



Application for Planning Permit and Certification

Supplied by Michael James Reddie
Submitted Date 03/07/2018

Application Details

Application Type Planning Permit and Certification under the Subdivision Act
 Version 1
Applicant Reference Number (Not Supplied)
Responsible Authority Name South Gippsland Shire Council
Responsible Authority Reference Number(s) (Not Supplied)
SPEAR Reference Number S125412V

The Land

Primary Parcel 89 BEACH PARADE, SANDY POINT VIC 3959
 Lot A/Plan PS537365
 Volume 11094/Folio 969
 SPI A\PS537365
 CPN 200193
Zone: 32.05 Township
Overlay: 43.02 Design and Development
 44.06 Wildfire Management
 42.01 Environmental Significance
 44.06 Bushfire Management

The Proposal

Subdivision Act (1988) Dealing Type Section 22 (Subdivision)
Plan Number PS811047B
Number of lots 14
Proposal Description Subdivision of land into 14 lots
Estimated cost of the development for which a permit is required \$ 0

Existing Conditions

Existing Conditions Description Caravan Park
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 Michael James Reddie
 M.J.Reddie Surveys Pty Ltd
 1 Horner Street, Beaconsfield, VIC, 3807
 Business Phone: 03 97074117
 Email: mjr@reddiesurveys.com.au

Applicant**Applicant**

(Applicant details as per Applicant Contact)

Owner**Owner**

PROM COUNTRY DEVELOPMENTS PTY
LTD
2/20 Duerdin Street, Notting Hill, VIC,

Declaration

I, Michael James Reddie, declare that the owner (if not myself) has been notified about this application.

I, Michael James Reddie, declare that all the information supplied is true.

I, Michael James Reddie, have certified that steps have been taken to bring this land under the Transfer of Land Act 1958.

I, Michael James Reddie, 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**

Michael James Reddie
M.J.Reddie Surveys Pty Ltd



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

Page 1 of 1

VOLUME 11094 FOLIO 969

Security no : 124072694148A
Produced 03/07/2018 12:20 pm

LAND DESCRIPTION

Lot A on Plan of Subdivision 537365N.
PARENT TITLE Volume 09967 Folio 724
Created by instrument PS537365N 06/10/2008

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
PROM COUNTRY DEVELOPMENTS PTY LTD of 2/20 DUERDIN ROAD NOTTING HILL VIC 3168
PS537365N 06/10/2008

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AN052171U 26/08/2016
SOUTHAGE PTY LTD

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 PS537365N FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

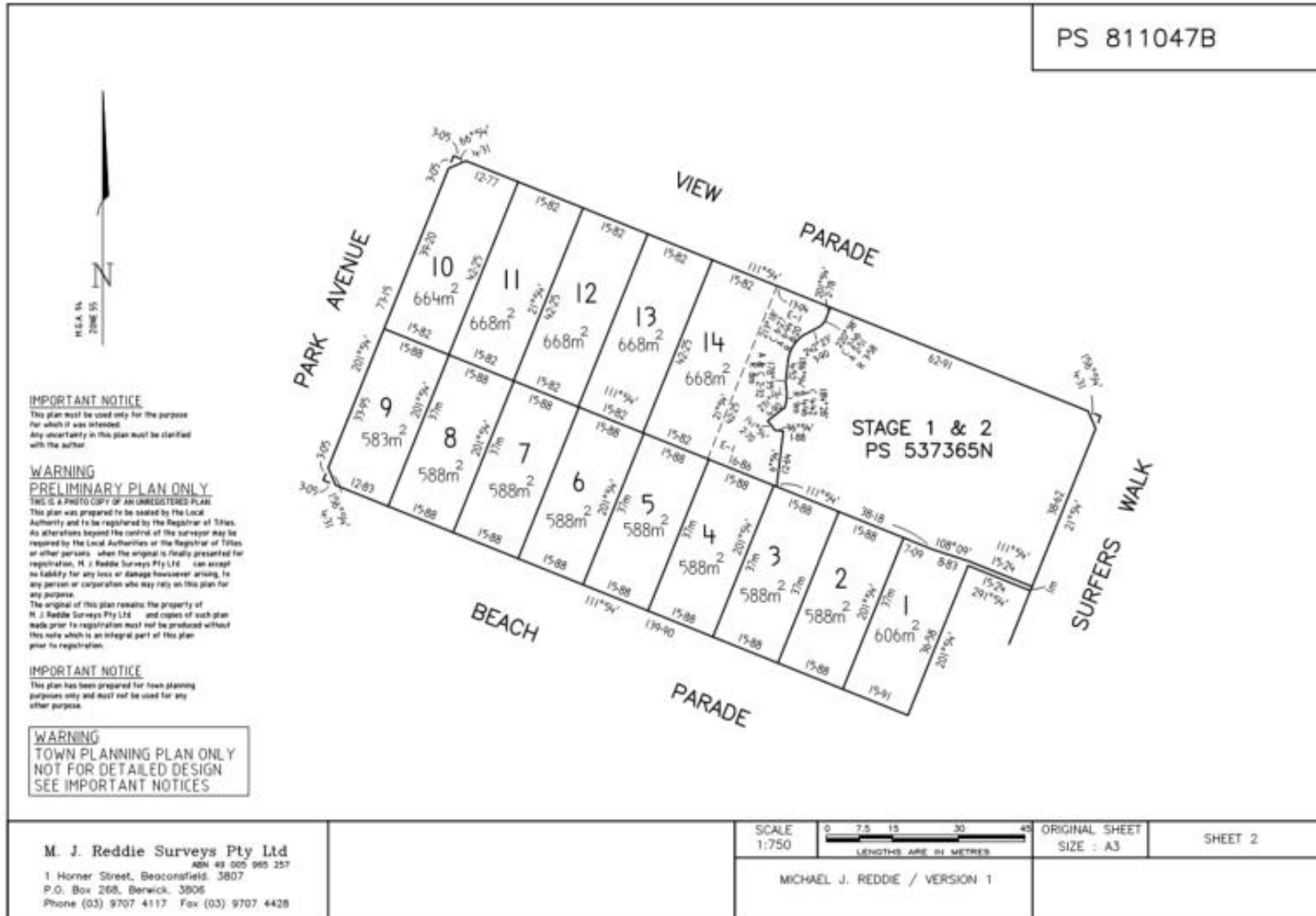
-----END OF REGISTER SEARCH STATEMENT-----

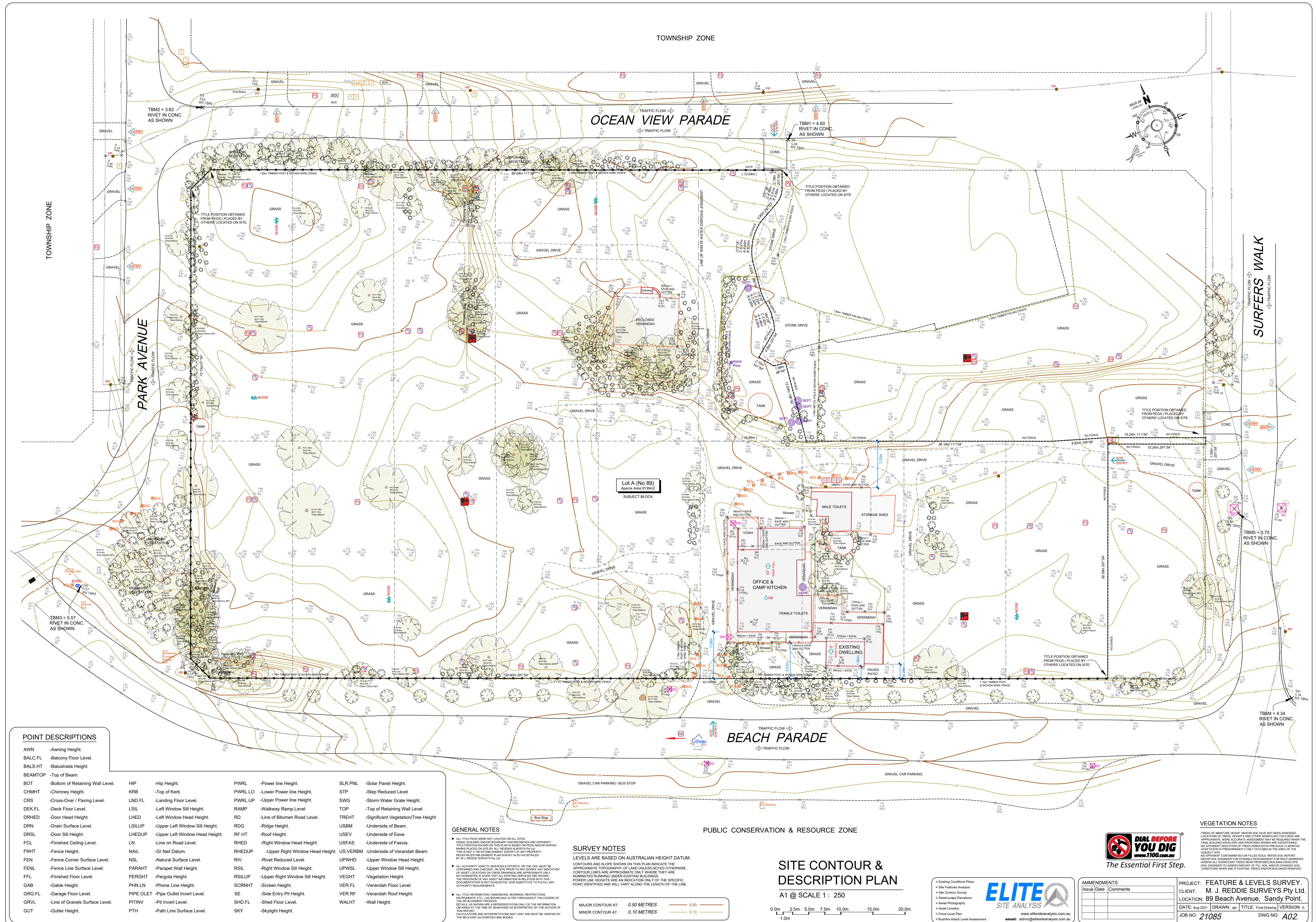
Additional information: (not part of the Register Search Statement)

Street Address: 89 BEACH PARADE SANDY POINT VIC 3959

DOCUMENT END

ATTACHMENT B – PROPOSED PLAN OF SUBDIVISION







Map 1 - Existing Conditions and Native Vegetation

21050 - 89 Beach Parade Sandy Point

Property

Title Boundary

Tree Census

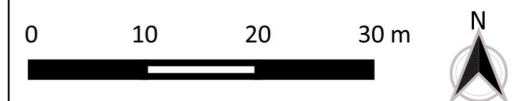
Indigenous Tree or Shrub

Canopy Spread

Patch of Native Vegetation

Date: 13 September 2021
 Created by: Chris Armstrong
 Map Program: QGIS 3.14
 Subdivision layout provided by M. J. Reddie Surveys

Scale (A3) 1:600



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Map 2A - Native Vegetation Impact Assessment

21050 - 89 Beach Parade
Sandy Point

Development Layout

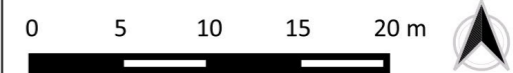
-  Building envelope
-  Native vegetation to be removed under Cl. 52.17
-  Exempt removal of native vegetation
-  Habitat Zone

Tree Census

-  Indigenous Shrub-Remove
-  Fenceline Buffer (4m)

Date: 13 September 2021
Created by: Chris Armstrong
Map Program: QGIS 3.4
Subdivision layout provided by M. J. Reddie Surveys

Scale (A3)




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Map 2B - Native Vegetation Impact Assessment

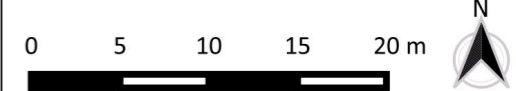
21050 - 89 Beach Parade
Sandy Point

Development Layout

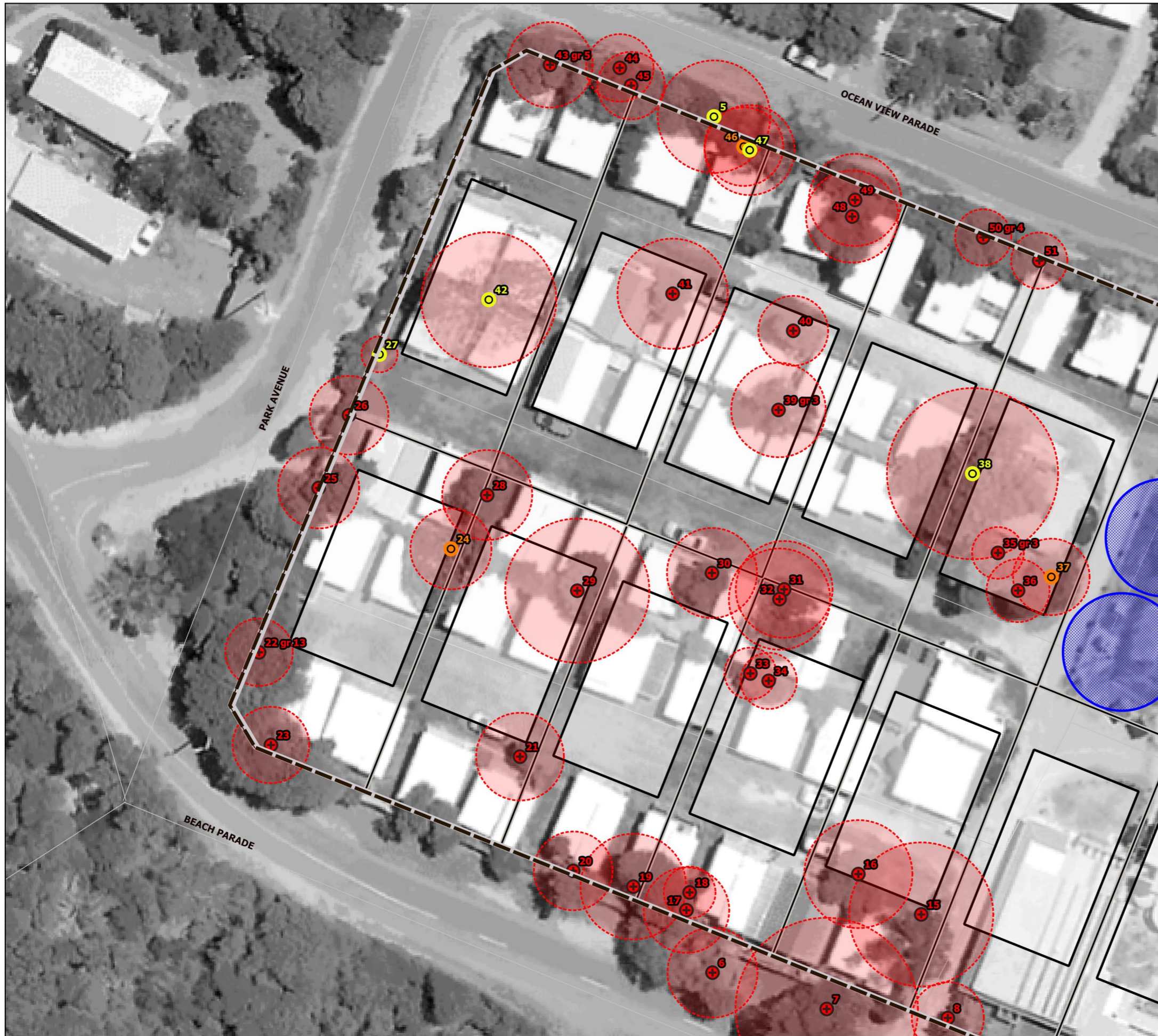
-  Building envelope
 -  Native vegetation to be removed under Cl. 52.17
 -  Habitat Zone
- Tree Census**
-  Indigenous Shrub-Remove
 -  Indigenous Shrub-Retain
 -  Fenceline Buffer (4m)

Date: 13 September 2021
Created by: Chris Armstrong
Map Program: QGIS 3.4
Subdivision layout provided by M. J. Reddie Surveys

Scale (A3)





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Map 1A - Tree Impact Assessment

21050 - 89 Beach Parade
Sandy Point

Development Layout

-  Building envelope
-  70,000L Tank x2

Tree Census

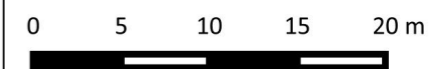
-  Indigenous Shrub-Remove
-  Victorian Native-Remove
-  Australian Native-Remove

Tree Protection Zone (TPZ)

-  Remove

Date: 09 September 2021
Created by: Chris Armstrong
Map Program: QGIS 3.4
Subdivision layout provided
by M. J. Reddie Surveys

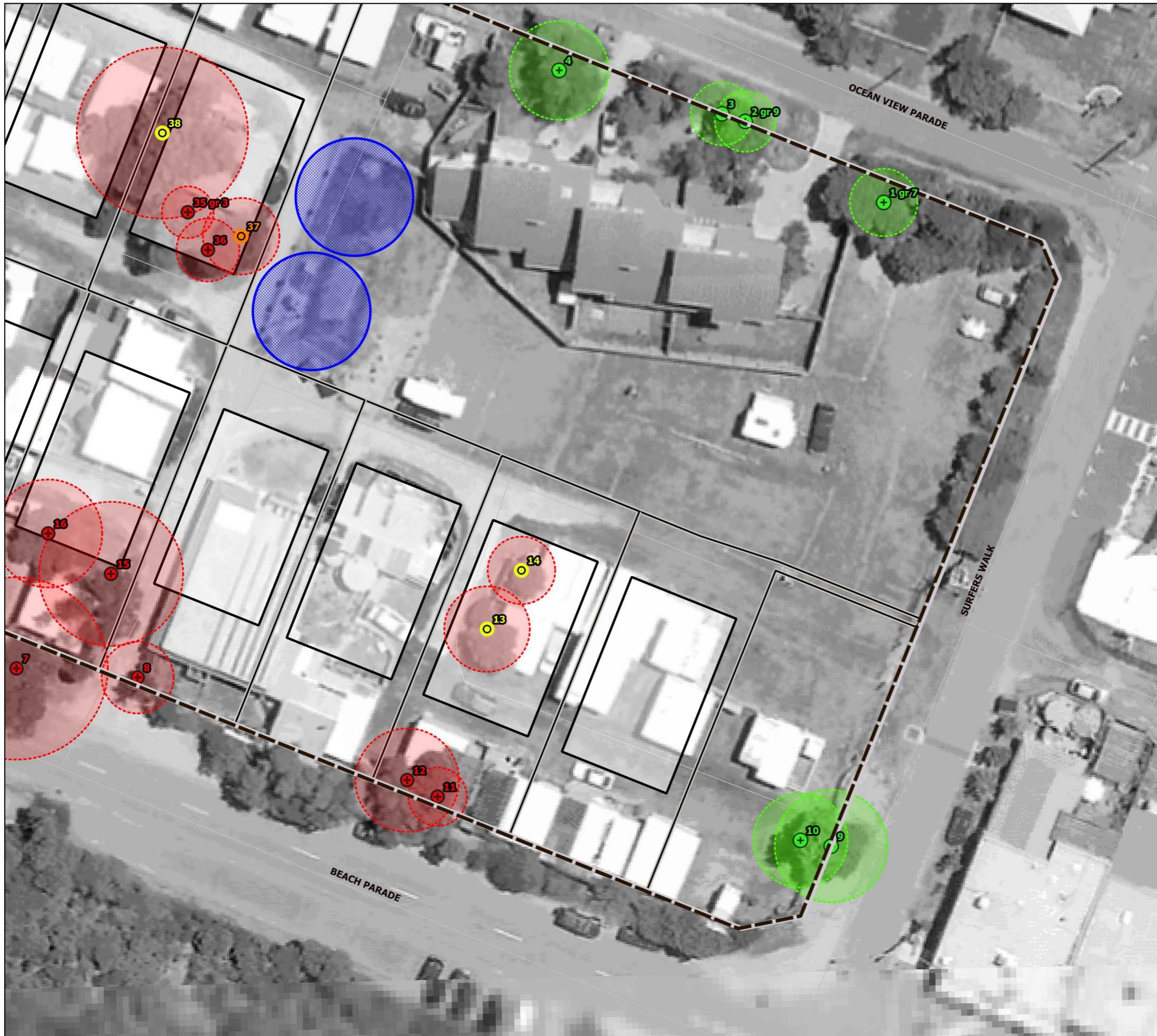
Scale (A3)



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Map 1B - Tree Impact Assessment

21050 - 89 Beach Parade
Sandy Point



Development Layout

-  Building envelope
-  70,000L Tank x2

Tree Census

-  Indigenous Shrub-Remove
-  Victorian Native-Remove
-  Indigenous Canopy Tree-Retain
-  Australian Native-Remove

Tree Protection Zone (TPZ)

-  Remove
-  Retain

Date: 09 September 2021
Created by: Chris Armstrong
Map Program: QGIS 3.4
Subdivision layout provided by M. J. Reddie Surveys

Scale (A3)



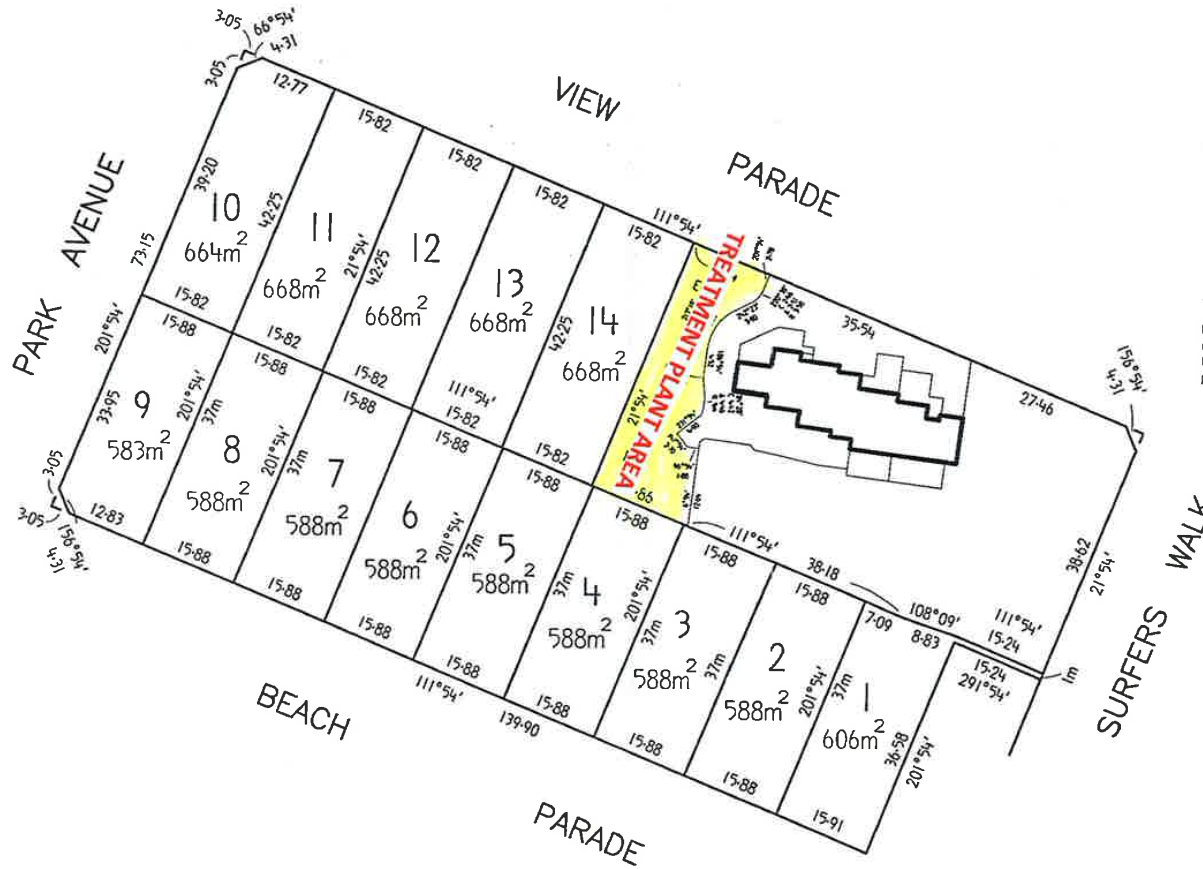
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PLAN OF SUBDIVISION	STAGE No. /	PLAN NUMBER PS X
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IMPORTANT NOTICE
 This plan must be used only for the purpose for which it was intended.
 Any uncertainty in this plan must be clarified with the author.

WARNING
PRELIMINARY PLAN ONLY
 THIS IS A PHOTO COPY OF AN UNREGISTERED PLAN. This plan was prepared to be sealed by the Local Authority and to be registered by the Registrar of Titles. As alterations beyond the control of the surveyor may be required by the Local Authorities or the Registrar of Titles or other persons when the original is finally presented for registration, M. J. Reddie Surveys Pty Ltd can accept no liability for any loss or damage howsoever arising, to any person or corporation who may rely on this plan for any purpose.
 The original of this plan remains the property of M. J. Reddie Surveys Pty Ltd and copies of such plan made prior to registration must not be produced without this note which is an integral part of this plan prior to registration.



M. J. Reddie Surveys Pty Ltd ABN 49 005 965 257 1 Horner Street, Beaconsfield. 3807 P.O. Box 268, Berwick. 3806 Phone (03) 9707 4117 Fax (03) 9707 4428	SCALE LENGTHS ARE IN METRES	ORIGINAL SCALE SHEET SIZE 1:750 A3	LICENSED SURVEYOR (PRINT)MICHAEL J. REDDIE..... SIGNATURE DATE 22-11-2013 REF 1105247 FILE 1023 GC 1 VERSION 2	SHEET 2 OF 2 SHEETS DATE / / COUNCIL DELEGATE SIGNATURE
	(Empty space for council delegate signature)			



TREATMENT PLANT AREA

BLOCK 4
350sqm

BLOCK 5
351sqm

BLOCK 6
339sqm

BLOCK 7
260sqm

BLOCK 8
364sqm

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ABN: 38 253 773 962

19 October 2022

Chris Cope

Prom Country Developments Pty Ltd

cope-pyke@cope-pyke.com.au

C/- Glenn Kell /Planning Central

glenn@planningcentral.com.au**Summary of Water Supply Requirements– 89 Beach Parade Sandy Point**

In relation to the subdivision application at 89 Beach Parade Sandy Point, I have reviewed the CFA response dated 19 January and I have since discussed the matter over the phone with the representative CFA member, Adrian Wakenshaw.

The information communicated in the CFA letter and clarified over the phone includes:

1. That the subdivision development should apply the standard conditions to each lot as specified in clause 53.02-4.4 and table 4. This effectively means that:
 - A water supply of 10,000 litres needs to be included for each lot
 - Fire authority fittings and access within 4 metres of driveways need to be provided for each tank
2. Each proposed lot should independently meet the provision of a water supply for CFA firefighting purposes – in lieu of a communal service.

The reasons given for this decision by the CFA member include:

1. That CFA have considered community access to emergency water supply in the local area and deemed that these resources were insufficient to provide water to dwellings in the subdivision
2. That communal water supply within public open space within the subdivision would not provide the assurance that such a supply could be maintained, in the absence of a legal entity on the title (such as a Body Corporate etc.)
3. That the provision of water tanks on each lot will place the onus on individual lot owners rather than rely upon communal responsibility, which is uncertain in its application.

Although there may be other legal mechanisms to secure an alternative water supply on the site following formal certification of the subdivision, from the stand point of the planning approval, it seems that a Bushfire Management Plan demonstrating indicative water tanks on each lot provide the clearest way forward.

I have provided a sample Bushfire Management Plan attached to this letter. This plan would meet the requirements of the Bushfire Planning Regulations for which CFA would provide formal consent.

Please advise if you wish to proceed on this basis and if so, I will finalize all relevant documentation for CFA approval.

Greg James

Environmental Consultant

Email: info@rangesconsulting.com

Ph: 0459 020 061 | www.rangesconsulting.com






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Please refer to the sample Bushfire Management Plan attached to this letter.

Bushfire Management Plan

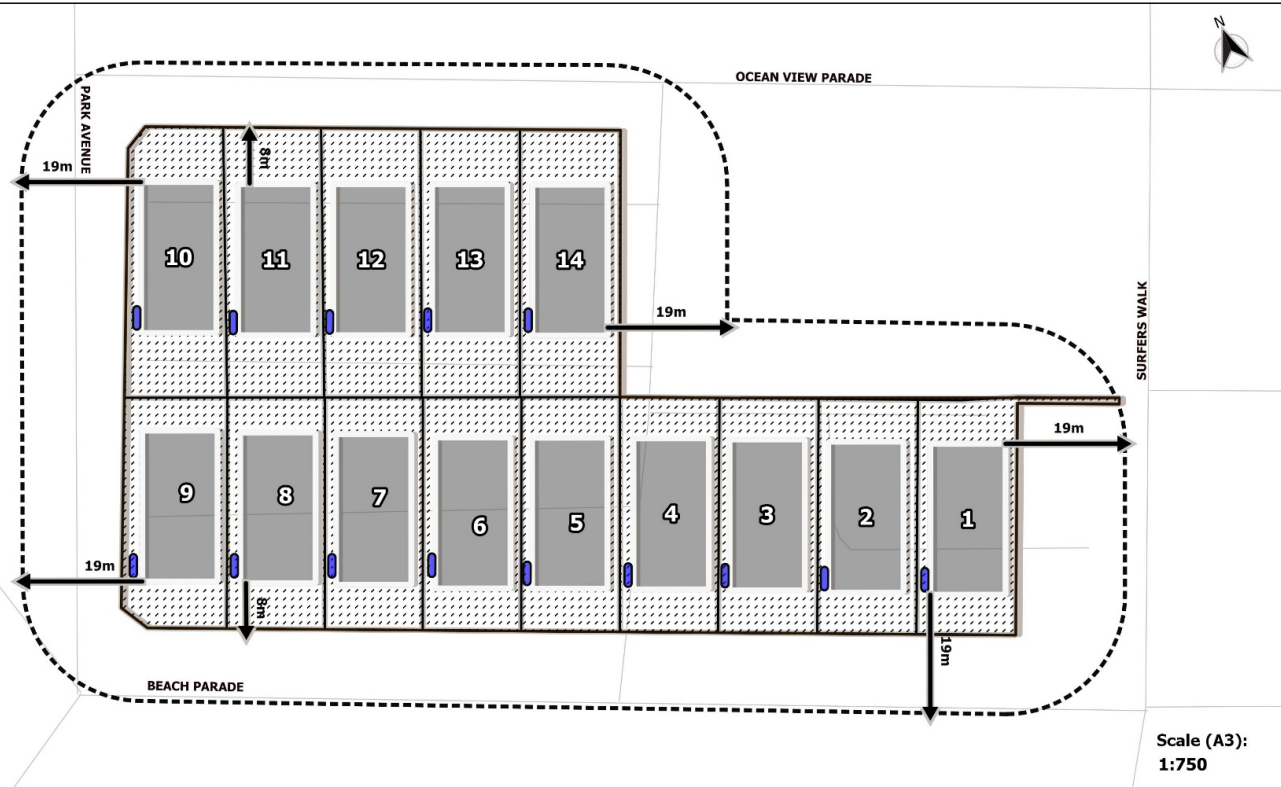
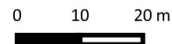
89 Beach Parade Sandy Point

Development Layout

-  Building envelope
-  Title Boundary and Lot boundaries
-  10,000 Litre Tank (indicative location only)
-  Defendable Space to be maintained
-  Defendable space boundary (Including road surface)

Date: 20 October 2022
 Created by: Chris Armstrong
 Map Program: QGIS 3.14

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Scale (A3):
 1:750

Defendable Space

Defendable Space is to a distance of 19 metres from all dwellings or to the property boundary (whichever is less) where vegetation and other flammable materials must be managed in accordance with the following:

1. Grass must be short cropped and maintained during the declared fire danger period.
2. All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
3. Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
4. Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
5. Shrubs must not be located under the canopy of trees.
6. Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
7. Trees must not overhang or touch any elements of the building.
8. The canopy of trees must be separated by at least 5 metres.
9. There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Construction Standard

All new dwellings are to be designed and constructed to a minimum AS-3959 Bushfire Attack Level of BAL-19.

Standard Water Supply Requirements

A 10,000 litre water supply tank is to be provided for each dwelling. The water supply is to:

1. Be stored in an above ground water tank constructed of concrete or metal
2. All fixed above-ground water pipes and fittings required for firefighting purposes must be made of corrosive resistant metal
3. Incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64 mm CFA 3 thread per inch male fitting).
4. Be located within 60 metres of the outer edge of the approved building.
5. The outlet/s of the water tank must be within 4m of the accessway and be unobstructed.
6. Be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided.
7. Any pipework and fittings must be a minimum of 65 mm (excluding the CFA coupling).

Access Requirements

The following design and construction requirements apply to the access of the 140,000-litre static water supply:

1. All-weather construction.
2. A load limit of at least 15 tonnes.
3. Provide a minimum trafficable width of 3.5 metres.
4. Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
5. The outlet/s of the water tank must be within 4m of the accessway and be unobstructed.

As all building envelopes are less than 15m from the road, no access requirements apply to the lots.