

ADVERTISED PLAN

Date

Thursday, 4 June 2026

To

Lucy McGovan
Statutory Planning

Address

Department of Transport and Planning
GPO Box 2392
MELBOURNE VIC 3001

Sent

Via Online Portal

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Dear Lucy,

RFI Response

Planning Application PA2604358

7 & 22 Sebastopol Road Maryborough VIC 3465

We continue to act for JCP Property Pty Ltd. in relation to the above matter and refer to the Department of Transport and Planning's letter dated 21 May 2026 that sets out a request for further information (RFI) pursuant to Section 54 of the *Planning and Environment Act 1987*.

In response to the RFI, please find the following documents enclosed:

- Functional Layout Plan (Easement Plan) – Beveridge Williams, Drawing No. 2401300-00-911, Revision P6
- Amended Traffic Impact Assessment – SALT, Ref. 25228TREP01F03, dated 26 May 2026
- Amended Stormwater Management Plan – Dryside Engineering, Ref. DSE24034REP01, Version V07, dated 28 May 2026
- Electrical Services – High Level Delineation Layout (Common Area Lighting) – Key Consult, Drawing No. 25095-E0000, Revision I1
- Passive Surveillance Markups (Dwellings 1, 7 and 8) – Tony James Design / G.J. Gardner Homes
- Plans prepared by Tony James Drafting Design, Issue 17, Drawings 01-14

The following tables describe the response to each RFI item and a response to the preliminary assessment:

Response to Request for Further Information:

Item:	Department of Transport and Planning Request:	Response:
1	Easement Plan which clearly demonstrates:	Noted. An Easement Plan (Functional Layout Plan prepared by Beveridge Williams, Drawing No. 2401300-00-911, Revision P6) is enclosed, addressing items 1(a) and 1(b) below.
1(a)	Location of proposed drainage easement and associated drainage reserve.	The location of the proposed drainage easement and associated drainage reserve is shown on the enclosed Functional Layout Plan (Beveridge Williams, Drawing No. 2401300-00-911, Revision P6).
1(b)	Easement width and offset from site boundaries dimensioned.	The width of the proposed drainage easement and its offset from the site boundaries are dimensioned on the enclosed Functional Layout Plan (Beveridge Williams, Drawing No. 2401300-00-911, Revision P6).

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	Description of Transport and Planning Request:	Response:
2	Architectural Plans amended to include:	Noted. The architectural plans have been amended as detailed in the responses to items 2(a) to 2(g) below.
2(a)	Location of visitor car parking spaces and tandem spaces in driveways identified and dimensioned, demonstrating compliance with design standards set out at Clause 52.06-9 – Design Standards for Carparking.	The car parking provision is identified and assessed in the enclosed amended Traffic Impact Assessment prepared by SALT (Ref. 25228TREP01F03, dated 26 May 2026). The development provides 40 car parking spaces on-site – 34 single garages and 6 indented on-street spaces, which satisfies the statutory requirement of 40 spaces under the revised rate at Clause 52.06-5 (refer Sections 4 and 7.3 of the TIA).
2(b)	Internal storage volume, compliant with requirement of Clause 55.03-11 – Storage objective.	Refer to the amended architectural plans, which include a notation that storage provided to each dwelling will comply with the objective of Clause 55.03-11. If further details are required, these can be subject to conditions on any planning permit that is granted.
2(c)	Legible pedestrian paths to each dwelling.	A pedestrian path to each dwelling is documented in the enclosed amended architectural plans – refer Site Plan, grey colouring.
2(d)	Elevation plan with details of proposed boundary fencing, including colours and finishes.	Refer to the amended Fence Plan (Drawing 05), which include details of the proposed boundary fencing, including an elevation.
2(e)	External colours selection for each dwelling, consistent with submitted colours, fixtures and finishes guide.	This information is being prepared and will be submitted to DTP next week.
2(f)	Location and details of street furniture including street and pathway lighting and mailboxes, compliant with Clause 55.03-3 – Street Integration objective.	Common property/private road and communal area lighting is detailed on the enclosed Electrical Services – High Level Delineation Layout prepared by Key Consult (Drawing No. 25095-E0000, Revision I1). The plan confirms lighting is to be provided to the common property/private road and communal areas in accordance with AS/NZS 1158.3.1 and NCC requirements to support safe pedestrian movement and passive surveillance and to minimise light spill to adjoining properties. The location and details of mailboxes are shown on the amended Site Plan by way of notation.
2(g)	Any amendments to improve passive surveillance and functional layout compliance with Clause 55.03-3 - Street Integration and Clause 55.03-7 – Functional Layout objectives (refer to preliminary assessment comments below).	The architectural plans have been amended to improve passive surveillance. Additional windows have been incorporated to Dwellings 1, 7 and 8 along the relevant frontages, as shown on the enclosed passive surveillance markups (Tony James Design / G.J. Gardner Homes – Type A1 Dwelling 1, Type D Dwelling 7 and Type C1 Dwelling 8). Refer also to the response to Preliminary Assessment comment 2 below.

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	Department of Transport and Planning Request:	Response:
	Stormwater Management Plan amended to include:	Noted. The amended Stormwater Management Plan prepared by Dryside Engineering (Ref. DSE24034REP01, Version V07, dated 28 May 2026) is enclosed, addressing items 3(a) and 3(b) below.
3(a)	Volume capacity of rainwater tanks corrected to be consistent with the architectural plans.	The amended Stormwater Management Plan (Dryside, DSE24034REP01 V07) has been updated so that the rainwater tank capacity (2,500L per dwelling) is consistent with the architectural plans. The May 2026 revision records that the rainwater tanks were increased from 2,000L to 2,500L to match the architectural drawings (refer Document Control and Section 6.1.1 of the SWMP).
3(b)	Demonstrate compliance with Stormwater Management Objectives of Clause 53.18-5 and 53.18-6.	The amended Stormwater Management Plan (Dryside, DSE24034REP01 V07) demonstrates compliance with the stormwater management objectives at Clause 53.18-5 and 53.18-6.
4	Traffic Impact Assessment amended to include:	The amended Traffic Impact Assessment prepared by SALT (Ref. 25228TREP01F03, dated 26 May 2026) is enclosed, addressing item 4(a) below.
4(a)	Assessment against revised carparking requirements of Clause 52.06-5, following gazettal of scheme amendment VC277 and remove reference to carparking reduction.	The Traffic Impact Assessment has been amended (SALT, Ref. 25228TREP01F03, dated 26 May 2026) to assess car parking against the revised car parking requirements of Clause 52.06-5 following gazettal of Amendment VC277, and reference to a car parking reduction has been removed. The amended assessment confirms a statutory requirement of 40 spaces (1.2 spaces per dwelling × 34 dwellings) which is met by the 40 spaces provided on-site (34 single garages and 6 indented on-street spaces) – refer Section 4 of the TIA.

Response to Preliminary Comments:

Item:	Department of Transport and Planning Comment:	Response:
1	Functional layout and internal amenity Most dwellings seek to vary the minimum functional areas for bedrooms and/or living areas specified at Clause 55.03-7 (Functional layout objective). Consideration should be given to amending dwelling configurations to achieve compliance and improve internal amenity for residents.	It is not proposed to amend the function areas of the bedrooms and / or living rooms. The room layouts and sizes have been approved by Homes Victoria and are fit for purpose.
2	Passive surveillance and safety Opportunities to improve passive surveillance of the Sebastopol Road frontage and proposed drainage	Opportunities to improve passive surveillance have been addressed. Additional windows have been incorporated to Dwellings 1, 7 and 8 along the relevant

Item:	Department of Transport and Planning Comment:	Response:
	<p>reserve should be explored. Dwellings 1, 7 and 8 are recommended to be revised to include additional windows along relevant frontages to facilitate improved surveillance of these areas. In addition, details common areas lighting should be provided to demonstrate safety considerations have been addressed.</p>	<p>frontages to improve surveillance of the Sebastopol Road frontage and the proposed drainage reserve, as shown on the enclosed passive surveillance markups (Tony James Design / G.J. Gardner Homes – Type A1 Dwelling 1, Type D Dwelling 7 and Type C1 Dwelling 8).</p> <p>Common area lighting is detailed on the enclosed Electrical Services – High Level Delineation Layout (Key Consult, Drawing No. 25095-E0000, Revision I1), which confirms lighting to the common property/private road and communal areas in accordance with AS/NZS 1158.3.1 and NCC requirements to support safe pedestrian movement and passive surveillance while minimising light spill to adjoining properties.</p>
3	<p>Water supply</p> <p>The submitted Bushfire Management Plan refers to the 2,500-litre rainwater tanks provided on each lot as static supply for firefighting purposes. The submitted stormwater management plan references rainwater tanks to supply residential reuse for toilet flushing etc. Please clarify the purpose of tank water supply and confirm the proposed volumes are sufficient for static firefighting supply and residential re-use requirements. Where the tanks sizes are required to increase, this change should be reflected on the architectural plans.</p>	<p>The rainwater tanks have been increased from 2,000L to 2,500L per dwelling to match the architectural drawings, as recorded in the amended Stormwater Management Plan (Dryside, DSE24034REP01 V07 – refer Document Control and Section 6.1.1). A 2,500L tank is now provided to each dwelling, consistent across the Bushfire Management Plan, Stormwater Management Plan and architectural plans.</p>

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We trust that the enclosed material is to the Department of Transport and Planning’s satisfaction. However, should the Department of Transport and Planning deem the enclosed response unsatisfactory, please accept this letter as a request in writing for a 6-week extension to the lapse date (from the date we are notified response is unsatisfactory) to address any outstanding information.

Should you have any questions, please don’t hesitate to contact me.

Yours sincerely,

Lisa Stubbs
Managing Director

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