

SUMMARY OF WRITTEN SUBMISSIONS TO COMBINED AMENDMENT C208 & PERMIT APPLICATION YR-2022/512

The below table provides a summary of the written submissions, together with an officer response to the submission and recommendations.

Submitter No.	Theme	Summary of submission	Response to submission
1	Permit Conditions (<i>Yarra Valley Water</i>)	<p>The combined amendment and planning permit application was referred to Yarra Valley Water as a referral authority.</p> <p>Yarra Valley Water consents to the granting of a planning permit subject to the owner of the subject land entering into an agreement with Yarra Valley Water for the provision of water and sewerage services.</p> <p>Yarra Valley also requires a copy of the Plan of Subdivision to be provided to Yarra Valley Water prior to certification.</p>	<p>Thank you for making a submission. In response to your submission, we advised that your support is noted.</p> <p>Recommendation: No change required to the amendment.</p>
2	General (<i>EPA</i>)	<p>The combined amendment and planning permit application was referred to the EPA as a referral authority.</p> <p>They deemed the proposal to be low risk in relation to risk of harm from pollution or waste and advised they will not be making a submission.</p> <p>They have requested no further communications in respect of this proposal.</p>	<p>Thank you for your response. We note you will not be making a submission and you request for no further communications in respect to this proposal.</p> <p>Recommendation: No change required to the amendment.</p>
3	Permit Conditions (<i>AusNet</i>)	<p>The combined amendment and planning permit application was referred to the AusNet as a referral authority.</p> <p>AusNet does not object to the issue of a planning permit provided:</p>	<p>Thank you for making a submission. In response to your submission, we advised that your position is noted.</p> <p>Recommendation: No change required to the amendment.</p>

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		<ul style="list-style-type: none"> - The plan of subdivision is submitted for certification must be referred to AusNet Electricity Services Pty Ltd. - The applicant enters into an agreement with AusNet Electricity Services Pty Ltd for the extension, upgrading or rearrangement of the electricity supply to lots on the plan of subdivision, including a payment to cover the cost of such work will be required. - The applicant provides electricity easements internal and external to the subdivision in favour of AusNet Electricity Services Pty Ltd to service the lots on the plan of subdivision and/or abutting lands as required by AusNet Electricity Services Pty Ltd. The provision of reserves for electricity substations may also be required. 	
4	General <i>(Melbourne Water)</i>	<p>The combined amendment and planning permit application was referred to Melbourne Water as a referral authority.</p> <p>Melbourne Water does not object to the proposed subdivision.</p>	<p>Thank you for making a submission. In response to your submission, we advised that your position is noted.</p> <p>Recommendation: No change required to the amendment.</p>
5	Previous subdivision in area	<p>Submitter 5 supports a subdivision of 27-33 Old Hereford Road.</p> <p>The submitter believes this property and others similar should have been able to subdivide when Amendment C143 was consulted on. The Advisory Committee that considered the Amendment recommended that the Minister support the subdivision of these types of</p>	<p>Thank you for making a submission. In response to your submission, we advised that your support is noted.</p> <p>Recommendation: No change required to the amendment.</p>

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		<p>properties, based on consultation and submissions by a number of residents.</p> <p>The submitter stated the exercise described was costly and that the Minster should not have overturned the advisory committee findings.</p>	
6 <i>(Submission withdrawn)</i>	Drainage	<p>Submitter 6 objected to planning scheme amendment C208 and planning permit application YR-2022/512 27-33 Old Hereford Road Mt Evelyn</p> <p>The submitter raised concerns over the current onsite stormwater management and a lack of downpipes and drains on the site's existing structures. Their primary concern was that further development on the site would exacerbate the existing stormwater management issues and surface water runoff into their property.</p>	<p>Thank you for making a submission. In response to your submission, we followed up with the landowner who then provided a Certificate of Compliance relating to drainage works undertaken at the property.</p> <p>An additional dwelling has already been approved at YR-2018/1032, Under this permit the landowner can build a second dwelling regardless of whether an amendment to the planning scheme to enable subdivision is progressed.</p> <p>Officers contacted Submitter 6 to further discuss their concerns and provide a copy of the Certificate of Compliance from the landowner relating to the rectification of existing drainage issues on the property. On this basis the submitter withdrew their submission.</p> <p>Recommendation: No change required to the amendment.</p>
7	BAL Rating (CFA)	<p>The combined amendment and planning permit application was referred to CFA as a referral authority.</p> <p>As per previous advice, CFA requested that when Council considers site-based exposure, that consideration is had as to whether the site can achieve a radiant exposure of less than 12.5 kW/m².</p>	<p>Thank you for making a submission. In response to your submission, we advised that your support is noted.</p> <p>The planning permit previously granted for the construction of a second dwelling has an associated Bushfire Management Plan which states that the dwelling must be constructed to a minimum Bushfire Attack Level of BAL 29.</p>

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		<p>CFA recommend that any dwelling on the land be constructed level of BAL-29, as Schedule 2 to the Bushfire Management Overlay already applies to the land.</p> <p>CFA also note there is a spelling error at section B dot point 5 of the permit 'Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.'</p> <p>CFA are supportive of all other drafted permit conditions</p>	<p>There are no changes to this plan or this existing Permit YR-2018/1032.</p> <p>Recommendation: Rectify minor spelling error</p>