


Appendix 4 – Referral Comments

Type of Referral	Responses
Internal	
Engineering Services	<p><u>The following points MUST be resolved prior to applying the engineering conditions below to the planning permit.</u></p> <ul style="list-style-type: none"> ➢ This subdivision to be allowed as per Kororoit Creek PSP. I have noted as per PSP there will be a future connector road intersecting proposed lot 2 and a local access street intersecting proposed lot 1. Lot 1 also has a local significant heritage place. ➢ Northern and Southern side of this land is subject to 100 year flooding from Melbourne Water assets, therefore this application to referred to MW for comments. <p><u>Permit Conditions</u></p> <ul style="list-style-type: none"> ▪ <u>Easements on certified plans</u> All existing and proposed easements and sites for existing and required utility services and carriageways on the land must be set aside in favour of the relevant authority or the subdivided lots for which the easement is to be created on the plan of subdivision submitted for certification under the Subdivision Act 1988. The easements must be shown and referenced on the Plan of Subdivision prior to the Certification of the Plan of Subdivision. ▪ <u>Stormwater</u> Stormwater is to discharge to a point on the allotment a minimum of 18m downslope and away from all buildings on site whilst still being contained within the allotment boundaries. ▪ <u>Vehicle crossings</u> A vehicle crossing must be provided to each of the subdivided lots and must be constructed prior to the issue of Statement of Compliance. All proposed vehicle crossing must be constructed to a rural standard in accordance with Council's Standard Drawings. A 'Consent to Work within a Road Reserve' must be obtained from Council prior to the commencement of construction. Engineering plans showing the locations of vehicle crossings for the subdivided allotments must be submitted to the Responsible Authority prior to construction. ▪ <u>C10 - Vehicle crossing removal</u> All disused or redundant vehicle crossings must be removed and the area reinstated to kerb and channel to the satisfaction of the Responsible Authority.

	<ul style="list-style-type: none"> ▪ <u>B4 - Existing works</u> All existing conditions affected by the development works must be reinstated at no cost and to the satisfaction of the Responsible Authority. <p>NOTES:</p> <ul style="list-style-type: none"> ▪ All drains contained within the allotment, except in drainage easements created in favour of Council, must remain the property of the landowners and must not be taken over by Council for future maintenance. ▪ Any proposed vehicle crossings must have clearance from other services, public light poles, street sign poles, other street furniture, trees and any traffic management devices. <p>Supporting Advice</p> <p>Snapshot of Kororoit Creek PSP and subject land</p> 
<p>Heritage Officer</p>	<p>The nature of the referral</p> <p>The referral has been made to the Heritage Advisor because the property is covered by HO 128, Stoneleigh Homestead and includes the homestead, palm trees, sugar gums and dry stone walls.</p> <p>Proposal details</p> <p>The proposal is for a 2 lot subdivision of the property which would see the homestead and trees separated from the dry stone wall along Sinclairs Road.</p> <p>There is little strategic justification for the subdivision in the application and it implies that the future purchase of the property is contingent on the subdivision. The southern section or the proposed Lot 2 would contain the dry stone wall along Sinclairs Road, and the applicant implies that this would be sold to developer Moremac. Lot 1 where the homestead is located would be retained by the current owner. To separate the different parts of the heritage place into separate ownership and different developments would provide a poor outcome for the heritage values of the place. It would be preferable that the entire property be developed in a holistic manner in order to ensure the best outcomes for the future</p>

	<p><i>development, conservation and interpretation of the heritage features and values of the place.</i></p> <p><i>The Kororoit PSP Key Objectives states that; "Development will encourage a strong sense of place through he protection, enhancement and interpretation of places...in particular Stoneleigh Homestead (HO128)."</i></p> <p><i>The Kororoit PSP Heritage Requirements state that; "Any subdivision and/or development of land adjoining a heritage site identified under the Heritage Overlay in the Melton Planning Scheme must have regard to the heritage significance of the site and provide a sensitive interface."</i></p> <p><i>Neither of these requirements are met by this present application. In addition, allowing the owner to subdivide so that they don't have to deal with the accumulated rubbish on the property should be actively discouraged. The condition of the house, walls and trees on the property is poor and unless it can be demonstrated that the subdivision will provide for better outcomes for the heritage features of the property there is no justification for approving the subdivision.</i></p> <p>Recommendations</p> <p><i>That the application be refused.</i></p>
<p>External</p>	
<p>Department of Environment Land Water and Planning</p>	<p>Land Management Co-operative Agreement, Conservation Areas</p> <p><i>A permit to subdivide land on land shown in the incorporated Kororoit Precinct Structure Plan as including the conservation area shown on Plan 6 of the Precinct Structure Plan as Conservation Area 15 must ensure that, before the issue of a statement of compliance for the subdivision, the owner of the land:</i></p> <ul style="list-style-type: none"> <i>• Enters into an agreement with the Secretary to the Department of Environment, Land, Water and Planning (DELWP) under section 69 of the Conservation Forests and Lands Act 1987, which:</i> <i>• Must provide for the conservation and management of that part of the land; and</i> <i>• may include any matter that such an agreement may contain under the Conservation Forests and Lands Act 1987.</i> <i>• Makes application to the Registrar of Titles to register the agreement on the title to the land.</i> <i>• Pays the reasonable costs of the Secretary to DELWP in the preparation, execution and registration of the agreement.</i> <p><i>The requirement for a Land Management Co-operative Agreement in this condition does not apply to land of any lot or part of a lot within the conservation area shown on Plan 6 of the Precinct Structure Plan as Conservation Area 15 that:</i></p> <ul style="list-style-type: none"> <i>• is identified in a Precinct Structure Plan as public open space and is vested, or will be vested, in the council as a reserve for the purposes of public open space; or</i> <i>• is identified in a Precinct Structure Plan as a drainage reserve and is vested, or will be vested, in Melbourne Water Corporation or the council as a drainage reserve; or</i>

	<ul style="list-style-type: none"> • <i>is the subject of an agreement with the Secretary to the DELWP to transfer or gift that land to:</i> • <i>the Secretary to DELWP;</i> • <i>the Minister for Environment and Climate Change; or</i> • <i>another statutory authority.</i> <p><i>to the satisfaction of the Secretary to DELWP.</i></p>
Melbourne Water	<p>Objects to the proposal on the following conditions:</p> <ol style="list-style-type: none"> 1. <i>No polluted and / or sediment laden runoff, is to be discharged directly or indirectly into Melbourne Water's drains or watercourses, where pollute is defined in the Water Act 1989.</i> 2. <i>Prior to the issue of a Statement of Compliance for the subdivision, the Owner may be required to enter into and comply with an agreement with Melbourne Water Corporation for the acceptance of surface and storm water from the subject land directly or indirectly into Melbourne Water's drainage systems and waterways, the provision of drainage works and other matters in accordance with the statutory powers of Melbourne Water Corporation.</i> 3. <i>Stormwater runoff from the subdivision must achieve State Environment Protection Policy (Waters of Victoria) objectives for environmental management of stormwater as set out in the 'Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO) 1999'.</i> 4. <i>Prior to Certification, the Plan of Subdivision must be referred to Melbourne Water, in accordance with Section 8 of the Subdivision Act 1988.</i> 5. <i>All new lots must achieve appropriate freeboard in relation to local overland flow paths to Council's satisfaction.</i>