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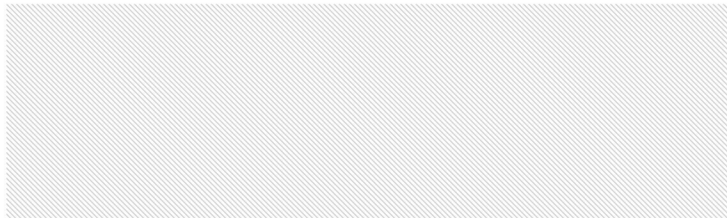
PROPERTY REPORT

RESPONSIBLE AUTHORITY Central Goldfields Shire Council

PLANNING SCHEME Central Goldfields Planning Scheme

PROPOSAL
Proposed two lot subdivision
Lot 2 PS336764T
Crown Allotment 1 & 2 Section 25A
Township and Parish of Dunolly
16 Tweeddale Street
Dunolly

APPLICANT



1 PROPOSAL

- The proposal being presented to Council is a **two lot subdivision of land** at 16 Tweeddale Street Dunolly. This is a rectangular allotment with a primary frontage to Tweeddale Street, a sealed road and a minor arterial road to Tarnagulla and points further north (Bridgewater-Dunolly Road zoned TRZ2).
- Given the status of Tweeddale Street, the **permit also seeks access to this street** for both lots (optional for lot 1 but essential for lot 2).
- In addition a frontage is available to Barkly Street being an all-weather gravel street.
- The land is wholly vacant. No crossovers are in place and the site is unfenced and effectively unused.
- Lot 1 is 802m² and lot 2 is 815m².

See Appendices 1, 2 & 3

2 SITE AND CONTEXT DESCRIPTION

2.1 SITE

- The site is a rectangular shape with a five metre splay corner orientated south-east with a frontage of 49 metres to Tweeddale Street and 25 metres to Barkly Street. A two metre wide easement for drainage and sewerage to service adjoining land (lot 1 in PS336764T) exists on the north-west perimeter boundary.

See Appendix 2

- The land is quite even and flat with imperceptible fall but with fall trending towards the north-west. Both lots can drain by natural fall to adjacent roadside drains in front of the site with a side entry pit indicating a drainage network available in Tweeddale Street.

See Appendix 7

- There are no vehicle crossovers in place and these will be required either by construction or governed by a restriction on the plan of subdivision with uncertainty arising as the eventual preferred location. In the case of lot 1 the property entry could be off either adjacent street.

- All services appear to be available to the property, including sewer, water, power and phone.

- No significant natural features, such as drainage lines, watercourses, habitat areas or corridors, or other notable features or site characteristics exist on the property.

- The property is located in a low -medium density but well established urban area north of the centre of Dunolly township some 300 metres away.

See Appendix 5

- No odours were observed on site that would compromise the proposed subdivision. Nothing was observed that would indicate any obvious soil contamination, salinity or fill for the site.

- See photos of site.

See Appendix 6

2.2 SURROUNDING AREA

- The subdivision pattern in the area is mostly existing Crown Allotments with some subsequent rearrangements of parcels and subdivision. It is mostly based on the established gazetted Township Road network.

See Appendix 4

- Residential land use of generally low-medium medium density is the main local land use.
- There is no significant vegetation on site nor any street trees.
- The site is not subject to inundation.
- Tweeddale Street (Bridgewater-Dunolly Road) is a regional connector road leading to points in nearby districts. It is well constructed bitumen of about 7-8 metres width. There is a wide concrete footpath in front of the site but no kerbing.

3 DESIGN RESPONSE

3.1 MOVEMENT NETWORK

- The proposal is infill development creating one additional lot. Both lots could utilize the frontage to Tweeddale Street and lot 1 retains the option of access from Barkly Street. No new roads will be needed to service the development.
- The general neighbourhood character in the area is mostly dwellings of mixed ages, sizes and building materials with slow growth of the urban area in evidence.
- The proposal will not create significant detriment to existing neighbourhood character, as it provides frontages and lot sizes within the range of those in the surrounding neighbourhood.
- A new vehicle access point is required for both lots as discussed previously.
- The subdivision provides one additional parcel of land which will provide a choice in residential opportunities. The new lots both contain a suitable building envelope area.
- Tweeddale Street (Bridgewater-Dunolly Road) is a moderately significant regional thoroughfare with minimal additional traffic generated for it from this proposal.
- As the site has minimal slope within the area of likely construction, little soil disturbance will be necessary for the construction of any new buildings.
- All lots overlook the built roads and provide surveillance and security for pedestrians and cyclists in the area.

3.2 MOVEMENT NETWORK

- The street network and road hierarchy are already in place. Many local destination points are accessible by walking or cycling. Other points further away will require use of a vehicle.

3.3 LOT SIZE AND ORIENTATION

- The lots created will provide a choice in residential opportunity in the area with ample area for orientation of a dwelling with regard to solar axis, parking and open space.
- There are no environmental or other constraints on the site.

3.4 STREET DESIGN AND CONSTRUCTION

- No new roads are necessary to access the site.
- Emergency vehicles will be able to access the lots.
- No intersections are being designed or changed at the subject land.

3.5 DRAINAGE SYSTEMS.

- Current surface slopes allow drainage to reach points of discharge in the site without the need to cross other properties. An easement pathway is in place on both lots if needed. A drainage side-entry pit and likely underground network is situated in front of the site in Tweeddale Street. This should be able to command both lots.

See Appendix 7

- Any drainage matters including on-site retention that are identified by Council will form part of a permit condition, which will need to be addressed to Council's engineering standards. The land is not subject to inundation.

3.6 UTILITIES PROVISIONS.

- All services are available at the site and any extension of these services will need to be to the satisfaction of the various servicing authorities and will form part of the Planning Permit as conditions.
- The development will make efficient use of all available and any new services.
- Fire hydrants are located nearby and across the site in Tweeddale Street, both of which can reach the whole site at 120 metres reach.
- There is a street light close to the front of the site at the intersection of Tweeddale Street and Barkly Street.

4 ZONING AND OVERLAYS

The area is zoned General Residential Zone (GRZ1) with no overlays applying to the site.

See Appendix 8

5 CONCLUSION

- 5.1 The proposal creates one additional lot, which adequately provides for any future dwellings and is ideally suited for subdivision.
- 5.2 The development is infill development, creating an additional lot to provide further choice in residential opportunities in the area.
- 5.3 Existing services are available to the site. The development can make more efficient use of these services.
- 5.4 I request that Council consider and issue a permit for the two lot subdivision of the site.

	<h2 style="text-align: center;">Assessment Table – Residential subdivision – two lots (Clause 56)</h2> <p style="text-align: center;">16 Tweeddale Street Dunolly</p>
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Class of Subdivision	Objectives & Standards to be Met
2 lots	<p>C6, 8-9, 11, 21-24, 26-28</p> <p>Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2</p>

Livable and Sustainable Communities

Clause 56.03

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>C6 56.03-5 Neighbourhood character To design subdivisions that respond to neighbourhood character.</p>	<p>Subdivision should:</p> <ul style="list-style-type: none"> 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. Respond to and integrate with the surrounding urban environment. Protect significant vegetation and site features. 	<p>Complies. Lot configuration and size is within the range of adjoining properties and will integrate well in to the neighbourhood character. No site vegetation will be impacted as the site is open pasture with no trees.</p>

Lot Design

Clause 56.04

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>C8 56.04-2 Lot area and building envelopes 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</p>	<p>An application to subdivide land that creates lots of less than 300 square metres should be accompanied by information that shows:</p> <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 each lot in accordance with the requirements of this scheme. 	<p>Not applicable as both lots are above 300m².</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	<p>Lots of between 300 square metres and 500 square metres should:</p> <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. 	Not applicable as both lots are above 500m².
	<p>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.</p>	Not applicable as both lots are above 500m².
	<p>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>	Complies as lot dimensions are approximately 30 x 27 metres.
	<p>A building envelope may specify or incorporate any relevant siting and design requirement.</p>	Not applicable.
	<p>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 Subdivision Act 1988, or is specified as a covenant in an agreement under Section 173 of the Act. 	Complies. Relevant standards are met.
	<p>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:</p> <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. 	Not applicable.

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	<p>Lot dimensions and building envelopes should protect:</p> <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. 	Complies.
<p>C9 56.04-3 Solar orientation of lots To provide good solar orientation of lots and solar access for future dwellings.</p>	<p>Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation.</p>	Does not comply due to orientation of the parcel and abutting streets. A waiver is requested.
	<p>Lots have appropriate solar orientation when:</p> <ul style="list-style-type: none"> • The long axis of lots are 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. 	Does not comply due to orientation of the parcel and abutting streets. A waiver is requested
<p>C11 56.04-5 Common area 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>	<p>An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:</p> <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. 	Not applicable as no Common area to be set aside.

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
C21 56.06-8 Lot access To provide for safe vehicle access between roads and lots.	<p>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.</p> <p>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.</p> <p>The design and construction of a crossover should meet the requirements of the relevant road authority.</p>	Complies with crossovers to reflect council standards. Lot 1 has two alternative entries available. Lot 2 will require access off Tweedale Street which will require DTP approval.

Integrated Water Management

Clause 56.07

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
C22 56.07-1 Drinking water supply To reduce the use of drinking water. To provide an adequate, cost-effective supply of drinking water.	The supply of drinking water must be: <ul style="list-style-type: none"> Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority. Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority. 	Complies as per Coliban Water standard permit conditions. A separate point of supply for water will be required for each lot.
C23 56.07-2 Reused and recycled water To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.	Reused and recycled water supply systems must be: <ul style="list-style-type: none"> Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Human Services. Provided to the boundary of all lots in the subdivision where required by the relevant water authority. 	Not applicable.
C24 56.07-3 Waste water management 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.	Waste water systems must be: <ul style="list-style-type: none"> 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. 	Not applicable. Sewer connection is available.
	Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.	Complies as per Coliban Water standard permit conditions. A separate point of supply for sewer will be required for each lot.

Site Management

Clause 56.08

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
C26 56.08-1 Site management 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.	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: <ul style="list-style-type: none"> • Erosion and sediment. • Dust. • Run-off. • Litter, concrete and other construction wastes. • Chemical contamination. • Vegetation and natural features planned for retention. 	Complies. Will adopt council standards and requirements as set out in permit conditions.
	Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.	Not applicable. No construction of this nature is expected to be necessary.


Utilities

Clause 56.09

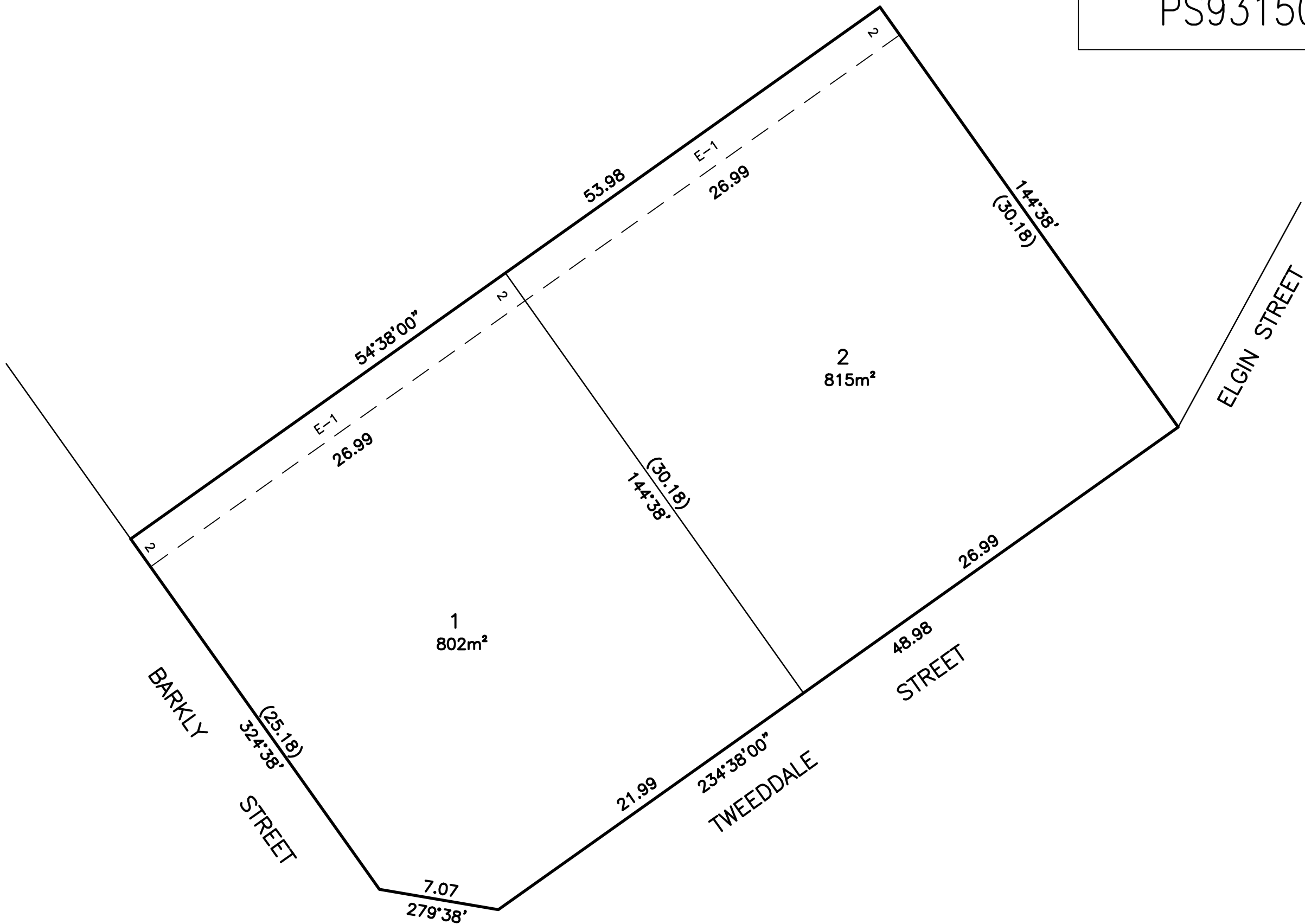
Title & Objective	Standard	Complies / Does Not Comply / Variation Required
C27 56.09-1 Shared trenching To maximise the opportunities for shared trenching. To minimise constraints on landscaping within street reserves.	Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.	Complies as per permit conditions.
	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.	Complies as per permit conditions.
C28 56.09-2 Electricity, telecommunications and gas To provide public utilities to each lot in a timely, efficient and cost effective manner. To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.	Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged.	Not applicable.

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	<p>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.</p>	<p>Complies as per permit conditions.</p>
	<p>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>	<p>Not applicable.</p>

APPENDIX 1

PLAN OF SUBDIVISION			STAGE NO. /	LRS use only EDITION	Plan Number PS931509S
<div>Location of Land</div> <div>Parish: DUNOLLY</div> <div>Township: DUNOLLY</div> <div>Section: 25^A</div> <div>Crown Allotments: 1 & part 2</div> <div>Title Reference: VOL 10199 FOL 669</div> <div>Last Plan Ref: PS 336764T (LOT 2)</div> <div>Postal Address: 16 TWEEDDALE STREET (at time of subdivision) DUNOLLY 3472</div> <div>MGA Co-ordinates E 743442 ZONE: 54 (of approx centre of land in plan) N 5917556 GDA 2020</div>					
Vesting of Roads and or Reserves			Notations		
Identifier	Council/Body/Person				
—	—				
Notations					
Depth Limitation does not apply to the land in this plan.					
<div>Survey</div> <div>This plan is based on survey.</div> <div>Staging:</div> <div>This plan is not a staged subdivision.</div> <div>Planning Permit No:</div> <div>This survey has been connected to permanent marks No: 46, 52, 56</div> <div>In Proclaimed Survey Area No: —</div>					
Easement Information					
Legend: A – Appurtenant Easement R – Encumbering Easement (Road) E – Encumbering Easement or Condition in Crown Grant in the Nature of an Easement					
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
E-1	DRAINAGE AND SEWERAGE	2	PS336764T	LOT 1 IN PS336764T	
<div>NORTH CENTRAL LAND SURVEYING</div> <div>Mob: 0492 206 667</div> <div>C/O P.O Learmonth 3352</div> <div></div>		<div>SURVEYORS FILE REF: 2410</div> <div>VERSION 01</div> <div>LICENSED SURVEYOR: MICHAEL CRAIG WILSON</div> <div>ORIGINAL SHEET SIZE: A3</div> <div>Sheet 1 of 2 Sheets</div>			

MGA2020 ZONE 54



NORTH CENTRAL LAND SURVEYING

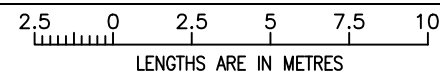
Mob: 0492 206 667
C/O P.O Learmonth 3352



LICENSED SURVEYOR: MICHAEL CRAIG WILSON

REF No 2410 Version 01

SCALE
1:250



ORIGINAL SHEET SIZE : A3

Sheet 2

APPENDIX 2

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

Page 1 of 1

VOLUME 10199 FOLIO 669

Security no : 124122162358G
Produced 19/02/2025 01:31 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 336764T.

PARENT TITLES :

Volume 09293 Folio 454 Volume 09371 Folio 665

Created by instrument PS336764T 31/10/1994

REGISTERED PROPRIETOR

Estate Fee Simple

ENCUMBRANCES, CAVEATS AND NOTICES

DIAGRAM LOCATION

SEE PS336764T 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: 16 TWEEDDALE STREET DUNOLLY VIC 3472

ADMINISTRATIVE NOTICES

NIL

eCT Control 21479V GOLDFIELDS LEGAL PTY LTD
Effective from 15/08/2024

DOCUMENT END

PLAN OF SUBDIVISION		STAGE NO. <hr/>	LTO use only EDITION 1	Plan Number PS336764T
<p style="text-align: center;">Location of Land</p> <p>Parish: DUNOLLY</p> <p>Township: DUNOLLY</p> <p>Section: 25A</p> <p>Crown Allotment: 1, 2 AND 3</p> <p>Crown Portion: —</p> <p>LTO Base Record: LITHO TOWNSHIP OF DUNOLLY (5257)</p> <p>Title Reference: VOL 9371 FOL 665 VOL 9293 FOL 454</p> <p>Last Plan Reference: LP124387 LOTS 1 AND 2</p> <p>Postal Address: TWEEDDALE STREET (at time of subdivision) DUNOLLY 3472</p> <p>AMG Co-ordinates E 743 320 Zone: 54 (of approx. centre of land in plan) N 5917 350</p>		<p style="text-align: center;">Council Certificate and Endorsement</p> <p>Council Name: SHIRE OF BET BET Ref:</p> <p>1. This plan is certified under section 6 of the Subdivision Act 1988.</p> <p>2. This plan is certified under section 11(7) of the Subdivision Act 1988.</p> <p>Date of original certification under section 6 / /</p> <p>3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.</p> <p style="text-align: center;"><u>OPEN SPACE</u></p> <p>(i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made.</p> <p>(ii) The requirement has been satisfied.</p> <p>(iii) The requirement is to be satisfied in Stage</p> <p>Council delegate Council seal</p> <p>Date 25 / 7 / 94</p> <p>Re-certified under section 11(7) of the Subdivision Act 1988</p> <p>Council Delegate Council Seal</p> <p>Date / /</p>		
Vesting of Roads and/or Reserves				
Identifier	Council/Body/Person			
NIL	NIL			
		Notations		
		<p>Staging This is/is not a staged subdivision Planning Permit No.</p>		
		<p>Depth Limitation DOES NOT APPLY</p>		
		<p>Survey This plan is/is not based on survey This survey has been connected to permanent marks no(s) — In Proclaimed Survey Area No. —</p>		
Easement Information				LTO use only
<p>Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement A - Appurtenant Easement R - Encumbering Easement (Road)</p>				<p>Statement of Compliance/ Exemption Statement</p> <p>Received <input checked="" type="checkbox"/></p> <p>Date 13 / 9 / 94</p>
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE AND SEWERAGE	2	THIS PLAN	LOT 1 ON THIS PLAN
				<p>LTO use only</p> <p>PLAN REGISTERED</p> <p>TIME 12.05 PM</p> <p>DATE 31 / 10 / 94</p> <p></p> <p>Assistant Registrar of Titles</p> <p>Sheet 1 of 2 Sheets</p>
<p>Andrew Harman & Associates Land Surveyors 1st Floor 116 Nolan Street PO Box 334, Maryborough, 3465 Phone 054 604111</p>		<p>LICENSED SURVEYOR (PRINT).....ANDREW STUART HARMAN.....</p> <p>SIGNATURE..... DATE / /</p> <p>REF S790 VERSION 1</p>		<p>DATE 25 / 7 / 94</p> <p>COUNCIL DELEGATE SIGNATURE</p> <p>Original sheet size A3</p>

T.O.2

APPENDIX 3



Data Source: Vicmap Property

0 5 10 15 20 25 30 35 40 45 50m
Scale of Metres (1:800)

MGA Zone 54
Vicroads- 559 S3 (ed.8)
Created 01:46 PM on Feb 19, 2025

Co-ordinates of Plot Corners
NW 743375,5917656
SW 743367,5917476
MGA Zone 54

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

Co-ordinates of Plot Corners
NE 743518,5917650
SE 743510,5917470
MGA Zone 54

APPENDIX 4



Co-ordinates of Plot Corners
NW 743254.5817566
SW 743246.5817461
MGA Zone 54

Data Source: Vicmap Property

0 5 10 15 20 25 30 35 40 45 50m
Scale of Metres (1:300)

MGA Zone 54
Vicroads-556 S3 (red B)
Created 01:29 PM on Feb 19, 2025

Co-ordinates of Plot Corners
NE 743564.5917643
SE 743556.5917448
MGA Zone 54

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

APPENDIX 5



Bridgewater on Loddon

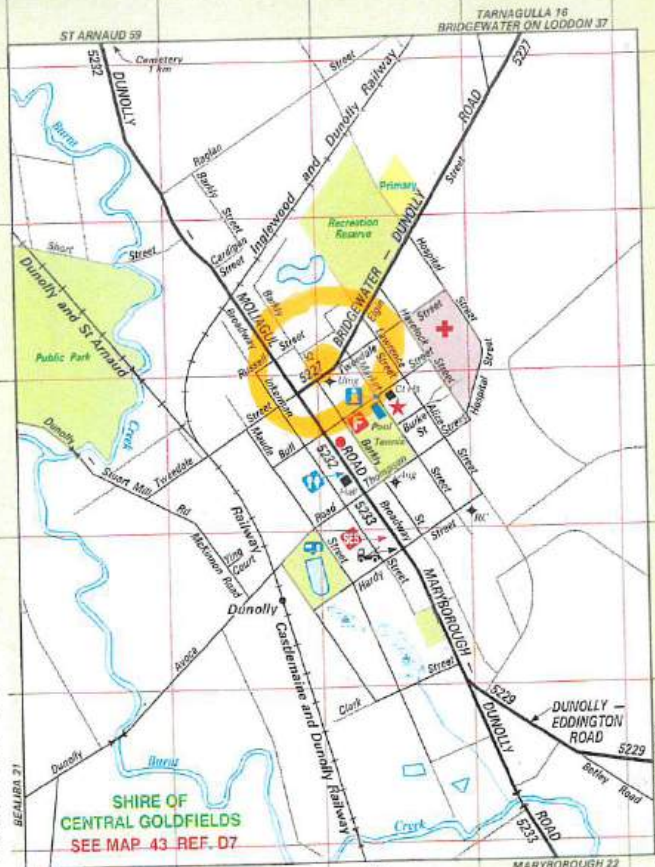


Tarnagulla

DUNOLLY			
Alice St	H 9	Dunolly-Avooca Rd	F 11
Barkly St	G 7	Dunolly-Eddington Rd	J 11
Barkly St	G 8	Dunolly-Maryborough	
Barkly St	H 9	Dunolly-Moliagul Rd	F 7
Barkly Rd	J 11	Dunolly-Stuart	
Bridgewater-Dunolly Rd	G 11	Dunolly-Stuart	F 9
Broadway	G 11	Elgin St	H 8
Bull St	G 11	Hardy St	H 10
Burke St	G 11	Havelock St	H 8
Cardigan St	G 8	Hospital St	G 9
Clark St	H 11	Inkerman St	G 9
		Lawrence St	H 8
		McKinnon Rd	G 10
		Market St	H 9
		Maryborough-Dunolly Rd	H 10
		Maude St	G 9
		Raglan St	G 7
		Russell St	G 8
		Short St	G 8
		Thompson St	H 9
		Tweddale St	G 10
		Ying Cl	G 10



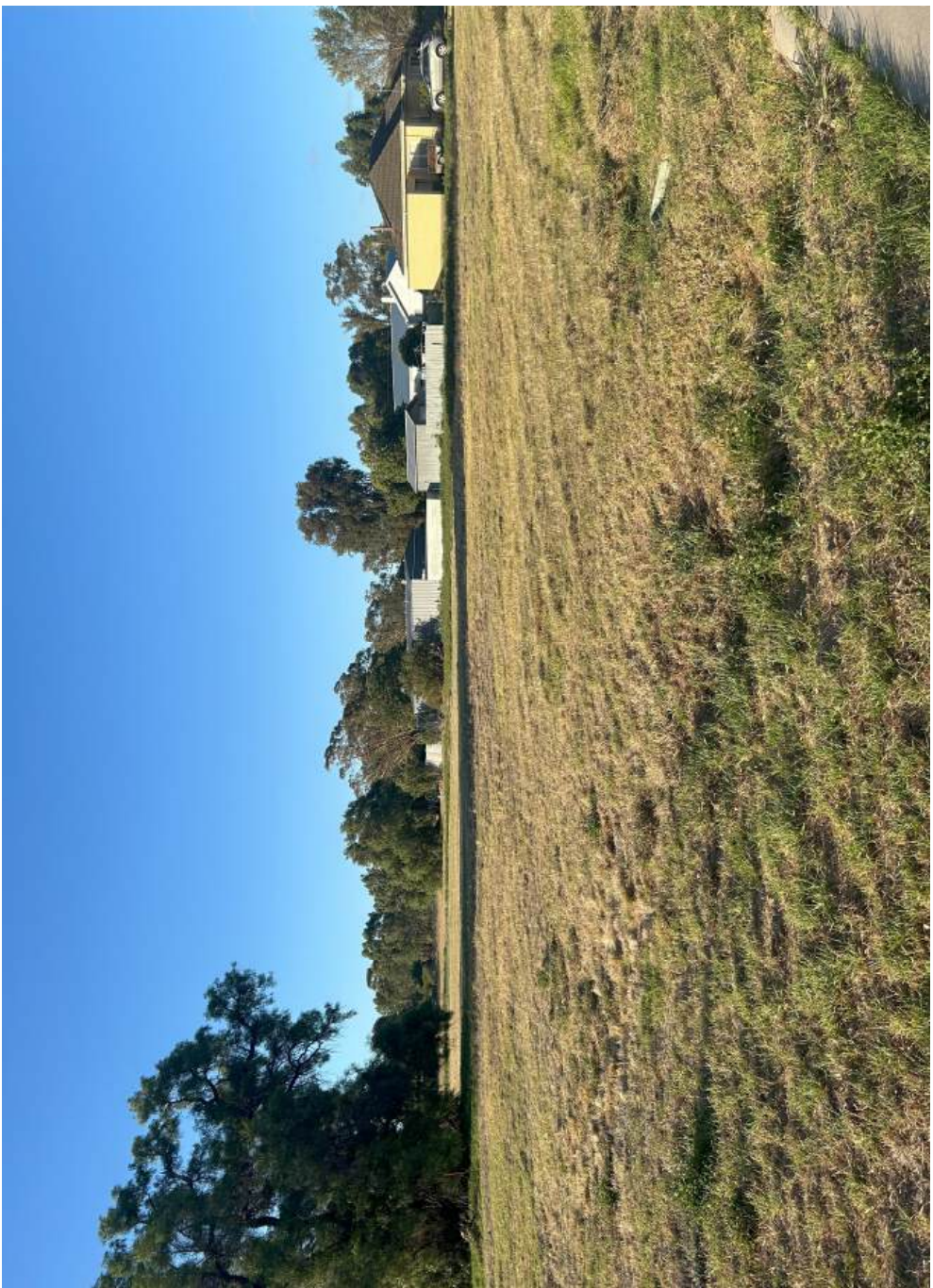
Bealiba



Dunolly

APPENDIX 6









APPENDIX 7

PLANNING PROPERTY REPORT



Department
of Transport
and Planning

From www.planning.vic.gov.au at 21 February 2025 08:39 AM

PROPERTY DETAILS

Address: **16 TWEEDDALE STREET DUNOLLY 3472**
Lot and Plan Number: **Lot 2 PS336764**
Standard Parcel Identifier (SPI): **2\PS336764**
Local Government Area (Council): **CENTRAL GOLDFIELDS**
Council Property Number: **26610.516**
Planning Scheme: **Central Goldfields**
Directory Reference: **Vicroads 559 S3**

www.centralgoldfields.vic.gov.au

[Planning Scheme - Central Goldfields](#)

UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**
Urban Water Corporation: **Coliban Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**
Legislative Assembly: **RIPON**

OTHER

Registered Aboriginal Party: **Dja Dja Wurrung Clans 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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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).

PLANNING PROPERTY REPORT: 16 TWEEDDALE STREET DUNOLLY 3472

Page 1 of 3

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)



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 20 February 2025.

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>

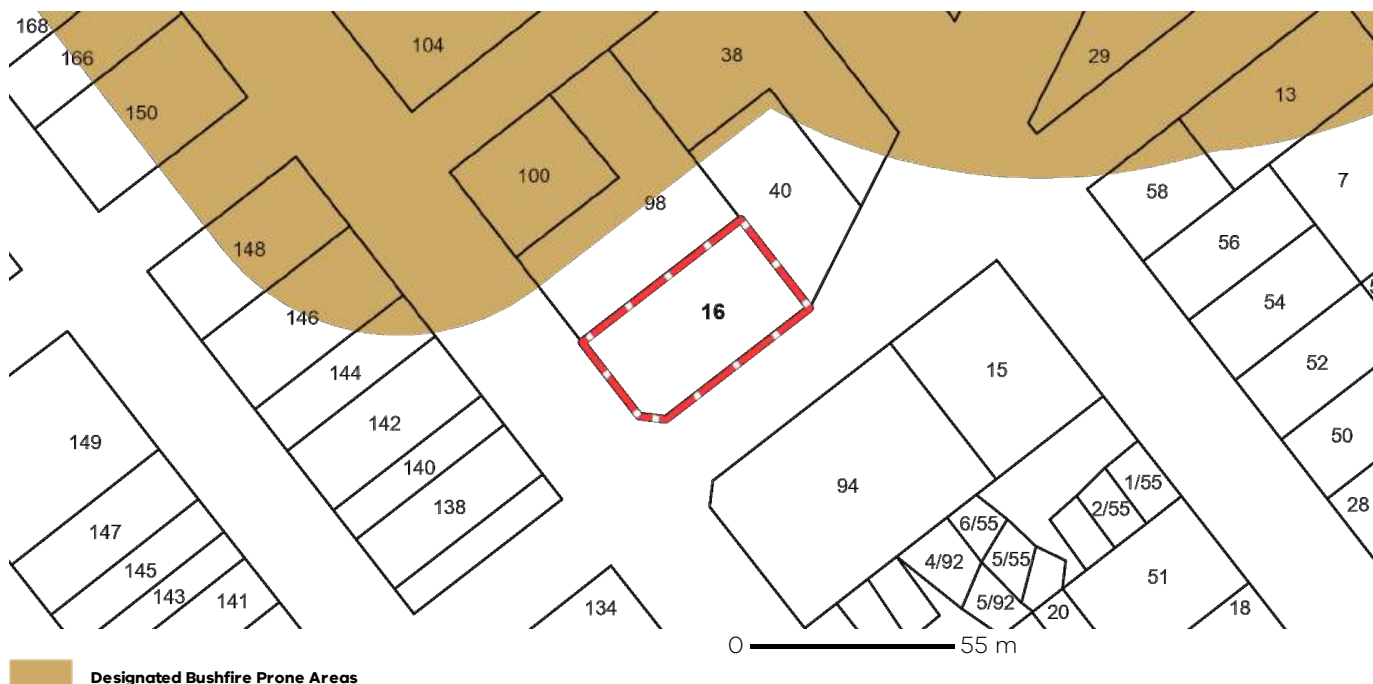
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

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 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 \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

APPENDIX 8



- Legend**
- ▬▬▬▬▬▬ BYDA Enquiry
 - Drainage Pipes
 - Drainage Pits

Disclaimer: The Plan is provided in response to a Before You Dig request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of Central Goldfields Shire Council infrastructure. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data.

In an emergency contact Central Goldfields Shire Council on 03 5461 0610

12/02/25 (valid for 30 days)

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