building footprint and 596m² for lot 2 for the existing residential house.
Both lots can satisfy the 25% garden requirement.
Both lots satisfy Standard C8.
See the attached lot layout plans.

56.04-03 Solar Orientation of Lots
There is ample room to all living areas within a new dwelling to be orientated towards the north to utilise solar access. The design of the subdivision is such that the construction of a dwelling on the proposed lots will not impact on its neighbours.

56.04-04 Common Area
This proposal does not include any common property .

56.06 Access and Mobility Management

56.06-08 Lot Access
Both lots have direct access to Wright Street from the existing crossovers.

56.07 Integrated Water Management

56.07-01 Drinking Water Supply
The the existing house is and the new lot will be connected to reticulated water meeting the needs of the future residents and will not overload the capacity of the existing infrastructure.

56.07-02 Reused and Recycled Water
The proposed subdivision allows room for a recycled water system to be designed and constructed in lot 2 for the new dwelling.

56.07-03 Waste Water Management
The existing house is connected to the existing sewerage mains and the proposed new dwelling can be connected to the sewerage mains by the existing sewer connection points.

56.07-04 Urban Runoff
The water runoff from both lots is discharged at the legal point of discharge.

56.08 Site Management

56.08-01 All works within lot 2 will be carried out to reduce runoff, dust and other types of damage by appropriate procedures of this site and the surrounding area.

56.09 Utilities

59.09-01 Shared Trenching
There are no new streets proposed within the subdivision and each lot will be connected to utilities separately.

56.09-02 Electricity, Telecommunications And Gas
The existing house (lot 2) is connected to electricity, nbn and gas and the new lot can be connected.

CONCLUSION

This proposal seeks to subdivide 242-244 Wright Street, Westmeadows back into 2 lots as per the original subdivision LP111011 maintaining the original character of our neighbourhoods. Both lots have street access from the existing crossovers in Wright Street with each lot having individual street frontage promoting a sense of personal address while providing greater diversity within the neighbourhood, creating opportunity in choice of housing and lot sizes..

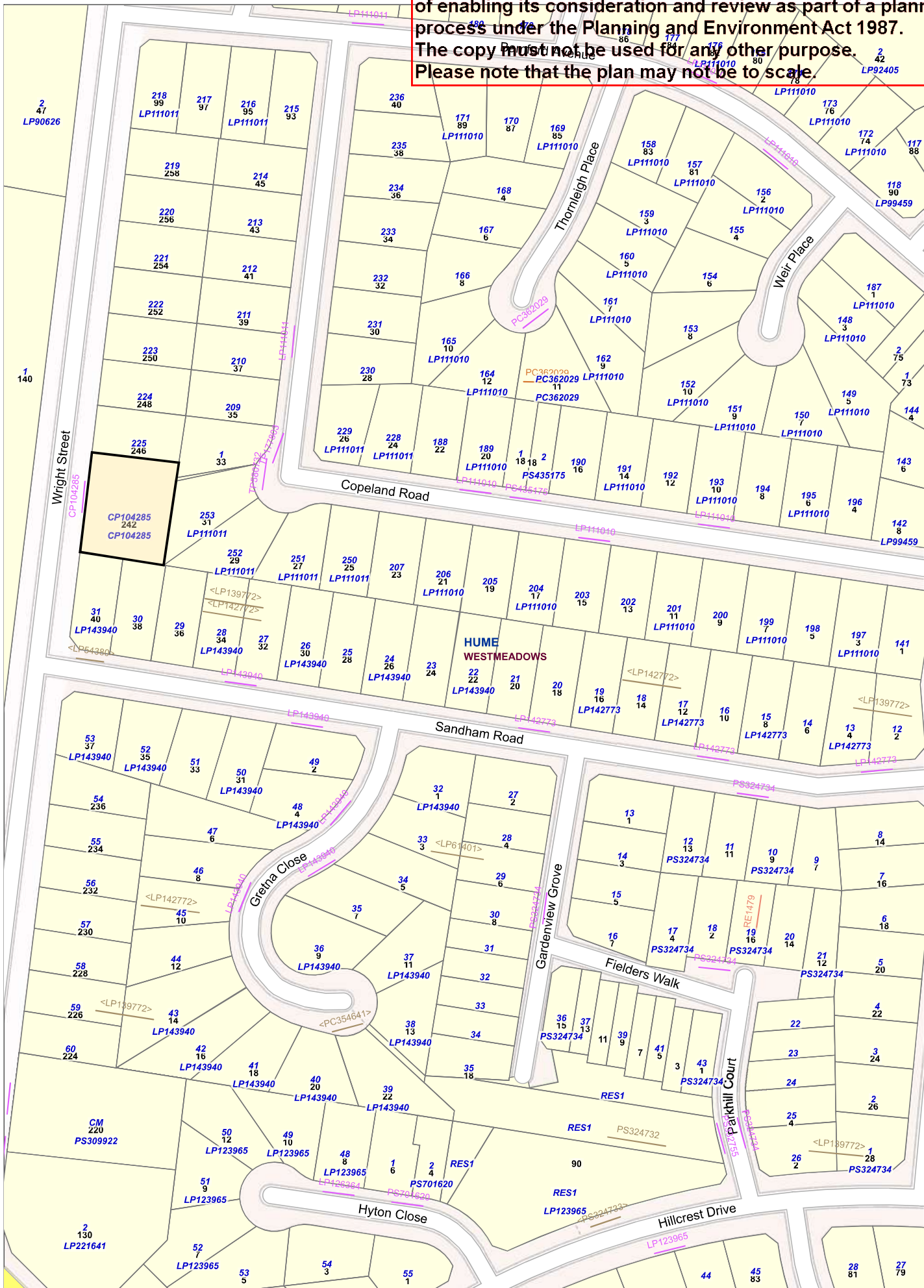
Lot 2 has the existing residence and is accessed by its own crossover.
lot 1 is vacant land with its own crossover.

For existing vegetation, see the Nearmap photos, there is nothing of significance that will affect the subdivision..

David Sidley LS

.....
David Sidley
LICENSED SURVEYOR

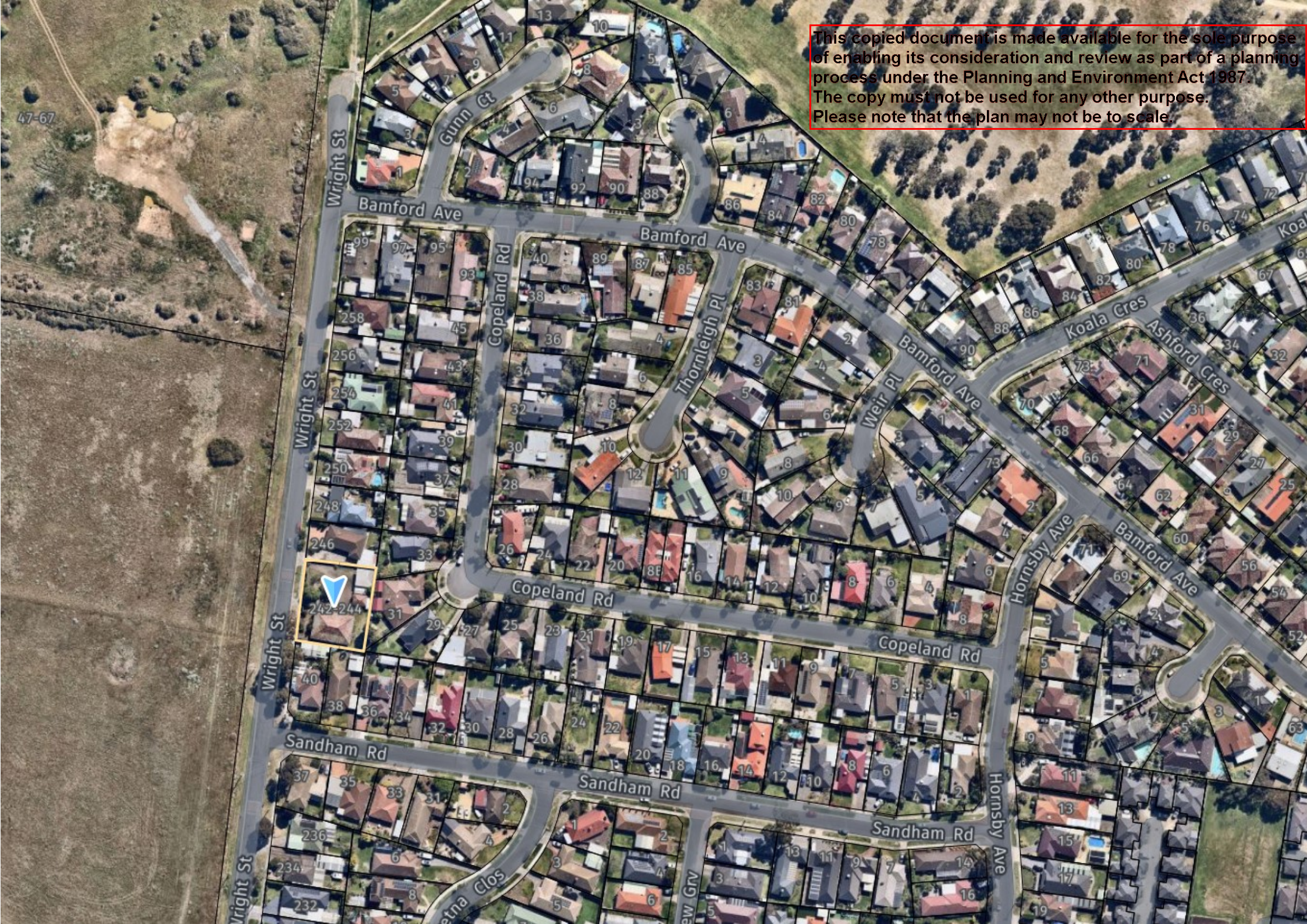
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Data Source: Vicmap Property			
Co-ordinates of Plot Corners		MGA Zone 55	Co-ordinates of Plot Corners
NW 312343,5828000		Melways- 5 G7 (ed.42) Vicroads- 436 G1 (ed.8)	NE 312674,5828007
SW 312353,5827538		Created 01:38 PM on Oct 4, 2023	SE 312684,5827545
MGA Zone 55	Scale of Metres (1:1,250)		MGA Zone 55

WARNING: No warranty is given as to the accuracy or completeness of this map. Dimensions are approximate. For property dimensions, undertake a Title search.

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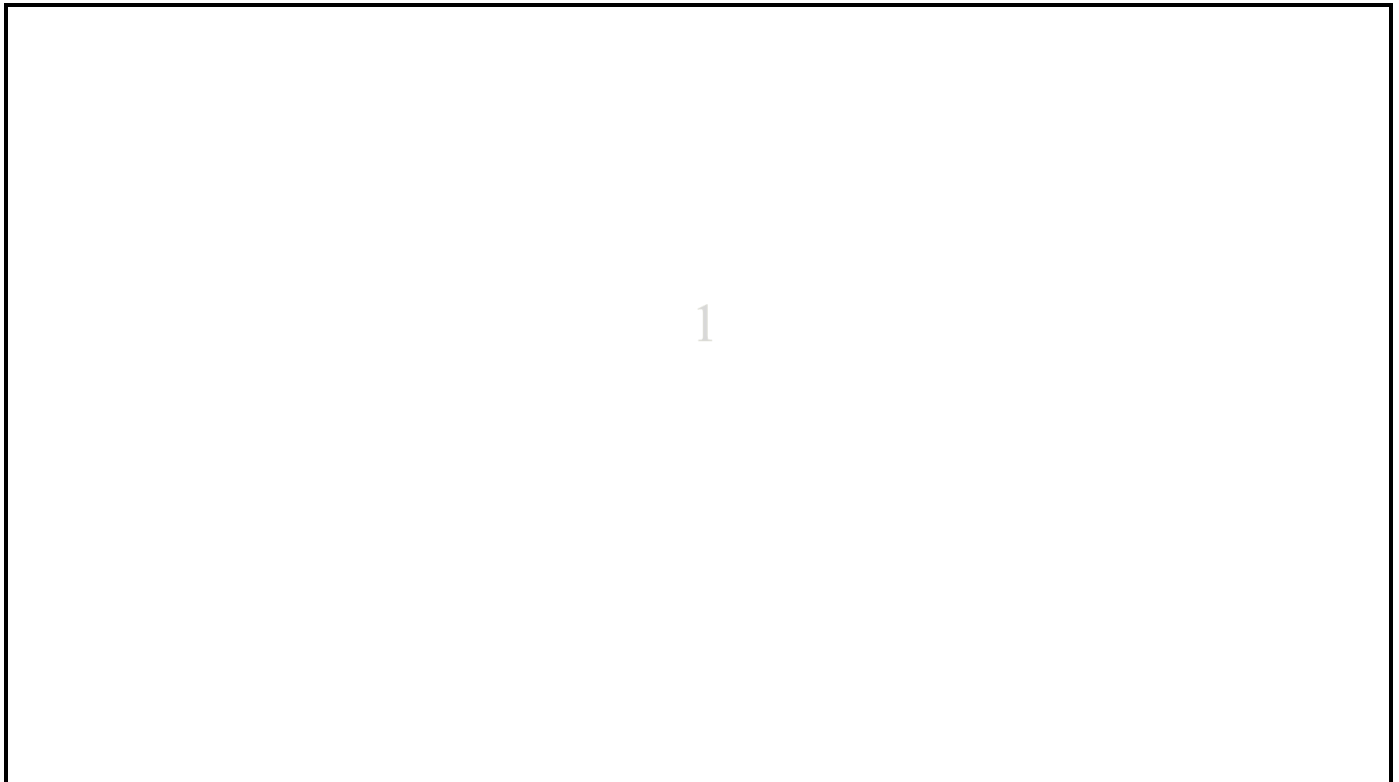


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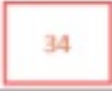




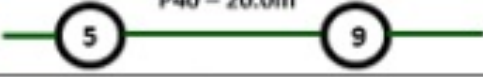
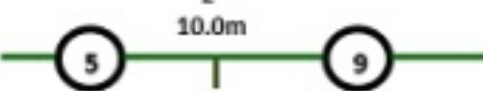





To: David Sidley
Phone: Not Supplied
Fax: Not Supplied
Email: jredwardslandsurveyors@gmail.com

Dial before you dig Job #:	35070634	
Sequence #	229762384	
Issue Date:	18/09/2023	
Location:	242-244 Wright St , Westmeadows , VIC , 3049	

Indicative Plans

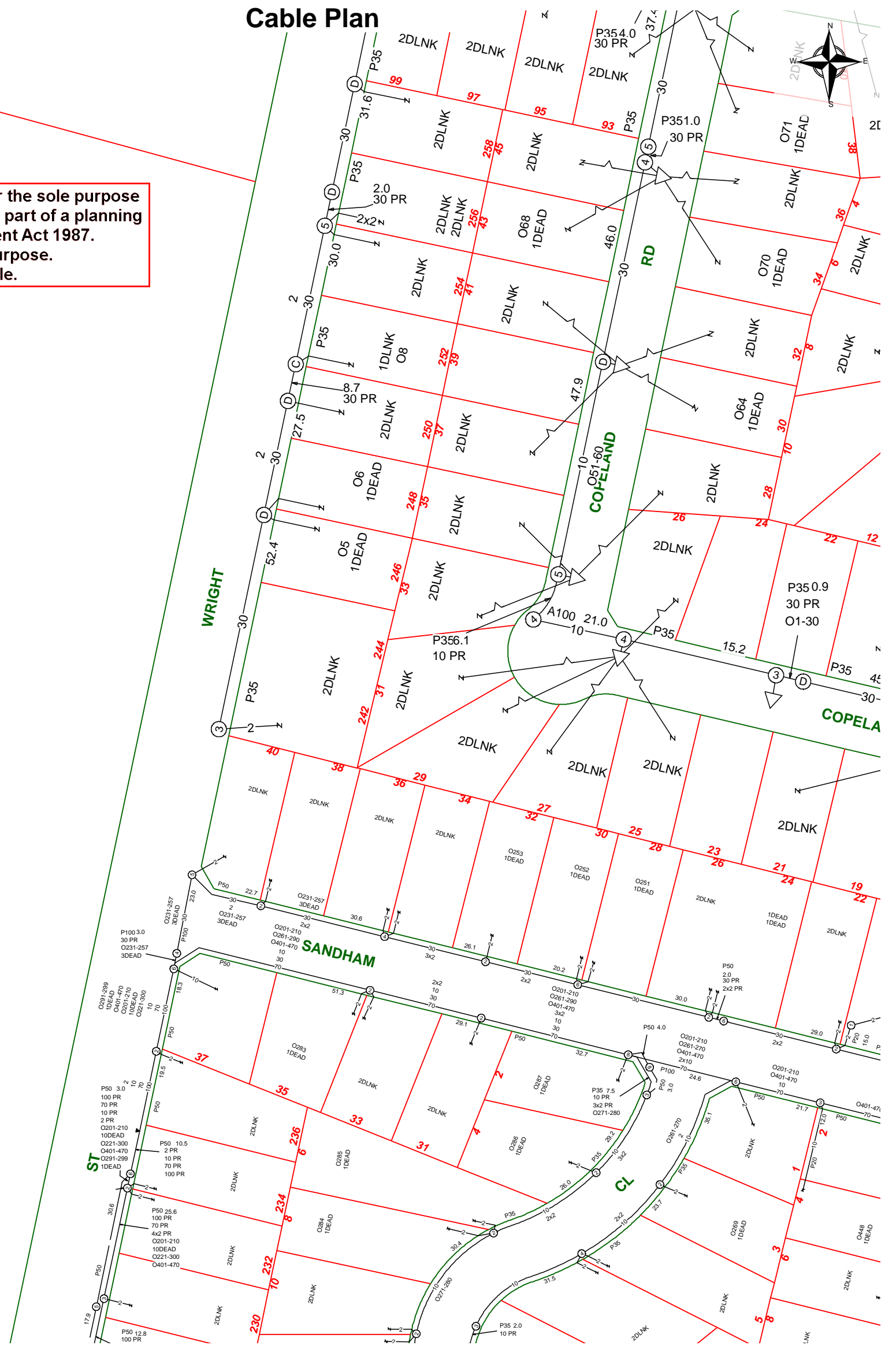


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  LEGEND	
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
<p>2 PO – T- 25.0m P40 – 20.0m</p> 	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
<p>2 10.0m</p> 	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
 BROADWAY ST	Road and the street name "Broadway ST"
Scale	<p>0 20 40 60 Meters</p> <p style="text-align: right;">1:2000 1 cm equals 20 m</p> 

Cable Plan

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Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment>
 Ph - 13 22 03
 Email - Telstra.Plans@team.telstra.com
 Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

Sequence Number: 229762387
 Please read Duty of Care prior to any excavating

TELSTRA LIMITED A.C.N. 086 174 781
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WARNING
 Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

From www.planning.vic.gov.au at 26 October 2023 12:22 PM

PROPERTY DETAILS

Lot and Plan Number: **Plan CP104285**
 Address: **242-244 WRIGHT STREET WESTMEADOWS 3049**
 Standard Parcel Identifier (SPI): **CP104285**
 Local Government Area (Council): **HUME**
 Council Property Number: **502513**
 Planning Scheme: **Hume**
 Directory Reference: **Melway 5 G7**

www.hume.vic.gov.au

[Planning Scheme - Hume](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **Yarra Valley Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **JEMENA**

STATE ELECTORATES

Legislative Council: **WESTERN METROPOLITAN**
 Legislative Assembly: **SUNBURY**

OTHER

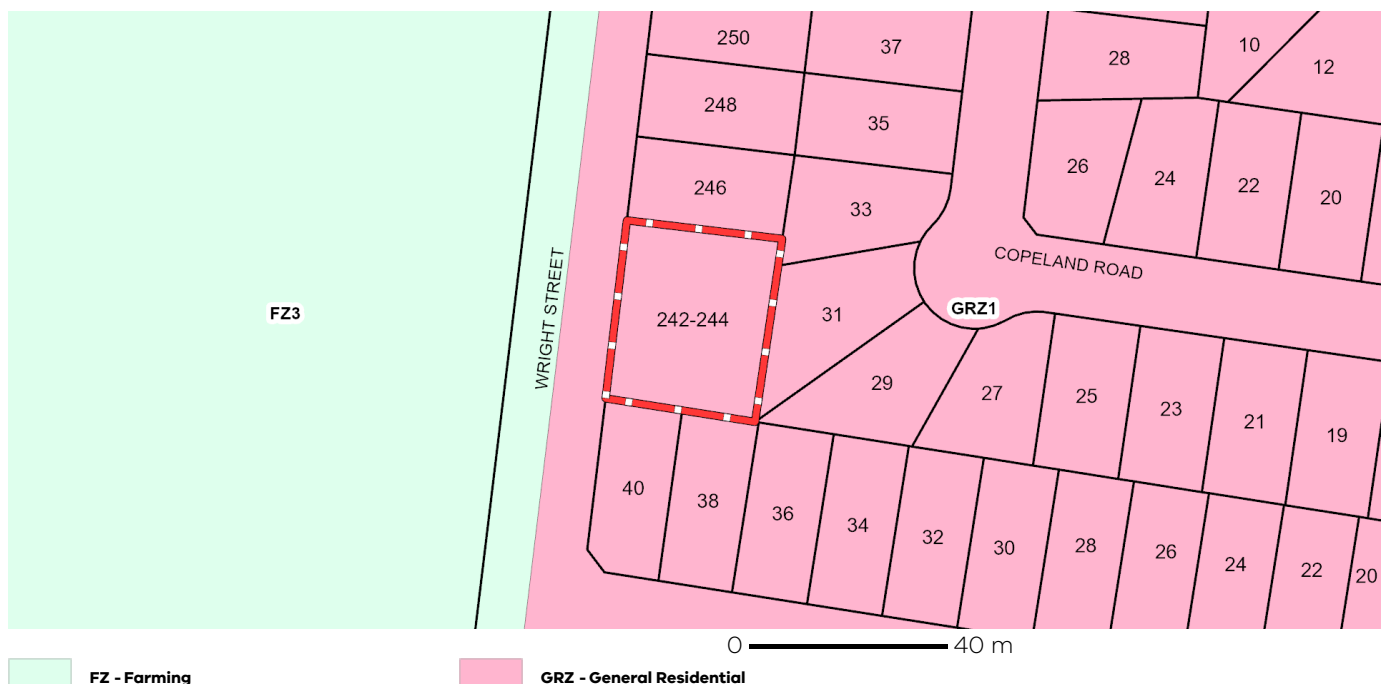
Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

[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.

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Planning Overlay

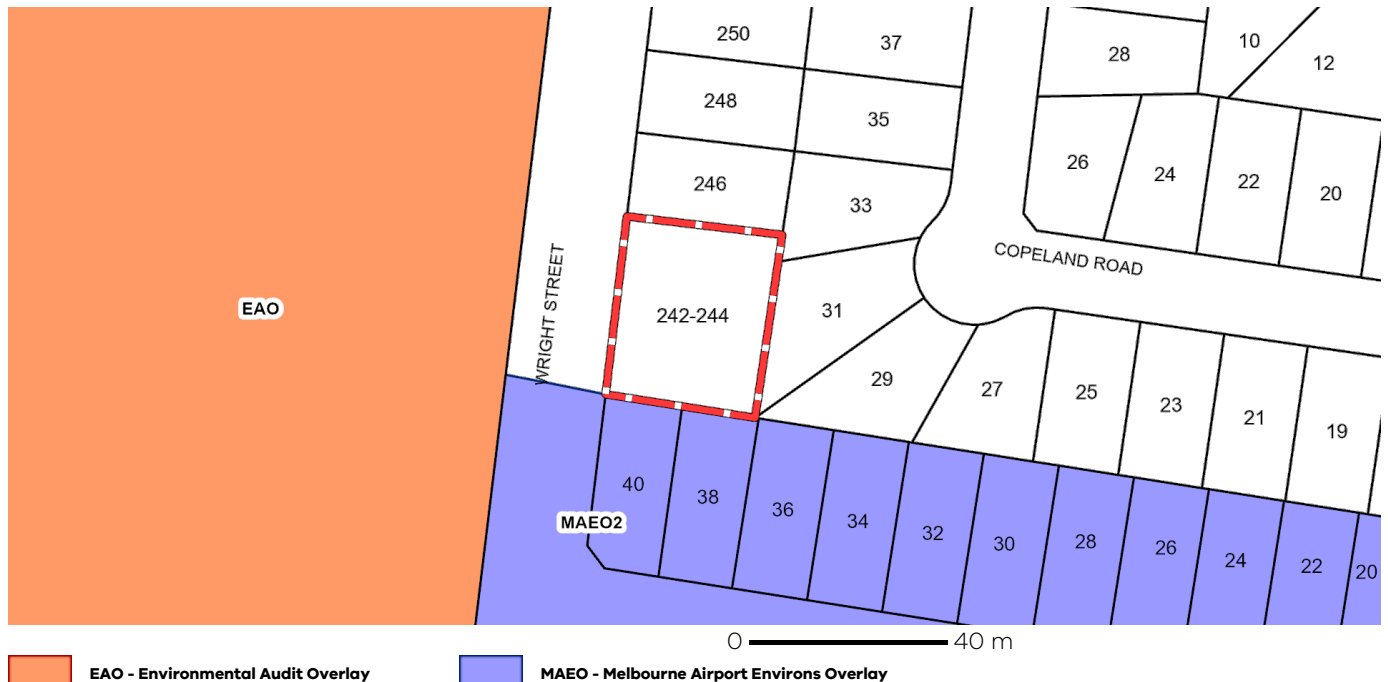
None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[ENVIRONMENTAL AUDIT OVERLAY \(EAO\)](#)

[MELBOURNE AIRPORT ENVIRONS OVERLAY \(MAEO\)](#)



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

Further Planning Information

Planning scheme data last updated on 19 October 2023.

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.maps.vic.gov.au/vicplan>

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

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Designated Bushfire Prone Areas

This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). 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 the region 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 Information Management system <https://nvim.delwp.vic.gov.au/> 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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