



HEPBURN SHIRE COUNCIL
ORDINARY MEETING OF COUNCIL
PUBLIC MINUTES

Tuesday 20 July 2021

Virtual Meeting
via Video Conference

6:00PM

A LIVE STREAM OF THE MEETING CAN BE VIEWED
VIA [COUNCIL'S FACEBOOK PAGE](#)

Confirmed at the Ordinary Meeting of Council held 18 August 2021

A handwritten signature in black ink, appearing to read "Lesley Hewitt".

Chair, Cr Lesley Hewitt, Mayor

MINUTES

Tuesday 20 July 2021

Virtual Meeting

via Video Conference

Commencing at 6:00PM

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BRADLEY THOMAS

CHIEF EXECUTIVE OFFICER

Tuesday 20 July 2021

1 ACKNOWLEDGEMENT OF TRADITIONAL OWNERS

We would like to acknowledge we are meeting on Jaara people country, of which members and elders of the Dja Dja Wurrung community and their forebears have been custodians for many centuries.

On this land, the Jaara people have performed age old ceremonies of celebration, initiation and renewal.

We acknowledge their living culture and their unique role in the life of this region.

2 OPENING OF MEETING

COUNCILLORS PRESENT: Cr Brian Hood, Cr Don Henderson, Cr Jen Bray, Cr Juliet Simpson, Cr Lesley Hewitt, Cr Tessa Halliday, Cr Tim Drylie

OFFICERS PRESENT: Mr Bradley Thomas - Chief Executive Officer, Mr Andrew Burgess - Acting Director Community and Corporate Services, Mr Bruce Lucas - Director Infrastructure and Development Services, Mr Chris Whyte – Manager Information and Communication Technology, Ms Krysten Forte - Manager Governance and Risk, Ms Bronwyn Southee – Manager Development and Community Safety

The meeting opened at 6:02pm.

STATEMENT OF COMMITMENT

“WE THE COUNCILLORS OF HEPBURN SHIRE
DECLARE THAT WE WILL UNDERTAKE ON EVERY OCCASION
TO CARRY OUT OUR DUTIES IN THE BEST INTERESTS OF THE COMMUNITY
AND THAT OUR CONDUCT SHALL MAINTAIN THE STANDARDS OF THE CODE OF
GOOD GOVERNANCE
SO THAT WE MAY FAITHFULLY REPRESENT AND UPHOLD THE TRUST PLACED IN THIS
COUNCIL BY THE PEOPLE OF HEPBURN SHIRE”

3 APOLOGIES

Nil.

4 DECLARATIONS OF CONFLICTS OF INTEREST

Cr Lesley Hewitt declared a material interest for Item 11.2 Glenlyon Recreation Reserve Licences due to her association with Daylesford Riding for the Disabled.

Cr Brian Hood declared a general interest for Item 13.1 Revision of Policy 50(C) - Treasury Management Policy due to his association with the Trentham Community Bank.

5 CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of the Ordinary Meeting of Council held on 15 June 2021 and the Minutes of the Special Meeting of Council held on 29 June 2021 (as previously circulated to Councillors) be confirmed.

MOTION

That the Minutes of the Ordinary Meeting of Council held on 15 June 2021 and the Minutes of the Special Meeting of Council held on 29 June 2021 (as previously circulated to Councillors) be confirmed.

Moved: Cr Don Henderson

Seconded: Cr Tessa Halliday

Carried

6 NOTICES OF MOTION

No Notices of Motion were received for this meeting.

7 ITEMS OF URGENT BUSINESS

Nil.

8 COUNCILLOR AND CEO REPORTS

8.1 MAYOR'S REPORT

Councillor Lesley Hewitt, Birch Ward

The Council meeting in June was a week after the storms and we were still in the emergency response period. Since then I have been involved, along with officers in several visits with our local parliamentarians, Bushfire Recovery personnel, the Emergency Services Commissioner, the ADF and representatives of Regional Development Victoria in showing them the extent of the damage. I can't use a chainsaw but this role involves communicating with people about what has happened and what is required to remediate the damage. Along with officers, residents, and fellow Councillors this assist in obtaining the required resources to manage the impact and I want to commend officers for their efforts.

Meanwhile business as usual continues for both officers and councillors. Along with my fellow Councillors we have adopted the 2021/2022 Budget, approved the Revenue and Rating Plan, met with Birch ward residents around waste and with members of the Kingston Power Alliance re the WVTNP, dealt with queries from residents and attended risk management training.

There were two significant events in the Shire on 12 July. The Frontier Wars Memorial was opened. Frontier wars is a term used by some historians to describe the violent conflicts that occurred between aboriginal people and white settlers following British settlement. These conflicts also occurred in Hepburn Shire on Dja Dja Wurrung traditional lands and the memorial located in the magnificent stand of manna gums in proximity to Daylesford's Avenue of Honour will be an ongoing reminder to all of us of what occurred.

One of the Mayoral duties is to confer citizenship on those who make the decision to become Australian citizens. It was an honour to do this on the 12 July when 16 residents, adults, and children, became Australian citizens at the Shire's citizenship ceremony. It was an honour to welcome them all and know that we here in Hepburn will benefit from the contributions that they will make.

Council started the 12 July 2021 with the Frontier Wars Memorial recognizing what had happened to the Dja Dja Wurrung who have lived on this land for many generations and ended with the citizenship ceremony for 16 new citizens, an important day that aptly demonstrated our modern Australian story.

Hepburn Shire had only just opened up again when this latest lockdown occurred. We know that COVID lockdowns impact heavily on our economy given the importance of accommodation, food services and tourism are. We know that there is emerging evidence of the adverse impacts on general health and well being and the mental health of some of us and the negative impacts on the development of our vulnerable children and young people. All I can say is follow the COVID restrictions and get vaccinated if you can. Council officers have dealt well with this latest

lockdown and many are now working from home. Our services are still available and can be contacted if assistance is required.

Thank you

8.2 COUNCILLOR REPORTS

Councillor Tim Drylie, Creswick Ward

No written report was provided.

Councillor Tessa Halliday, Cameron Ward

No written report was provided.

Councillor Don Henderson, Creswick Ward

Firstly I must apologise for my appearance at the last ordinary meeting. Perhaps I should not have attended given that I had just come out of hospital.

I attended a very well run meeting to welcome new residents to Creswick. Our Mayor Cr Hewitt along with Cr Drylie and CEO Bradley Thomas attended the welcome at the Creswick Town Hall.

After years of work the Clunes town Hall was reopened after restoration and minister Mary-Anne Thomas also announced \$500 thousand for Creswick Town Hall.

I also attend a bike race at Hammon Park in Creswick in very wet and cold conditions . It is great to see visitors and locals enjoying the facility and bringing much needed funds to the town.

Meanwhile our farmers are continuing the good fight against Ausnet and AEMO to halt the destruction of farmland in our shire.

I was fortunate to attend the new avenue of honour to recognise the aboriginal lives lost fighting for their country. It should also be remembered that aboriginal people fought for Australia in the Boer War as well as WW1 and 11 as well as many conflicts since.

Lastly we welcomed new citizens to Australia and it is so good to see people from many cultures adding their number to our Shire.

Councillor Brian Hood, Coliban Ward

From a ward perspective Coliban residents continue to undertake clean-up activities following the June storm. Council initiatives such as continuation of the Relief Centre and extending free green waste collection until the end of July have been very helpful and much appreciated. In past weeks community contact work performed by the Red Cross has also been most welcome. It is clear however that clean-up activities relating to the huge number of fallen trees will take many months. Despite government relief funding and the provision of contracted services it remains unclear

and problematic that much-needed assistance to remove tree debris from private property will be provided in all cases. If unresolved this is a significant concern for the community....in part due to private contractors quoting and charging exorbitant rates for such work.

From a Shire perspective two notable milestones in the past month have been the opening of Australia's first memorial avenue commemorating the frontier wars inflicted on Aboriginal people – an initiative HSC should rightly be proud of. And secondly, the decision to procure a replacement builder for the Rex project. Completion of this project is critically important, especially to address staff accommodation requirements.

Councillor Juliet Simpson, Holcombe Ward

On the 21 June 2021 I chaired the Mineral Spring Reserve meeting.

I also attended the Glenlyon Progress Association at 8:00pm at the Glenlyon Hall.

On the 9 June 2021 we had a meeting to adopt the 2021/2022 Budget.

On Sunday 4 July 2021 I attended a meeting at the Yandoit Hall which was about Gold Mining in the area which included the impact on local roads by heavy machinery owned by foreign companies. Also foreign owned Companies mining on private property.

On the 5 July 2021 I attended a MAV training on how to deal with difficult people which was helpful.

On the 12 July 2021 I attended the opening of the Aboriginal People memorial on the Daylesford Glenlyon Road.

That evening I attended the Citizen Ceremony at the Daylesford Town Hall.

Councillor Jen Bray, Birch Ward

Activities since Tue 15 June 2021

Thur 17 June	Attended a visit to the Eaglehawk Recycle Shop with members of the Local Laws Salvaging group and officers. It was very educational and inspiring, and everyone came away with ideas that may be able to be incorporated into our own Salvaging guidelines. Attended online Hepburn Shire All staff meeting
Sat 19 June	Attended Local Laws Reference group to develop Nature Strips Planting guidelines. Working through other council's policies and input from residents about what works best for our shire. Very constructive session involving community, officers, & facilitator.

Wed 23 June	Visit to Daylesford Transfer Station with officers and community members to assess how Salvaging might work there.
Thur 24 June	Attended Local Laws Reference group to develop Salvaging Guidelines for Waste Transfer Stations. Hearing feedback on the site visits and understanding residents' priorities for salvaging.
Mon 28 June	<p>Site visit to Jubilee Caravan Park, Daylesford to view storm damage. Many large trees have fallen, crushing cabins and vans. The clean-up and repair is overwhelming. Just one example of the many stories people have experienced since the June storms.</p> <p>Speaking with the Executive team and asking about how the govt can assist with clean up funds for residents, as well as how the timber can be put to use for milling, arts, and firewood. Hepburn Shire will keep residents informed about all these developments from their website and facebook page.</p>
Tue 29 June	Special General Council Meeting to adopt 2021 – 2022 Budget
Fri 2 June	Attended meeting with Daylesford residents, and Planning team about ongoing developments with the Daylesford Transfer station EPA report. Discussed timelines for this process and how the community can be involved and informed.
Thur 8 July	Attended Opening of the Clunes Town Hall restoration, along with other councillors, executive team, project co-ordinator, Clunes community members and Minister Mary Anne Thomas. Very exciting to step inside the beautifully repaired building, and great for Clunes community to have the use of their hall again for all their wonderful events and programs.
Friday 9 July	Attended Western Vic Transmission Lines meeting with the various community action groups, CEO and officers. Update on how council will proceed with our Environmental Effects Statement and other ways council is responding to AusNet, AEMO, Fed and State MP's regarding the Transmission Lines project.
Sat 10 June	Attended opening Launch of the Radius Art Gallery in Hepburn Springs. A new venture to showcase and celebrate local artists within a 50 km radius.

- Mon 12 July A very special celebration to launch the first Avenue of Honour in Australia that acknowledges the Frontier Wars, the Aboriginal lives lost and the destruction of culture that is sadly, a part of our history.
- A small gathering due to parking and road safety restrictions, on a freezing blustery morning, but we were warmed by the fire and cleansing smoke from the smoking ceremony. Thank you to Uncle Ricky Nelson and Djaara CEO, Rodney Carter who welcomed us to country and spoke from the heart. Thanks to young Jason age 8, who spoke about the importance of his generation to learn the skills and culture of his people to carry those traditions on. Erica Higgins spoke of the hurts from the past and the hope for the future.
- Thanks to Project officer Donna Spiller and all the RAP committee for their hard work. I feel proud that Hepburn Shire has taken this initiative in recognising our history and making this small step towards reconciliation.
-
- Mon 12 July Attended Councillor workshop on the Community Vision and Council Plan
- It is exciting to see the results of all the community feedback come together in this plan for our shire's future.
-
- Mon 12 July Attended Citizenship Ceremony in Town Hall where 16 applicants were awarded citizenship. Present were family members, councillors officers and Federal MP Catherine King. Wonderful to be able to start the day with an acknowledgement of our country's past and end it with welcoming new people to share it's future.
-
- Wed 14 July Attended Daylesford Community Theatre (Cinema) committee meeting with CEO Bradley Thomas to hear concerns and give update about the progress of the Rex development.
-
- Thurs 15 July Lockdown from midnight for 5 days (plus 7 days)
-
- Community Connection
- Had email or verbal communication with residents on issues that concerned them regarding:
- Storm clean up assistance, The Rex, Planning applications, Glenlyon subdivision, Gun Club licence (from all sides of the issue), Transmission Lines, Water mining, Creswick Trails, & Drummond Primary School.

Promoted information to the community about:

Storm updates and funding assistance available

Cats and Dogs – Domestic Management Plan Community Input Survey

RECOMMENDATION

That Council receives and notes the Mayor's and Councillors' reports.

MOTION

That Council receives and notes the Mayor's and Councillor Reports.

Moved: Cr Juliet Simpson

Seconded: Cr Don Henderson

Carried

8.3 CHIEF EXECUTIVE OFFICER'S REPORT

The Chief Executive Officer Report informs Council and the community of current issues, initiatives and projects undertaken across Council.

- Nil

CHIEF EXECUTIVE OFFICER UPDATE

On Wednesday 9 June, Hepburn Shire region was heavily impacted by a major weather event, as were other regions across the state of Victoria.

The severe weather caused damage across the Shire, including trees down, multiple road closures, damage to water mains; and power and telecommunication outages.

Following the storm, the Incident Control Centre asked Council to open a Relief Centre which was established at the Trentham Mechanics Institute. The relief centre is to support community members unable to return home because their property was storm damaged or unsafe, and anyone requiring other types of relief, including food relief.

Due to structural damage sustained at the Trentham Mechanics Institute building, the Relief Centre was temporarily relocated to the Trentham Neighbourhood Centre before moving to the Trentham Library for the Recovery phase.

The storm event lead agency, SES, along with partner agencies including council, Police, VIC Roads, Powercor, CFA, DELWP, Bushfire Recovery Victoria, Telstra and the Australian Defence Force have been working tirelessly to provide a coordinated response to this event, and to support the community.



Trentham Relief Centre



Coliban Ward Councillor & Deputy Mayor Brian Hood at the Trentham Relief Centre



MP Mary-Anne Thomas and Hepburn Shire Mayor, Cr Lesley Hewitt, visiting the Trentham Relief Centre on 17 June

Now that we are in the Recovery Phase, the Trentham relief centre has transitioned from a Relief Centre to a Recovery Centre, and is now based in the Trentham Library.

Council is continuing to support the community by working with other agencies including the Department of Families, Fairness and Housing and Central Highlands Rural Health to provide residents with information on ways to access emergency financial assistance, mental health support, counselling, and providing free green waste disposal at all our transfer stations free of charge until the end of July, and more.

Due to the significant damage across the region, and many residents and families affected, recovery efforts are expected to continue for several months. Hepburn Shire crews are active across impacted areas assessing risks (including assessing vulnerable trees) and conducting secondary post-impact assessments.

The State Government have announced a support package to assist with the clean-up and recovery efforts, and the State Government have also announced that a dedicated Agriculture Recovery Manager will work with Victorian farmers hit by the recent storms as assessments of damage in affected areas continue across the state.

There is still a risk of trees continuing to fall so please be extra vigilant and safe on the roads and when out and about. Increasing wind gusts may add to the risk of trees falling without warning, particularly in elevated areas impacted by recent storms.



Federal Member for Ballarat, Ms Catherine King, onsite with CFA & Hepburn Shire inspecting damage in Trentham



HART Awards

Council were thrilled to receive a Highly Commended Award for our film series 'Peaks Wetlands and Rivers' at the HART Awards (Helping Achieve Reconciliation Together) in the Local Government category.

The three films take viewers on a journey of truth telling across the landscape with Djaara Elder Uncle Rick Nelson (pictured) and Professor Barry Golding. The project was an initiative of Council's Reconciliation Action Plan Advisory Committee, and we thank everyone involved.



If you haven't seen the films yet you can view them at
<https://www.hepburn.vic.gov.au/reconciliation-hart-award/>

June Council Meeting

The Council meeting on 15 June was held virtually due to the COVID19 lockdown. Highlights of the meeting include the appointment of three new members to the Disability Advisory Committee (Lainey Curr, Fiona Porter and Peter Waters), and the approval of a strategic planning work plan to address some of the problems and community concerns that have arisen because this work has not been undertaken to date.

Congratulations to Creswick Theatre Company, Trentham Sustainability Group, St John Ambulance (Daylesford), Pavilion Arts & Sustainability Creswick and Kingston Friends of the Avenue, who will all share in \$8,924 as part of the fourth and final round of our Community Grants announced for 2020/2021. These grants can make a big difference for local groups and organisations to deliver projects for the benefit our region. We've awarded \$65,000 in community grants in 2020/2021 and are pleased to be able to support such a variety of local projects for our community.

All Staff Meeting & CEO Award

On 17 June we had an All-Staff meeting. We hold three All Staff meetings per year, and they are a chance for the organisation to come together. Unfortunately, due to the COVID-19 lockdown restrictions, we had to change from an in-person to an online meeting.

At the meeting, Bradley awarded the CEO Award for this nomination period to Kelly Lewis, our Grants and Projects Officer. Kelly has been instrumental in assisting to attract millions of dollars of much-needed funding to the organisation. This funding means we can deliver projects across the Shire. Kelly is always willing to lend a hand in other areas if needed and always does so with a smile.

I was pleased to hand over Kelly Lewis's CEO Award in-person now that we are allowed 75% of staff back to the office.



CEO Bradley Thomas presenting Kelly Lewis with her CEO Award

Hepburn Life e-newsletter

We recently ran a campaign asking residents to sign up to our monthly e-newsletter, Hepburn Life, with a chance for new subscribers to win an iPad. We had a fantastic response and congratulate Julie Rowan who was the winner of the iPad.

Our June edition of Hepburn Life is out now, and if you missed the chance to sign up during the campaign, it's not too late to have our latest news direct to your inbox - you can sign up here <https://mailchi.mp/hepburn/sign-up>

Aquatic Strategy

Due to the storm event our Sport and Recreation Team had to postpone two Community Sessions to hear about your ideas for our ten-year Aquatics Strategy, however these two sessions have been rescheduled. We have been thrilled with the response rate to our aquatics survey with nearly 900 submissions – thank you.

Domestic Animal Management Plan (DAMP)

Council are developing a new Domestic Animal Management Plan (DAMP). This is a document all Victorian councils must produce every four years. The DAMP will outline the Shire's approach to animal management (dogs and cats) for the next four years.

Pet ownership has many benefits for health and wellbeing. The welfare of pets, and the protection of the community and the environment from nuisance dogs or cats, are also important considerations.

Whether you have a pet or not, we invite you to take five minutes to complete an online survey relating to the DAMP before 5pm on Thursday 22 July 2021. Your input will be used to inform development of the draft plan, which we will provide to the community for feedback later this year.

New Kerbside Collection Contractor Suez

At the end of June our new kerbside collection contractor, Suez, began collection of bins, and collection days remain the same for everyone.

June Special Council Meeting

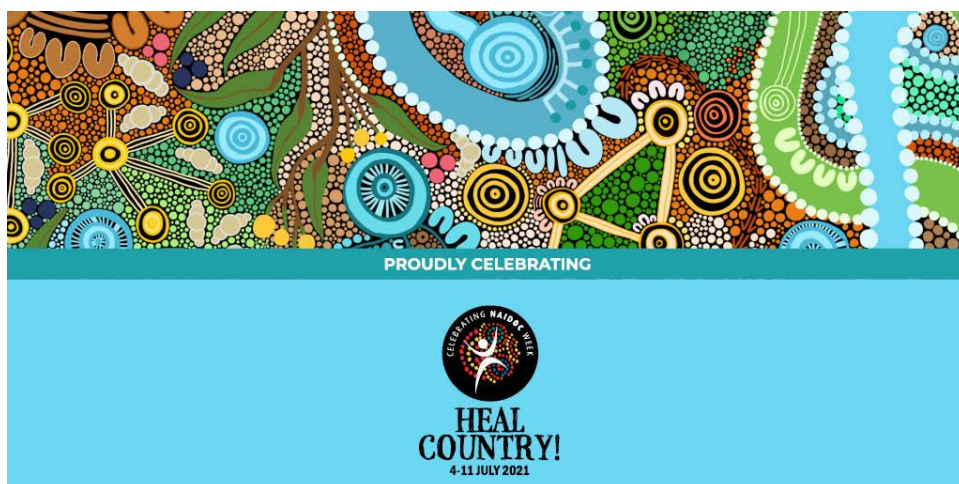
At the Special Meeting of Council on 29 June, Council endorsed a number of key documents:

- Revenue and Rating Plan 2021-2025
- Mayoral and Councillor Allowances
- 2021/22 Annual Budget
- Road Management Plan

Thanks for all the community feedback to these important documents.

NAIDOC Week

National NAIDOC Week runs from 4-11 JULY 2021. The 2021 National NAIDOC Poster, 'Care for Country' was designed by Gubbi Gubbi artist Maggie-Jean Douglas.



Using the 2021 NAIDOC Week theme, Heal Country! as inspiration, 'Care for Country' is a bright and vibrant artwork which explores how Country has cared for and healed First Nations people spiritually, physically, emotionally, socially and culturally.

The artwork includes communities, people, animals and bush medicines spread over different landscapes of red dirt, green grass, bush land and coastal areas to tell the story of the many ways Country can and has healed us throughout our lives and journeys.

Due to the recent COVID lockdown a NAIDOC week event had to be rescheduled and is now taking place later this month. Although this is not a public event due to strictly limited numbers, it will be recorded and posted online for the public to watch.



On Thursday 08 July, I attended the official opening of the Clunes Town Hall and Police Courthouse project with the Mayor, Councillors and the Minister for Regional Development, Mary-Anne Thomas MP. The project included remedial works to the façade and internal building, including brickwork and masonry repairs, render and plaster repairs, improvements to the roof, and carpentry. The Minister and the Mayor both complimented council staff member and Project Manager, Sam Hattam, on the outstanding job he has done on bringing the project to such a successful outcome.



Some of the meetings I have participated in over the past month include:

- Council briefings
- Special Council meeting
- Storm related meetings with Government Agencies, politicians and affected residents
- Loddon Campaspe Councils CEO's meeting
- COVID-19 relief and recovery meetings
- Performance Development Program (PDP) discussions with my direct reports
- Project meetings for the Hepburn Hub at The Rex
- Regular meetings with Directors and direct reports
- Executive Team, Leadership Team meetings
- Meeting with the new independent Audit Risk Committee members
- Audit & Risk Meeting
- Meeting with Cr Tessa Halliday
- Meeting with Creswick and District Community Bank
- Contractor OH&S Management training
- Meetings between our ICT team and TechOne (software provider)
- Central Highlands Regional Partnerships meeting
- Central Highlands Councils Victoria meeting
- Meeting with Safe Place Homes
- Meeting with Djaara
- MAV Risk Management training

RECOMMENDATION

That Council receives and notes the Chief Executive Officer's Report for July 2021.

MOTION

That Council receives and notes the Chief Executive Officer's Report for July 2021.

Moved: Cr Jen Bray

Seconded: Cr Don Henderson

Carried

9 PUBLIC PARTICIPATION TIME

This part of the Ordinary Meeting of Council allows for the tabling of petitions by Councillors and Officers and 30 minutes for the purposes of:

- Tabling petitions
- Responding to questions from members of our community
- Members of the community to address Council

Community members are invited to be involved in public participation time in accordance with Council's Governance Rules.

Individuals may submit written questions or requests to address Council to the Chief Executive Officer by 10:00am the day before the Council Meeting.

Some questions of an operational nature may be responded to through usual administrative procedure. Separate forums and Council processes are provided for deputations or for making submissions to Council.

Questions received may be taken on notice but formal responses will be provided to the questioners directly. These responses will also be read out and included within the minutes of the next Ordinary Meeting of Council to make them publicly available to all.

BEHAVIOUR AT COUNCIL MEETINGS

Council supports a welcoming, respectful and safe environment for members of the community to participate at Council Meetings regarding issues that are important to them. Council's Governance Rules sets out guidelines for the Mayor, Councillors, and community members on public participation in meetings. It reinforces the value of diversity in thinking, while being respectful of differing views, and the rights and reputation of others.

Under the Governance Rules, members of the public present at a Council Meeting must not be disruptive during the meeting.

Respectful behaviour includes:

- Being courteous when addressing Council during public participation time and directing all comments through the Chair
- Being quiet during proceedings
- Being respectful towards others present and respecting their right to their own views

Inappropriate behaviour includes:

- Interjecting or taking part in the debate
- Verbal abuse or harassment of a Councillor, member of staff, ratepayer or member of the public
- Threats of violence

9.1 PETITIONS

No petitions have been received this month in accordance with the Governance Rules.

9.2 PUBLIC QUESTIONS

The Chair will read out responses to questions taken on notice from the last ordinary meeting, and then read and respond to new questions received in accordance with Council's Governance Rules.

Question 1 – Ms Kaye Powell

The Glenlyon Township Plan of Crown Allotments was draw up in the 1960s. Then, Glenlyon not Daylesford was to be the major town in the area. The train was going to stop there and town water and sewerage were to be provided. None of that happened. Glenlyon is classed as a settlement not a town.

In the 1860's there were 19 Crown Allotments in the current Hamlet development. Council has approved subdivision so there are now 26. Several of these are under 4,000sqm. Anything under 4,000sqm is considered "high risk" in that 2014 Waste Water Management Plan that was adopted by Council.

It used to be impossible to get approval to subdivide blocks into half acres in Glenlyon. Now smaller subdivisions are approved in close proximity to each other creating a larger high-risk area.

Why is Council not following its own policy as stated in the 2014 Waste Water Management Plan?

Response – Mayor Lesley Hewitt

Council's Domestic Wastewater Management Plan 2014 (DWMP) primarily focusses on properties developed with existing dwellings and is not prescriptive in relation to proposed subdivisions or future development. Applications for subdivision must go through the planning permit process, throughout which the onus is on the applicant to demonstrate that effluent can be sustainably managed upon the site in accordance with the applicable requirements of the *Hepburn Planning Scheme*, EPA codes, and in the instance of subdivisions in Glenlyon, the requirements of the rural water authority Goulburn Murray Water.

We also note that the Domestic Waste Water Management Plan is currently being reviewed and opportunities for community input will be provided.

Question 2 – Ms Kaye Powell

If we average homes on the 26 Hamlet blocks being built by retirees and families, and say 3 people will live on each block, we have 78 people there.

At the last census Glenlyon had 360 residents. An extra 78 in one concentrated area means Glenlyon's population will increase by 21.6%.

Are there any other settlements or towns in our shire where population in a concentrated area has increased at that level? Please only include settlements or towns with no town water or sewerage.

Response – Mayor Lesley Hewitt

In preparation of the new Domestic Wastewater Management Plan Council is currently collating data that will touch on increases in dwelling density in unsewered settlements and towns, however this data is not yet available.

The issue of unsewered settlement, residential settlement patterns, township growth and anticipated occupation increases, will be assessed during our upcoming structure planning process for Glenlyon. We intend to commence the preparation of this work in 2022 and are very much looking forward to engaging with the community to help prepare this plan.

By way of background the anticipated growth in most regional Victorian towns is 1.5 to 2% per year. Long term growth in Glenlyon over the last twenty years matches the yearly regional growth rate. Any recent spikes in development rates will be assessed and addressed by the Structure Plan.

Question 3 – Ms Elizabeth Swan

Can Council please list the positive points regarding a growing settlement or town working to a plan developed in the 1860s?

Response – Mayor Lesley Hewitt

There is no intention for the future planning of Glenlyon to work to a plan developed in the 1860's. It must however, work from all plans developed in and since that time. The certificates of title created at the foundation of the town, that still exist today, maintain legislative rights for the title holders. The appropriate use of these lots has been considered through decades of previous land use and development controls established through the Urban Planning legislative framework. This includes the current Hepburn Planning Scheme, which features a suite of policies, zones and overlays that must be considered in assessing any required permits for land use or development. The Planning Scheme has changed numerous times since it was adopted and a Scheme was in place for Glenlyon Shire before then. These Schemes have been amended and changed to reflect State government requirements and

local government strategic planning over the decades. Council must work from the current Planning Scheme and all of its requirements.

Council has also made a commitment toward future strategic planning including the preparation of the Glenlyon Structure Plan (planned to begin 2022). The structure plan will assess all current planning provisions and legislative requirements, and then work with the community on developing an up to date medium term plan (10 + years) for the town. We are very keen to engage with yourself and all members of the Glenlyon community to help prepare a structure plan that secures a balanced and prosperous future.

Question 4 – Mr Claude Forell

Will Council hold the Daylesford Field and Game Club to account for the toxic contamination of the Glenlyon Recreation Reserve, as hinted by former Mayor Cr Kokocinski who said last year that this would be considered when costs of remediation were known?

Response – Mayor Lesley Hewitt

The level of remediation, if any, to be undertaken at Glenlyon Recreation Reserve has not yet been determined. Council has received legal advice around this issue and it is fair to say that obtaining financial recovery from Daylesford Field and Game Club or any user group under the former licenses will be difficult.

Going forward, if the Daylesford Field and Game Club are permitted to resume shooting activities, they will be required to comply with an EPA approved Environmental Management Plan (EMP) before shooting activity resumes on the site. The EMP is to be prepared at the expense of the club.

EPA have indicated that the site will be monitored by EPA officers if shooting resumes and Council also will be responsible for undertaking monitoring and compliance inspections.

In addition to several standard licence conditions, the proposed license between Hepburn Shire Council and Daylesford Field and Game Club is conditional on compliance with the EMP and Council Officers will perform spot checks. The proposed licence is subject to a Council decision tonight.

Question 5 – Mr Claude Forell and Mr Robert Whalley

The same question was received from Mr Claude Forell and Mr Robert Whalley, and therefore will be read out and answered once.

If clay target shooting is permitted to resume in due course, will Council consider requiring the Daylesford Field and Game Club to post a substantial financial bond to be forfeited if it fails satisfactorily to clean up after each shooting event?

Response – Mayor Lesley Hewitt

The proposed license between Hepburn Shire Council and Daylesford Field and Game Club has a requirement for Daylesford Field and Game Club to comply with an EPA approved Environmental Management Plan (EMP) before shooting activity resumes on the site. The proposed licence is subject to a Council decision tonight.

In addition to the requirements of an EMP, the proposed license between Hepburn Shire Council and Daylesford Field and Game Club has several requirements relating to the management of the site. This would mean the club would be required under the terms of the license and under any further requirements of the Environmental Management Plan to clean up any litter following events, only use steel shot and only use targets free of polycyclic aromatic hydrocarbons (PAH).

Based on the reduced level of risk, council considers that the EMP and the conditions of the license present an acceptable level of risk mitigation.

Question 6 - Mr Robert Whalley

The EPA notices and subsequent site testing and investigations have shown how mismanagement of the Reserve has put at risk the Reserve environment and community health.

Does the Council agree that the current management of the Reserve must be changed and improved to ensure that a reoccurrence of contamination of the Reserve does not reoccur?

Response – Mayor Lesley Hewitt

Council does acknowledge there is an opportunity to further improve the monitoring of activities at the reserve.

The proposed license between Hepburn Shire Council and Daylesford Field and Game Club has several requirements specifically relating to the management of the site. This would mean the club would be required under the terms of the license and under any further requirements of the Environmental Management Plan to clean up any litter following events, only use steel shot and only use targets free of polycyclic aromatic hydrocarbons (PAH).

An increased level of compliance monitoring will also be required.

Question 7 - Mr David Moore

Does Hepburn Shire Council agree to get a small group of like-minded people together to meet with the current Rex Hub design team to see if they can advance revised ideas and bring about a better outcome.

Response – Mayor Lesley Hewitt

Council has confirmed the project scope and is proceeding with a new procurement process following the termination of the previous contract builder, based on the current design.

As part of council's deliberations, Council also determined to establish a Project Reference Group to work with council in the delivery of the project. The Terms of Reference for this group are yet to be developed and once drafted will be presented to council for endorsement ahead of inviting Expressions of Interest from community members for its membership.

The current design responds to Council's endorsed brief. The proposal to replace the existing open carpark with two levels of covered carparking is not supported by any Council strategy or policy, would incur significant additional expenditure and require the deferment of many important community projects Council has already budget for.

Question 8 - Mr David Moore

Does Hepburn Shire Council agree that the Rex Theatre Redevelopment should have a long-term plan of emulating The Yarraville Sun theatre precinct as a superb example of "what could be". Returning the Rex to a model more in keeping with the 1929 original conception via a thorough Burra Charter Process.

Response – Mayor Lesley Hewitt

Council's vision is to return the Rex Theatre to the community as a public facility. In repurposing the Rex for this purpose, a number of contemporary uses have been included to maximise its use. These uses include a public auditorium, a library, public amenities, a digital co working hub and council offices and customer service. This is to make the best use of these impressive spaces and ensure the building is preserved for the future. All its heritage features are being retained and the works completed in a way that preserves its heritage while bringing it up to current standards.

9.3 REQUESTS TO ADDRESS COUNCIL

Members of our community who have submitted a request in accordance with Council's Governance Rules will be heard.

Ms Kaye Powell addressed Council regarding the Glenlyon Reserve and the possibility of shooting resuming there.

10 STATUTORY PLANNING

10.1 PLANNING APPLICATION 3008 - TWO LOT SUBDIVISION AND ASSOCIATED WORKS, INCLUDING NATIVE VEGETATION REMOVAL - CA 4 SEC 23 - 764 DAYLESFORD-MALMSBURY ROAD GLENLYON DIRECTOR INFRASTRUCTURE AND DEVELOPMENT SERVICES

In providing this advice to Council as the Statutory Planner, I James McInnes have no interests to disclose in this report.

ATTACHMENTS

1. PA 3008 Clause 56 Assessment [10.1.1 - 8 pages]
2. PA 3008 - Application - 764 Daylesford- Malmsbury Road Glenlyon [10.1.2 - 133 pages]
3. PA 3008, PA 3009, PA 3010 - All objections [10.1.3 - 63 pages]
4. PA 3008 - External Referral Authority Responses [10.1.4 - 8 pages]

EXECUTIVE SUMMARY

The purpose of this report is for Council to determine planning application PA 3008 for the two (2) lot subdivision of land at 764 Daylesford-Malmsbury Road Glenlyon, known as Crown Allotment 4, Section 23, Township of Glenlyon and Parish of Glenlyon.

It is proposed to subdivide the existing single lot into two lots, with both lots fronting Spring Street to the east. Road creation works which include native vegetation removal will be required for both lots to have adequate mandatory vehicle access. Both proposed lots will be vacant.

The application was notified and twelve (12) objections were received.

OFFICER'S RECOMMENDATION

That Council, having caused notice of Planning Application PA 3008 to be given under Section 52 of the Planning and Environment Act 1987, and having considered all the matters required under Section 60 of the Act, determines to issue a Notice of Decision to Grant a Permit for the two (2) lot subdivision, including native vegetation removal and associated works at 764 Daylesford-Malmsbury Road, Glenlyon (Crown Allotment 4 Section 23 Township of Glenlyon Parish of Glenlyon) in accordance with the endorsed plans, subject to the following conditions:

Layout must not be altered

1. *The layout of the subdivision as shown on the endorsed plans must not be altered or modified unless otherwise agreed in writing by the Responsible Authority.*

Amenity standards

2. *Any works associated with the subdivision must be managed so that the amenity of the area is not detrimentally affected through the:*

- a. *transport of materials, goods, or commodities to or from the land;*
- b. *appearance of any buildings, works, or materials;*
- c. *emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise;*

to the satisfaction of the Responsible Authority.

- 3. *The permit holder is to ensure that dust suppression is undertaken in the form of constant water spraying or other natural based proprietary dust suppressant to ensure that dust caused by vehicles moving along the access road or throughout the site does not cause a nuisance to surrounding properties to the satisfaction of the Responsible Authority.*

Mandatory

- 4. *The owner of the land must enter into an agreement with:*
 - a. *a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and,*
 - b. *a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.*
- 5. *Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:*
 - a. *a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and,*
 - b. *a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.*
- 6. *The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.*

7. *All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.*
8. *The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.*

Council Engineering

9. Stormwater Drainage:

- a. *All stormwater discharged from the subject land shall be connected to the legal point of discharge to the satisfaction of the Responsible Authority. No concentrated stormwater shall drain or discharge from the land to adjoining properties.*
- b. *Each lot requires a separate point of discharge.*
- c. *It is the responsibility of the developer, to prepare a Stormwater Strategy Plan to identify and record the manner by which the quantity and quality of stormwater shall be managed for the catchment. The stormwater strategy plan must demonstrate how to avoid adverse impact on neighbouring properties and surround road network due to the development. Drainage design plans and legal point of discharge will not be considered until the drainage strategy has been established.*
- d. *It is the responsibility of the developer to meet the requirements for stormwater quality as stated in the BPEM (Best Practice Environmental Management) Guidelines*

Note: Additional information for requirements can be found at <https://www.epa.vic.gov.au/business-and-industry/guidelines/water-guidance/urban-stormwater-bpemg>

10. Access:

- a. *Vehicle access/crossing to the land is to be located, constructed and maintained to the satisfaction of the Responsible Authority.*
- b. *Prior to the occupation the following will be constructed for approval.*
 - i. *Vehicle access/crossing is to be constructed in accordance with Infrastructure Design Manual Standard Drawing SD 255 or to approval of responsible authority*
 - ii. *Vehicle access/crossing to the land shall be located so that adequate sight distance is achieved to comply with Australian Standard AS2890.1:2004 Section 3.2.4 and as specified in Ausroad's Guide to Road Design Part 4A Section 3.4 - 'Sight Distance at Property Entrance'.*

- iii. *Minimum 10.0m and 9.0m clearance shall be maintained from any road intersection and between adjacent crossovers respectively.*
- iv. *Any proposed vehicular crossing shall have satisfactory clearance to any side-entry pit, power or Telecommunications pole, manhole cover or marker, or street tree. Any relocation, alteration or replacement required shall be in accordance with the requirements of the relevant Authority and shall be at the applicant's expense.*
- c. *The final location and construction of the vehicle crossing is to be approved by the Responsible Authority via a "Consent to Work within the Road Reserve", prior to the undertaking of works.*

11. Road Upgrade Works:

- a. *It is the responsibility of this permit holder(s) to construct Spring Street as a sealed road from Goochs Lane to Collins Road to the satisfaction of Responsible Authority*
- b. *The road shall be designed and constructed to relevant Australian and VicRoads standards and in accordance with the requirements of Infrastructure Design Manual (IDM) and IDM standard drawing SD600*
- c. *Professionally prepared plans designed by a suitably qualified engineer based on site tests are to be submitted to the Responsible Authority for approval prior to construction.*
- d. *Plan shall account for the protection of the existing vegetation.*
- e. *The road pavement shall be designed by a suitably qualified engineer based on site tests but at a minimum shall include: 4.0m pavement width comprising*
 - i. *200mm compacted depth class 3, 20mm FCR sub base and 100mm compacted depth class 2, 20mm FCR base pavement.*
 - ii. *1.5m unsealed shoulders.*
- f. *The Supervising Consulting Engineer shall provide to Council a report of hold points and inspections for the construction and verification that the roads and drains have been designed and constructed in compliance with the above standards, by providing a list verifying the results of all tests undertaken and corresponding results. The minimum tests required to be provided to the Responsible Authority are:*
 - i. *Road Sub-grade (Proof Roll)*
 - ii. *Pavement sub-base and base (density test and proof roll)*
 - iii. *Pavement prior to sealing or asphalt application*
 - iv. *Drainage trench and bedding*
 - v. *Drainage infrastructure prior to backfill*
 - vi. *Drainage pits*

- g. The developer shall prepare all documents required for obtaining approval from Dja Dja Wurrung Clans Aboriginal Corporation for road works and submitted to the Responsible Authority for forwarding them to the Dja Dja Wurrung Clans Aboriginal Corporation. All costs incurred in complying with the Dja Dja Wurrung Clans Aboriginal Corporation requirements shall be borne by the developer.*

12. Native Vegetation Assessment

- a. Prior to the commencement of any works , the permit holder must submit site /construction management plans to the satisfaction of the Responsible Authority demonstrating appropriate measures to put in place to protect the native vegetation and associated habitats identified in the native vegetation assessment report. The Native Vegetation Assessment shall include qualified arborist reposit on the health and status of all large trees in the construction zone. All works undertaken during the construction and development stage must be in accordance with the management plan to the satisfaction of the Responsible Authority.*
- 13. Prior to commencement of use it is the responsibility of the developer to meet the requirements and standards as set out in the IDM (Infrastructure Design Manual) version 5.20**
- 14. All above Council Engineering works must be constructed and completed prior to statement of compliance.**
- 15. All costs incurred in complying with the above Council Engineering conditions shall be borne by the permit holder**

Standard Council Environmental Health

- 16. Before works start for a dwelling upon the lots shown on the endorsed plans an application to install a septic tank system must be submitted to the responsible authority.**
- 17. The wastewater system must be an EPA approved Aerobic Wastewater Treatment System capable of achieving the 20/30 standard and must be installed in accordance with the EPA Code of Practice – onsite wastewater management July 2016 (EPA publication 891.4) unless otherwise agreed in writing by the responsible authority.**
- 18. The wastewater management system including effluent disposal fields must be located in an area that is able to satisfy minimum setbacks identified within Table 5 of the EPA Code of Practice – onsite wastewater management July 2016 (EPA publication 891.4).**

Goulburn Murray Water

- 19. Any Plan of Subdivision lodged for certification must be referred to Goulburn-Murray Rural Water Corporation pursuant to Section 8(1)(a) of the Subdivision Act 1988.**

20. *Prior to Statement of Compliance being issued, the owner shall enter into an Agreement with the Responsible Authority and Goulburn Murray Water under Section 173 of the Planning and Environment Act ensuring that:*

- a. If a community effluent disposal system or reticulated sewerage system becomes available, each lot in the subdivision must be connected to the system for the management of wastewater and all on-site wastewater treatment and disposal systems must be decommissioned.*
- b. The wastewater treatment and disposal facility be installed, operated and maintained as required by the EPA.*
- c. Lots in this subdivision cannot be further subdivided unless each lot is connected to a community effluent disposal system or reticulated sewerage.*
- d. The owner shall meet the cost of the registration of the agreement on the title.*
- e. This agreement must be registered on title.*
- f. This agreement is cancelled if (a) above is satisfied.*

Department of Environment, Land, Water and Planning

21. *Notification of permit conditions:*

Before works start, the permit holder must advise all persons undertaking the vegetation removal or works on site of all relevant permit conditions and associated statutory requirements or approvals.

22. *Native vegetation permitted to be removed, destroyed, or lopped:*

The native vegetation permitted to be removed, destroyed or lopped under this permit is comprised of:

- a. 0.209 hectares of native vegetation,*
- b. including three (3) large trees,*
- c. with a strategic biodiversity value of 0.498.*

23. *Protection of retained vegetation:*

- a. Before works start, a plan to the satisfaction of the responsible authority identifying all native vegetation to be retained and describing the measures to be used to protect the identified vegetation during construction, must be prepared and submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will form part of this permit. All works constructed or carried out must be in accordance with the endorsed plan.*
- b. Except with the written consent of the responsible authority, within the area of native vegetation to be retained and any tree or vegetation protection zone associated with the permitted use and/or development, the following is prohibited:*
 - i. vehicular or pedestrian access*

- ii. *trenching or soil excavation*
- iii. *storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products*
- iv. *entry and exit pits for the provision of underground services*
- v. *any other actions or activities that may result in adverse impacts to retained native vegetation.*

24. Native vegetation offsets:

To offset the removal of 0.209 hectares of native vegetation, the permit holder must secure native vegetation offset in accordance with Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017), as specified below:

A general offset of 0.071 general habitat units must meet the following criteria:

- a. *located within the North Central Catchment Management Authority boundary or Hepburn Shire Council municipal area.*
- b. *with a minimum strategic biodiversity score of at least 0.398, and*
- c. *The offset(s) secured must also protect three (3) large trees.*

Considering the same Native Vegetation Removal report (report ID: 3029-20210416-010, dated 16 April 2021) has been submitted for the planning applications PA 3008, PA 3009 and PA 3010, a copy of the offset evidence including the above requirements will be considered satisfactory for all three planning applications.

25. Offset evidence:

- a. *Before the commencement of works approved by this permit, evidence that the required offset by this permit has been secured must be provided to the satisfaction of the responsible authority. This evidence must be one or both of the following:*
 - i. *an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10-year management actions and ongoing management of the site, and/or*
 - ii. *credit extract(s) allocated to the permit from the Native Vegetation Credit Register.*
- b. *A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit. Within 30 days of endorsement of the offset evidence, a copy of the endorsed offset evidence must be provided to Planning Approvals at the Department of Environment, Land, Water and Planning - Grampians regional office via email: grampians.planning@delwp.vic.gov.au*

Permit expiry

26. This permit will expire if one of the following circumstances applies:

- a. *The plan of subdivision is not certified within two (2) years of the date of this permit;*
- b. *The registration of the relevant stage of subdivision is not completed within five (5) years from the date of certification of the plan of subdivision.*

The Responsible Authority may extend the permit if a request is made in writing in accordance with Section 69 of Planning and Environment Act 1987.

PERMIT NOTES:

Department of Environment, Land, Water and Planning

Please note before any works on public land start, a permit to take protected flora under the Flora and Fauna Guarantee (FFG) Act 1988 may be required. To obtain an FFG permit or further information, please contact a Natural Environment Program officer at the Grampians regional office of the Department of Environment, Land, Water and Planning on grampians.environment@delwp.vic.gov.au

North Central Catchment Management Authority

Flood levels for the 1% AEP probability (100 year ARI) have not been determined for this area under the Water Act 1989. However, information available at North Central CMA indicates that in the event of a 1% AEP flood event it is highly unlikely that the property may be subject to inundation from a designated waterway.

MOTION

That Council, having caused notice of Planning Application PA 3008 to be given under Section 52 of the Planning and Environment Act 1987, and having considered all the matters required under Section 60 of the Act, determines to issue a Notice of Decision to Grant a Permit for the two (2) lot subdivision, including native vegetation removal and associated works at 764 Daylesford-Malmsbury Road, Glenlyon (Crown Allotment 4 Section 23 Township of Glenlyon Parish of Glenlyon) in accordance with the endorsed plans, subject to the following conditions:

Layout must not be altered

1. *The layout of the subdivision as shown on the endorsed plans must not be altered or modified unless otherwise agreed in writing by the Responsible Authority.*

Amenity standards

2. *Any works associated with the subdivision must be managed so that the amenity of the area is not detrimentally affected through the:*
 - a. *transport of materials, goods, or commodities to or from the land;*
 - b. *appearance of any buildings, works, or materials;*

- c. emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise;*

to the satisfaction of the Responsible Authority.

- 3. The permit holder is to ensure that dust suppression is undertaken in the form of constant water spraying or other natural based proprietary dust suppressant to ensure that dust caused by vehicles moving along the access road or throughout the site does not cause a nuisance to surrounding properties to the satisfaction of the Responsible Authority.*

Mandatory

- 4. The owner of the land must enter into an agreement with:
 - a. a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and,*
 - b. a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.**
- 5. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:
 - a. a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and,*
 - b. a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.**
- 6. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.*
- 7. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision*

submitted for certification in favour of the relevant authority for which the easement or site is to be created.

8. *The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.*

Council Engineering

9. Stormwater Drainage:

- a. *All stormwater discharged from the subject land shall be connected to the legal point of discharge to the satisfaction of the Responsible Authority. No concentrated stormwater shall drain or discharge from the land to adjoining properties.*
- b. *Each lot requires a separate point of discharge.*
- c. *It is the responsibility of the developer, to prepare a Stormwater Strategy Plan to identify and record the manner by which the quantity and quality of stormwater shall be managed for the catchment. The stormwater strategy plan must demonstrate how to avoid adverse impact on neighbouring properties and surround road network due to the development. Drainage design plans and legal point of discharge will not be considered until the drainage strategy has been established.*
- d. *It is the responsibility of the developer to meet the requirements for stormwater quality as stated in the BPEM (Best Practice Environmental Management) Guidelines*

Note: Additional information for requirements can be found at <https://www.epa.vic.gov.au/business-and-industry/guidelines/water-guidance/urban-stormwater-bpemq>

10. Access:

- a. *Vehicle access/crossing to the land is to be located, constructed and maintained to the satisfaction of the Responsible Authority.*
- b. *Prior to the occupation the following will be constructed for approval.*
 - i. *Vehicle access/crossing is to be constructed in accordance with Infrastructure Design Manual Standard Drawing SD 255 or to approval of responsible authority*
 - ii. *Vehicle access/crossing to the land shall be located so that adequate sight distance is achieved to comply with Australian Standard AS2890.1:2004 Section 3.2.4 and as specified in Ausroad's Guide to Road Design Part 4A Section 3.4 - 'Sight Distance at Property Entrance'.*
 - iii. *Minimum 10.0m and 9.0m clearance shall be maintained from any road intersection and between adjacent crossovers respectively.*

- iv. *Any proposed vehicular crossing shall have satisfactory clearance to any side-entry pit, power or Telecommunications pole, manhole cover or marker, or street tree. Any relocation, alteration or replacement required shall be in accordance with the requirements of the relevant Authority and shall be at the applicant's expense.*
- c. *The final location and construction of the vehicle crossing is to be approved by the Responsible Authority via a "Consent to Work within the Road Reserve", prior to the undertaking of works.*

11. Road Upgrade Works:

- a. *It is the responsibility of this permit holder(s) to construct Spring Street as a sealed road from Goochs Lane to Collins Road to the satisfaction of Responsible Authority*
- b. *The road shall be designed and constructed to relevant Australian and VicRoads standards and in accordance with the requirements of Infrastructure Design Manual (IDM) and IDM standard drawing SD600*
- c. *Professionally prepared plans designed by a suitably qualified engineer based on site tests are to be submitted to the Responsible Authority for approval prior to construction.*
- d. *Plan shall account for the protection of the existing vegetation.*
- e. *The road pavement shall be designed by a suitably qualified engineer based on site tests but at a minimum shall include: 4.0m pavement width comprising*
 - i. *200mm compacted depth class 3, 20mm FCR sub base and 100mm compacted depth class 2, 20mm FCR base pavement.*
 - ii. *1.5m unsealed shoulders.*
- f. *The Supervising Consulting Engineer shall provide to Council a report of hold points and inspections for the construction and verification that the roads and drains have been designed and constructed in compliance with the above standards, by providing a list verifying the results of all tests undertaken and corresponding results. The minimum tests required to be provided to the Responsible Authority are:*
 - i. *Road Sub-grade (Proof Roll)*
 - ii. *Pavement sub-base and base (density test and proof roll)*
 - iii. *Pavement prior to sealing or asphalt application*
 - iv. *Drainage trench and bedding*
 - v. *Drainage infrastructure prior to backfill*
 - vi. *Drainage pits*
- g. *The developer shall prepare all documents required for obtaining approval from Dja Dja Wurrung Clans Aboriginal Corporation for road works and submitted to the Responsible Authority for forwarding them to the Dja Dja Wurrung Clans Aboriginal Corporation. All costs*

incurred in complying with the Dja Dja Wurrung Clans Aboriginal Corporation requirements shall be borne by the developer.

12. Native Vegetation Assessment

- a. *Prior to the commencement of any works , the permit holder must submit site /construction management plans to the satisfaction of the Responsible Authority demonstrating appropriate measures to put in place to protect the native vegetation and associated habitats identified in the native vegetation assessment report. The Native Vegetation Assessment shall include qualified arborist reposit on the health and status of all large trees in the construction zone. All works undertaken during the construction and development stage must be in accordance with the management plan to the satisfaction of the Responsible Authority.*

13. *Prior to commencement of use it is the responsibility of the developer to meet the requirements and standards as set out in the IDM (Infrastructure Design Manual) version 5.20*

14. *All above Council Engineering works must be constructed and completed prior to statement of compliance.*

15. *All costs incurred in complying with the above Council Engineering conditions shall be borne by the permit holder*

Standard Council Environmental Health

16. *Before works start for a dwelling upon the lots shown on the endorsed plans an application to install a septic tank system must be submitted to the responsible authority.*

17. *The wastewater system must be an EPA approved Aerobic Wastewater Treatment System capable of achieving the 20/30 standard and must be installed in accordance with the EPA Code of Practice – onsite wastewater management July 2016 (EPA publication 891.4) unless otherwise agreed in writing by the responsible authority.*

18. *The wastewater management system including effluent disposal fields must be located in an area that is able to satisfy minimum setbacks identified within Table 5 of the EPA Code of Practice – onsite wastewater management July 2016 (EPA publication 891.4).*

Goulburn Murray Water

19. *Any Plan of Subdivision lodged for certification must be referred to Goulburn-Murray Rural Water Corporation pursuant to Section 8(1)(a) of the Subdivision Act 1988.*

20. *Prior to Statement of Compliance being issued, the owner shall enter into an Agreement with the Responsible Authority and Goulburn Murray Water under Section 173 of the Planning and Environment Act ensuring that:*

- a. *If a community effluent disposal system or reticulated sewerage system becomes available, each lot in the subdivision must be connected to the system for the management of wastewater and all on-site wastewater treatment and disposal systems must be decommissioned.*
- b. *The wastewater treatment and disposal facility be installed, operated and maintained as required by the EPA.*
- c. *Lots in this subdivision cannot be further subdivided unless each lot is connected to a community effluent disposal system or reticulated sewerage.*
- d. *The owner shall meet the cost of the registration of the agreement on the title.*
- e. *This agreement must be registered on title.*
- f. *This agreement is cancelled if (a) above is satisfied.*

Department of Environment, Land, Water and Planning

21. Notification of permit conditions:

Before works start, the permit holder must advise all persons undertaking the vegetation removal or works on site of all relevant permit conditions and associated statutory requirements or approvals.

22. Native vegetation permitted to be removed, destroyed, or lopped:

The native vegetation permitted to be removed, destroyed or lopped under this permit is comprised of:

- a. *0.209 hectares of native vegetation,*
- b. *including three (3) large trees,*
- c. *with a strategic biodiversity value of 0.498.*

23. Protection of retained vegetation:

- a. *Before works start, a plan to the satisfaction of the responsible authority identifying all native vegetation to be retained and describing the measures to be used to protect the identified vegetation during construction, must be prepared and submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will form part of this permit. All works constructed or carried out must be in accordance with the endorsed plan.*
- b. *Except with the written consent of the responsible authority, within the area of native vegetation to be retained and any tree or vegetation protection zone associated with the permitted use and/or development, the following is prohibited:*
 - i. *vehicular or pedestrian access*
 - ii. *trenching or soil excavation*
 - iii. *storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products*

- iv. entry and exit pits for the provision of underground services
- v. any other actions or activities that may result in adverse impacts to retained native vegetation.

24. Native vegetation offsets:

To offset the removal of 0.209 hectares of native vegetation, the permit holder must secure native vegetation offset in accordance with Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017), as specified below:

A general offset of 0.071 general habitat units must meet the following criteria:

- a. *located within the North Central Catchment Management Authority boundary or Hepburn Shire Council municipal area.*
- b. *with a minimum strategic biodiversity score of at least 0.398, and*
- c. *The offset(s) secured must also protect three (3) large trees.*

Considering the same Native Vegetation Removal report (report ID: 3029-20210416-010, dated 16 April 2021) has been submitted for the planning applications PA 3008, PA 3009 and PA 3010, a copy of the offset evidence including the above requirements will be considered satisfactory for all three planning applications.

25. Offset evidence:

- a. *Before the commencement of works approved by this permit, evidence that the required offset by this permit has been secured must be provided to the satisfaction of the responsible authority. This evidence must be one or both of the following:*
 - i. *an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10-year management actions and ongoing management of the site, and/or*
 - ii. *credit extract(s) allocated to the permit from the Native Vegetation Credit Register.*
- b. *A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit. Within 30 days of endorsement of the offset evidence, a copy of the endorsed offset evidence must be provided to Planning Approvals at the Department of Environment, Land, Water and Planning - Grampians regional office via email: grampians.planning@delwp.vic.gov.au*

Permit expiry

26. This permit will expire if one of the following circumstances applies:

- a. *The plan of subdivision is not certified within two (2) years of the date of this permit;*

- b. *The registration of the relevant stage of subdivision is not completed within five (5) years from the date of certification of the plan of subdivision.*

The Responsible Authority may extend the permit if a request is made in writing in accordance with Section 69 of Planning and Environment Act 1987.

PERMIT NOTES:

Department of Environment, Land, Water and Planning

Please note before any works on public land start, a permit to take protected flora under the Flora and Fauna Guarantee (FFG) Act 1988 may be required. To obtain an FFG permit or further information, please contact a Natural Environment Program officer at the Grampians regional office of the Department of Environment, Land, Water and Planning on grampians.environment@delwp.vic.gov.au

North Central Catchment Management Authority

Flood levels for the 1% AEP probability (100 year ARI) have not been determined for this area under the Water Act 1989. However, information available at North Central CMA indicates that in the event of a 1% AEP flood event it is highly unlikely that the property may be subject to inundation from a designated waterway.

Moved: Cr Don Henderson

Seconded: Cr Brian Hood

Carried

BACKGROUND

Site and Surrounds

The subject site is a rectangular shaped allotment, approx. 8125 sq m in area, which fronts the unmade road reserve of Spring Street to the east. The site is relatively flat, with only a small downslope to the south-eastern and south-western corners. There is a small amount of vegetation along the eastern boundary, with the rest of the lot clear, excepting for pastoral grasses. The road reserve to the east is populated with scattered mature native vegetation, Blackwood and Manna Gum trees, as well as several exotic species of grasses, thistle, and weed.

The immediately surrounding area is zoned Township Zone, with the Environmental Significance Overlay – Schedule 1 covering all surrounding land. The immediately surrounding area is made up of vacant allotments which vary in size from approx. 3950 sq m to 9130 sq m in area, and the unmade north-to-south road reserve of Spring Street. Further to the south on the southern site of Goochs Lane there are several large allotments zoned Farming Zone, varying in size from approx. 4.9 ha to 8.4 ha in area. These lots are currently used for agricultural purposes, predominately animal grazing and crop raising. The prevailing pattern of subdivision throughout the area sees lot sizes increase as distance from the centre of the township increases.

Most mature vegetation throughout the surrounding area is within road reserves, with most private land being cleared of such vegetation.

Proposal

The application proposed the two (2) lot subdivision of the existing single lot which constitutes the subject site. Lot 1 is proposed to be 4067 sq m in area, and Lot 2 4058 sq m in area. Both will front and have access to Spring Street to the east.

Road upgrade and creation works are also proposed to meet Council Engineering requirements, and the requirements of the Infrastructure Design Manual. These works themselves do not require a planning permit, however to meet the required road construction standards native vegetation is proposed to be removed within the road reserve, requiring a planning permit. A total of 0.209ha of native vegetation removal is proposed, being made up of three large trees, with a total of nine trees expected to be removed.

It should be noted that the proposed road works and native vegetation removal is part of wider proposed road works for the upgrade of Spring Street between Goochs Lane and Collins Road. This is proposed to service not just the proposed lots but also several proposed lots proposed by two other planning permit applications for subdivision currently under consideration by Council. The amount of vegetation proposed to be removed and referenced above is the total required to be removed to upgrade and create the length of the road reserve to service all of these lots.

Relevant Planning Ordinance applying to the site and proposal

Zoning:	32.05 Township Zone (TZ)
Overlays:	42.01 Environmental Significance Overlay – Schedule 1 (ESO1)
Particular Provisions	53.01 Public Open Space Contribution and Subdivision 56 Residential Subdivision 52.17 Native Vegetation
Relevant Provisions of the PPF	11.01-1S Settlement 11.01-1R Settlement – Central Highlands 11.02-1S Supply of urban land 11.02-3S Sequencing of development 12.01-1S Protection of biodiversity 12.01-2S Native vegetation management 13.02-1S Bushfire planning 14.02-1S Catchment planning and management 14.02-2S Water quality 15.01-3S Subdivision design 15.01-5S Neighbourhood character 16.01-1S Housing supply 16.01-2S Housing affordability 18.02-3S Road system

	19.03-25 Infrastructure design and provision 21.01 Municipal Profile 21.03 Vision and Strategic Framework 21.05 Settlement and Housing 21.09 Environment and Heritage 22.01 Catchment and Land Protection	
Under what clause(s) is a permit required?	32.05-5 (TZ)	A permit is required to subdivide land
	42.01-2 (ESO1)	A permit is required to subdivide land
	52.17-1 (Native Vegetation)	A permit is required to remove, destroy, or lop native vegetation
Objections?	Twelve (12)	

KEY ISSUES

Settlement planning, housing supply, and access

The subdivision of this single lot into two almost equally sized lots is considered appropriate with respect to the broader state and local policies for settlement planning, as well as the zoning and overlay controls applicable to the site. The proposed subdivision design provides lots which are large enough in size to support development that will respect the existing character of the area whilst also providing land which will contribute to ensuring housing supply meets diverse needs through providing for a mix of housing types. It will also aid in ensuring housing affordability can be maintained.

Access planning has been appropriately considered, and in meeting the Council Engineering conditions of any permit to be issued, road upgrade works will be required for the proposed lots to gain adequate access to the road network. These upgrade works will be beneficial not only for these proposed lots, but others proposed and existing which adjoin the site, and for access planning for the south-western portion of the Glenlyon township more broadly.

The proposal responds strongly to and accords with the relevant aspects of the planning scheme relating to settlement planning, housing supply, and access.

Township Zone

The proposal aligns with the purposes of the zoning to provide for residential development in small towns, and to encourage development that respects the neighbourhood character of the area. The proposed pattern of subdivision, whilst more dense than existing, appropriately provides lot sizes which will facilitate development that is respecting of the existing and preferred character of the existing township. The scale and intensity of future development upon the proposed lots is not foreseen as inappropriate in this respect.

Utility services will be provisioned to each proposed lot in accordance with the mandatory subdivision conditions to be included on any permit to be issued as required by the planning scheme. Mandatory conditions for potable water supply and treatment of wastewater for use of the land for a dwelling within the Township Zone will be included on any future application to develop the land for a dwelling. The capability of each proposed lot to treat and retain all wastewater in accordance with the applicable aspects of the *Environment Protection Act 1970* will be addressed in greater detail later in this report.

Those aspects of the residential subdivision objectives and standards required to be considered for subdivision application under the Township Zone are addressed in later in this report, and in more detail in the attached Clause 56 assessment. The proposed pattern of subdivision will see no issues arise from the likely spacing of buildings upon development of the proposed lots.

The proposal accords with the applicable purposes and decision guidelines of the Township Zone.

Environmental Significance Overlay – Schedule 1

The environmental constraints identified by the statement of significance within the Environmental Significance Overlay – Schedule 1 primarily relate to the protection of the quality of catchment water for catchments linked to Port Phillip Bay or the Murray River. Of particular importance are areas where these catchments provide domestic water supply.

In accordance with the applicable referral provisions of the *Hepburn Planning Scheme* and the *Planning and Environment Act 1987*, the application was referred to Goulburn Murray Water (GMW) and North Central Catchment Management Authority (NCCMA). GMW, who's areas of interest are surface water and groundwater quality, use and disposal, identified the site as being within the Cairn Curran Special Water Supply Catchment, however identified no water features on the site, and posited that the soil type across the site is low risk in terms of wastewater disposal given non-dispersive and well-draining properties. GMW provided conditional consent to the granting of a planning permit, subject to inclusion of conditions relating to requirements for the owner to enter into a Section 173 agreement restricting further subdivision of the land unless community effluent disposal or reticulated sewerage becomes available to the site, requirement for connection to such a system should it become available, and for standards of wastewater treatment to be adhered to on an ongoing basis. NCCMA provided consent to the issuing of a planning permit, with no conditions provided. Standard Council Environmental Health conditions requiring a septic permit application to be made prior to works commencing for any dwelling on the proposed lots as shown on the endorsed plans will also be included on any permit to be issued.

Given GMW's expertise in this space, it is considered that in meeting the conditions provided by them, together with the drainage conditions provided by Council's Engineering department, that the proposed subdivision appropriately responds to issues surrounding pollution of waterways and groundwater, water quality at a local and regional level, the preservation of and impact on soils and the need to prevent erosion, and the prevention and reduction of the concentration or diversion of stormwater.

In meeting the relevant conditions of any permit to be issued, the proposal will accord with the applicable purposes, statement of significance, and decision guidelines of the Environmental Significance Overlay – Schedule 1.

Residential Subdivision

A complete Clause 56 assessment is attached to this report. A summary is provided below:

The proposal has a high degree of compliance with the applicable residential subdivision standards and objectives, with compliance being achieved for all standards and objectives.

Native Vegetation

The purpose of the native vegetation provisions are to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation, and to manage this to minimise land and water degradation. This is achieved through avoiding the removal, destruction, or lopping of native vegetation, minimising the impacts from removal, destruction or lopping that cannot be avoided, and through providing an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy, or lop native vegetation.

Road upgrade and creation works are proposed to meet Council Engineering requirements and the requirements of the Infrastructure Design Manual. These works themselves do not require a planning permit, however, to meet the required road construction standards, native vegetation is required to be removed within the road reserve, requiring a planning permit. An arborists report and engineering plans for the road works submitted with the application outline a total of nine trees to be removed, including three large trees (Manna Gum) across three areas of patch native vegetation. A Native Vegetation Removal Report (NVRP) has also been submitted providing information in support of the application to remove the native vegetation.

In accordance with the referral requirements of the *Hepburn Planning Scheme* and Section 55 of the *Planning and Environment Act 1987*, the application was referred to the Department of Environment, Land, Water and Planning (DELWP). DELWP responded to the referral with conditional consent to the issuing of a planning permit, subject to the inclusion of conditions for notification of permit conditions to those working on the site, limitation of native vegetation to be removed to that

outlined within the NVRR, requirement for protection of retained vegetation, vegetation offset requirements, and providing of offset evidence.

Given the expertise and area of interest of DELWP in this space, it is considered that in meeting the provided conditions that the proposed native vegetation removal is considered appropriate with regards to the decision guidelines of *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017) as required to be considered under the native vegetation removal provisions of the *Hepburn Planning Scheme*.

It should be further noted that consultation between the applicant and Council's Engineering Department occurred in relation to the proposed road design which resulted in an amendment to the originally proposed design, minimising the amount of vegetation required to be removed for the proposed lots to gain access.

The proposal accords with the applicable purposes and decision guidelines of the native vegetation provisions.

POLICY AND STATUTORY IMPLICATIONS

This application meets Council's obligations as Responsible Authority under the *Planning and Environment Act 1987*.

GOVERNANCE ISSUES

The implications of this report have been assessed in accordance with the requirements of the Victorian Charter of Human Rights and Responsibilities.

SUSTAINABILITY IMPLICATIONS

There are no sustainability implications associated with this report.

FINANCIAL IMPLICATIONS

Any application determined by Council or under delegation of Council is subject to appeal rights and may incur costs at VCAT if appealed.

RISK IMPLICATIONS

No risks to Council other than those already identified.

COMMUNITY AND STAKEHOLDER ENGAGEMENT

The application has been advertised by sending notification of the proposal to adjoining and adjacent owners. As a result, twelve (12) objections have been received. The issues raised in the objections are addressed individually as follows:

- Overdevelopment

In consideration of the prevailing pattern of subdivision throughout Glenlyon, the existing densities throughout the township, and the comments of the applicable

referral authorities, it is not foreseen that the proposed subdivision will result in overdevelopment of the area. This is not a consideration made in isolation, as it is understood there are currently two other two (2) lot subdivision applications in close proximity to the subject site, as well as three other subdivision permits issued within the last 6 months slightly further to the south. The total increase in density will see an additional 7 lots created across an area of approx. 9.36 ha. Given the prevailing pattern of subdivision is to remain largely the same, with lots still generally increasing in area with increasing distance from the centre of the township, overdevelopment is not foreseen in this circumstance.

- Out of character

The proposal seeks to create lots which are able to contain development which will remain in character with the existing pattern of development throughout the township. This is further reinforced through the high degree of compliance with the residential subdivision provisions, which is further detailed in the Clause 56 assessment attached at the end of this report.

- Wastewater and impact on groundwater supply

The application was referred to GMW as required by the *Hepburn Planning Scheme* and the *Planning and Environment Act*. There were no water features determined to be on the site, and in meeting the conditions provided by GMW, it is believed that the impact from treatment of wastewater generated on each created lot as a result of future development will be appropriately mitigated. It should be noted that as the site is not connected to reticulated sewerage and is covered by the Environmental Significance Overlay – Schedule 1, a planning permit will be required for any proposed use or development upon the site which stands to result in the generation of additional wastewater, meaning a detailed assessment of future development for each site can be made.

- Depletion of groundwater supply

It is outside of the purview of the *Hepburn Planning Scheme* to consider the depletion of groundwater supply in relation to applications made under the *Water Act 1989* for a works licence to construct a domestic bore. These considerations are to be made by the relevant rural water corporation, Goulburn Murray Water.

As outlined throughout this report, the impact of the treatment of wastewater for future development of the proposed lots have been appropriately considered by this assessment.

- Issues with electricity supply

This application was not required under the relevant referral provisions of the planning scheme to be referred to the relevant electricity authority. However, conditions will be included on any permit requiring the owner to enter into an agreement with said authority for servicing of each lot as shown on the endorsed plan in accordance with the authority's requirements and relevant legislation.

- Removal of native vegetation

Efforts have been made through consultation between Council Engineering and the applicant to minimise native vegetation removal through finding the appropriate balance for required standards to which the road is to be constructed to be in accordance with the IDM, and native vegetation retention. Whilst the proposed road works will result in the removal of native vegetation within the road reserve, given conditional consent has been provided by DELWP, none of those trees to be removed are considered significant trees (i.e. none are contained within the *Hepburn Significant Tree Register*), and appropriate native vegetation offsets are to be provided, this aspect of the application is seen to be appropriately considered and the proposed works accord with the guidelines for native vegetation removal.

- Impact on nearby farming activities

There is not expected to be undue impact upon the nearby farming activities to the south of the subject site. Whilst there may be some cross-amenity impacts between the two uses, given the lower density of the likely development throughout the area and the use of the Farming Zone land for crop raising and animal grazing, these cross-amenity impacts are arguably to be expected and accepted in areas such as this. Given the zoning applicable to the subject site, there is limited scope to consider these cross-amenity impacts in relation to the uses of the land, and any impacts resulting from wastewater and drainage has been appropriately considered under the Environmental Significance Overlay – Schedule 1.

Assessment Table - Two (2) Lot Subdivision (Clause 56)

PA 3008 – 764 Daylesford-Malmsbury Road GLENLYON (CA 4 SEC 23)

Refer to Clause 56 of the Planning Scheme for objectives, decision guidelines and a full description of standards.

Neighbourhood Character

Clause 56.03

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
C6 Neighbourhood Character objective To design subdivisions that respond to neighbourhood character.	1. 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.	✓ Complies
	2. Respond to and integrate with the surrounding urban environment	✓ Complies
	3. Protect significant vegetation and site features.	✓ Complies
	Comment: The existing pattern of subdivision and development throughout the township area of Glenlyon sees a mixed subdivision and development character prevail, particularly closer to the edge of the township area. The proposed lot sizes will allow for future development which is consistent with this character. Both proposed lots will front Spring Street to the east, maintaining appropriate integration with the surrounding urban environment through appropriately sized street frontages and access to the road network. The large trees identified for removal as part of the required road creation works have not been identified as being significant. There are no other significant site features.	

Lot Design

Clause 56.04

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
C8 Lot area and building envelopes objective 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. infrastructure and services.	An application to subdivide land that creates lots of less than 300 square metres should be accompanied by information that shows:	
	<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 of this standard. 	- N/A

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. <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>	- N/A
	<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
	<p>Comment:</p> <p>The proposed lots being 4058 sq m and 4067 sq m in area, and being appropriately dimensioned, are able to contain a building envelope of 10m by 15m, as well as contain adequate remaining space for the provision of appropriately sized wastewater treatment systems, required easements, and other required infrastructure and services.</p>	
<p>C9</p> <p>Solar orientation of lots objective</p> <p>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> <p>Lots have appropriate solar orientation when:</p>	
	<p>1. 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.</p>	✓ Complies
	<p>2. 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</p>	- N/A

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	3. 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.	✓ Complies
	Comment: The proposed lots are adequately sized with an appropriately east-west orientation to ensure solar access can be achieved for future development on the lot.	
C11 Common area objectives To identify common areas and the purpose for which the area is commonly held. To ensure the provision of common area is appropriate and that necessary management arrangements are in place. To maintain direct public access throughout the neighbourhood street network.	An application to subdivide land that creates common land must be accompanied by a plan and a report identifying: <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. 	- N/A No common areas are proposed.

Access and Mobility Management

Clause 56.06

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
C21 Lot access objective To provide for safe vehicle access between roads and lots.	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. 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. The design and construction of a crossover should meet the requirements of the relevant road authority	✓ Complies
	Comment: Each proposed lot will have access to Spring Street to the east, which is to be provided to the satisfaction of Council being the relevant road authority in accordance with the Council Engineering access conditions of any permit to be issued.	

Integrated Water Management

Clause 56.07

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
C22 Drinking water objective 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
	Comments: Future development of dwellings upon the proposed lots will be required to have a potable water supply, with appropriate storage capacity, to the satisfaction of the responsible authority in accordance with the mandatory requirements of the Township Zone for dwellings. Development of the site for a dwelling, given the site is affected by the Environmental Significance Overlay – Schedule 1, will require a planning permit. Appropriate mandatory conditions can be included on any future development applications for the site.	
	Reused and recycled water supply systems must be:	

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
C23 Reused and recycled water objective To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.	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.	- N/A
	Provided to the boundary of all lots in the subdivision where required by the relevant water authority.	- N/A
	Comments: No reused or recycled water systems are proposed. The application was referred to the relevant water authority who provided no conditions requiring the construction of such a system.	
C24 Waste water management objective 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. Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.	✓ Complies
	Comment The application was referred to the relevant water authority (Goulburn Murray Water (GMW)), who responded with conditional consent to the issuing of a planning permit on the basis that the proposed lots will be able to contain an appropriately sized wastewater treatment system which is in accordance with the applicable EPA guidelines and the requirements of conditions provided by GMW.	

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>C25 Urban run-off management objectives</p> <p>To minimise damage to properties and inconvenience to residents from urban run-off.</p> <p>To ensure that the street operates adequately during major storm events and provides for public safety.</p> <p>To minimise increases in stormwater run-off and protect the environmental values and physical characteristics of receiving waters from degradation by urban run-off.</p>	<p>The urban stormwater management system must be:</p> <ul style="list-style-type: none"> Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority. 	<p>✓ Complies</p>
<p>Comment:</p> <p>The application was internally referred to Council's Engineering Department, who have provided conditions requiring the developer to prepare a Stormwater Strategy Plan to identify and record how the quantity and quality of stormwater shall be managed for the catchment, and to demonstrate measures to avoid impact on neighbouring properties and surrounding road network. This is required to be prepared prior to consideration of drainage design plans and application for legal point of discharge. Additionally, appropriate conditions will be included on any permit to be issued for the developer to meet the requirements for stormwater quality as stated in the Best Practice Environmental Management Guidelines.</p>		

Site Management

Clause 56.08

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>C26 Site management objectives</p> <p>To protect drainage infrastructure and receiving waters from sedimentation and contamination.</p> <p>To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.</p> <p>To encourage the re-use of materials from the site and recycled</p>	<p>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:</p> <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. <p>Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.</p>	<p>✓ Complies</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
materials in the construction of subdivisions where practicable.	<p>Comment:</p> <p>Appropriate amenity protection conditions will be included on any permit to be issued to ensure that nuisance to nearby properties is appropriately minimised during the construction of works required under the permit. This will include requirements to maintain the site on an ongoing basis throughout such time that works are being conducted. Also required will be conditions for the submission of a site/construction management plan to be submitted to responsible authority which is to the satisfaction of the responsible authority.</p> <p>Appropriate conditions for the protection of vegetation to be retained within the road reserve will be included on any permit to be issued. This will include the requirement for tree/vegetation protection zones in accordance with the conditions provided by DELWP, and the requirement for the developer to provide notification of the permit conditions to all persons undertaking vegetation removal or works on the site.</p>	

Utilities

Clause 56.09

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>C27</p> <p>Shared trenching objectives</p> <p>To maximise the opportunities for shared trenching.</p> <p>To minimise constraints on landscaping within street reserves.</p>	<p>Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimize construction costs and land allocation for underground services.</p> <p>Comments:</p> <p>Shared trenching will be utilised where possible and in accordance with the requirements of the relevant servicing authority and the responsible authority.</p> <p>A 4m wide easement for underground powerlines is shown on the proposed plan of subdivision for proposed Lot 2, located at the rear of the lot so as to not constrain any landscaping works across the site, or within the road reserve.</p>	<p>✓ Complies</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>C28 Electricity, telecommunications and gas objectives</p> <p>To provide public utilities to each lot in a timely, efficient and cost effective manner.</p> <p>To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.</p>	<p>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.</p> <p>Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged.</p> <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.</p> <p>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>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>Comments: As the proposal is for a two-lot subdivision, referral to public utility providers was not required under the planning scheme. Mandatory conditions for the connection of relevant services will be included on any permit to be issued in accordance with Clause 66.01-1 of the <i>Hepburn Planning Scheme</i>.</p>	<p>✓ Complies</p>

Pursuant to Sections 50, 50A and 57A of the Planning and Environment Act 1987

Planning Permit

Address of the Land: CA4 of 23 764 Daylesford-Malmsbury Road, Glenlyon

Name: James Iles

Organisation: iPlanning Services Pty Ltd

Postal Address: CA4 of 23 764 Daylesford-Malmsbury Road, Glenlyon

Postcode: 3461

Telephone no (Business hours):0408 577 880

Mobile phone no:0408 577 880

Email Address:james.ips@iinet.net.au

Fax no:

Location of easements for Powercor.....

Does the amendment breach a registered covenant, section 173 agreement or restriction on Title? ☐ Yes ☐ No

To amend an application before advertising
To amend an application after advertising

No fee

40% of application fee for the relevant class of permit

I declare that I am the applicant and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the amendment to the application.

Name: James Iles Date: 10/12/20 Signature: _____

Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

Please lodge the completed form, appropriate fee and supporting documents with:

Planning Department
Hepburn Shire Council
Duke Street

Daylesford VIC 3460

Telephone: (03) 5348 1577


email: shire@hepburn.vic.gov.au


Your application and the personal information on this form is collected by council for the purposes of the planning process as set out in the Planning and Environment Act 1987 (PE Act). If you do not provide your name and address, council will not be able to consider your application. Your application will be available at the council office for any person to inspect and copies may be made available on request to any person for the relevant period set out in the PE Act


You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright. You can request access to your personal information by contacting Councils Governance Department.


Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

 Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any questions, please contact Council's planning department.

 Questions marked with an asterisk (*) must be completed.

 If the space provided on the form is insufficient, attach a separate sheet

 Click for further information.

Clear Form

The Land


Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.: 764	St. Name: Daylesford-Malmsbury Road
Suburb/Locality: Glenlyon		Postcode: 3461

Formal Land Description *


Complete either A or B.


 This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.


A	Lot No.:	<input type="radio"/> Lodged Plan <input checked="" type="radio"/> Title Plan <input type="radio"/> Plan of Subdivision	No.: 386361W
OR			
B	Crown Allotment No.: 4	Section No.: 23	
Parish/Township Name: Glenlyon			


The Proposal

 You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application


 For what use, development or other matter do you require a permit? *

Two (2) Lot Subdivision

 Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

 Estimated cost of any development for which the permit is required *

Cost \$0

 You may be required to verify this estimate. Insert '0' if no development is proposed.


Existing Conditions

ATTACHMENT 10.1.2

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Vacant Land


 Provide a plan of the existing conditions. Photos are also helpful.

Title Information

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ☐ Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- ☐ No
- ☒ Not applicable (no such encumbrance applies).

 Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant and Owner Details

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Please provide at least one contact phone number *

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:

Title: Mr

First Name: James

Surname: Iles

Organisation (if applicable): iPlanning Services Pty Ltd

Postal Address:

If it is a P.O. Box, enter the details here:

Unit No.:

St. No.:

St. Name: PO Box 1401

Suburb/Locality: Bakery Hill

State: Vic

Postcode: 3354

Contact information for applicant OR contact person below

Business phone: 0408 577 880

Email: james.ips@iinet.net.au

Mobile phone: 0408 577 880

Fax:

Contact person's details*

Same as applicant ☒

Name:

Title:

First Name:

Surname:

Organisation (if applicable):

Postal Address:

If it is a P.O. Box, enter the details here:

Unit No.:

St. No.:

St. Name:

Suburb/Locality:

State:

Postcode:

Name:

Same as applicant ☐

Title: Mr

First Name: Sean

Surname: Lenaghan

Organisation (if applicable): 764 Glenlyon Pty Ltd

Postal Address:

If it is a P.O. Box, enter the details here:

Unit No.:

St. No.: 89

St. Name: Hornsby Street

Suburb/Locality: Windsor

State:

Postcode: 3181


Owner's Signature (Optional):

Date:

day / month / year

Declaration

This form must be signed by the applicant *

 Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature:



Date: 13.11.2020

day / month / year

If completing this form electronically, please tick the box to the right, include a date and type your name above to serve as a declaration that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

☐

Need help with the Application?

General information about the planning process is available at planning.vic.gov.au

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application

Has there been a pre-application meeting with a council planning officer

☒ No

☐ Yes

If 'Yes', with whom?:

Date:

day / month / year

Checklist

Have you:



Filled in the form completely?



Paid or included the application fee?



Most applications require a fee to be paid. Contact Council to determine the appropriate fee.



Provided all necessary supporting information and documents?



A full, current copy of title information for each individual parcel of land forming the subject site.



A plan of existing conditions.



Plans showing the layout and details of the proposal.



Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.



If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts)



Completed the relevant council planning permit checklist?



Signed the declaration above?

Lodgement

Lodge the completed and signed form, the fee and all documents with:

Planning Department
Hepburn Shire Council
PO Box 21
Daylesford VIC 3460

Customer Service Centre
Cnr Duke & Albert Streets
Daylesford VIC 3460

Contact information:

Phone: (03) 5348 1577

Email: shire@hepburn.vic.gov.au

Deliver application in person, by post or by electronic lodgement.

Privacy Statement

Your application and the personal information on this form is collected by council for the purposes of the planning process as set out in the Planning and Environment Act 1987 (PE Act). If you do not provide your name and address, council will not be able to consider your application. Your application will be available at the council office for any person to inspect and copies may be made available on request to any person for the relevant period set out in the PE Act.

You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright. You can request access to your personal information by contacting Councils Governance Department.

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

VOLUME 12232 FOLIO 176

Security no : 124086092199C
Produced 16/10/2020 02:57 PM

LAND DESCRIPTION

Crown Allotment 4 Section 23 Township of Glenlyon Parish of Glenlyon.
PARENT TITLE Volume 08652 Folio 541
Created by instrument AT397515K 02/07/2020

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
764 GLENLYON PTY LTD of "B/A ACCOUNTANTS" 89 HORNBY STREET WINDSOR VIC 3181
AT326695F 11/06/2020

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP386361W FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	STATUS	DATE
AT397515K	APPLICATION FOR A NEW FOL Registered	15/07/2020

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

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

Street Address: 764 DAYLESFORD-MALMSBURY ROAD GLENLYON VIC 3461

ADMINISTRATIVE NOTICES

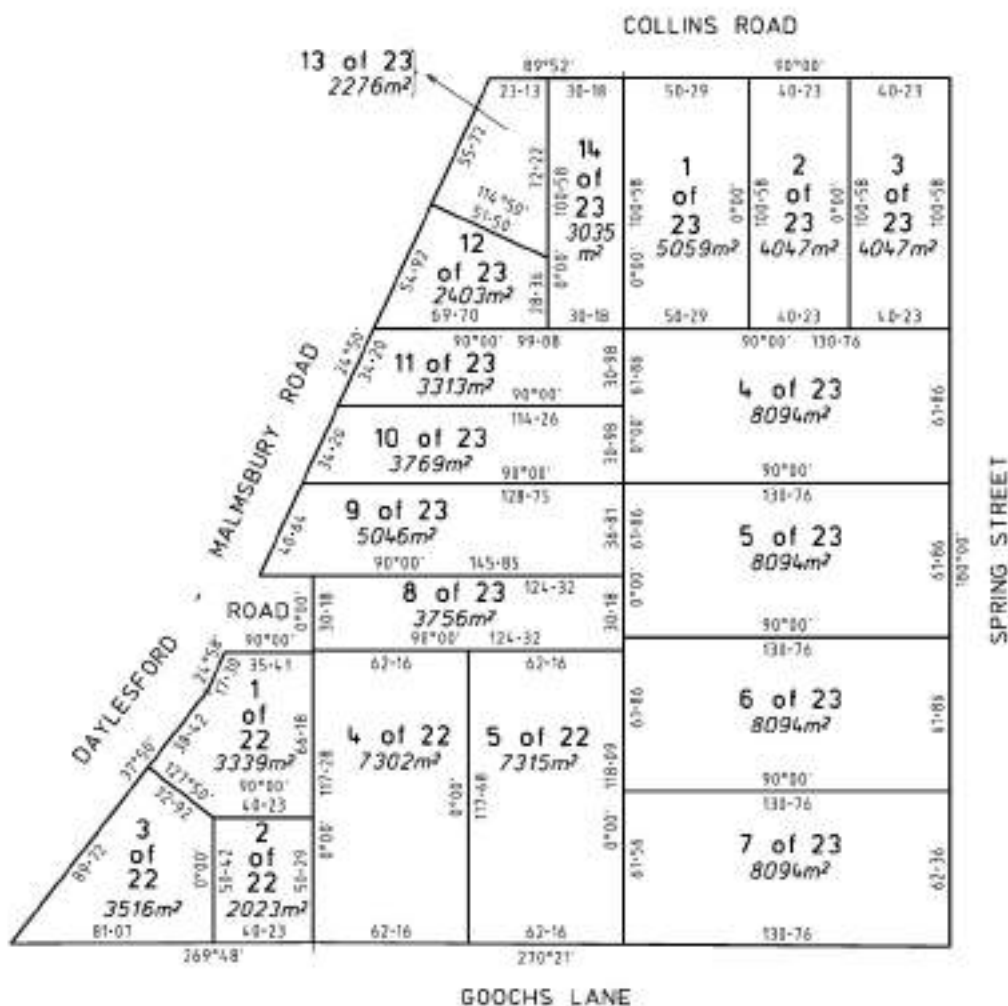
NIL

eCT Control 21078Q MILLS OAKLEY
Effective from 15/07/2020

DOCUMENT END

The information supplied has been obtained by SAI Global Property Division Pty Ltd who is licensed by the State

TITLE PLAN

ATTACHMENT 10.1.2
TP 386361WM.S.
scale 1:500

SURVEYOR-GENERAL VICTORIA
DEPARTMENT OF ENVIRONMENT,
LAND, WATER AND PLANNING

SCALE
20 0 20 40 60 80
LENGTHS ARE IN METRES

SCALE
1:2000

SHEET SIZE
A3

SURVEYOR-GENERAL

DATE 30 June 2020

FILE REF: PD-13900(320)

SHEET 2

~~ATTACHMENT 10.1.2~~

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

TP386361W

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

[illegible]

iPlanning Services P/L

**PO Box 1401
Bakery Hill Vic 3354
ABN 45 160 262 000**

ATTACHMENT 10.1.2



13 November 2020

Our Reference: P-00801

Your Reference:

Mr Nathan Aikman
Coordinator Statutory Planning
Hepburn Shire Council
PO Box 21
DAYLESFORD VIC 3460

Dear Nathan,

RE: Proposed Planning Permit Application
Two (2) Lot Subdivision
CA4, Section 23, TP386361W, 764 Daylesford-Malmsbury Road, Glenlyon

I enclose a planning permit application for the located at.

I provide the following information:

- *Planning Permit Application form;*
- *Copy of title;*
- *Detailed Planning Report addressing the requirements of the Hepburn Planning Scheme;*
- *Land Capability Assessment prepared by Sanae Services; and,*
- *A proposed plan of subdivision.*

If you have any issues, please don't hesitate to contact me on 0408 577 880 or email james.ips@inet.net.au.

Yours faithfully,
iPLANNING SERVICES P/L

A handwritten signature in blue ink, appearing to read "James Iles".

James Iles
Director/Town Planner



ATTACHMENT 10.1.2
DISTANCES

- Glenlyon General Store
2.0 kilometres
- Glenlyon Primary School
1.3 kilometres
- Daylesford
8 kilometres



iPlanning Services Pty. Ltd
PO Box 1401
Bakery Hill 3354

Telephone: 0408 577 880
Email: james.ips@iinet.net.au

PROJECT:

Two (2) Lot Subdivision

CA4, Sec 23 TP386361W, 764 Daylesford-Malmsbury Road, Glenlyon

NOTATIONS:



SITE AND CONTEXT PLAN

SCALE: NTS	DATE: November 2020
DRAWN: J ILES	REF: P-00801
CHECKED: J ILES	CONTRACT No.
APPROVED: J ILES	REVISION No. A

PROPOSED PLAN OF SUBDIVISION

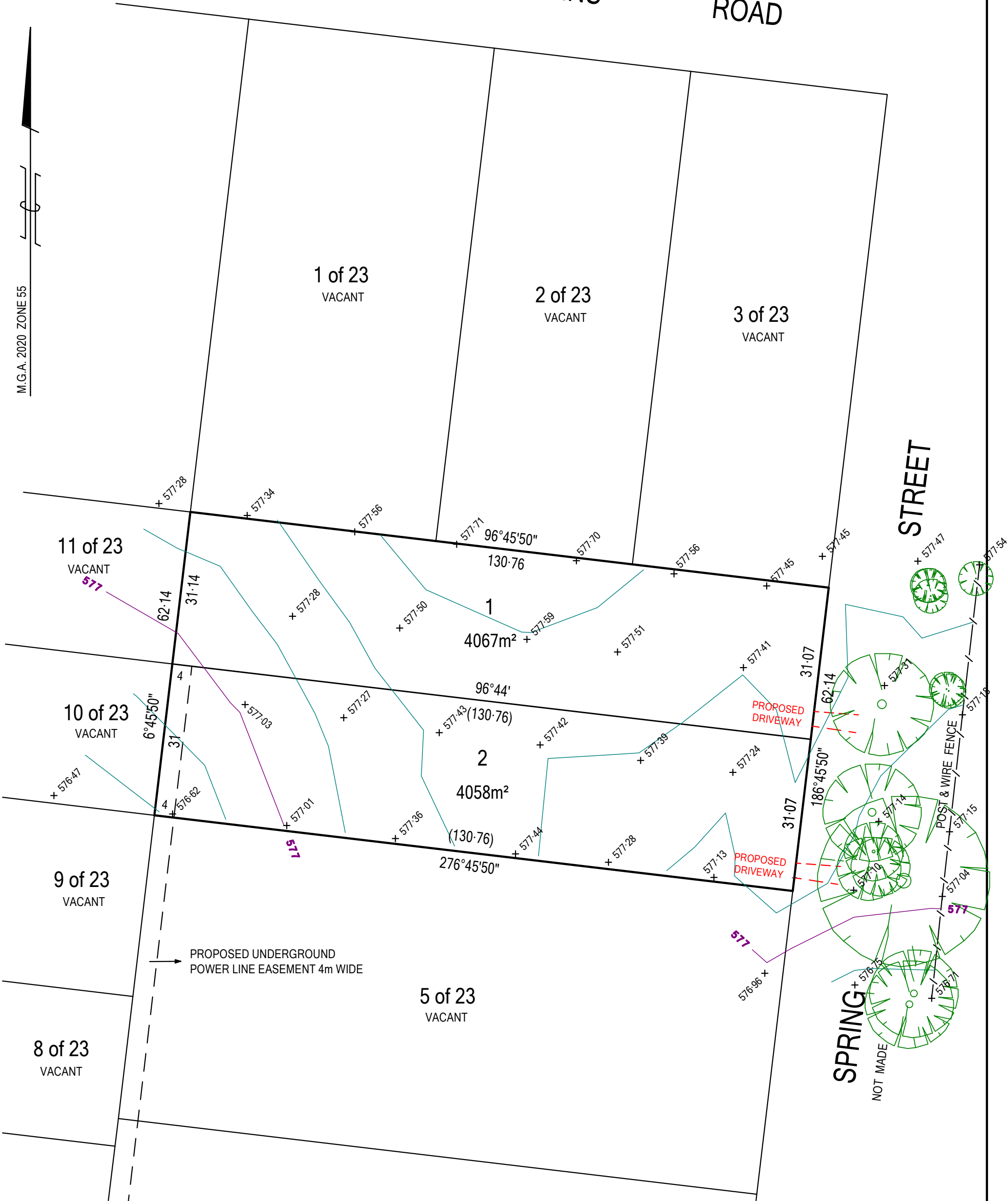
ATTACHMENT 10.1.2

764 DAYLESFORD - GLENLYON ROAD, GLENLYON
CROWN ALLOTMENT 4, SECTION 23

COLLINS ROAD

STREET

SPRING
NOT MADE





WALSH MOBBS
LAND SURVEYORS
PO BOX 77, DAYLESFORD 3460
M 0408 994 985
admin@walshmobbs.com.au
www.walshmobbs.com.au

SCALE
1:750

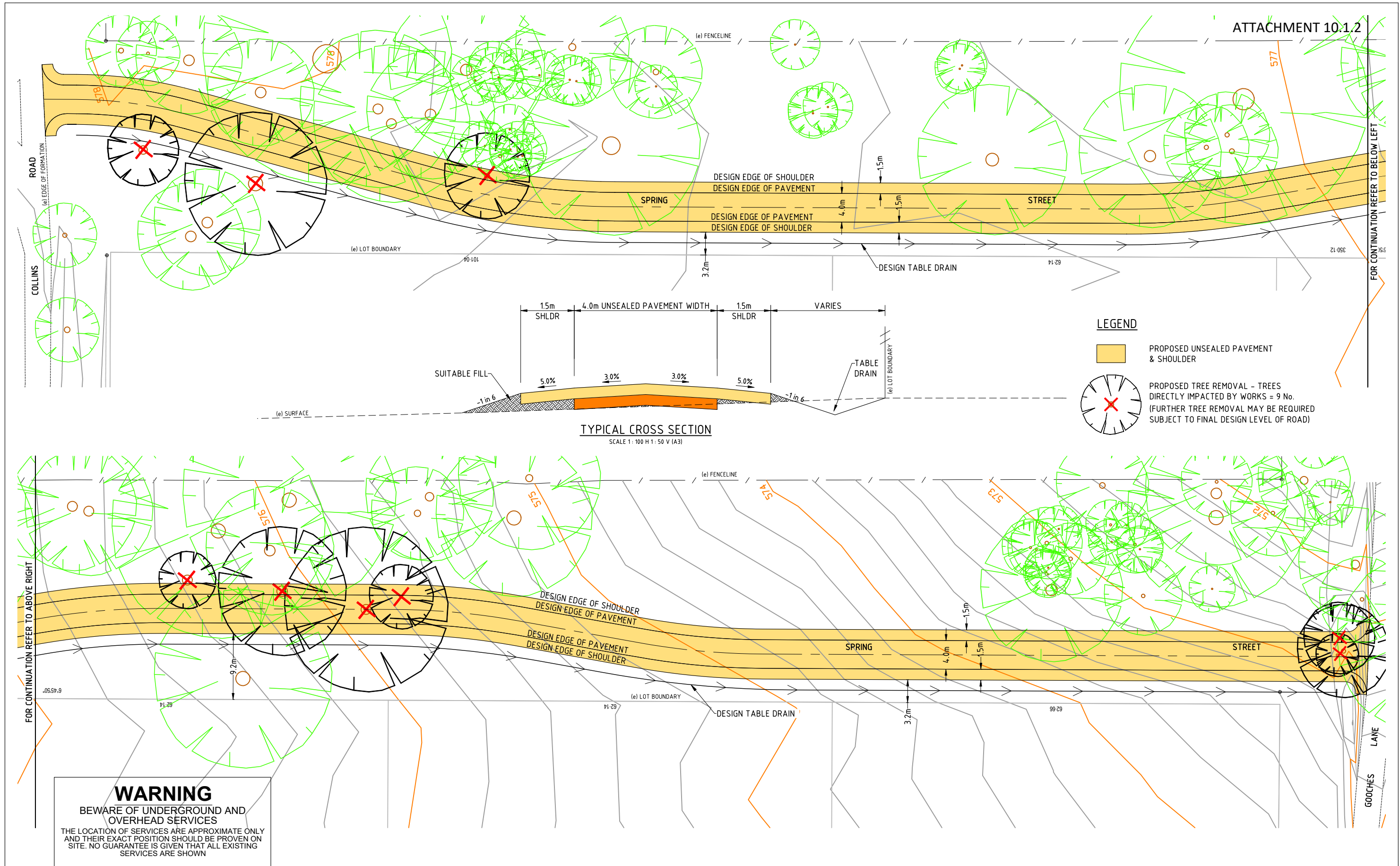
7.5 0 7.5 15 22.5 30


LENGTHS ARE IN METRES

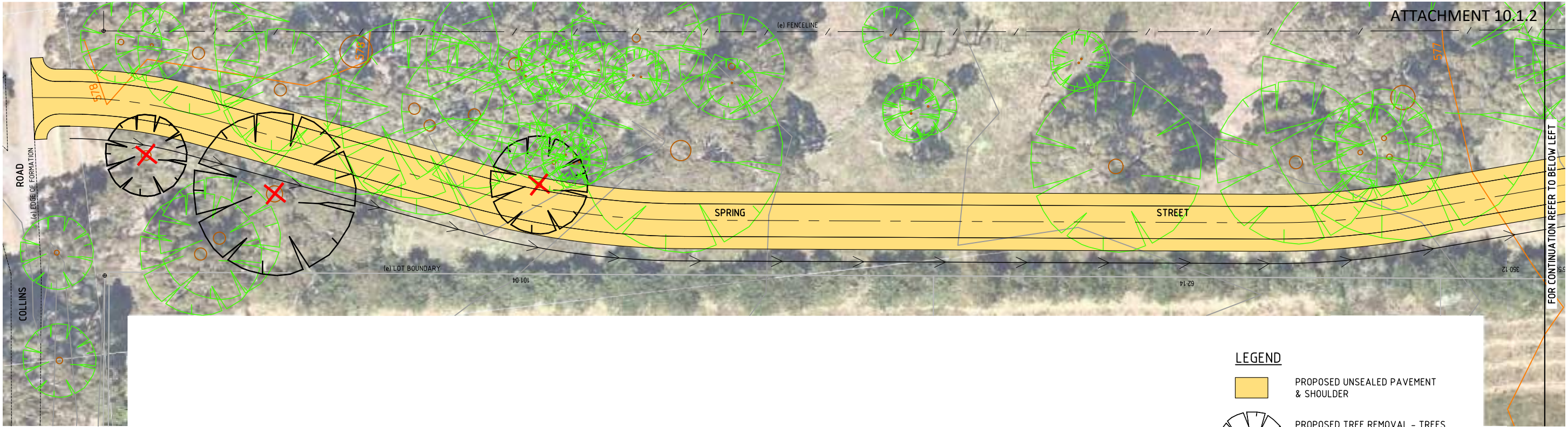
ROWAN MOBBS L.S. VERSION 2

ORIGINAL SHEET SIZE: A3
SURVEYORS REF:3503

Sheet 1 of 1



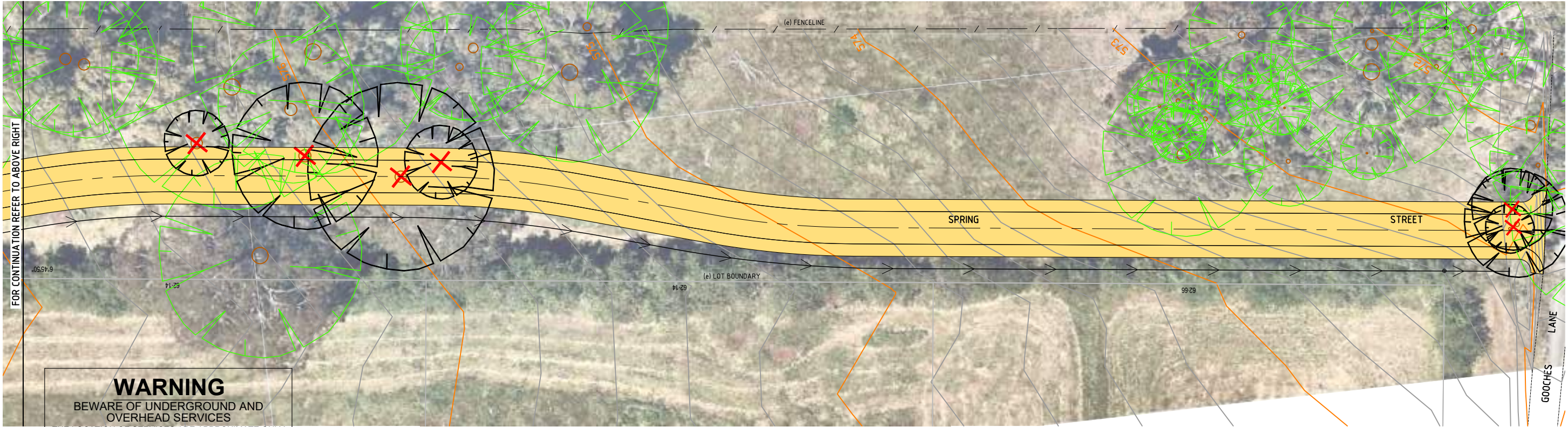
E				GENERAL NOTES:	DESIGNED:	J. BARKER	AUGUST 2020	SPRING STREET HEPBURN SHIRE COUNCIL CONCEPT DESIGN Concept Option 2 4.0m Unsealed Pavement & 1.5m Shoulders	DRAWING NO	REV
D					CHECKED:	A. SEWELL	AUGUST 2020		6388	C
C	Amended Concept Design - Final Version	AS	23/3/21		APPROVED:				SHEET No.	1 of 2
B	Amended Concept Design	AS	1/3/21		SCALE:	1: 500 (A3)			FILE NAME	
A	Concept	AS	25/8/20							
REVISION	DATE	APPROVED	DATE							



LEGEND

PROPOSED UNSEALED PAVEMENT & SHOULDER

PROPOSED TREE REMOVAL - TREES DIRECTLY IMPACTED BY WORKS = 9 No. (FURTHER TREE REMOVAL MAY BE REQUIRED SUBJECT TO FINAL DESIGN LEVEL OF ROAD)



WARNING
BEWARE OF UNDERGROUND AND OVERHEAD SERVICES
THE LOCATION OF SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN

E				<div>GENERAL NOTES:</div> <div></div>	<div></div>	DESIGNED:	J. BARKER	AUGUST 2020	<div>SPRING STREET</div> <div>HEPBURN SHIRE COUNCIL</div> <div>CONCEPT DESIGN</div> <div>Concept Option 2</div> <div>4.0m Unsealed Pavement & 1.5m Shoulders (with Aerial Photo)</div>	DRAWING NO	REV
D						CHECKED:	A. SEWELL	AUGUST 2020		6389	C
C	Amended Concept Design - Final Version	AS	23/3/21			APPROVED:				SHEET No.	2 of 2
B	Amended Concept Design	AS	1/3/21			SCALE:	1 : 500 (A3)			FILE NAME	
A	Concept	AS	25/8/20								
REVISION	REVISIONS	APPROVED	DATE								



tel: 0433 712 732 | rachael@uberarbor.com.au | uberarbor.com.au

Addendum report

Addendum report to
210114CamlenDaylesfordMalmsburyGlenlyonTMP

Commissioned by 764 Glenlyon Pty Ltd C/- Sean Lenaghan of Camlen Property
Group

Completed on Wednesday 17th March, 2021

**Rachael Tonkin – Uber Arbor – Adv. Dip. App. Sci. Hort. (Arb)
Grad. Cert. Arb.**

rachael@uberarbor.com.au

This addendum was commissioned by 764 Glenlyon Pty Ltd C/- Sean Lenaghan of Camlen Property Group in response to a proposed alteration in the method of construction and positioning for the roadway at Spring Street, Glenlyon.

The new design and placement of the road development at Spring Street, Glenlyon has moved away from tree number 9 and is now proposed to be a 4 m wide gravel/mountain sand road with a table drain only to the western side of the road.

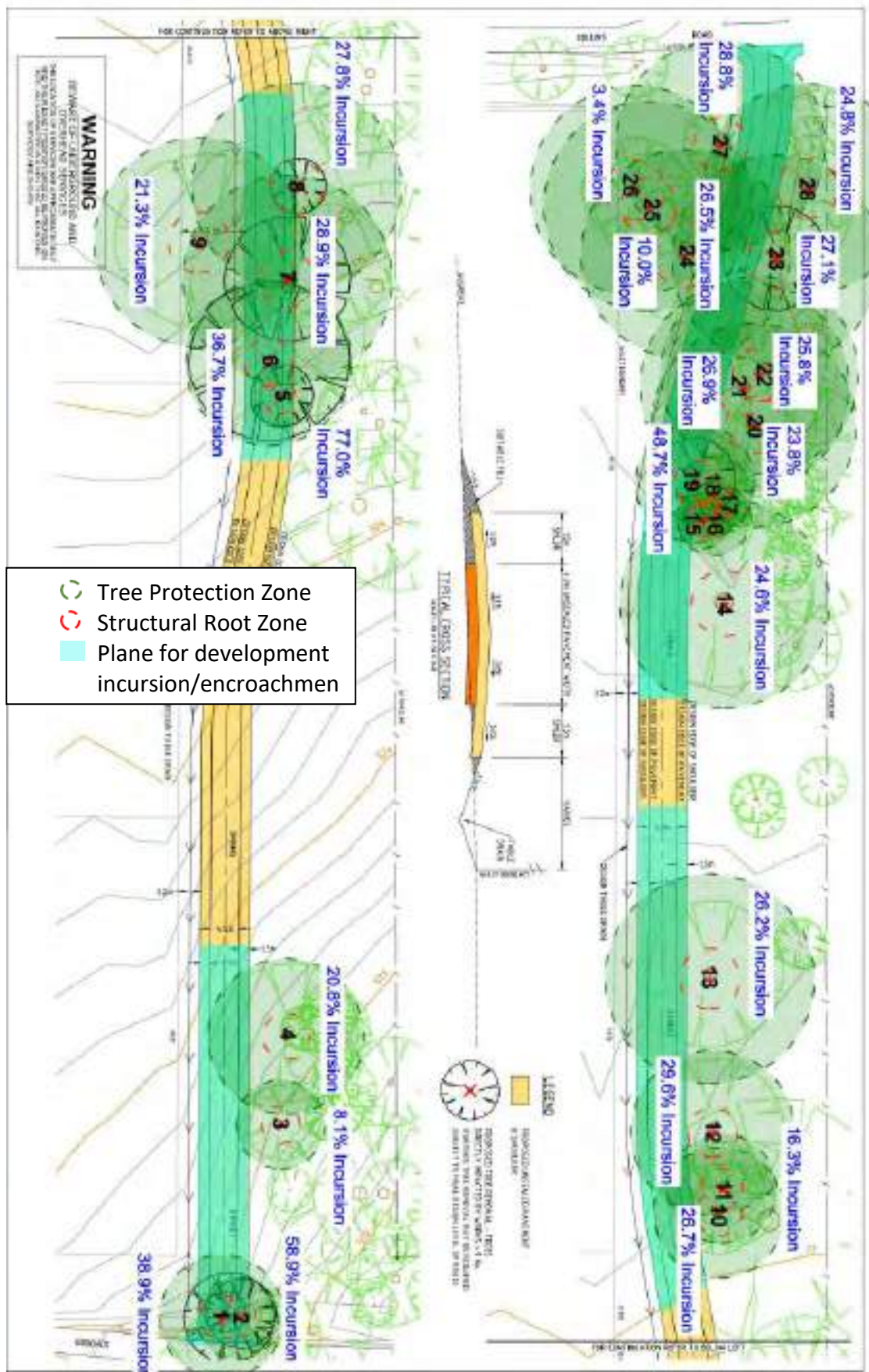
This new design and placement allows for greater tree retention ensuring that the tree protection measures stated in this report are adhered to.

This report is to be read in conjunction with 210114CamlenDaylesfordMalmsburyGlenlyonTMP.

AS 4970-2009 Protection of Trees on Development Sites gives examples of activities that should not be performed inside the TPZ. This includes but is not limited to:

- Machine excavation including trenching.
- Excavation for silt fencing.
- Cultivation.
- Storage.
- Preparation of chemicals, including preparation of cement products.
- Parking of vehicles and plant.
- Refuelling.
- Dumping of waste.
- Wash down and cleaning of equipment.
- Placement of fill.
- Lighting of fires.
- Soil level changes
- Temporary or permanent installation of utilities and signs, and
- Physical damage to the tree.

All trees are to be protected in conjunction with AS 4970-2009 Protection of Trees on Development Sites.

Tree Protection Zones – Spring Street, Glenlyon, Victoria

Tree Protection Zone

The TPZ is the area around the tree that must be protected in order for the tree to remain viable and stable. It is calculated by multiplying the Diameter at Breast Height (DBH) by 12.

Encroachments may be acceptable provide a qualified arborist can justify that the trees will be likely to cope and recommend any additional maintenance to aid in the recovery of the trees.

Encroachment/incursion of the proposed road into the trees at Springs Street Glenlyon is as follows:

Tree #	% TPZ encroachment	Tree #	% TPZ encroachment	Tree #	% TPZ encroachment	Tree #	% TPZ encroachment	Tree #	% TPZ encroachment
1	38.9	7	28.9	13	26.2	19	48.7	25	10
2	58.9	8	27.8	14	24.6	20	23.8	26	3.4
3	8.1	9	21.3	15	26.6	21	26.9	27	28.8
4	20.8	10	26.7	16	18.1	22	25.8	28	24.8
5	77	11	16.3	17	0	23	27.1		
6	36.7	12	29.6	18	25.1	24	26.5		

The following trees are within the new proposed road design and placement and cannot be retained: Tree numbers 1, 2, 5, 6, 7, 8 and 19.

The following trees have their Tree Protection Zones encroached but do not have their Structural Root Zones encroached and can be retained in light of the new proposed road design and placement: Tree numbers 3, 4, 9, 10, 11, 12, 14, 16, 17, 18, 20, 22, 25, 26 and 28

The following trees have their Structural Root Zone encroached in light of the new proposed road design and placement at Spring Street, Glenlyon: Tree numbers 13, 15, 21, 23, 24, 27. The encroachment in to the SRZ of tree numbers 24 and 27 is deemed as too great and it is highly likely that construction within these areas will cause significant failures with the trees. These trees cannot be retained in light of the new proposed road design and placement. The remaining trees, numbers 13, 15, 21 and 23 can be retained provided that the following tree protection measures are adhered to.

Guidelines during construction**Prior to construction**

- Trees recommended for removal must be removed prior to the commencement of the road construction.
- Tree protection fencing must be installed and stay in place for the duration of the construction. The fencing should comprise of chain wire mesh panels with shade cloth attached to limit dust, chemicals, and liquid from entering the restricted area. These panels must be held in place with concrete or plastic feet. This fencing must be a minimum of 1.8 in height.

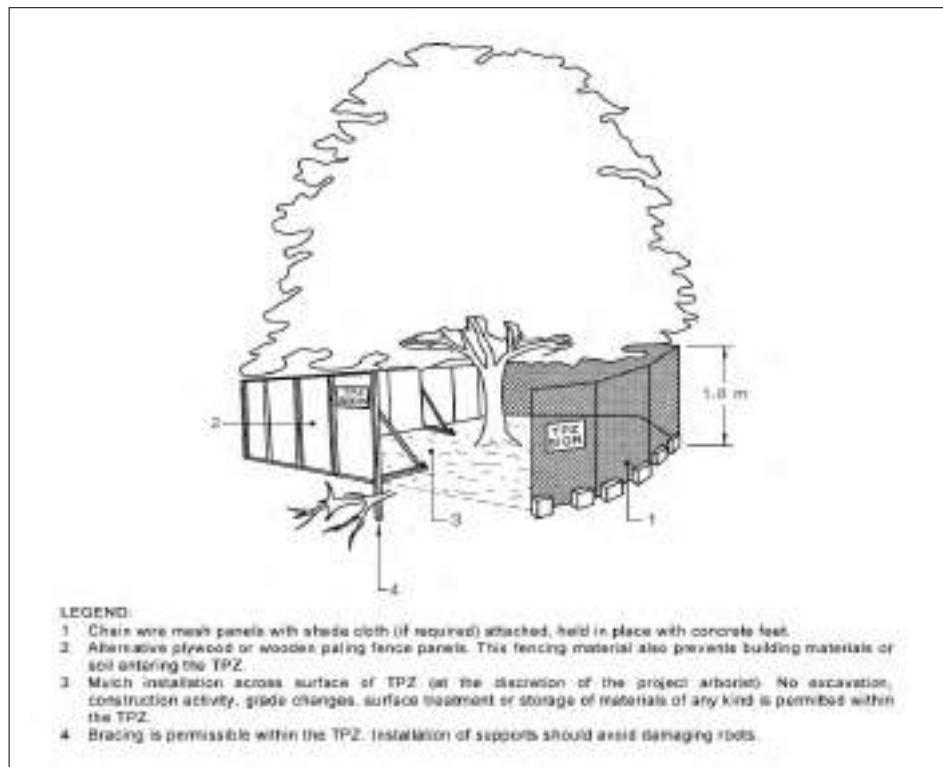


Figure 1: page 17, AS 4970-2009 Protection of trees on development sites

- Tree protection fencing cannot be implemented for the entirety of the tree protection zones as the construction will be encroaching into these zones. Therefore, the protection zones must be fenced to the edge of the construction and no activities are to be conducted any further into these zones than the construction itself.
- All personnel working on site must be aware of the Tree Protection Zones and the limitations inside the zones.
- Clear signage must be installed onsite to highlight the Tree Protection Zones and the details of the project arborist.
- Trunk and lower branches may require protection from construction. This is to occur using boards and padding that will prevent damage to the bark and are to be strapped to trees, not nailed or screwed.

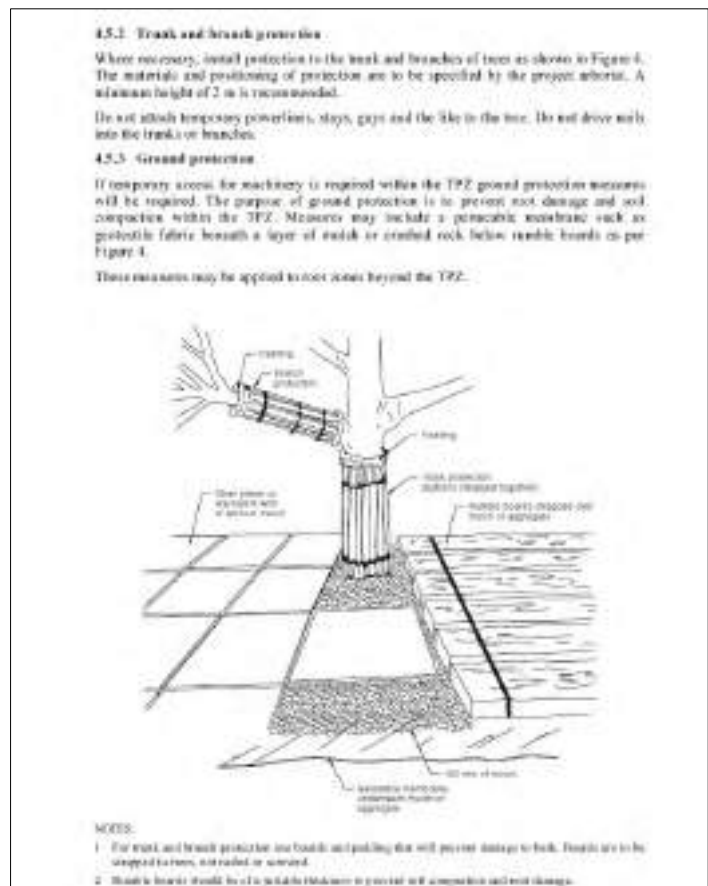


Figure 2: page 17, AS 4970-2009 Protection of trees on development sites

During construction

- Tree protection fencing must remain in place for the duration of the construction.
- When working within protection zones of trees to be retained the road is to be constructed ensuring only a minimal scrape of no greater than 100 mm and without the use of tynes.
- There can be no construction of kerb and channel or table drain within the Structural Root Zones of trees to be retained.
- Minimal machinery is to be used and no machinery is to be parked in the Tree Protection Zones of trees at any time.

After construction

- Trees that have been retained should have an application of mulch no less than 300 mm thick to the edge of the Tree Protection Zone (where possible) and additional irrigation for a period of 3 months if in the warmer months (November to March).
- Tree protection can only be removed once the construction is completed and machinery has been removed from the site.

Summary of recommended tree retention and removal

Trees recommended for retention: 3, 4, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 25, 26 and 28.

Trees recommended for removal: 1, 2, 5, 6, 7, 8, 19, 24 and 27

At all times, trees onsite must be protected in conjunction with AS 4970-2009 Protection of Trees on Development Sites

Limitation of Liability

Arborists are tree specialists who use their qualifications, education, knowledge, training, diagnostic tools and experience to examine trees, we recommend measures to enhance the beauty of trees and attempt to reduce the risk of living near trees.

Clients may choose to accept or disregard the recommendations of this assessment or report.

An Arborist cannot detect every condition that could possibly lead to the structural failure of a tree.

Trees are living organisms that fail in ways the Arboricultural industry does not fully understand.

Conditions are often hidden in trees and below ground. Unless otherwise stated, observations have been made visually from ground level.

An Arborist cannot guarantee that a tree will be healthy or safe under all circumstances or for a specific period of time.

Likewise, remedial treatments cannot be guaranteed. Treatment and removal / pruning of trees can involve considerations beyond the scope of An Arborist, services such as property boundaries and ownerships, disputes between neighbours, site lines, landline tenant matters and related incidents.

The Arborist cannot take such issues into account unless complete and accurate information is given in writing prior to or at the time of the site inspection.

Likewise, an Arborist cannot accept responsibility for the authorisation or non-authorisation of any recommended treatment or remedial measures undertaken. In the event that we recommend re testing or inspection of trees at stated intervals or installs any cables, bracing systems and support systems we must inspect the system installed at intervals of not greater than 6 months, unless otherwise specified in written reports.

It is the client's responsibility to make arrangements with us to conduct the re inspection.

Trees can be managed but not controlled. To live or work near a tree involves a degree of risk.

The only way to eliminate all risk associated with a tree is to eliminate the tree.

All written reports must be read in their entirety.

At no time shall part of the written assessment be referred to unless taken in full context of the whole written report.

If this report is to be used in a court of law or a legal situation, we must be advised in writing prior to the written assessment being presented in any form to any other party.

At no time can Rachael Tonkin Arborist be held responsible for the compliance to any relevant council regulation or development condition arising from recommendations contained in this report or for the standard of work completed that other persons undertake.

While Arborists can have specific knowledge in some local laws it is the owners' responsibility to obtain the relevant approvals and information for any tree work.

If you require further information or clarification, please contact me.

Regards,

Rachael Tonkin

Uber Arbor

M : 0433 712 732

764 Daylesford-Malmsbury Road
Glenlyon

Spring Street
Vegetation Assessment
and
Native Vegetation Removal Report

Prepared for
764 Glenlyon Pty Ltd

Prepared by:
Mark Trengove Ecological Services

April 2021

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Mark Trengove Ecological Services
2200 Geelong-Ballan Rd Anakie
PO Box 1502 Geelong 3220
mtrengove@pipeline.com.au
ph 0428 298087

1 Introduction

1.1 Project Background

This report was commissioned by 764 Glenlyon Pty Ltd to undertake an ecological assessment for a section of Spring Street, in support of a town planning application at 764 Daylesford-Malmsbury Road, Glenlyon.

Under Clause 52.17 of the Victorian Planning Scheme, the State has gazetted the Native Vegetation Permitted Clearing Regulations. The regulations 'introduce a risk based approach to assessing applications to remove native vegetation' (DELWP Website vi). Refer to Section 3.3 for further discussion.

1.2 Aims

The aims of the study are to -

- Determine the extent of any native vegetation that exists in the study area.
- Describe the vegetation of the study area.
- Undertake an assessment of any native vegetation (patch or scattered tree) that may be impacted on by the proposal.
- Respond to relevant legislation (Clause 52.17, FFG Act and ESO1).
- Prescribe offset requirements for the removal of native vegetation from the study area.

1.3 Study Area

The subject site consists of approximately 360m of road reserve land located at a section of Spring Street, between Collins Road and Goochs Lane, as part of the residential subdivision at 764 Daylesford-Malmsbury Road Glenlyon. The study area is Spring Street.

The study area is located within the Hepburn Shire Council, which is located within in the North Central Catchment Management Authority area. The study area is within the Central Victorian Uplands bioregion (DELWP website i). Under the Hepburn Planning Scheme, the study area is zoned Township Zone (TZ) and is subject to Environment Protection Overlay 1 (ESO1).

The vegetation of the study area can be described as follows:

- Disturbed vegetation with predominately exotic plant species.
- Partially intact native vegetation, being mature Eucalyptus and Acacia trees.

Refer to Figure 1 for the location of the study area.



Figure 1. Study area location.

1.4 Potential Impacts

The area of potential impact is comprised of a proposed road upgrade to access parts of the residential sub-division.

Although native vegetation will be retained, it is assessed that a permit to remove native vegetation will be required as appropriate permanent protection of all the native vegetation cannot be achieved given the constraints of the proposal.

Refer to Figure 2 for the existing Title Plan.

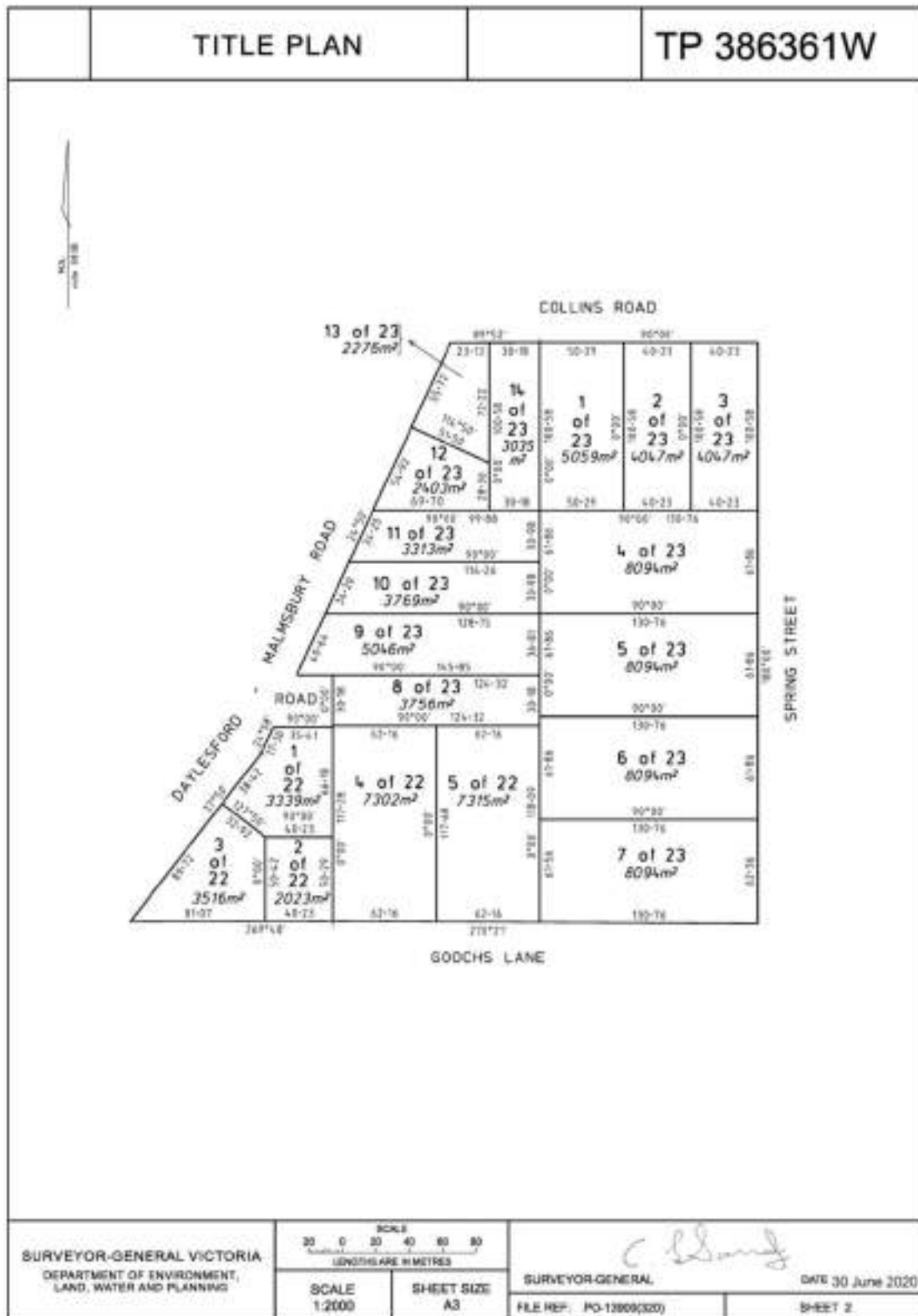


Figure 2. Title Plan.

2 Survey Methods

2.1 Taxonomy

Scientific names for plants follow the Flora of Victoria (RBG website). Common names for plants follow the Flora of Victoria Vols 2-4 (Walsh and Entwisle 1994-1999).

2.2 Literature and Database Review

Relevant literature, online resources and databases were reviewed to provide an up-to-date assessment of ecological values associated with the study area and surrounds, including:

- The Victorian Department of Environment, Land, Water and Planning (DELWP) NVIM tool (DELWP website i) for:
 - Modelled data for remnant vegetation patches and habitat for rare or threatened species and
 - the extent of historic and current Ecological Vegetation Classes (EVCs).
- The Victorian Biodiversity Atlas (VBA) (DELWP website iv) for previously documented flora and fauna records within the project locality (to approximately 10 kilometres of the study area).
- Aerial photography of the study area (Google maps).

2.3 Field methodology

The site was inspected on foot on the 8th of July 2020 and on the 11th of January 2021. The entire site was traversed. Records were taken of all indigenous vascular plant species. Observations were made of the existing habitat values and dominant exotic vascular plant species.

2.4 Limitations

The data collection was conducted during winter, a time of year that is suitable for the detection of most flora species likely to occur on site. Due to the mostly degraded nature of the study area vegetation and the favourable conditions for survey, the site inspection is considered to be sufficient to assess the ecological values of the proposed impact site. As a result, there are not considered to be any significant limitations to the finding of the study.

The survey includes only vascular flora. As Habitat Hectare assessments were not required (*refer to 3.3*) non-vascular flora (mosses, lichens, fungi, etc.) are not assessed.

2.5 Defining Vegetation Significance

A number of criteria are applied in order to assess the significance of flora species and vegetation communities. The definition of the criteria is detailed in Appendix 1.

2.6 Defining and Assessing Native Vegetation

Native vegetation in Victoria has been defined by DELWP as belonging to two categories. These are:

Patch native vegetation

Patch native vegetation is either:

- any area of vegetation where at least 25 per cent of the total perennial understorey plant cover is native
- any area with three or more native canopy trees where the canopy foliage cover is overlapping.
- Areas of current wetlands as mapped by DELWP.

Scattered tree native vegetation

Scattered tree native vegetation is:

- a native canopy tree that does not form part of a patch.

Habitat hectares

Habitat hectares (Vegetation Quality Assessment v1.3) is a site-based measure that combines extent and condition of native vegetation. The current condition of native vegetation is assessed against a benchmark for its Ecological Vegetation Class (EVC). EVCs are classifications of native vegetation types. The benchmark for an EVC describes the attributes of the vegetation type in its mature natural state, which reflects the pre-settlement circumstances. The condition score of native vegetation at a site can be determined through undertaking a habitat hectare assessment.

The habitat hectares of native vegetation is calculated by multiplying the current condition of the vegetation (condition score) by the extent of native vegetation.

(DELWP Website vi).

3 Results

3.1 Ecological Vegetation Class

Ecological Vegetation Classes (EVCs) are the primary level of classification of vegetation communities within Victoria. An EVC contains one or more plant (floristic) community and represents a grouping of vegetation communities with broadly similar ecological attributes.

The EVC mapping of the study area undertaken by DELWP (DELWP website i) indicates that the study area and immediate surrounds contains vegetation that aligns with the characteristics of EVC 55 Plains Grassy Woodland. The current survey recorded native vegetation that accords with EVC 55 Plains Grassy Woodland for the proposed development site.

The bioregional conservation status of EVC 55 Plains Grassy Woodland is 'Endangered'. Endangered is defined as an EVC where between less than 10% of pre-european extent remains.

Refer to Figure 3 for the distribution of pre 1750 EVCs (DELWP website i). Refer below (3.3) for further discussion.



Figure 3. Distribution of pre 1750 EVCs (DELWP data).

3.2 Flora

3.2.1 Indigenous Plant Species

A total of 2 indigenous (native) vascular plant species were recorded for the study area. Refer to Table 1 for a list of indigenous vascular plant species; including conservation significance recorded this survey. Refer to Table 2 for a list of exotic vascular plant species recorded this survey. Refer to Plates 1-5 for photographs of the vegetation existing conditions.

Table 1 Indigenous plant species, conservation significance and vegetation type recorded this assessment.

Botanical Name	Common Name	Status	Vegetation type
<i>Acacia melanoxylon</i>	Blackwood	Local	Patch
<i>Eucalyptus viminalis</i>	Manna Gum	Local	Patch and scattered tree

Status

Local- Local conservation significance

3.2.2 Exotic Plant Species

Table 2 Dominant Naturalised Exotic Plant Species recorded this assessment.

Botanical Name	Common Name
<i>Agrostis capillaris</i>	Creeping Bent-grass
<i>Anthoxanthum odoratum</i>	Sweet Vernal Grass
<i>Cirsium vulgare</i>	Spear Thistle
<i>Dactylis glomeratus</i>	Cock's-foot Grass
<i>Holcus lanatus</i>	Yorkshire Fog-grass
<i>Hypochaeris radicata</i>	Flat-weed
<i>Phalaris aquatica</i>	Canary-grass

3.2.3 Significant Plant Species

The 2 recorded native plant species are assessed to be of Local conservation significance. Refer to Table 1 and Appendix 1.

3.2.4 Condition of the Vegetation

The vegetation of the study area is described as follows:

- **Partially intact native vegetation.** This vegetation covers sections of the study area. it is comprised of mature Manna Gum specimens and several mature Blackwood specimens with degraded exotic understory vegetation.
- **Degraded exotic vegetation.** This vegetation occurs across the majority of the study area and is dominated by exotic pasture grasses and ruderal weeds.

3.3 State Native Vegetation Permitted Clearing Regulations

3.3.1 Description

Under Particular Provision (Native Vegetation Clause 52.17) the State has gazetted the Native Vegetation Permitted Clearing Regulations. The Regulations introduce a risk-based approach to assessing applications to remove native vegetation (DELWP website vi).

The objective for the permitted clearing of native vegetation (*refer to 2.6*) is that it results in no net loss. This means permitted clearing has a neutral impact on Victoria's biodiversity.

When native vegetation removal is permitted, an offset must be secured which achieves a no net loss outcome for biodiversity. To achieve this, the offset makes a contribution to Victoria's biodiversity that is equivalent to the contribution made by the native vegetation that was removed. The type and amount of offset required depends on the native vegetation being removed and the contribution it makes to Victoria's biodiversity.

Under the Native Vegetation Permitted Clearing Regulations, any 'patch' or 'scattered tree' native vegetation that is proposed to be removed is subject to protection/and or recruitment offsets, depending upon the characteristics of the site.

Refer to Figure 4 for the distribution of vegetation in the study area according to 'Location'.

Implications for the current proposal are discussed as follows.

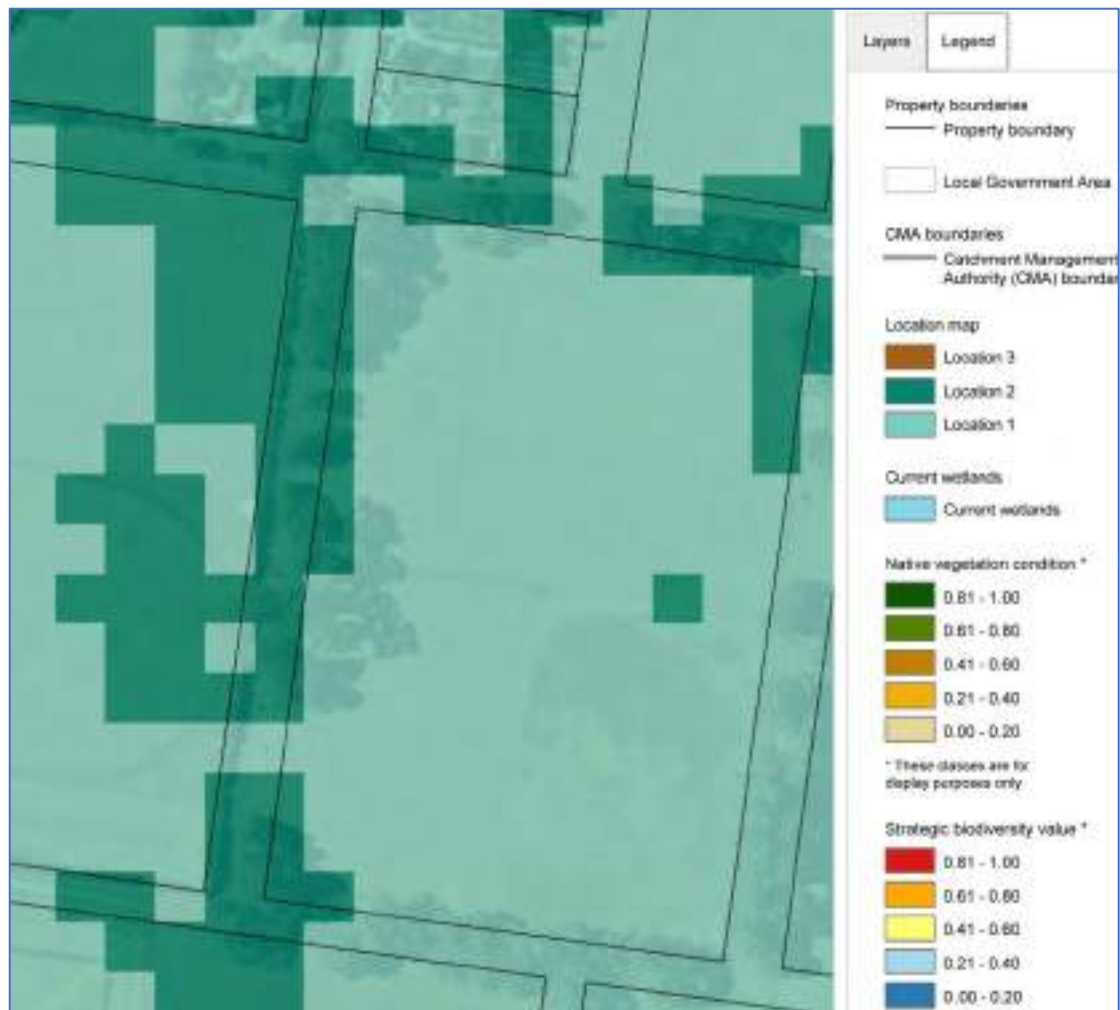


Figure 4. Distribution of vegetation according to 'Location'. Light green equates to 'Location 1' (i.e., least risk), Dark green equates to 'Location 2' (i.e., medium risk) (DELWP website i). The study area is sited within Location 1 and Location 2.

3.3.2 Patch Native Vegetation

Under the Native Vegetation Permitted Clearing Regulations, any areas of patch native vegetation that are proposed to be removed are subject to protection/and or recruitment offsets, depending upon the characteristics of the site.

Three areas of patch native vegetation, including three large trees, were recorded that are proposed to be impacted on (Manna Gum trees).

3.3.3 Scattered Tree Native Vegetation

Under the Native Vegetation Permitted Clearing Regulations, any scattered native canopy trees that are proposed to be removed are subject to protection/and or recruitment offsets, depending upon the characteristics of the site. Within the CVU bioregion, EVC 55 has *Eucalyptus* spp as 'canopy trees'.

No scattered trees are proposed to be impacted on.

Refer to Table 3 for tree data including DBH and TPZ calculations.

Table 3 Large trees proposed to be impacted on

Tree #	Botanical Name	DBH (cm)	TPZ (m)	Status	Removal
A	<i>Eucalyptus viminalis</i>	93	11.2	P	No impact.
B	<i>Eucalyptus viminalis</i>	99	11.9	P	To be impacted.
C	<i>Eucalyptus viminalis</i>	139	16.7 (15)	P	To be impacted.
D	<i>Eucalyptus viminalis</i>	138	16.6 (15)	P	To be impacted.
E	<i>Eucalyptus viminalis</i>	164	19.7 (15)	P	No impact.
F	<i>Eucalyptus viminalis</i>	203	24.4 (15)	P	No impact.
G	<i>Eucalyptus viminalis</i>	122	14.6	P	No impact.
H	<i>Eucalyptus viminalis</i>	156	18.7 (15)	P	No impact.
I	<i>Eucalyptus viminalis</i>	118	14.4	P	No impact.
J	<i>Eucalyptus viminalis</i>	131	15.7 (15)	P	No impact.
K	<i>Eucalyptus viminalis</i>	208	25 (15)	P	No impact.
L	<i>Eucalyptus viminalis</i>	136	16.3 (15)	P	No impact.
M	<i>Eucalyptus viminalis</i>	163	19.6 (15)	P	No impact.
N	<i>Eucalyptus viminalis</i>	128	15.4 (15)	P	No impact.
O	<i>Eucalyptus viminalis</i>	157	18.8 (15)	P	No impact.
P	<i>Eucalyptus viminalis</i>	161	19.3 (15)	ST	No impact.

Table 3. Patch and scattered large trees, botanical name, diameter at breast height (DBH), status (scattered tree), tree protection zone (TPZ) and implications for Clause 52.17.

Tree protection zones are calculated in accordance with Australian Standard AS4970-2009 *Protection of trees on development sites*. Refer to Appendix 4.

Some native vegetation is to be retained. However due to Council requirements and site constraints, a permit will be required for vegetation removal (Refer to Figure 5 and Plate 1-5).

Note that impacts are in keeping with the Uber Arbor Arboricultural Report for 764 Daylesford Malmsbury Rd Glenlyon addendum dated March 17 2021.



Figure 5. Location of the existing native vegetation.



Figure 6. Location of the native vegetation proposed to be removed.

3.3.4 Application Information

Topographic and land information

The impact site is relatively flat to gently sloping with no obvious erosion.

Previous clearing

No clearing of native vegetation has occurred within the last 5 years.

Defendable space

The proposed clearing is not to create defendable space.

3.3.5 Avoid and minimise

Areas of degraded native vegetation are exploited, thereby minimizing impacts. Native vegetation is proposed to be removed to comply with Council requirements.

3.3.6 Offset Implications

As native vegetation is assessed to be impacted on, there are implications for the Native Vegetation Permitted Clearing Regulations.

A total of 0.209 ha of native vegetation, including 3 large trees, is required to be offset. In keeping with the Regulations, the DELWP NVIM tool is utilised to generate a Native Vegetation Removal Report and offset implications. Refer to Appendix 2 Native Vegetation Removal (Report ID: 329-20210416-010). The application is an Intermediate Assessment Pathway application.

Refer to Figures 5 and 6 for mapping of native vegetation and native vegetation proposed to be removed.

Assuming a permit for removal of the above identified native vegetation was granted, the offset requirements for that removal would be the generation of 0.071 general habitat units, with a minimum strategic biodiversity score of 0.398, plus 3 large trees, to be achieved within the North Central CMA or Hepburn Shire Council region. Refer to Appendix 2 for the Native vegetation removal report.

3.3.7 Achieving offsets.

Vegetation offsets are to be achieved by 3rd party offset purchase. There is reasonable assurance that offset will be available. Refer to Appendix 3 Report of available native vegetation credits (Report ID: 8544). (<https://nvcr.delwp.vic.gov.au/Search/GHU>).

3.4 ESO1 Proclaimed Catchment Protection

Environmental objective to be achieved

To protect the quality of domestic water supplies within the Shire and the broader region.

To maintain and where practicable enhance the quality and quantity of water within watercourses.

To prevent increased runoff or concentration of surface water leading to erosion or siltation of watercourses.

To prevent erosion of banks, streambeds adjoining land and siltation of watercourses, drains and other features.

To prevent pollution and increased turbidity and nutrient levels of water in natural watercourses, water bodies and storages.

(http://planningschemes.dpcd.vic.gov.au/schemes/hepburn/ordinance/42_01s01_hepb.pdf)

Implications

Under ESO1 a permit will not be required for the removal of vegetation as the area of vegetation proposed to be impacted on is less than 1 ha in size.

3.5 State Flora and Fauna Guarantee Act

The *Flora and Fauna Guarantee Act 1988* (FFG Act) is the key piece of Victorian legislation for the conservation of threatened species and communities and for the management of potentially threatening processes.

The flora and fauna conservation and management objectives, as outlined under the *Flora and Fauna Guarantee Act 1988*, are:

- (a) to guarantee that all taxa of Victoria's flora and fauna can survive, flourish and retain their potential for evolutionary development in the wild
- (b) to conserve Victoria's communities of flora and fauna
- (c) to manage potentially threatening processes
- (d) to ensure that any use of flora or fauna by humans is sustainable
- (e) to ensure that the genetic diversity of flora and fauna is maintained
- (f) to provide programs:
 - (i) of community education in the conservation of flora and fauna
 - (ii) to encourage co-operative management of flora and fauna through, amongst other things, the entering into of land management co-operative agreements under the *Conservation, Forests and Lands Act 1987*
 - (iii) of assisting and giving incentives to people, including landholders, to enable flora and fauna to be conserved
- (g) to encourage the conserving of flora and fauna through co-operative community endeavours. (DELWP website v).

Implications

The study area is located on Crown land. Consequently, a permit may be required for the removal of native vegetation under the FFG Act.

4 Conclusions

The subject site consists of approximately 360m of road reserve land located at a section of Spring Street, between Collins Road and Goochs Lane, as part of the residential subdivision at 764 Daylesford-Malmsbury Road Glenlyon.

This report finds that the proposed impact site is partly comprised of partially intact native vegetation that accords with EVC 55 Plains Grassy Woodland. The bioregional conservation status of EVC 55 Plains Grassy Woodland is 'endangered'. Two locally significant native plant species were recorded by this assessment.

The vegetation of the study area can be described as follows:

- Disturbed with predominately exotic plant species.
- Partially intact indigenous vegetation, being predominately mature trees (patch and scattered tree native vegetation).

A total of 0.209 ha of native vegetation, including 3 large trees, is required to be offset. The application is an Intermediate Assessment Pathway application.

Assuming a permit for removal of the identified native vegetation was granted, the offset requirements for that removal would be the generation of 0.071 general habitat units, with a minimum strategic biodiversity score of 0.398, plus 3 large trees, to be achieved within the North Central CMA or Hepburn Shire Council region.

A permit to remove areas of native vegetation under the Victorian Flora and Fauna Guarantee Act (1988) may be required as the native vegetation is on public land.

A permit for the removal of vegetation will not be required under ESO1.

There are no significant limitations to the findings of this report.

5 References

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Appendix 1 - Assessing conservation significance

Conservation significance is assessed at a range of scales, including national, state, regional and local. Criteria used for determining the conservation significance of flora at national to local scales are presented below for botanical conservation significance.

Botanical Significance

National botanical significance applies to an area when it supports one or more of the following attributes:

- a population of at least one nationally threatened plant species listed by Briggs and Leigh (1996) or plant species listed on the schedules to the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.

- A nationally threatened ecological community listed on the schedules of the *Environment Protection and Biodiversity Conservation Act 1999*.

State botanical significance applies to an area when it supports one or more of the following attributes:

- A population of at least one plant species threatened in Victoria, as listed by Gullan et al. (1990), NRE (2000a) or more recently in the unpublished records of the Flora Information System (NRE), or on the schedules to the Victorian *Flora and Fauna Guarantee Act 1988*.

- An ecological community considered threatened in Victoria through its listing on the schedules of the *Flora and Fauna Guarantee Act 1988*.

Regional botanical significance applies to an area that supports one or more of the following attributes:

- Supports a population of one or more regionally depleted species defined in a valid regional assessment of biodiversity (eg. Regional Native Vegetation Plan, Environment Conservation Council Report or Comprehensive Regional Assessment documents).

- An ecological vegetation class that is considered endangered or vulnerable in a particular bioregion (based on Conn 1993 and the Regional Native Vegetation Plan), in which case the area is of **High Regional** significance.


- An ecological vegetation class that is considered depleted in a particular bioregion (based on Conn 1993 and the Regional Native Vegetation Plan), in which case it is of **Regional** significance.


Local botanical significance applies to all remnant native vegetation that does not meet the above criteria. In much of Victoria native vegetation has been so depleted by past clearing and disturbance that all remaining vegetation must be considered to be of at least local conservation significance.

Appendix 2 Native vegetation removal report

Native vegetation removal report													
<p>A report to support an application to remove, destroy or lop native vegetation in the Intermediate Assessment Pathway using the modelled condition score</p> <p>This report provides information to support an application to remove native vegetation in accordance with the <i>Guidelines for the removal, destruction or lopping of native vegetation</i>. The report is not an assessment by DELWP or local council of the proposed native vegetation removal. Biodiversity information and offset requirements have been calculated using modelled condition scores contained in the <i>Native vegetation condition map</i>.</p> <p>Date and time: 16 April 2021 10:48 AM</p> <p>Lat./Long.: -37.3029332221726, 144.240366607034</p> <p>Address: Address unknown 24 COLLINS ROAD GLENLYON 3461</p> <p>Native vegetation report ID: 329-20210416-010</p>													
<h3>Assessment pathway</h3> <p>The assessment pathway and reason for the assessment pathway</p> <table border="1"> <thead> <tr> <th>Assessment pathway</th> <th>Intermediate Assessment Pathway</th> </tr> </thead> <tbody> <tr> <td>Extent of past plus proposed native vegetation removal</td> <td>0.209 hectares</td> </tr> <tr> <td>No. large trees</td> <td>3 large tree(s)</td> </tr> <tr> <td>Location category</td> <td>Location 2 The native vegetation is in an area mapped as an Endangered Ecological Vegetation Class. Removal of less than 0.5 hectares of native vegetation will not have a significant impact on any habitat for a rare or threatened species.</td> </tr> </tbody> </table>		Assessment pathway	Intermediate Assessment Pathway	Extent of past plus proposed native vegetation removal	0.209 hectares	No. large trees	3 large tree(s)	Location category	Location 2 The native vegetation is in an area mapped as an Endangered Ecological Vegetation Class. Removal of less than 0.5 hectares of native vegetation will not have a significant impact on any habitat for a rare or threatened species.				
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<h3>Offset requirement</h3> <p>The offset requirement that will apply if the native vegetation is approved to be removed</p> <table border="1"> <tbody> <tr> <td>Offset type</td> <td>General offset</td> </tr> <tr> <td>Offset amount</td> <td>0.071 general habitat units</td> </tr> <tr> <td>Offset attributes</td> <td></td> </tr> <tr> <td>Vicinity</td> <td>North Central Catchment Management Authority (CMA) or Hepburn Shire Council</td> </tr> <tr> <td>Minimum strategic biodiversity value score</td> <td>0.388</td> </tr> <tr> <td>Large trees</td> <td>3 large tree(s)</td> </tr> </tbody> </table>		Offset type	General offset	Offset amount	0.071 general habitat units	Offset attributes		Vicinity	North Central Catchment Management Authority (CMA) or Hepburn Shire Council	Minimum strategic biodiversity value score	0.388	Large trees	3 large tree(s)
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Minimum strategic biodiversity value score	0.388												
Large trees	3 large tree(s)												
<p>Native vegetation removal report – report ID 329-20210416-010</p>													

Native vegetation removal report				
Biodiversity information about the native vegetation				
Description of any past native vegetation removal				
Any native vegetation that was approved to be removed, or was removed without the required approvals, on the same property or on contiguous land in the same ownership, in the five year period before the application to remove native vegetation is lodged is detailed below.				
Permit/PIN number	Extent of native vegetation (hectares)			
None entered	0 hectares			
Description of the native vegetation proposed to be removed				
Extent of all mapped native vegetation	0.209 hectares			
Condition score of all mapped native vegetation	0.300			
Strategic biodiversity value score of all mapped native vegetation	0.498			
Extent of patches native vegetation	0.209 hectares			
1	0.010 hectares			
2	0.187 hectares			
3	0.012 hectares			
Extent of scattered trees	0 hectares			
No. large trees within patches	3 large tree(s)			
No. large scattered trees	0 large tree(s)			
No. small scattered trees	0 small tree(s)			
Additional information about trees to be removed, shown in Figure 1				
Tree ID	Tree circumference (cm)	Benchmark circumference (cm)	Scattered / Patch	Tree size
A	320	251	Patch	Large
B	450	251	Patch	Large
C	440	251	Patch	Large
Native vegetation removal report – report ID 529-25210415-010				

 <h2>Native vegetation removal report</h2>	
<h3>Other information</h3>	
<p>Applications to remove, destroy or lop native vegetation must include all the below information. If an appropriate response has not been provided the application is not complete.</p>	
<p>Photographs of the native vegetation to be removed</p> <p>Recent, dated photographs of the native vegetation to be removed must be provided with the application. All photographs must be clear, show whether the vegetation is a patch of native vegetation or scattered trees, and identify any large trees. If the area of native vegetation to be removed is large, provide photos that are indicative of the native vegetation.</p> <p>Ensure photographs are attached to the application. If appropriate photographs have not been provided the application is not complete.</p>	
<p>Topographical and land information</p> <p>Description of the topographic and land information relating to the native vegetation to be removed, including any ridges, crests and hilltops, wetlands and waterways, slopes of more than 20 percent, drainage lines, low lying areas, saline discharge areas, and areas of existing erosion, as appropriate. This may be represented in a map or plan. This is an application requirement and your application will be incomplete without it.</p>	
<div>relatively flat land no erosion no drainage lines</div>	
<p>Avoid and minimise statement</p> <p>This statement describes what has been done to avoid the removal of, and minimise impacts on the biodiversity and other values of native vegetation. This is an application requirement and your application will be incomplete without it.</p>	
<div>road is designed to minimise impacts as possible, while being in line with Council requirements</div>	
<p>Defendable space statement</p> <p>Where the removal of native vegetation is to create defendable space, a written statement explaining why the removal of native vegetation is necessary. This statement must have regard to other available bushfire risk mitigation measures. This statement is not required if your application also includes an application under the Bushfire Management Overlay.</p>	
<div>N/A</div>	
<p>Offset statement</p> <p>An offset statement that demonstrates that an offset is available and describes how the required offset will be secured. This is an application requirement and your application will be incomplete without it.</p>	
<div>3rd party offset to be obtained</div>	
<p>Native vegetation removal report – report ID 329-20210416-010</p>	



Native vegetation removal report

Next steps

Applications to remove, destroy or lop native vegetation must address all the application requirements specified in *Guidelines for the removal, destruction or lopping of native vegetation*. If you wish to remove the mapped native vegetation you are required to apply for a permit from your local council. This *Native vegetation removal report* must be submitted with your application and meets most of the application requirements. The following needs to be added as applicable.

Property Vegetation Plan

Landowners can manage native vegetation on their property in the longer term by developing a Property Vegetation Plan (PVP) and entering in to an agreement with DELWP.

If an approved PVP applies to the land, ensure the PVP is attached to the application.

Applications under Clause 52.16

An application to remove, destroy or lop native vegetation is under Clause 52.16 if a Native Vegetation Precinct Plan (NVPP) applies to the land, and the proposed native vegetation removal is not in accordance with the relevant NVPP. If this is the case, a statement that explains how the proposal responds to the NVPP considerations must be provided.

If the application is under Clause 52.16, ensure a statement that explains how the proposal responds to the NVPP considerations is attached to the application.

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Obtaining this publication does not guarantee that an application will meet the requirements of Clauses 52.16 or 52.17 of planning schemes in Victoria or that a permit to remove native vegetation will be granted.

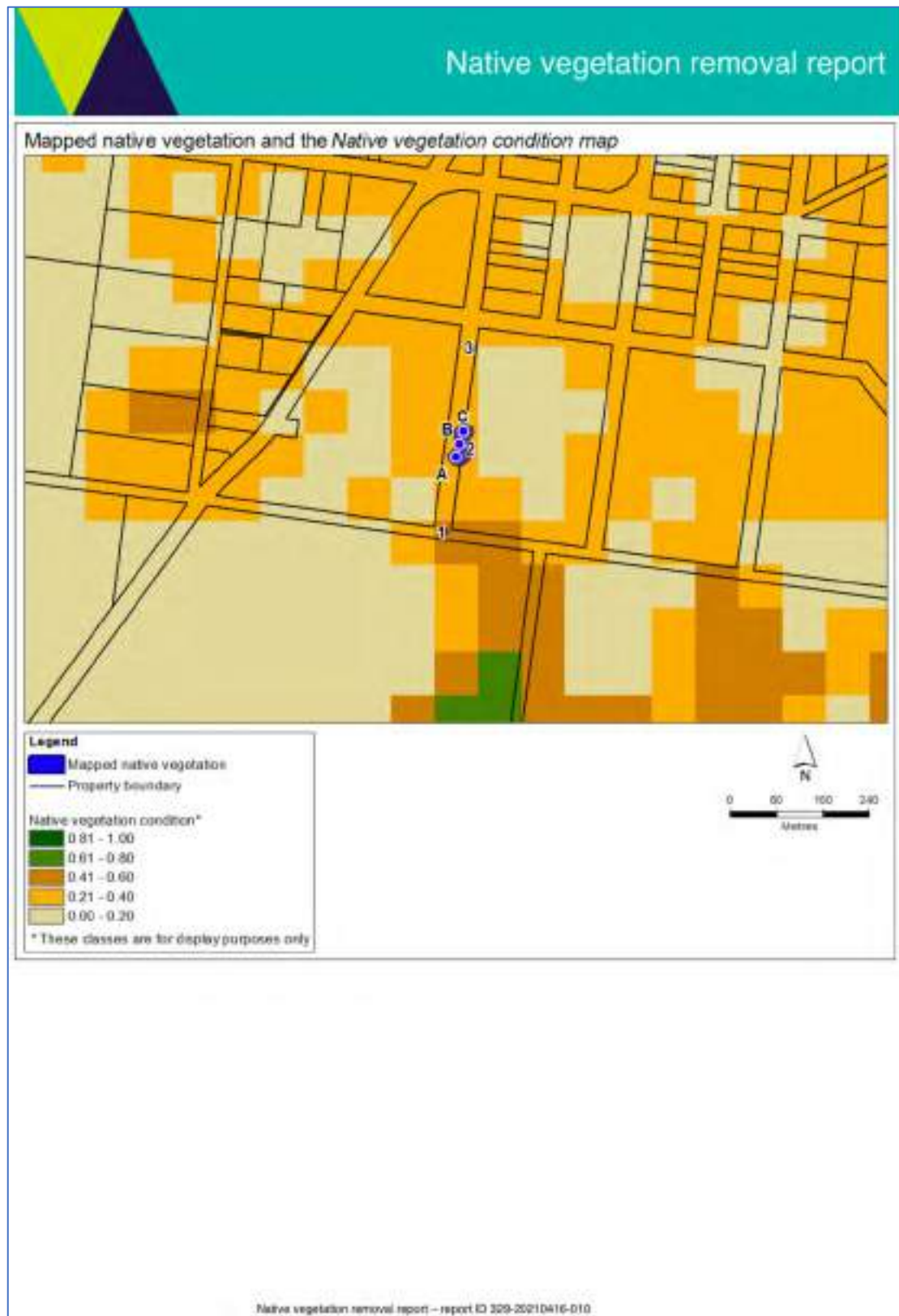
Notwithstanding anything else contained in this publication, you must ensure that you comply with all relevant laws, legislation, awards or orders and that you obtain and comply with all permits, approvals and the like that affect, are applicable or are necessary to undertake any action to remove, lop or destroy or otherwise deal with any native vegetation or that apply to matters within the scope of Clauses 52.16 or 52.17 of planning schemes in Victoria.

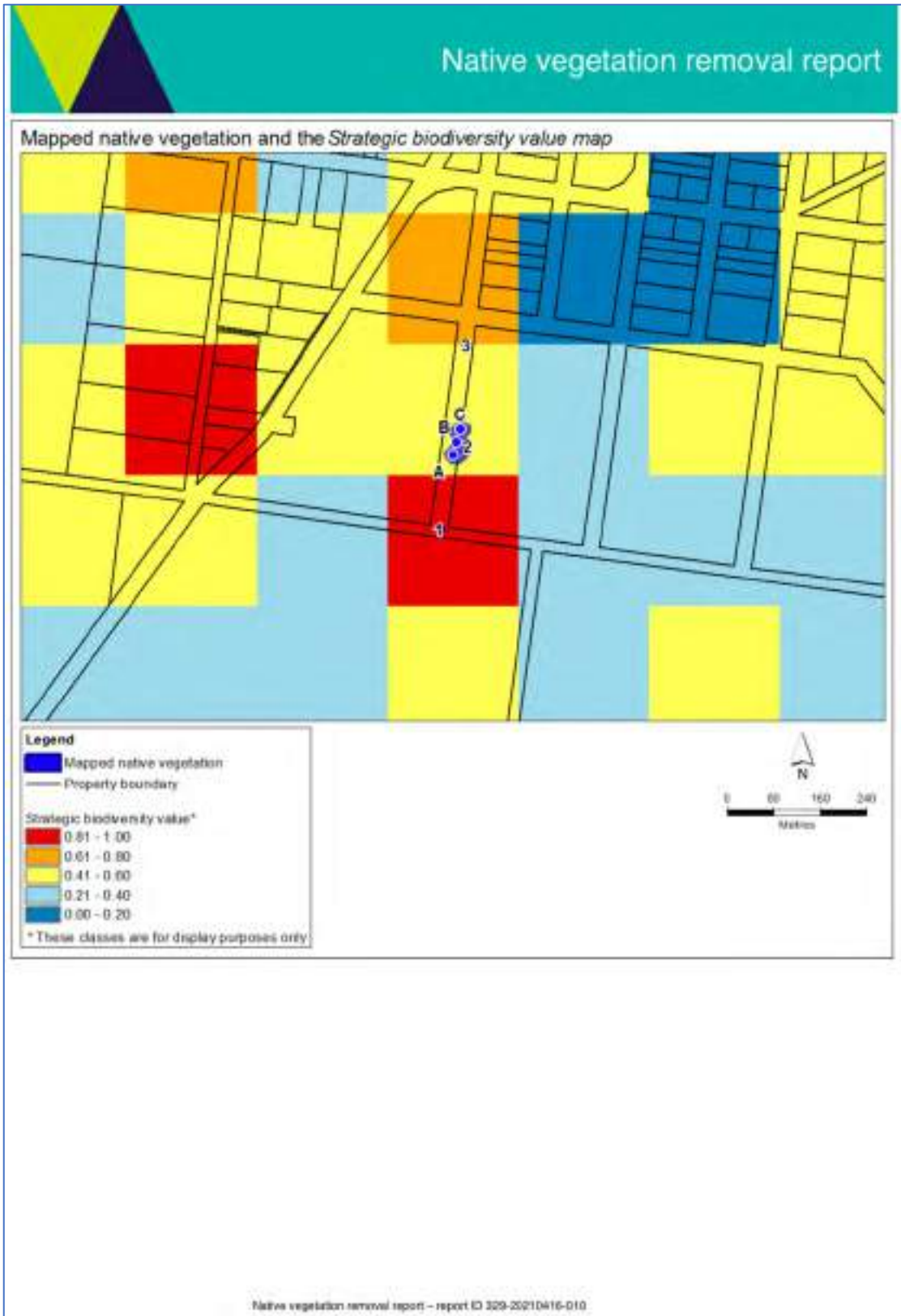
Native vegetation removal Report – report ID 329-20210416-010












Native vegetation removal report		
Appendix 1 - Details of offset requirements		
Native vegetation to be removed		
Extent of all mapped native vegetation (for calculating habitat hectares)	0.209	The area of land covered by a patch of native vegetation and/or a scattered tree, measured in hectares. Where the mapped native vegetation includes scattered trees, each tree is assigned a standard extent and converted to hectares. A small scattered tree is assigned a standard extent defined by a circle with a 10 metre radius and a large scattered tree a circle with a 15 metre radius. The extent of all mapped native vegetation is an input to calculating the habitat hectares.
Condition score*	0.300	The condition score of native vegetation is a site-based measure that describes how close native vegetation is to its mature natural state. The condition score is the weighted average condition score of the mapped native vegetation calculated using the Native vegetation condition map.
Habitat hectares	0.063	Habitat hectares is a site-based measure that combines extent and condition of native vegetation. It is calculated by multiplying the extent of native vegetation by the condition score. Habitat hectares = extent x condition score
Strategic biodiversity value score	0.408	The strategic biodiversity value score represents the complementary contribution to Victoria's biodiversity of a location, relative to other locations across the state. This score is the weighted average strategic biodiversity value score of the mapped native vegetation calculated using the Strategic biodiversity value map.
General landscape factor	0.749	The general landscape factor is an adjusted strategic biodiversity value score. It has been adjusted to reduce the influence of landscape scale information on the general habitat score.
General habitat score	0.047	The general habitat score combines site-based and landscape scale information to obtain an overall measure of the biodiversity value of the native vegetation. The general habitat score is calculated as follows: General habitat score = habitat hectares x general landscape factor
* Offset requirements for partial removal: If your proposal is to remove parts of the native vegetation in a patch (for example only understorey plants) the condition score must be adjusted. This will require manual editing of the condition score and an update to the calculations that the native vegetation removal tool has provided: habitat hectares, general habitat score and offset amount.		
Offset requirements		
Offset type	General offset	A general offset is required when the removal of native vegetation does not have a significant impact on any habitat for rare or threatened species. All proposals in the Basic and Intermediate assessment pathways will only require a general offset.
Offset multiplier	1.5	This multiplier is used to address the risk that the predicted outcomes for gain will not be achieved, and therefore will not adequately compensate the biodiversity loss from the removal of native vegetation.
Offset amount (general habitat units)	0.071	The general habitat units are the amount of offset that must be secured if the application is approved. This offset requirement will be a condition to any permit or approval for the removal of native vegetation. General habitat units required = general habitat score x 1.5
Minimum strategic biodiversity value score	0.398	The offset site must have a strategic biodiversity value score of at least 80 per cent of the strategic biodiversity value score of the native vegetation to be removed. This is to ensure offsets are located in areas with a strategic biodiversity value that is comparable to the native vegetation to be removed.
Vicinity	North Central CMA or Hepburn Shire Council	The offset site must be located within the same Catchment Management Authority boundary or municipal district as the native vegetation to be removed.
Large trees	3 large tree (s)	The offset site must protect at least one large tree for every large tree removed. A large tree is a native canopy tree with a Diameter at Breast Height greater than or equal to the large tree benchmark for the local Ecological Vegetation Class. A large tree can be either a large scattered tree or a large patch tree.
Native vegetation removal report - report ID 329-33210416-010		

Appendix 3 Report of available native vegetation credits



Report of available native vegetation credits

This report lists native vegetation credits available to purchase through the Native Vegetation Credit Register.

This report is **not evidence** that an offset has been secured. An offset is only secured when the units have been purchased and allocated to a permit or other approval and an allocated credit extract is provided by the Native Vegetation Credit Register.

Date and time: 16/04/2021 10:54 **Report ID:** 8544

What was searched for?

General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)	
0.071	0.398	3	CMA	North Central
			or LGA	Hepburn Shire

Details of available native vegetation credits on 16 April 2021 10:54

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-0074	0.208	18	North Central	Northern Grampians Shire	Yes	Yes	No	VegLink
BBA-0797	0.192	16	North Central	Northern Grampians Shire	Yes	Yes	No	Bio Offsets
BBA-1053	4.267	33	North Central	Gannawarra Shire	Yes	Yes	No	Contact NVDR
BBA-2389	0.277	5	North Central	Loddon Shire	Yes	Yes	No	VegLink
BBA-2606	0.125	15	North Central	Campaspe Shire	Yes	Yes	No	VegLink
BBA-3006	18.833	3	North Central	Greater Bendigo City	No	Yes	No	Ethos
BBA-3006	18.833	3	North Central	Greater Bendigo City	No	Yes	No	Contact NVDR
BBA-3031	9.861	179	North Central	Pyrenees Shire	Yes	Yes	No	VegLink
BBA-3052_01	13.668	287	North Central	Northern Grampians Shire	Yes	Yes	No	VegLink
TPN-C1640	1.072	3	North Central	Hepburn Shire	Yes	Yes	No	VegLink
TPN-C1702	16.952	16	North Central	Gannawarra Shire	Yes	Yes	No	TPN
TPN-C1854	4.733	7	North Central	Macedon Ranges Shire	No	Yes	No	VegLink
VC_CFL-3071_01	3.299	156	North Central	Loddon Shire	Yes	Yes	No	VegLink
VC_CFL-3076_01	9.719	60	North Central	Pyrenees Shire	Yes	Yes	No	Bio Offsets
VC_CLO-3451_01	19.100	146	North Central	Greater Bendigo City	No	Yes	No	Contact NVDR
VC_CLO-3046_01	5.026	175	North Central	Greater Bendigo City	No	Yes	No	Contact NVDR

These sites meet your requirements using alternative arrangements for general offsets.								
Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
There are no sites listed in the Native Vegetation Credit Register that meet your offset requirements when applying the alternative arrangements as listed in section 11.2 of the Guidelines for the removal, destruction or lopping of native vegetation.								
These potential sites are not yet available, land owners may finalise them once a buyer is confirmed.								
Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
There are no potential sites listed in the Native Vegetation Credit Register that meet your offset requirements.								
LT - Large Trees			CMA - Catchment Management Authority			LGA - Municipal District or Local Government Authority		

Appendix 4 Determining the Tree Protection Zone

Determining the Tree Protection Zone (TPZ)

The radius of the TPZ is calculated for each tree by multiplying its DBH x 12. $TPZ = DBH \times 12$ (Australian Standard AS4970-2009 *Protection of trees on development sites*)

Where

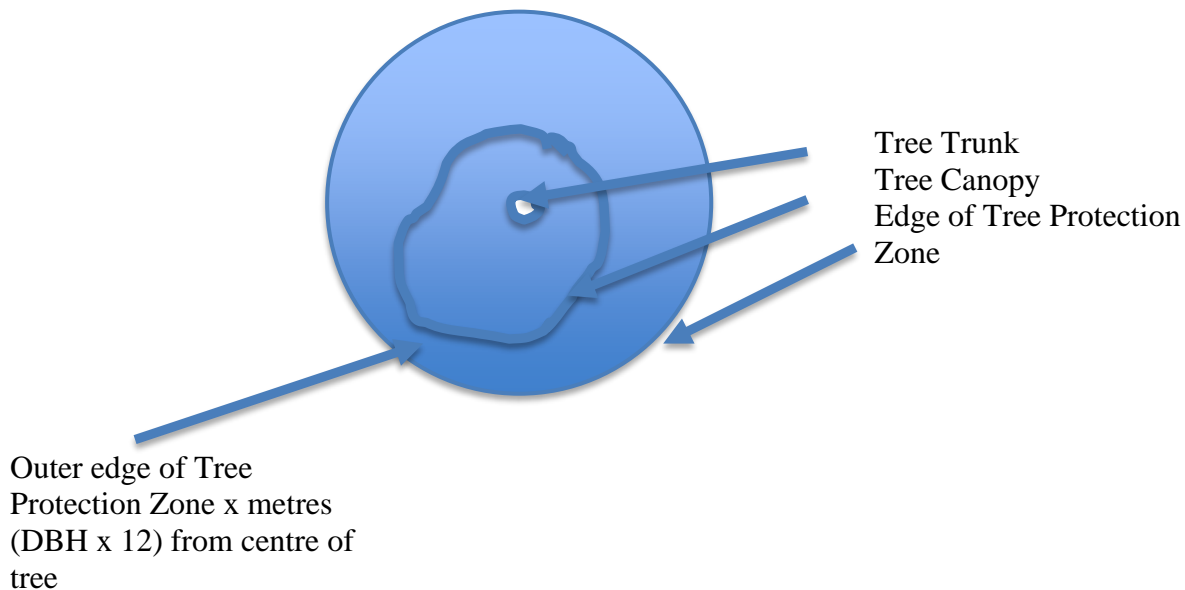
DBH = trunk diameter measured at 1.4 metres above ground.

Radius is measured from the centre of the stem at ground level.

A TPZ should not be less than 2 metres no greater than 15 metres (except where crown protection is required). Some instances may require variations to the TPZ.

A tree is deemed to be impacted upon if greater than 10% of the TPZ area is to be disturbed.

Indicative Size of Tree Protection Zone



Plates 1–5 Vegetation existing conditions



Plate 1. Manna Gum patch.



Plate 2. Manna Gum patch.



Plate 3. Manna Gum patch.



Plate 4. Blackwood patch native vegetation. No impacts.



Plate 5. Manna Gum patch.

Native vegetation removal report

A report to support an application to remove, destroy or lop native vegetation in the **Intermediate Assessment Pathway** using the modelled condition score

This report provides information to support an application to remove native vegetation in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation*. The report is not an assessment by DELWP or local council of the proposed native vegetation removal. Biodiversity information and offset requirements have been calculated using modelled condition scores contained in the *Native vegetation condition map*.

Date and time: 16 April 2021 10:48 AM

Lat./Long.: -37.3029332221726,144.240366607034

Native vegetation report ID:

Address: Address unknown

329-20210416-010

24 COLLINS ROAD GLENLYON 3461

Assessment pathway

The assessment pathway and reason for the assessment pathway

Assessment pathway	Intermediate Assessment Pathway
Extent of past plus proposed native vegetation removal	0.209 hectares
No. large trees	3 large tree(s)
Location category	Location 2 The native vegetation is in an area mapped as an Endangered Ecological Vegetation Class. Removal of less than 0.5 hectares of native vegetation will not have a significant impact on any habitat for a rare or threatened species.

Offset requirement

The offset requirement that will apply if the native vegetation is approved to be removed

Offset type	General offset
Offset amount	0.071 general habitat units
Offset attributes	
Vicinity	North Central Catchment Management Authority (CMA) or Hepburn Shire Council
Minimum strategic biodiversity value score	0.398
Large trees	3 large tree(s)

Native vegetation removal report

Biodiversity information about the native vegetation

Description of any past native vegetation removal

Any native vegetation that was approved to be removed, or was removed without the required approvals, on the same property or on contiguous land in the same ownership, in the five year period before the application to remove native vegetation is lodged is detailed below.

Permit/PIN number	Extent of native vegetation (hectares)
None entered	0 hectares

Description of the native vegetation proposed to be removed

Extent of all mapped native vegetation	0.209 hectares
Condition score of all mapped native vegetation	0.300
Strategic biodiversity value score of all mapped native vegetation	0.498
Extent of patches native vegetation	0.209 hectares
1	0.010 hectares
2	0.187 hectares
3	0.012 hectares
Extent of scattered trees	0 hectares
No. large trees within patches	3 large tree(s)
No. large scattered trees	0 large tree(s)
No. small scattered trees	0 small tree(s)

Additional information about trees to be removed, shown in Figure 1

Tree ID	Tree circumference (cm)	Benchmark circumference (cm)	Scattered / Patch	Tree size
A	320	251	Patch	Large
B	450	251	Patch	Large
C	440	251	Patch	Large

Native vegetation removal report

Other information

Applications to remove, destroy or lop native vegetation must include all the below information. If an appropriate response has not been provided the application is not complete.

Photographs of the native vegetation to be removed

Recent, dated photographs of the native vegetation to be removed must be provided with the application. All photographs must be clear, show whether the vegetation is a patch of native vegetation or scattered trees, and identify any large trees. If the area of native vegetation to be removed is large, provide photos that are indicative of the native vegetation.

Ensure photographs are attached to the application. If appropriate photographs have not been provided the application is not complete.

Topographical and land information

Description of the topographic and land information relating to the native vegetation to be removed, including any ridges, crests and hilltops, wetlands and waterways, slopes of more than 20 percent, drainage lines, low lying areas, saline discharge areas, and areas of existing erosion, as appropriate. This may be represented in a map or plan. **This is an application requirement and your application will be incomplete without it.**

relatively flat land no erosion no drainage lines

Avoid and minimise statement

This statement describes what has been done to avoid the removal of, and minimise impacts on the biodiversity and other values of native vegetation. **This is an application requirement and your application will be incomplete without it.**

road is designed to minimise impacts as possible, while being in line with Council requirements

Defendable space statement

Where the removal of native vegetation is to create defendable space, a written statement explaining why the removal of native vegetation is necessary. This statement must have regard to other available bushfire risk mitigation measures. This statement is not required if your application also includes an application under the Bushfire Management Overlay.

N/A

Offset statement

An offset statement that demonstrates that an offset is available and describes how the required offset will be secured. **This is an application requirement and your application will be incomplete without it.**

3rd party offset to be obtained

Native vegetation removal report

Next steps

Applications to remove, destroy or lop native vegetation must address all the application requirements specified in *Guidelines for the removal, destruction or lopping of native vegetation*. If you wish to remove the mapped native vegetation you are required to apply for a permit from your local council. This *Native vegetation removal report* must be submitted with your application and meets most of the application requirements. The following needs to be added as applicable.

Property Vegetation Plan

Landowners can manage native vegetation on their property in the longer term by developing a Property Vegetation Plan (PVP) and entering into an agreement with DELWP.

If an approved PVP applies to the land, ensure the PVP is attached to the application.

Applications under Clause 52.16

An application to remove, destroy or lop native vegetation is under Clause 52.16 if a Native Vegetation Precinct Plan (NVPP) applies to the land, and the proposed native vegetation removal is not in accordance with the relevant NVPP. If this is the case, a statement that explains how the proposal responds to the NVPP considerations must be provided.

If the application is under Clause 52.16, ensure a statement that explains how the proposal responds to the NVPP considerations is attached to the application.

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Authorised by the Victorian Government, 8 Nicholson Street, East Melbourne.

For more information contact the DELWP Customer Service Centre 136 186

www.delwp.vic.gov.au

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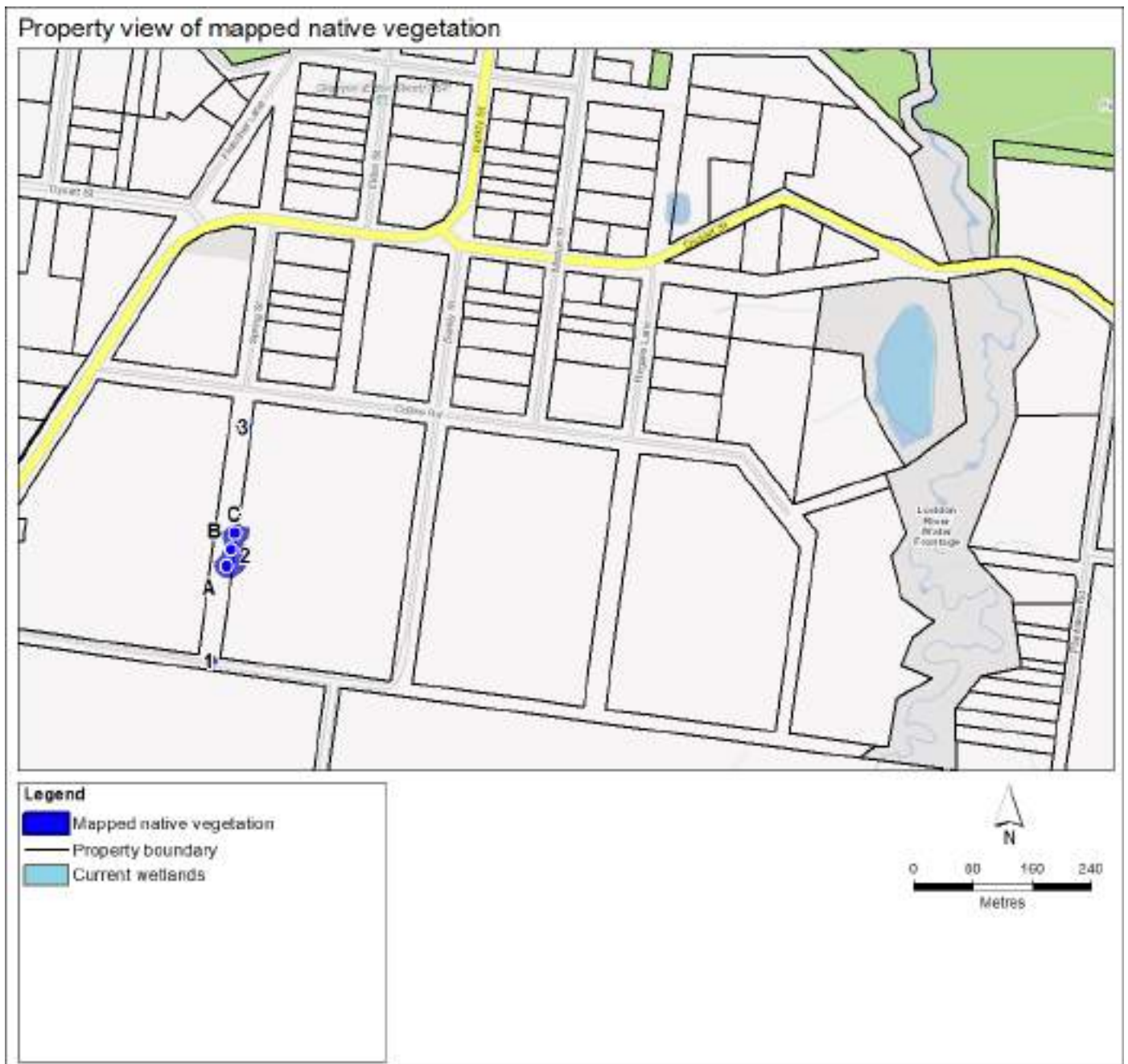
Obtaining this publication does not guarantee that an application will meet the requirements of Clauses 52.16 or 52.17 of planning schemes in Victoria or that a permit to remove native vegetation will be granted.

Notwithstanding anything else contained in this publication, you must ensure that you comply with all relevant laws, legislation, awards or orders and that you obtain and comply with all permits, approvals and the like that affect, are applicable or are necessary to undertake any action to remove, lop or destroy or otherwise deal with any native vegetation or that apply to matters within the scope of Clauses 52.16 or 52.17 of planning schemes in Victoria.

Native vegetation removal report

Figure 1 – Map of native vegetation to be removed, destroyed or lopped

Figure 2 – Map of property in context



Native vegetation removal report

Figure 3 – Biodiversity information maps



Native vegetation removal report

Mapped native vegetation and the *Native vegetation condition map***Legend**

■ Mapped native vegetation

— Property boundary

Native vegetation condition*

■ 0.81 - 1.00

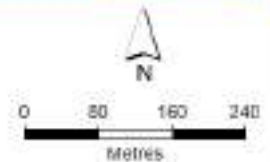
■ 0.61 - 0.80

■ 0.41 - 0.60

■ 0.21 - 0.40

■ 0.00 - 0.20

* These classes are for display purposes only



Native vegetation removal report

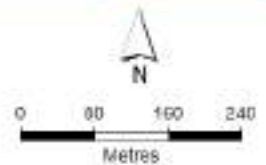
Mapped native vegetation and the *Strategic biodiversity value map***Legend**

- Mapped native vegetation
- Property boundary

Strategic biodiversity value*

- 0.81 - 1.00
- 0.61 - 0.80
- 0.41 - 0.60
- 0.21 - 0.40
- 0.00 - 0.20

* These classes are for display purposes only



Native vegetation removal report

Appendix 1 - Details of offset requirements

Native vegetation to be removed

Extent of all mapped native vegetation (for calculating habitat hectares)	0.209	The area of land covered by a patch of native vegetation and/or a scattered tree, measured in hectares. Where the mapped native vegetation includes scattered trees, each tree is assigned a standard extent and converted to hectares. A small scattered tree is assigned a standard extent defined by a circle with a 10 metre radius and a large scattered tree a circle with a 15 metre radius. The extent of all mapped native vegetation is an input to calculating the habitat hectares.
Condition score*	0.300	The condition score of native vegetation is a site-based measure that describes how close native vegetation is to its mature natural state. The condition score is the weighted average condition score of the mapped native vegetation calculated using the <i>Native vegetation condition map</i> .
Habitat hectares	0.063	Habitat hectares is a site-based measure that combines extent and condition of native vegetation. It is calculated by multiplying the extent of native vegetation by the condition score: Habitat hectares = extent x condition score
Strategic biodiversity value score	0.498	The strategic biodiversity value score represents the complementary contribution to Victoria's biodiversity of a location, relative to other locations across the state. This score is the weighted average strategic biodiversity value score of the mapped native vegetation calculated using the <i>Strategic biodiversity value map</i> .
General landscape factor	0.749	The general landscape factor is an adjusted strategic biodiversity value score. It has been adjusted to reduce the influence of landscape scale information on the general habitat score.
General habitat score	0.047	The general habitat score combines site-based and landscape scale information to obtain an overall measure of the biodiversity value of the native vegetation. The general habitat score is calculated as follows: General habitat score = habitat hectares x general landscape factor

* **Offset requirements for partial removal:** If your proposal is to remove parts of the native vegetation in a patch (for example only understorey plants) the condition score must be adjusted. This will require manual editing of the condition score and an update to the calculations that the native vegetation removal tool has provided: habitat hectares, general habitat score and offset amount.

Offset requirements

Offset type	General offset	A general offset is required when the removal of native vegetation does not have a significant impact on any habitat for rare or threatened species. All proposals in the Basic and Intermediate assessment pathways will only require a general offset.
Offset multiplier	1.5	This multiplier is used to address the risk that the predicted outcomes for gain will not be achieved, and therefore will not adequately compensate the biodiversity loss from the removal of native vegetation.
Offset amount (general habitat units)	0.071	The general habitat units are the amount of offset that must be secured if the application is approved. This offset requirement will be a condition to any permit or approval for the removal of native vegetation. General habitat units required = general habitat score x 1.5
Minimum strategic biodiversity value score	0.398	The offset site must have a strategic biodiversity value score of at least 80 per cent of the strategic biodiversity value score of the native vegetation to be removed. This is to ensure offsets are located in areas with a strategic biodiversity value that is comparable to the native vegetation to be removed.
Vicinity	North Central CMA or Hepburn Shire Council	The offset site must be located within the same Catchment Management Authority boundary or municipal district as the native vegetation to be removed.
Large trees	3 large tree (s)	The offset site must protect at least one large tree for every large tree removed. A large tree is a native canopy tree with a Diameter at Breast Height greater than or equal to the large tree benchmark for the local Ecological Vegetation Class. A large tree can be either a large scattered tree or a large patch tree.



Hepburn Planning Scheme Planning Report for a Two (2) Lot Subdivision

Address: CA4, Section 23, TP386361W, 764
Daylesford-Malmsbury Road, Glenlyon
Reference: P-00801

Hepburn Shire Council

iPlanning Services Pty Ltd – November 2020



Prepared for:

764 Glenlyon Pty Ltd

Prepared by:

iPlanning Services Pty Ltd
PO Box 1401
Bakery Hill
Ballarat Vic 3354
T 0408 577 880
E james.ips@iinet.net.au
ABN 45 160 262 000

Quality Information

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Reference No.	P-00801
Date	November 2020
Prepared by	James Iles

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1. Introduction

iPlanning Services Pty. Ltd. has been engaged by 764 Glenlyon Pty Ltd to submit a Planning Permit Application on their behalf for a two (2) lot subdivision located at Crown Allotment 4 Section 23, TP386361W, 764 Daylesford-Malmsbury Road, Glenlyon.

2. Permit Trigger/s

A Planning Permit is required for the above proposal under the following provisions of the Planning Scheme:

- | | | |
|--------------------------------------|----------------|---------------------|
| ▪ Township Zone | Clause 32.05-4 | Subdivision of land |
| ▪ Environmental Significance Overlay | Clause 42.01-2 | Subdivision |

3. Subject Site and Site Context

The subject site is located on the north side of Goochs Lane. The site consists of one Title and it is described as Vol. 12232 Fol. 171 Lot 4 of 23 on Title Plan No. 386361W. The site is regular in shape with a frontage of approximately 61.86 metres to Spring Street, a northern boundary of approximately 130.76 metres, a western boundary of approximately 61.86 metres and a southern boundary of approximately 130.76 metres with a total land area of approximately 8,094m².



The site is currently vacant of any buildings and vegetation. The land slopes from the northeast to the southwest with a fall of approximately 0.8 metres. The site is currently fenced with post and wire fencing.



The surrounding development includes mainly large allotments that are currently being used for farming purposes, but are within a Township Zone. There are smaller parcels of land in the immediate vicinity that contain a dwelling and outbuildings. There is limited vegetation on the adjoining land, however there is vegetation located within the existing road reserves.



The site is located on the outskirts of the Glenlyon which is a small township located in the Shire. The town has its amazing general store which includes a bar and restaurant. This is located approximately 2.0 kilometres to the north of the site on the Daylesford-Malmsbury Road. There is also the local public primary school also located on the Daylesford-Malmsbury Road which is located approximately 1.3 kilometres to the north.

The subject site and the surrounding land to the north, east and west is located within the Township Zone. The land to the south is located within the Farming Zone. The land and the surrounding land is also included within the Environmental Significance Overlay.

Spring Street Lane is an unmade road with existing native vegetation scattered on the road reserve. There are no footpaths or services within the road reserve. Spring Street is controlled and maintained by Hepburn Shire Council.

4. Proposal

The proposal is for a two (2) lot subdivision and the following is a breakdown of the proposal:

- Lot 1 will have an area of 4,067m² with a frontage of approximately 31.07 metres to Spring Street, a western boundary of approximately 31.14 metres, a northern and southern boundary of approximately 130.76 metres.
- Lot 2 will have an area of 4,058m² with a frontage of approximately 31.07 metres to Spring Street, a western boundary of approximately 31.0 metres, a northern and southern boundary of approximately 130.76 metres.

Access to each lot will be via Spring Street which will require construction to meet Council's standard. The services that will be provided to each will comprise power and telecommunications. A potable water supply will be provided by the use of tank water and wastewater will be collected and treated in an approved septic tank. Each lot will be provided with a driveway that comprises a culvert with an endwall located in the open drain.

5. Planning Controls

5.1 Zoning

The subject site is situated within the Township Zone (TZ).



Clause 32.05 of the Planning Scheme refers to the Township Zone and the purpose of the Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for residential development and a range of commercial, industrial and other uses in small towns.
- To encourage development that respects the neighbourhood character of the area.
- To implement neighbourhood character policy and adopted neighbourhood character guidelines.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Response:

The proposed lots will provide a variety of densities and dwelling types in the area, to meet the housing needs for family types. The overall subdivision takes into regard the existing pattern of surrounding residential blocks.

5.2 Subdivision

Under Clause 32.05-5 of the Planning Scheme, a Planning Permit is required to subdivide land included within the Township Zone.

An application to subdivide land.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- Must meet all of the objectives included in the clauses specified in the following table.

- Should meet all of the standards included in the clauses specified in the following table

Class of subdivision	Objectives and standards to be met
60 or more lots	All except Clause 56.03-5.
16 – 59 lots	All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.
3 – 15 lots	All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.
2 lots	Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.

Each lot must be provided with reticulated sewerage, if available. If reticulated sewerage is not available, the application must be accompanied by:

- A land assessment which demonstrates that each lot is capable of treating and retaining all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
- A plan which shows a building envelope and effluent disposal area for each lot.

Response:

A full assessment of the application against Clause 56 is located at Section 7.3 of this report. All the lots will be required to install an onsite wastewater system that is in accordance with the SEPPS (Waters of Victoria) and the Septic Tank Code of Practice. A Land Capability Assessment is provided with the application which indicates that the wastewater be treated to a secondary level by a suitable EPA approved treatment system and the effluent applied to land via sub-surface irrigation.

6. Overlays

6.1 Environmental Significance Overlay

The subject site is included within the Environmental Significance Overlay (ESO1).



Clause 42.01 of the Planning Scheme refers to the Environmental Significance Overlay Schedule 1 and the purpose of the Overlay is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To identify areas where the development of land may be affected by environmental constraints.
- To ensure that development is compatible with identified environmental values.

Schedule 1 of Clause 42.01 of the Planning Scheme refers to the Environmental Significance Overlay Schedule 1 and specifically to the Proclaimed Catchment Protection, the statement of significance states:

Hepburn Shire is situated in the Central Highlands at the source of a number of catchments linked to Port Phillip Bay or the Murray River. Protection of the quality of this water has significant local and regional implications, especially where these catchments provide domestic water supply.

The environmental objective to be achieved includes:

- To protect the quality of domestic water supplies within the Shire and the broader region.
- To maintain and where practicable enhance the quality and quantity of water within watercourses.
- To prevent increased runoff or concentration of surface water leading to erosion or siltation of watercourses.
- To prevent erosion of banks, streambeds adjoining land and siltation of watercourses, drains and other features.
- To prevent pollution and increased turbidity and nutrient levels of water in natural watercourses, water bodies and storages.

Section 3.0 of the schedule outlines the following mandatory requirements:

- All on-site wastewater must be treated and disposed of in accordance with the relevant EPA Code of Practice – On Site Wastewater Management.
- All stormwater must be managed and discharged to the satisfaction of the responsible Authority and generally in accordance with the principles described in Urban Stormwater: Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999).

Under the provisions of Clause 42.01 of the Planning Scheme, a permit is not required to subdivide land if:

- The subdivision is for existing buildings that are connected to reticulated water and reticulated sewerage system.
- The subdivision is a two-lot subdivision and each lot is connected to reticulated water and reticulated sewerage system.

Under the provisions of Clause 42.01 of the Planning Scheme, a permit is not required for buildings and works if:

- Buildings and works for a dwelling connected to a reticulated sewer system.
- Buildings and works associated with an existing dwelling provided the building and works are:
 - Extensions which do not generate additional waste water i.e. any domestic waste water other than stormwater.
 - Connected to a reticulated sewer system.
- Buildings and works if all of the following conditions are met:
 - all waste water (if any) is discharged to a reticulated sewerage system
 - any site cut required is less than one metre in depth
 - any site cut required is less than 300 square metres in area
 - no effluent is discharged less than 100 metres from a waterway
 - no stormwater is discharged less than 100 metres from a waterway unless into an approved drainage system.
- Buildings and works for a sign or fence.
- Constructing a dam under 3ML capacity if they are not on a waterway and is for stock and domestic purposes only.
- Development undertaken by a public authority to regulate the flow of water in a watercourse, regulate flooding or to construct or redirect a watercourse.
- Activities conducted on public land by or on behalf of the Department of Sustainability and Environment under the relevant provisions of the Reference Areas Act 1978, the National Parks Act 1975, the Fisheries Act 1995, the Wildlife Act 1975, the Land Act 1958, the Crown Land (Reserves) Act 1978 or the Forests Act 1958.
- The construction of a building or carrying out of works associated with a utility installation required for the Goldfields Superpipe Project. The building and works must be in accordance with the Project Impact Assessment and Environmental Management Plan approved by the Secretary of the Department of Sustainability and Environment and the native vegetation offset plan approved by the Minister for Environment.

Response:

All the lots will be required to install an onsite wastewater system that is in accordance with the SEPPS (Waters of Victoria) and the Septic Tank Code of Practice. A Land Capability Assessment is provided with the application which indicates that the wastewater be treated to a secondary level by a suitable EPA approved treatment system and the effluent applied to land via sub-surface irrigation.

Any storm or surface water runoff will be discharged to the current legal point of discharge.

7. Particular Provisions

7.1 Public Open Space Contribution and Subdivision

Under the provisions of Clause 53.01, a person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under Section 18 of the *Subdivision Act 1988*.

Response:

No public open space contribution of 5% is required for a two (2) lot subdivision as required under Section 18 of the *Subdivision Act 1988*.

7.2 Native Vegetation

Clause 52.17 of the Planning Scheme refers to Native Vegetation requirements and the purpose of the Clause is:

- To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):
 - Avoid the removal, destruction or lopping of native vegetation.
 - Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
 - Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.
 - To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.

Clause 52.17-1 Permit Requirement states that a permit is required to remove, destroy or lop native vegetation, including dead native vegetation. This does not apply:

- If the table to Clause 52.17-7 specifically states that a permit is not required.
- If a native vegetation precinct plan corresponding to the land is incorporated into this scheme and listed in the schedule to Clause 52.16.

- To the removal, destruction or lopping of native vegetation specified in the schedule to this clause.

Response:

No native vegetation is to be removed as part of the application.

7.3 Residential Subdivision

Clause 56 of the Planning Scheme sets out various objectives and standards which Planning Permit applications for residential subdivision must meet.

Clause	Comment
<p>56.03-5 – Neighbourhood Character objective (Standard C6)</p> <p>To design subdivisions that respond to neighbourhood character.</p>	<p>Complies - Refer to Section 3 of the attached Planning Report for further details.</p> <p>The surrounding residential land comprises a variety of lot sizes, including some smaller lots.</p>
<p>56.04-2 – Lot Area and Building Envelopes objective (Standard C8)</p> <p>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>Complies – The lots areas are approximately 4,058m² to 4,067m² and are suitably dimensioned to allow for the construction of a dwelling and for the onsite treatment of wastewater.</p>
<p>56.04-3 – Solar Orientation of Lots objective (Standard C9)</p> <p>To provide good solar orientation of lots and solar access for future dwellings.</p>	<p>Complies – Both lots are of sufficient size to have appropriate solar orientation.</p>
<p>56.04-5 – Common Area objectives (Standard C11)</p> <p>To identify common areas and the purpose for which the area is commonly held.</p>	<p>Not applicable.</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>56.06-8 – Lot Access objective (Standard C21)</p> <p>To provide for safe vehicle access between roads and lots.</p>	<p>Complies – Each lot will have its own access from Spring Street.</p>
<p>56.07-1 – Drinking Water Supply objectives (Standard C22)</p> <p>To reduce the use of drinking water.</p> <p>To provide an adequate, cost-effective supply of drinking water.</p>	<p>Complies – Water supply will be provided by way of water tanks on site.</p>
<p>56.07-2 – Reused and Recycled Water objective (Standard C23)</p> <p>To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</p>	<p>N/A – The use of recycled water is not proposed as part of this development.</p>
<p>56.07-3 – Waste Water Management objective (Standard C24)</p> <p>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.</p>	<p>Complies – Each lot will be installed with an approved septic system that meets EPA requirements.</p>
<p>56.07-4 – Stormwater Management objectives (Standard C25)</p> <p>To minimise damage to properties and inconvenience to residents from stormwater.</p> <p>To ensure that the street operates adequately during major storm events and provides for public safety.</p>	<p>Complies – Site drainage will be consistent with current best practice design principles. Any future dwelling will have installed rainwater tanks in line with current Building Regulations to further reduce stormwater runoff from the sites.</p>

<p>To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.</p> <p>To encourage stormwater management that maximises the retention and reuse of stormwater.</p> <p>To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.</p>	
<p>56.08-1 – Site Management objectives (Standard C26)</p> <p>To protect drainage infrastructure and receiving waters from sedimentation and contamination.</p> <p>To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.</p> <p>To encourage the reuse of materials from the site and recycled materials in the construction of subdivisions where practicable.</p>	<p>Complies – A detailed site management plan will be not available until such time as the civil works are put out to tender and the successful tenderer provides full details of site management and containment plans. Such information will be provided to Council when available prior to the commencement of construction works.</p>
<p>56.09-1 – Shared Trenching objectives (Standard C27)</p> <p>To maximise the opportunities for shared trenching.</p> <p>To minimise constraints on landscaping within street reserves.</p>	<p>Complies – Trenching will be shared where possible.</p>
<p>56.09-2 – Electricity, Telecommunications and Gas objectives (Standard C28)</p> <p>To provide public utilities to each lot in a timely, efficient and cost effective manner.</p> <p>To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.</p>	<p>Complies – The lots will be connected to electricity and telecommunications in accordance with the relevant requirements of the supply/servicing agency.</p>

8. General Provisions

8.1 Decision Guidelines

Under the provisions of Clause 65.02, before deciding on an application to subdivide land, the responsible authority must also consider, as appropriate:

Clause 65.02 – Application to subdivide land	Comments
The suitability of the land for subdivision	The land is suitable for subdivision. Moreover, the subdivision finds support in the Local Planning Policy Frameworks including the Municipal Strategic Statement (MSS), and is consistent with the purpose of the Township Zone.
The existing use and possible future development of the land and nearby land	This is a subdivision that creates larger residential lots in a small township that mainly comprises larger residential lots. The resulting lots will be developed for the proposed single dwellings. Nearby and adjacent land is also zoned township and will remain for residential use and development.
The availability of subdivided land in the locality, and the need for the creation of further lots	This subdivision presents itself as a residential infill and urban consolidation opportunity.
The effect of development on the use or development of other land which has a common means of drainage	The subdivision will not adversely affect the drainage regime that is associated with adjoining land or other land in the vicinity of the subject site.
The subdivision pattern having regard to the physical characteristics of the land including existing vegetation	Having regard to the physical characteristics of the subject land and its surrounding context, it is submitted that the pattern and rhythm of the subdivision is appropriate for the subject land. The subdivision will facilitate development that is in keeping with the existing and preferred neighbourhood character.
The density of the proposed development	The subdivision intends to create two (2) lots and there are a number of existing large township lots in the immediate area that have lots sizes similar in size to the lots proposed for this site.
The area and dimensions of each lot in the subdivision	The proposed subdivision will create two (2) new residential lots all capable of containing a dwelling and wastewater area.
The layout of roads having regard to their function and relationship to existing roads	A new crossovers from Spring Street will be constructed for each lot. A gravel driveway and a culvert with endwalls located in the open drain.
The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots	There is no footpath located in Spring Street. Pedestrian access will be via the existing naturestrip area.
The provision and location of reserves for public open space and other community facilities	Not applicable.
The staging of the subdivision	Not applicable.
The design and siting of buildings having regard to safety and the risk of spread of fire	Any proposed dwelling to be built on these lots will be well segregated, with internal setbacks of at least 5

	metre from all boundaries making a 10 metre separation between proposed dwellings, therefore the risk of the spread of fire is considered minimal.
The provision of off-street parking	Sufficient land is available on each of the proposed lots to accommodate off-street car parking in association with a proposed dwelling.
The provision and location of common property	Not applicable.
The functions of any body corporate	Not applicable.
The availability and provision of utility services, including water, sewerage, drainage, electricity and gas	The proposed subdivision can be serviced by the following utility services, which are all available to it: <ul style="list-style-type: none"> ▪ Drainage; ▪ Electricity; and ▪ Telecommunications.
If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.	An approved onsite wastewater system will be installed on each lot in accordance with EPA requirements. A land capability assessment has been provided with the planning application.
Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas	Not applicable.

9. Policy Context

It is considered the proposal is consistent with the relevant Planning and Local Planning Policies as outlined below:-

9.1 Planning Policy Framework

Clause 12.01 – Biodiversity – Contains policies relating to the protection of habitat and native vegetation management.

Response:

No native vegetation is to be removed from the site.

Clause 12.04 – Significant Environments and Landscapes – Contains policies relating to environmentally sensitive areas and landscapes.

Response:

All lots are to be installed with an approved onsite wastewater system that is in accordance with the EPA. Potable water will be stored in rainwater tanks.

Clause 15.01 – Urban Environment – Contains policies relating to urban design, urban design principles, neighbourhood and subdivision design, density and safety and cultural identity and neighbourhood character.

Clause 15.02 – Sustainable Development – More specifically 15.02-1S Energy and Resource Efficiency aims to encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.

Response:

The proposal will provide an orderly infill development of this established township area, and the proposed lots will not compromise the existing streetscape as lots are large in area, have similar frontages to other lots of similar size and provide sufficient land around a proposed dwelling that will allow for vegetation and outbuildings. The proposal is consistent with orderly and sustainable development within Glenlyon.

Clause 16.01 – Residential Development – Contains policies relating to integrated housing, location of residential development, housing diversity and housing affordability.

Response:

The proposal will add to the range of available housing and will assist an anticipated demand in this area. The site is located within the established township of Glenlyon and the subdivision will help to consolidate the urban area without consuming additional land for residential purposes. The design is appropriate to the existing character of the area. The site is only 10 minutes from Daylesford where there is major shopping, supermarket, schools and other community facilities.

Clause 19.03-2S – Water Supply, Sewerage and Drainage – This policy aims to plan for the provision of water supply, sewerage and drainage services that efficiently and effectively meet State and community needs and protect the environment.

Response:

The services to be provided to each lot include electricity, telecommunications and drainage. Potable water will be supplied in rain tanks and wastewater will be disposed of and treated onsite in an approved septic tank.

9.2 Local Planning Policy Framework

9.2.1 Municipal Strategic Statement

Clause 21.05 - Settlement and Housing – aims:

- To achieve a sustainable urban form for towns by containing most future development within the urban growth boundaries shown on service town Structure Plans.
- To retain and enhance the compact form and heritage and townscape character of town centres.
- To protect and enhance the heritage, landscape and townscape character of towns.

The strategies relevant to this application are:

- Residential growth in rural settlements and villages should occur within designated Township or Low Density Residential Zones.

Response:

There is no designated Structure Plan area for Glenlyon in the Planning Scheme. It is assumed that the urban growth boundary of Glenlyon is the land that is designated by the Township Zone. The proposed subdivision complies with the above strategy as the land is within the Township Zone and the lot sizes and frontages are in keeping with the character of the area.

Clause 21.06 - Infrastructure – aims:

- To encourage appropriate development in serviced areas, support industrial and residential growth and to encourage alternative on-site effluent disposal.

The strategy that is relevant to this application is:

- Encourage infill development in existing or proposed serviced urban areas and provide scope for diverse development options.

Response:

The proposed subdivision is located in the existing township of Glenlyon. There are no reticulated services in the township except for power and telecommunications any development or subdivision will require tank water and septic tanks. Each lot will be required to install a septic system once development occurs and that a water tank will need to be installed for potable water.

Clause 21.09 - Environment and Heritage – aims:

- To encourage water and energy efficiency in all development, including subdivision, construction of buildings and infrastructure.

The strategies relevant to this application are:

- Promoting residential development that acknowledges and enhances the valued character of neighbourhood areas.
- Require use of rainwater tanks and grey water reuse in new development.

Response:

The proposal will provide infill development without compromising the character of Glenlyon. Water tanks will be required for potable water and septic systems will be installed which will allow the treated wastewater to be used for watering of gardens.

9.2.2 Local Planning Policies

Clause 22.01 Catchment and Land Protection – aims:

- To ensure the sustainable use of natural resources including soil and water in water catchment areas.
- To ensure that the use and development of land and water is undertaken with consideration of impacts on long term resource quality and quantity.

- To promote consistency with regional catchment strategies and other regional land and water management plans.

Response:

All lots are to be connected to an onsite wastewater system. The proposed subdivision meets the objectives of the overlay and will not be of any detriment to the water catchment capabilities within the area.

Any storm or surface water runoff will be discharged to the current legal point of discharge. The proposal will not increase stormwater runoff.

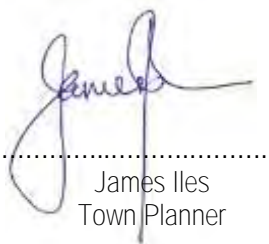
10. Conclusion

In summary, it is respectfully submitted that this proposed subdivision is consistent with the objectives and strategies of both the Planning and Local Planning Policy Framework of the Hepburn Planning Scheme, which seek to encourage urban development which respects the existing character of its rural Townships.

In conclusion, it is considered that the proposed subdivision is appropriate to the site and its surrounds given the following:

- The proposal meets the State and Local planning policy objectives.
- The proposal is consistent with the purpose of the Township Zone.
- The proposal is consistent with the provisions of the Environmental Significance Overlay.
- The proposal responds positively to the decision guidelines of Clause 65.02.
- The resulting lot sizes and configuration are such that they are respectful of and not at odds with the existing residential subdivision pattern of the area.
- This proposed residential subdivision is respectful of the established character of the neighbourhood.
- The proposal is considered to be an appropriate outcome for the site.

For all of the reasons outlined above, which have been expanded upon throughout this report, it is respectfully requested that the Hepburn Shire Council support the application and issue a planning permit to allow for a two (2) lot subdivision at Lot 4 of 23, TP386361W, 764 Daylesford-Malmsbury Road, Glenlyon.



James Iles
Town Planner

Land Capability Assessment Report

Land Capability Assessment Crown Allotment 4, Section 23 Township of Glenlyon, Victoria

Prepared for: 764 Glenlyon Pty Ltd. C/- Camlen Pty Ltd.
Prepared by: Koos Hulst, MSc
Sanae Services
PO Box 1040
Daylesford VIC 3460
Telephone: 03 5348 4852 / 0437 747 619
Email: koos.hulst@sanae-svcs.com.au



**DATE: September 2020
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1. Table of Revisions

PAGE	DESCRIPTION OF REVISION
-	First issue



2. Introduction

THE CONSULTANTS

Sanae Holdings Pty Ltd, trading as Sanae Services, has been engaged to undertake a Land Capability Assessment (LCA) for Crown Allotment 4, Section 23, Township of Glenlyon in support of a proposed 2-lot subdivision. The field investigation and report have been undertaken and prepared by suitably experienced staff. Sanae Services has appropriate professional indemnity insurance for this type of work. The Certificate of Currency of our public liability and professional indemnity insurance policies is included with this report as Appendix F.

SITE OVERVIEW

The site is a rectangular shaped 0.81 ha block of land, to the East lies Spring Street and to the West lie Crown Allotments 10 and 11 Section 22, to the North lie Crown Allotments 1, 2, and 3 Section 23, and to the South lies Crown Allotment 5 Section 23. The land is more or less flat with a gentle slope of 1.6% towards the South.

There are no springs or creeks on the land. Each proposed lot of approximately 4,058 and 4,067 square metres has sufficient land available for sustainable onsite effluent management that maintains the required buffers to protect the surface waters.

REPORT SUMMARY

This report has been prepared to support the owners' application for a proposed 2-lot subdivision and this LCA report may also be utilised for the benefit of the purchasers of the lots, once subdivided.

This document provides information about the site and soil conditions. It also provides a detailed LCA and a recommendation for a conceptual design of a suitable onsite wastewater management system, including recommendations for monitoring and management requirements.

The best option is provided for the land application area (LAA); The wastewater should be treated to secondary level by a suitable EPA-approved treatment system and the effluent applied to land via sub-surface irrigation.



3. Description of the Development

Site Address: Crown Allotment 4, Section 23, Township of Glenlyon (Figure 3 below)

Owner/Developer: 764 Glenlyon Pty Ltd. C/- Camlen Pty Ltd.

Postal Address: Level 20, 41 Exhibition Street, Melbourne, VIC 3000

Contact: Ph: 0448 903 740, Mr Sean Lenaghan

Council Area: Hepburn Shire Council

Zoning: Township (TZ)

Allotment Size: 8,125 square metres (proposed to be subdivided into 2 lots of 4,058 and 4,067 square metres each)

Domestic Water Supply: Onsite roof water collection only

Anticipated Wastewater Load per allotment: (Source: Table 4 of the EPA Code of Practice 891.4 July 2016)

Number of bedrooms / habitable spaces	Wastewater load [l/d]		
	Full water reduction fixtures	Standard water fixtures	BOD load [g/d]
1	300	360	120
2	450	540	180
3	600	720	240
4	750	900	300
5	900	1,080	360
6	1,050	1,260	420
7	1,200	1,440	480
8	1,350	1,620	540

Availability of Sewer: The area is unsewered and highly unlikely to be sewerred within the next 10-20 years, due to low development density in the area and the considerable distance from existing wastewater treatment services.



North-West corner looking East



North-East corner looking West



South-East corner looking West



South-East corner looking North-West

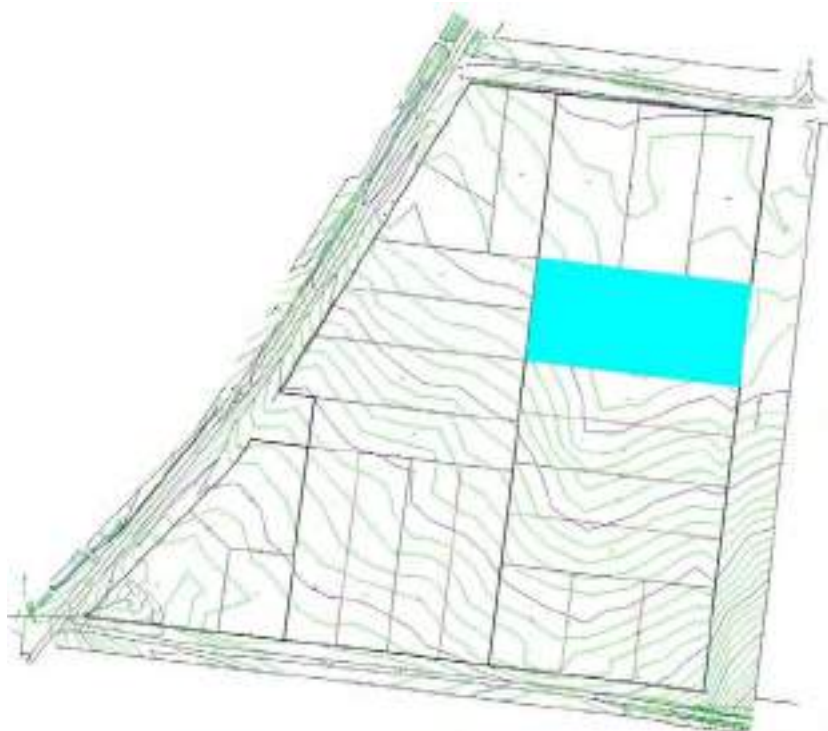
4. Site and Soil Assessment

The field work for the site and soil assessment was conducted on 30 June and 2 July 2020 by Koos Hulst.

Figure 1 below provides a locality plan and indicates the location of the site of the proposed development (marked in blue at the bottom) and its location relative to the township of Glenlyon.



Figure 2 below provides a site plan showing contour lines at 0.2 m intervals, illustrating the minimal slope at the sub division.





4.1. Site Key Features

Table 1 summarises the key features of the site in relation to effluent management proposed for the site.

NOTE:

- The site is located in a potable water supply catchment area;
- The site experiences negligible stormwater run-on from Daylesford-Malmsbury Road to the West;
- There is no evidence of a shallow watertable or other significant constraints, and
- The risk of effluent transport offsite is low.

Table 1: Site Assessment

Feature	Description	Level of Constraint	Mitigation Measures
Buffer Distances	All relevant buffer distances in Table 5 of the Code (891.4 July 2016) are achievable from the proposed effluent management area.	Nil	NN*
Climate	Average annual rainfall 877 mm (Daylesford Climate Station No. 088020), max. average 105.2 mm in June, min. average 44.9 mm in March. Average annual pan evaporation is 1210.1 mm (Creswick Climate Station No. 088019).	Minor	NN
Drainage	No visible signs of surface dampness, spring activity or hydrophilic vegetation in the proposed effluent management area or surrounds.	Nil	NN
Erosion & Landslip	No evidence of sheet or rill erosion; the erosion hazard is low. No evidence of landslip and landslip potential is low.	Nil	NN
Exposure & Aspect	Cleared, with high sun and wind exposure.	Nil	NN
Flooding	The proposed effluent management area is located above the 1:100 year flood level.	Nil	NN
Groundwater	No signs of shallow groundwater tables to 1.0 m depth. No known groundwater bores within 250 m of the proposed effluent management area. According to the Visualizing Victoria's Groundwater web site, there is a bore more or less in the centre of the subdivision however, no trace of any bore was found at the given location.	Nil	NN
Imported Fill	No imported fill material was observed anywhere on the site.	Nil	NN
Land Available for LAA	Considering all the constraints and buffers, this lot has ample suitable land for land application of treated effluent.	Nil	NN
Landform	Upper plateau with negligible slope	Nil	NN
Rock Outcrops	No evidence of surface rocks or outcrops.	Nil	NN
Run-on & Runoff	Negligible stormwater run-on and minor run-off hazard.	Minor	NN
Slope	The proposed effluent management area is quite flat with gradients less than 2 percent, generally to the South.	Nil	NN

Feature	Description	Level of Constraint	Mitigation Measures
Surface Waters	None.	Nil	NN
Vegetation	Mixture of grasses, both native and exotic.	Nil	NN

NN* = Not needed

4.2. Site Assessment Results

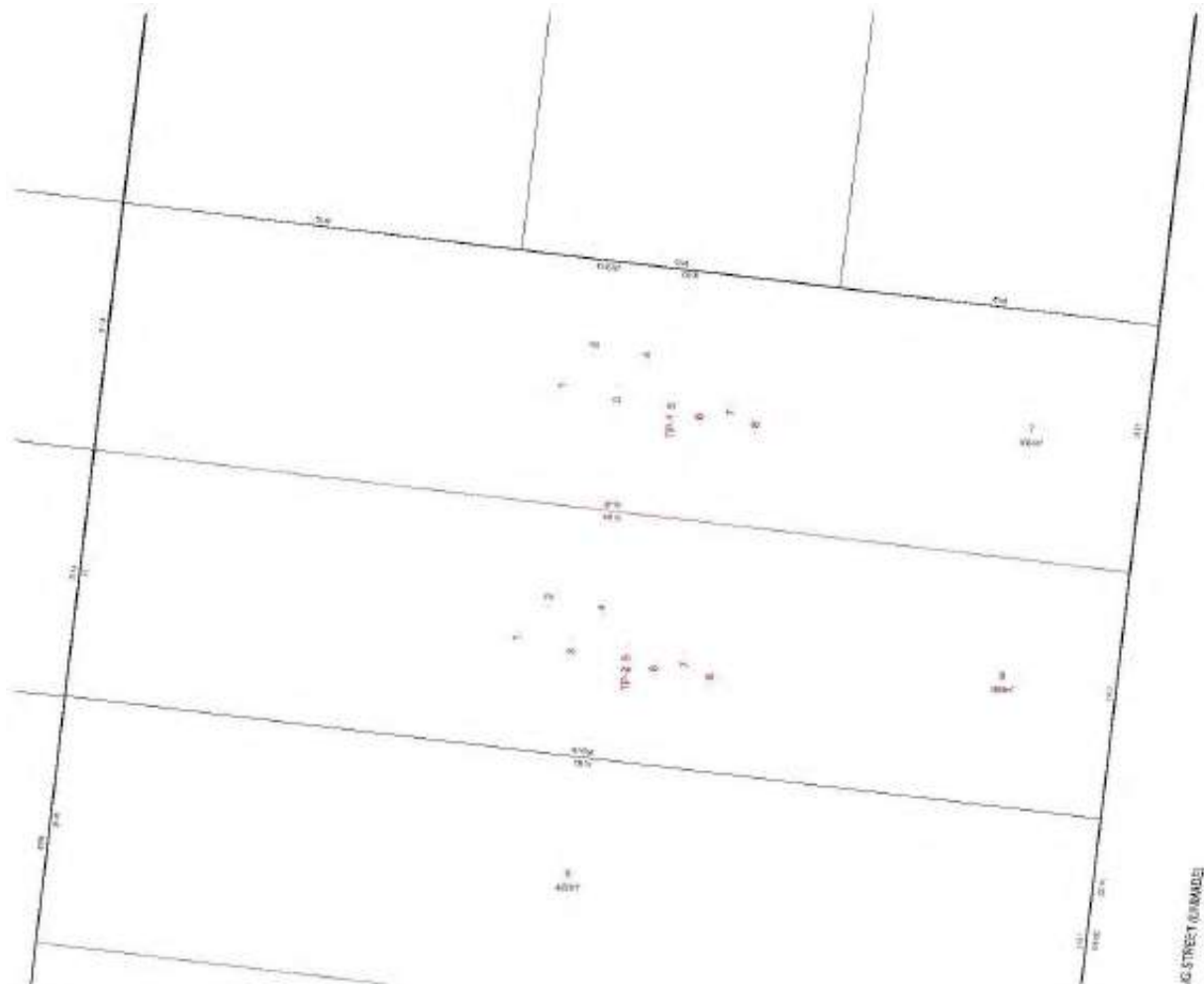
Based on the most constraining site feature (landform), the overall land capability of the site to sustainably manage all effluent onsite is very satisfactory. The proposed effluent management area is located above the 1:100 flood level and by using secondary treatment and pressure-compensating sub-surface irrigation, there will be ample protection of surface waters and groundwater.

Figure 3 below shows Crown Allotment 4, Section 23, Township of Glenlyon and the proposed plan of subdivision.



4.3. Soil Survey and Analysis

On 30 June and 2 July 2020, soil surveys were carried out at the site to determine suitability for application of treated effluent. The soil investigation was conducted at two locations (TP-1, and TP-2), as shown in Figure 4 below.



Sixteen holes were dug using a hand auger and test pits were dug to a target depth of 1.0 m. This was sufficient to adequately characterise the soils as only minor variation would be expected throughout the area of interest.

Three soil types were encountered in these investigations. A full profile description is provided in Appendix A1, and A2. Samples of the soil layer were collected for subsequent laboratory analysis of pH, electrical conductivity and Emerson Aggregate Class. Table 2 describes the soil constraints in detail for each of the soils encountered.

TP1, and TP2 soil profile - Estimated slope 1.6%

Very gently sloping plain, pasture

A1 0 – 20 cm Very dark brown 7.5YR 3/3 dry colour, silty clay loam, very strong fine polyhedral structure, very friable when moist, dense fine root mass, clear transition to:

B1 20 – 50 cm Reddish brown 5YR 4/4 dry colour, silty clay, strong fine angular blocky structure, firm when moist, plastic when wet, gradual transition to:

BC 50 – 90+ Dark brown 5YR3/3 dry colour, silty clay, moderate medium blocky structure, plastic when wet, common small fragments of volcanic rock.

Notes:

The bright brown to almost reddish brown colours of the soil profile indicate excellent natural drainage.

The reddish brown colours are due to iron oxides, especially Fe_2O_3 or hematite, coating the soil particles. These will bind strongly with phosphates of the effluent.

The strong development of soil; structure indicates excellent access to roots to penetrate the entire soil mass to obtain water and nutrients.

It appears the this soil has formed on volcanic ejecta, probably volcanic ash, or, alternatively basalt lavas, originating from the nearby Sugar Loaf or Spring Hill volcano, similar to soils in other parts of the subdivision, but here the soils tend to be somewhat more clayey throughout.



Soil profile captured on 30 June 2020 from TP1, topsoil is at the left of the photo

Close-up of topsoil from TP1



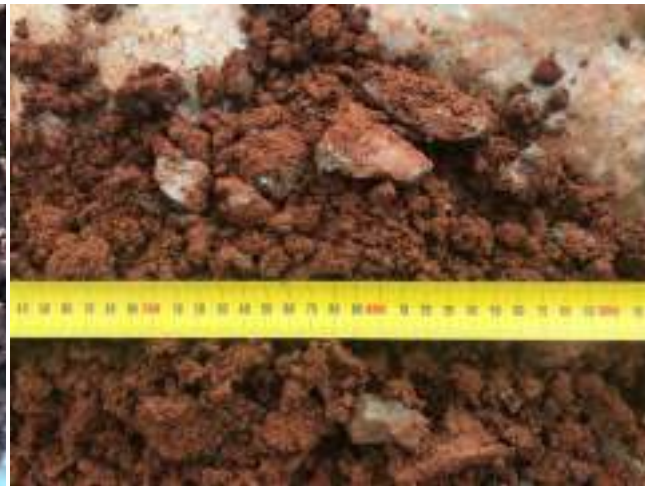
Soil profile captured on 2 July 2020 from TP2, topsoil is at the left of the photo



Close-up of topsoil from TP2



We encountered some rocky fragments at the end of TP-1



TP-2 terminated at 89 cm on some rocky fragments



Field work being conducted on Crown Allotment 4, Section 23

4.4. Geology And Geomorphology

The site is located at the slightly down-sloping edge of an ancient plateau on Tertiary basalt flows.

Rock weathering and soil formation began immediately after the last ash and basalt flows were deposited. It appears that much of the weathering and soil formation took place under a wet and warm climate, leading to thorough destruction of the basalt in the weathering zone and the formation of largely kaolinitic clay minerals, highly enriched with the iron oxides released by the weathering dark minerals in the basalt.

Thus, the soil has assumed the dominant brick red colour associated with ferric oxide (Fe_2O_3).

The upper part of the soil profile has also suffered a degree of loss of clay so its texture is lighter than the deeper portions. In terms of texture they are gradational profiles, going from lighter to heavier with depth.

These old basalt-derived soils are of high agricultural and horticultural value due to their having such stable, fine structure and excellent internal drainage.

The measurement of Ksat in a series of test holes demonstrates the high soil hydraulic conductivity.

However, these basalt soils are known for being very phosphate “hungry” and under cultivation, at least in the early years, require high phosphate fertiliser applications. The iron oxides have a strong affinity for phosphate. They have a very high phosphate binding ability.

Table 2 below provides an assessment of the physical and chemical characteristics of the soil.

Table 2: Soil Assessment – TP1, and TP2 on Crown Allotment 4, Section 23, Township of Glenlyon, performed on 30 June and 2 July 2020

Feature	Assessment	Level of Constraint	Mitigation Measures
Cation Exchange Capacity (CEC)	The calcium/magnesium ratios that were found vary between 3.28 and 2.78 and within the generally recommended bracket for optimal plant growth (2-4). The topsoil in the proposed effluent management area (only) could be improved by the application of lime and dolomite.	Minor	Soil amelioration recommended for LAA; Lime 0.92 kg/m ² , Dolomite 0.36 kg/m ² , Gypsum not required
Electrical Conductivity	EC (1:5 soil:water suspension) in the limiting soil layer was measured at values of 0.18 and 0.23 deciSiemens (dS) per metre (subsoil), which is very low.	Nil	NN
Emerson Aggregate Class	Topsoil: EA Class 0 (no dispersion).	Nil	NN
	Subsoil: EA Class 0 (no dispersion).	Nil	NN
pH	Subsoil at 5.36 and 6.3 for respective samples which is mildly acidic. Soil conditions do not appear to be affecting plant growth.	Nil	NN
Rock Fragments	Some found in both samples.	Nil	NN
Sodicity (ESP)	Exchangeable Sodium concentrations are minor with a tested ESP values between 1.07 and 2.15, well below the critical value of 5%.	Minor	NN



Sodium Absorption Ratio (SAR)	Exchangeable Sodium concentrations are significantly lower than the exchangeable Magnesium and Calcium concentrations in the tested sample	Nil	NN
Soil Depth	Topsoil: <200 mm	Nil	Shallow subsurface irrigation in topsoil recommended
	Subsoil: >200 mm. Total soil depth greater than 1.0 m and no hardpans occur.	Nil	NN
Soil Permeability & Design Loading Rates	Topsoil: Silty loam: 10.5 cm/day saturated conductivity (K_{sat}) (AS/NZS1547:2012); 4.0 mm/day Design Loading Rate (DLR) for irrigation system (EPA Code 891.4* July 2016).	Nil	NN
	Subsoil: Strong fine angular blocky structured silty clay loam tending to silty clay at depth (AS/NZS1547:2012); 3.5 mm/day DLR for irrigation system (EPA Code 891.4* July 2016).	Nil	Shallow subsurface irrigation in topsoil recommended
Soil Texture & Structure	Topsoil (<200 mm): Very strong fine polyhedral structure, very friable when moist (Category 4)	Nil	NN
	Subsoil (>200 mm): Strong fine angular blocky structure, friable when moist and more plastic when wet at depth (Category 5) in accordance with AS/NZS/NZS 1547:2012	Nil	Shallow subsurface irrigation in topsoil recommended
Watertable Depth	Groundwater not encountered, pit terminated at 0.92 and 0.89 m respectively.	Nil	Shallow subsurface irrigation recommended

NN: not needed

OVERALL LAND CAPABILITY RATING

Based on the results of the site and soil assessment tabled above and provided in the Appendices, the overall land capability of the proposed effluent management area for each proposed lot is very satisfactory.

5 Wastewater Management System

The following sections provide an overview of a suitable onsite wastewater management system, with sizing and design considerations and justification for its selection. Detailed design for the system should be undertaken at the time of the building application and submitted to Council.

TREATMENT SYSTEM

The secondary effluent quality required is:

- BOD < 20 mg/L;
- SS < 30 mg/L;

EFFLUENT MANAGEMENT SYSTEM

A range of possible land application systems have been considered, such as absorption trenches, evapotranspiration/absorption (ETA) beds, subsurface irrigation and mounds. The preferred system is pressure compensated subsurface irrigation. Subsurface irrigation will provide even and widespread dispersal of the treated effluent within the root-zone of plants. This system will provide beneficial reuse of effluent, which is desirable given that the site is not serviced by town water. It will also ensure that the risk of effluent being transported off-site will be negligible.

Description of the Irrigation System

A detailed irrigation system design is beyond the scope of this report, however a general description of subsurface irrigation is provided here for the information of the client and Council.

Subsurface irrigation comprises a network of drip-irrigation lines that is specially designed for use with wastewater. The pipe contains pressure compensating emitters (drippers) that employ a biocide to prevent build-up of slimes and inhibit root penetration. The lateral pipes are usually 0.6 to 1.0 m apart, installed parallel along the contour. Installation depth is 100-150 mm in accordance with AS/NZS 1547:2012. It is critical that the irrigation pump be sized properly to ensure adequate pressure and delivery rate to the irrigation network.

A filter is installed in the main line to remove fine particulates that could block the emitters. This must be cleaned regularly (typically monthly) following manufacturer's instructions. Vacuum breakers should be installed at the high point/s in the system to prevent air and soil being sucked back into the drippers when the pump shuts off. Flushing valves are an important component and allow periodic flushing of the lines, which should be done at six monthly intervals. Flush water can be either returned to the treatment system, or should be released to a small dedicated gravel-based trench.

All trenching used to install the pipes must be backfilled properly to prevent preferential subsurface flows along trench lines. Irrigation areas must not be subject to high foot traffic and vehicles and livestock must not have access to the area otherwise compaction around emitters can lead to premature system failure.

Sizing the Irrigation System

To determine the necessary size of the irrigation area water balance modelling has been undertaken using the method and water balance tool in the Victorian Land Capability Assessment Framework (2013) and the EPA Code 891.4 (2016). Based on the results shown in Appendix D: Water and Nitrogen Balance Calculations, a four-bedroom house with a daily effluent flow of 750 litres per day, we require an irrigation area of 375 m². The calculations are summarised below, with full details provided in Appendix D.



The water balance can be expressed by the following equation:

$$\text{Precipitation} + \text{Effluent Applied} = \text{Evapotranspiration} + \text{Percolation}$$

Data used in the water balance includes:

- Mean monthly rainfall (Daylesford);
- Mean monthly pan evaporation (Creswick);
- Average daily effluent load – 750 L (from Table 4 of the Code);
- Design irrigation rate (DIR) – 3.5 mm/day for silty clay loam (from Table 3 of the Code);
- Crop factor – 0.4 to 0.7 (pasture); and
- Retained rainfall – 75% (gently sloping site of approximately 1.6% gradient).

The nominated area method is used to calculate the area required to balance all inputs and outputs to the water balance. As a result of these calculations a land application area is required as per the last column in table 3 below. Since there is no reticulated water supply in Glenlyon, we have assumed that all dwellings will be fitted with full water reduction fixtures.

Table 3: Minimum required area for the LAA based on the number of bedrooms in the dwelling

Number of bedrooms	Wastewater load [l/d]		BOD load [g/d]	Required area for LAA [m2]
	Full water reduction fixtures	Standard water fixtures		
1	300	360	120	150
2	450	540	180	225
3	600	720	240	300
4	750	900	300	375
5	900	1,080	360	450
6	1,050	1,260	420	525
7	1,200	1,440	480	600
8	1,350	1,620	540	675

Siting and Configuration of the Irrigation System

The site has a minor downward slope of 1.6% to the South and a very slight downward slope to the West. Therefore each LAA shall adhere to the setback distances as provided in Table 5 of the EPA code (July 2016).

This means that the setback distance to the Southern and Eastern boundary of the block of land shall be a minimum of 3 metres, while the setback distance to the Northern and Eastern boundary shall be a minimum of 1.5 metres. The above setbacks are based on effluent treated to secondary level.

The final placement and configuration of the irrigation system will be determined by the individual client and/or system installer, provided it remains within the above setbacks.

Whilst each block has ample area available for application of the effluent, it is equally important that appropriate buffer distances to the waterways be maintained. It is important to note that buffers are measured as the overland flow path for run-off water from the effluent irrigation area. Figure 2 on page 6 above shows the contours and flow path directions on the property.



It is recommended that the owner consult an irrigation expert familiar with effluent irrigation equipment to design the system, and an appropriately registered plumbing/drainage practitioner to install the system. The irrigation plan must ensure even application of effluent throughout the entire irrigation area.

Buffer Distances

Setback buffer distances from effluent land application areas and treatment systems are required to help prevent human contact, maintain public amenity and protect sensitive environments. The relevant buffer distances for this site, taken from Table 5 of the Code (July 2016) are:

- 20 metres from groundwater bores in loamy soils;
- 100 metres from waterways (potable water supply); and
- 3 metres if area up-gradient and 1.5 metres if area down-gradient of property boundaries, swimming pools and buildings (values for secondary treated effluent).

Installation of the Irrigation System

Installation of the irrigation system must be carried out by a suitably qualified, licensed plumber or drainer, experienced with effluent irrigation systems.

To ensure even distribution of effluent, it is essential that the pump capacity is adequate for the size and configuration of the irrigation system, taking into account head and friction losses due to changes in elevation, pipes, valves, fittings etc. An additional, optional measure to achieve even coverage is to divide the irrigation area into two or more separate sub-zones, dosed alternately using an automatic indexing or sequencing valve.

The irrigation area and surrounding area must be vegetated or revegetated immediately following installation of the system, preferably with turf. The area should be fenced or otherwise isolated (such as by landscaping), to prevent vehicle and stock access; and signs should be erected to inform householders and visitors of the extent of the effluent irrigation area and to limit their access and impact on the area.

Stormwater run-on is not expected to be a concern for the irrigation areas in this subdivision due to the landform of the site and its relatively gentle slopes. However, upslope diversion berms or drains may be constructed if this is deemed to be necessary during installation of the system, or in the future. Stormwater from roofs and other impervious surfaces must not be disposed of into the wastewater treatment system or onto the effluent management system.



6 Monitoring, Operation and Maintenance

Maintenance is to be carried out in accordance with the EPA Certificate of Approval of the secondary treatment system and Council's permit conditions. The treatment system will only function adequately if appropriately and regularly maintained.

To ensure the treatment system functions adequately, residents must:

- Have a suitably qualified maintenance contractor service the secondary treatment system at the frequency required by Council under the permit to use;
- Use household cleaning products that are suitable for septic tanks, avoiding biocides;
- Keep as much fat and oil out of the system as possible; and
- Conserve water (AAA rated fixtures and appliances are recommended).

To ensure the land application system functions adequately, residents must:

- Regularly harvest (mow) vegetation within the LAA and remove this to maximise uptake of water and nutrients;
- Monitor and maintain the subsurface irrigation system following the manufacturer's recommendations, including flushing the irrigation lines;
- Regularly clean in-line filters;
- Not erect any structures and paths over the LAA;
- Avoid vehicle and livestock access to the LAA, to prevent compaction and damage; and
- Ensure that the LAA is kept level by filling any depressions with good quality topsoil (not clay).



7 Conclusions

As a result of our investigations we conclude that the overall land capability of the property to sustainably manage wastewater onsite is very satisfactory and supports the applicant's proposed 2-lot subdivision, with appropriate mitigation measures, as outlined.

Specifically, we recommend the following:

- Secondary treatment of wastewater by an EPA approved AWTS;
- Land application of treated effluent to a (minimum) subsurface irrigation area, sized as per table 3 above. Each LAA may be subdivided into evenly sized zones using an indexing or sequencing valve;
- Provision of details by the designer / installer of the irrigation system, including the filter, manifold, irrigation line location and diameter, number and length of dripper lines, number and location of vacuum breaker(s), and location of flush valve(s);
- Installation of water saving fixtures and appliances in the new residence to reduce the effluent load;
- Use of low phosphorus and low sodium (liquid) detergents to improve effluent quality and maintain soil properties for growing plants; and
- Operation and management of the treatment and disposal system in accordance with manufacturer's recommendations, the EPA Certificate of Approval, the EPA Code of Practice (July 2016) and the recommendations made in this report.




8 References

- Environment Protection Authority (2003). *Guidelines for Environmental Management: Use of Reclaimed Water* Publication 464.2.
- Environment Protection Authority (1991). *Guidelines for Wastewater Irrigation* Publication 168.
- Environment Protection Authority (2016). Publication 891.4 *Code of Practice for Onsite Wastewater Management*.
- Geary, P. and Gardner, E. (1996). On-site Disposal of Effluent. In Proceedings from the one day conference *Innovative Approaches to the Management of Waste and Water*, Lismore 1996.
- Isbell, R.F. (1996). *The Australian Soil Classification*. CSIRO Publishing, Melbourne.
- Municipal Association of Victoria, Department of Environment and Sustainability and EPA Victoria (2014) *Victorian Land Capability Assessment Framework*.
- Standards Australia / Standards New Zealand (2012). AS/NZS 1547:2012 *On-site domestic-wastewater management*.
- USEPA (2002). *Onsite Wastewater Treatment Systems Manual*. United States Environmental Protection Agency.

Appendix A1: Soil Bore Log TP1 – 30 June 2020

[illegible]

Appendix A2: Soil Bore Log TP2 – 2 July 2020

Soil Bore Log					Sanae Services					
Client:		764 Glenlyon Pty Ltd. C/- Camlen Pty Ltd.				Test Pit No:		TP2		
Site:		Crown Alotment 4, Section 23				Excavated / logge		Koos Hulst		
Date:		2 July 2020				Excavation type:		Auger (90 mm diameter)		
Notes:										
PROFILE DESCRIPTION										
Depth [m]	Graphic Log	Sampling depth / name	Horizon	Texture	Structure	Colour	Mottles	Coarse fragments	Moisture condition	Comments
0.1		Top soil A1		Very friable when moist	Very strong fine polyhedral structure	Very dark brown 7.5YR 3/3 dry colour	None	-	Dry	Silty clay loam, dense fine roots
0.2										
0.3		Sub soil B1		Firm when moist	Strong fine angular blocky structure	Reddish brown 5YR 4/4 dry colour	None	-	Dry	Silty clay
0.4										
0.5										
0.6										
0.7		BC		Plastic when wet	Moderate medium blocky structure	Dark brown 5YR3/3 dry colour	None	-	Dry	Silty clay
0.8										
0.9										
1.0										
1.1										
1.2										
1.3										
1.4										
1.5										

Notes:

The bright brown to almost reddish brown colours of the soil profile indicate excellent natural drainage.

The reddish brown colours are due to iron oxides, especially Fe_2O_3 or hematite, coating the soil particles. These will bind strongly with phosphates of the effluent.

The strong development of soil; structure indicates excellent access to roots to penetrate the entire soil mass to obtain water and nutrients.

It appears the this soil has formed on volcanic ejecta, probably volcanic ash, or, alternatively basalt lavas, originating from the nearby Sugar Loaf or Spring Hill volcano, similar to soils in the northern part, but here the soils tend to be somewhat more clayey throughout.

Appendix B1: Soil Analysis from TP-1

A sample of the soil from each proposed lot was taken from a depth that represents the layer of soil which is considered to be the more limiting zone from a hydraulic conductivity perspective, being heavier in texture than the soil layers above. The results of the three analyses are shown below for each.

The soil on the site is the ultimate result of several millions of years of breakdown and weathering of the basaltic parent rock under a high rainfall regime. The most resistant and stable mineral components are left to make up the soil that is there today. Basalt rock is high in iron and when the iron is released from the minerals by weathering it immediately is oxidised and coats the soil particles as they form.

It is a soil with a high permeability where most of the rainfall percolates downwards and very little surface runoff can occur. This high permeability protects the area from erosion by minimising surface runoff.


Note that the pH in water is 6, hence the soil is mildly acidic. The entire soil profile will be acidic as is typical for these very old and thoroughly leached soils that have developed on Tertiary or early Quaternary basalts.

Total soluble salts are at a very low level, as is also evident from the very low Electrical Conductivity (EC).

Exchangeable calcium, magnesium, potassium and sodium levels are low due to loss through leaching and they have been replaced by exchangeable hydrogen, which now controls the pH and renders it "mildly acid" at 6. The calcium/magnesium ratio is favourable for maintaining good, stable soil structure, as is the low Exchangeable Sodium Percentage (ESP).

At the low pH these soils will have a very high Phosphate Retention Index (PRI), meaning that phosphate contributed from the wastewater will almost totally be retained in the soil. Moreover, the soil contains a high level of iron oxide/iron hydroxide coating the soil clay and silt particles, rendering the dominant colour of the soil a rusty red brown, sometimes brick red, which act by binding phosphate. The iron compounds also create soil structure stability by acting as cementing bridges keeping the clay and silt particles together as larger soil domains, thus maintaining a high permeability.

The recommendations for soil improvement are intended for agricultural uses of the soil only. Lime and dolomite are needed to improve plant growth. If it is the intention of maximising pasture growth over the application area, then some lime and dolomite additions can be beneficial. Note that 1 ton/hectare equates to 0.1 kg/m².



SWEP

PTY. LTD. ANALYTICAL
LABORATORIES

KPM 36 000 001 000

Tel: (03) 9701 6001
Fax: (03) 9701 5713

REPORT ON SAMPLE OF SOIL

FILE NO : 2008154049

DATE ISSUED 29/09/2020

SANAE HOLDINGS PT, T/A SANAE SERVICES
ATT: KOCOS HULST
PO BOX 1040
DAYLESFORD, VIC 3640
kocohulst@sanae-hold.com.au

CLIENT ID : SAN047
PHONE : 03 5346 4852

SAMPLE ID : 764 DAYLESFORD-MALMSBURY ROAD, GLENLYON - LOT 7 (2/4)
DEPTH OF SAMPLE (cm): 0 to 30
LAND USE : PASTURE

REFERENCE :
PHONE :
DATE RECEIVED : 24/09/2020
ANALYSIS REQUIRED : NPK

ITEMS				RESULTS	DESIRABLE LEVEL
DISPERION INDEX					
	DI			8	
pH(1:5 Water)				8	6.5-7.5
pH(1:5 0.01M CaCl ₂)				5.30	
Electrical Conductivity	EC	µS/cm		17.7	< 300
TOTAL SOLUBLE SALT	TSS	ppm		58.41	< 990
AVAILABLE CALCIUM	Ca	ppm		1232	2300
AVAILABLE MAGNESIUM	Mg	ppm		226.0	422
AVAILABLE SODIUM	Na	ppm		37.8	< 200
AVAILABLE HYDROGEN	H	ppm		550	47
AVAILABLE NITROGEN	N	ppm		0.817	20
AVAILABLE PHOSPHORUS	P	ppm		9.24	35
AVAILABLE POTASSIUM	K	ppm		56.18	255
AVAILABLE SULPHUR	S	ppm		5.65	10 - 20
TOTAL ORGANIC MATTER	OM	%		2.97	> 10
EXCHANGEABLE CALCIUM					
	Ca	meq/100 of soil		0.11	14.22
EXCHANGEABLE MAGNESIUM	Mg	meq/100 of soil		1.86	3.28
EXCHANGEABLE SODIUM	Na	meq/100 of soil		0.20	< 1.00
EXCHANGEABLE POTASSIUM	K	meq/100 of soil		0.14	1.00
EXCHANGEABLE HYDROGEN	H	meq/100 of soil		15	< 3.38
ADJ. EXCHANG. HYDROGEN	H	meq/100 of soil		13.52	
CATION EXCHANGE CAPACITY					
	CEC	meq/100 of soil		23.28	
ADJUSTED CEC	ACEC	meq/100 of soil		21.80	
EXCH. SODIUM PERCENTAGE	ESP			1.07	< 5
CALCIUM : MAGNESIUM RATIO	Ca/Mg			3.25	2 - 4

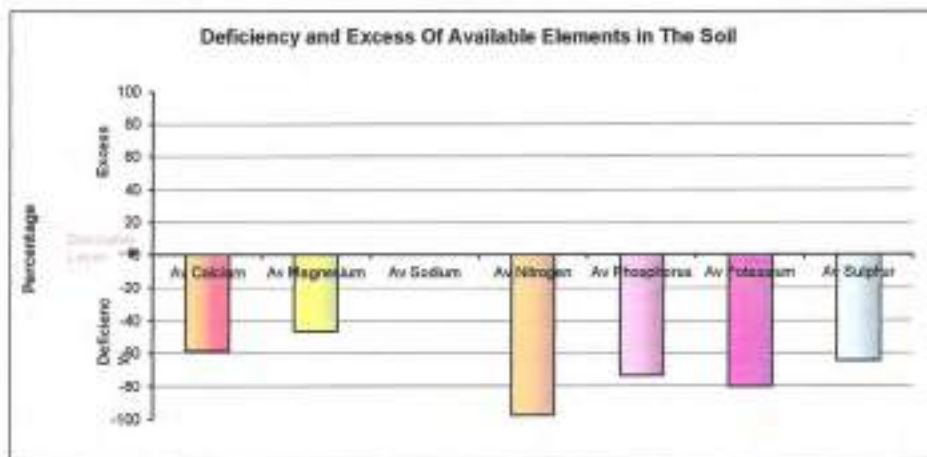
SWEP Analytical Laboratories
45 - 47 / 174 Bridge Road
Keilorrough VIC 3173 Australia

Website: www.swep.com.au
E-mail: services@swep.com.au
Postal Address: P.O.Box 583 Nettle Park VIC 3174

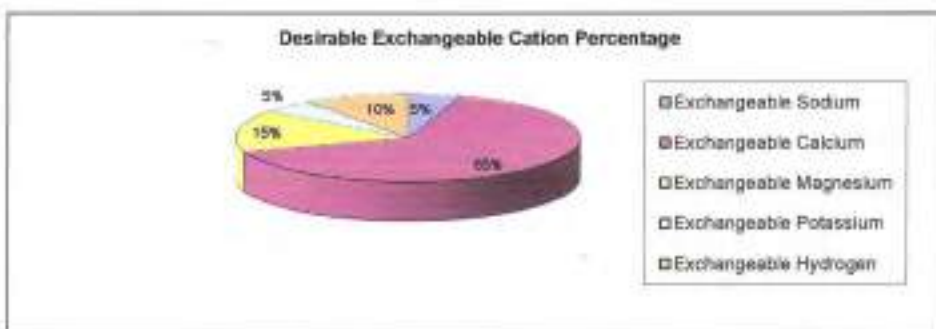
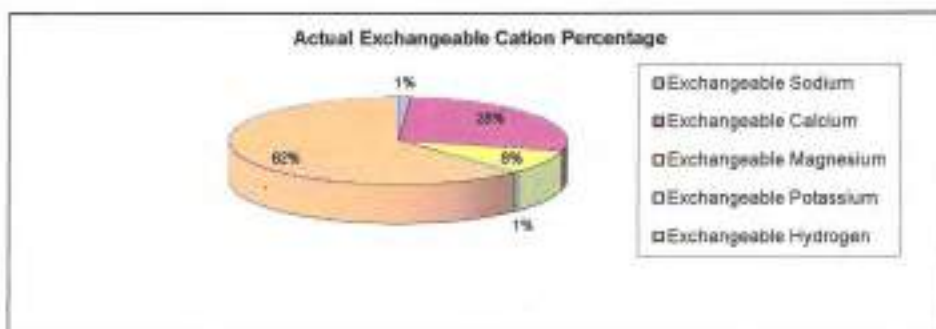
FILE NO : 2008154049

LAND USE PASTURE

PAGE NO : 2



This graph is limited to a maximum of 100% excess of Available Elements



FILE NO :	2008154049	LAND USE PASTURE				PAGE NO :	3
ITEMS		PERCENTAGE OF ADJUSTED CEC					
EXCHANGEABLE CALCIUM	Ca	27.9					
EXCHANGEABLE MAGNESIUM	Mg	8.3					
EXCHANGEABLE SODIUM	Na	1.1					
EXCHANGEABLE POTASSIUM	K	3.8					
EXCHANGEABLE HYDROGEN	H	31.8					
RECOMMENDATION							
4871 kg of Calcium is needed to raise the Available Calcium to 60% and/or Exchangeable Calcium to 65%							
513 kg of Magnesium is needed to raise the Available Magnesium and Exchangeable Magnesium to 15%							
GYPSUM REQUIREMENT	0 t/ha						
LIME REQUIREMENT	9.27 t/ha						
DOLOMITE REQUIREMENT	4.68 t/ha						
MAGNESIUM SULPHATE	0 kg/ha	or	MAGNESIUM OXIDE	0 kg/ha			
TOTAL FERTILIZER REQUIREMENT (kg/ha)		N	P	K	S	Ca	
		26	26	66	25	121	

NOTES:

- Lime Requirement is to increase the Calcium and decrease the hydrogen in the soil
- Lime Requirement is based on Lime containing 40% Calcium.
- We advise that Lime should be applied first in Autumn then followed by Fertiliser in Spring.
- Dolomite Requirement is to increase the Magnesium and Calcium and decrease the Hydrogen in the soil.
- Dolomite Requirement based on Dolomite containing 11% Magnesium and 25% Calcium.
- We advise that Dolomite should be applied first in Autumn then followed by Fertiliser in Spring.
- FOR DRYLAND AND IRRIGATED SOILS
- Lime - maximum application 2.5 t/ha per year for DRYLAND soils or 5 t/ha per year for IRRIGATED soils.
- Dolomite - maximum application 2.5 t/ha per year for DRYLAND soils or 5 t/ha per year for IRR.

FILE NO: 2008154049

LAND USE: PASTURE

PAGE NO: 4

ANALYTICAL METHODS

Items	Methods
pH (1:5 Water)	4A1
pH (1:5 CaCl ₂)	4B1
Electrical conductivity (1:5 Water)	3A1
Total Soluble Salts	Calculation from Electrical conductivity
Exchangeable Calcium	15D3 or 15C1
Exchangeable Magnesium	15D3 or 15C1
Exchangeable Sodium	15D3 or 15C1
Exchangeable Potassium	15D3 or 15C1
Exchangeable Hydrogen	Barium Chloride-Triethanolamine method*
Available Nitrogen	Copper-cadmium reductor column at a pH of 8.0
Available Phosphorus	Olsen extractable, 9C2a
Available Sulphur	KCl 40, 10D1
Total Organic Matter	modified Walkley & Black, 6A1

NB. For available Iron and Manganese, SWEP uses the method developed by E.H. Mikhail (1960) due to the tendency for the standard EDTA method to produce erroneously high results.

For numbered test methods:


Rayment, G.E. & Lyons, D.J. (2011). Soil Chemical Methods - Australasia. CSIRO Publishing, 150 Oxford Street, Collingwood Vic 3066, Australia.

*Peech, M., Cowan, R.L. & Baker, J.H. (1962). Soil Science Society American Procedures, A critical study of the Barium chloride-Triethanolamine and ammonium acetate methods for determining exchangeable Hydrogen of soils.

SWEP Analytical Laboratories
45 - 47 J 174 Bridge Road
Keilorbrough VIC 3173 Australia

Website: www.swep.com.au
E-mail: services@swep.com.au
Postal Address: P.O.Box 583 Noble Park VIC 3174

Appendix B2: Soil Analysis from TP-2



SWEP ANALYTICAL
PTY. LTD. LABORATORIES
ABN 20 008 001 366

Tel: (03) 5701 5007
 Fax: (03) 9201 0713

REPORT ON SAMPLE OF SOIL

FILE NO : 2008154050

DATE ISSUED 28/08/2020

SANAE HOLDINGS P/L T/A SANAE SERVICES
 ATT: KOOS HULST
 PO BOX 1040
 DAYLESFORD, VIC 3840
 koos.hulst@sanae-svs.com.au

CLIENT ID : SAND47

PHONE : 03 5348 4852

SAMPLE ID : 764 DAYLESFORD-MALMSBURY ROAD, GLENLYON - LOT B (0.4

DEPTH OF SAMPLE (cm): 0 to 30

LAND USE : PASTURE

REFERENCE :

PHONE :

DATE RECEIVED : 24/08/2020

ANALYSIS REQUIRED : N P K

ITEMS			RESULTS	DESIRABLE LEVEL
DISPERSION INDEX	DI		0	
pH(1:5 Water)			8.3	6.5-7.5
pH(1:5 0.01M CaCl2)			8.68	
Electrical Conductivity	EC	µS/cm	23.4	< 300
TOTAL SOLUBLE SALT	TSS	ppm	77.22	< 990
AVAILABLE CALCIUM	Ca	ppm	1374	2032
AVAILABLE MAGNESIUM	Mg	ppm	296.4	428
AVAILABLE SODIUM	Na	ppm	111.55	< 259
AVAILABLE HYDROGEN	H	ppm	125	48
AVAILABLE NITROGEN	N	ppm	0.871	28
AVAILABLE PHOSPHORUS	P	ppm	4.86	35
AVAILABLE POTASSIUM	K	ppm	91.23	278
AVAILABLE SULPHUR	S	ppm	3.54	18 - 28
TOTAL ORGANIC MATTER	OM	%	1.25	> 10
EXCHANGEABLE CALCIUM	Ca	meq/100 of soil	8.79	13.84
EXCHANGEABLE MAGNESIUM	Mg	meq/100 of soil	2.44	3.22
EXCHANGEABLE SODIUM	Na	meq/100 of soil	0.48	< 1.87
EXCHANGEABLE POTASSIUM	K	meq/100 of soil	0.16	1.67
EXCHANGEABLE HYDROGEN	H	meq/100 of soil	12.6	< 3.22
ADJ. EXCHANG. HYDROGEN	H	meq/100 of soil	11.88	
CATION EXCHANGE CAPACITY	CEC	meq/100 of soil	22.37	
ADJUSTED CEC	ACEC	meq/100 of soil	21.43	
EXCH. SODIUM PERCENTAGE	ESP		2.15	< 5
CALCIUM / MAGNESIUM RATIO	Ca/Mg		2.76	2 - 4

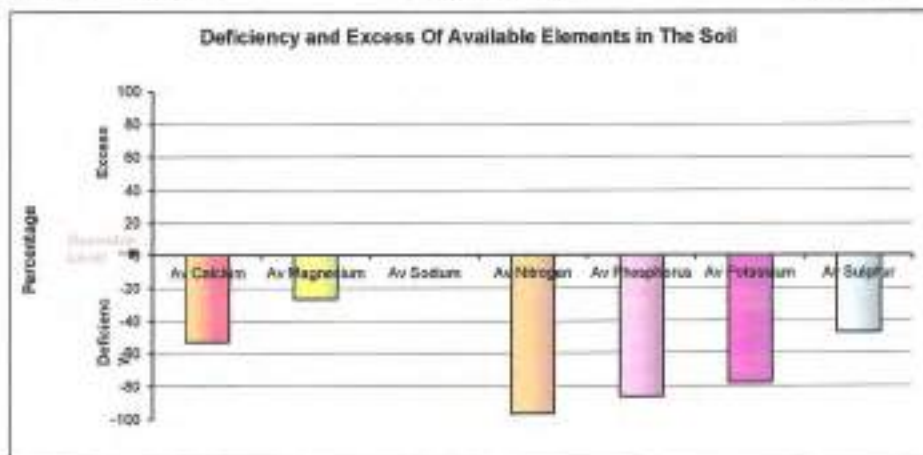
SWEP Analytical Laboratories
 45 - 47 / 174 Bridge Road
 Ryeborough VIC 3173 Australia

Website: www.swep.com.au
 E-mail: services@swep.com.au
 Postal Address: P.O.Box 583 Noble Park VIC 3174

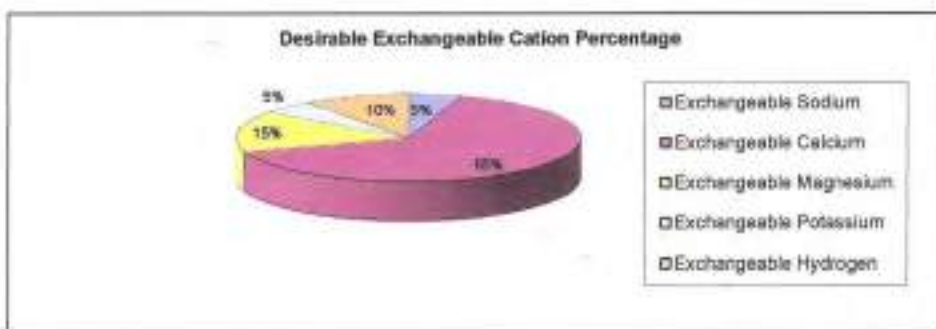
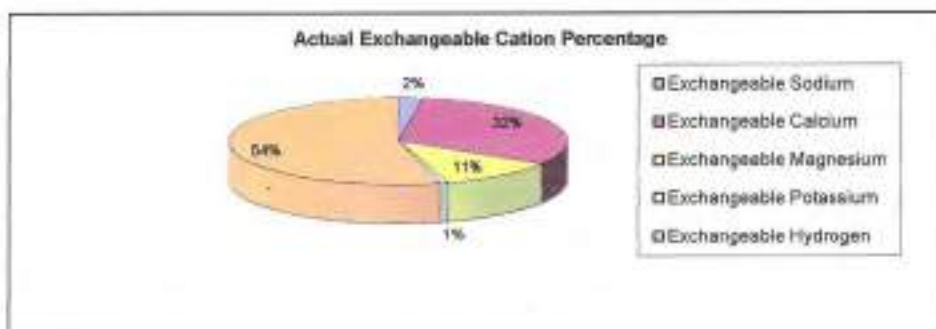
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LAND USE PASTURE

PAGE NO: 2



This graph is limited to a maximum of 100% excess of Available Elements.



FILE NO :	2008154050	LAND USE PASTURE	PAGE NO : 3
ITEMS		PERCENTAGE OF ADJUSTED CEC	
EXCHANGEABLE CALCIUM	Ca	31.7	
EXCHANGEABLE MAGNESIUM	Mg	11.4	
EXCHANGEABLE SODIUM	Na	2.3	
EXCHANGEABLE POTASSIUM	K	9.7	
EXCHANGEABLE HYDROGEN	H	54	

RECOMMENDATION

4286 kg of Calcium is needed to raise the Available Calcium to 60% and/or Exchangeable Calcium to 65%
 281 kg of Magnesium is needed to raise the Available Magnesium and Exchangeable Magnesium to 15%

GYPSUM REQUIREMENT	0 t/ha					
LIME REQUIREMENT	9.12 t/ha					
DOLomite REQUIREMENT	2.55 t/ha					
MAGNESIUM SULPHATE	0 kg/ha	or	MAGNESIUM OXIDE	0 kg/ha		
TOTAL FERTILIZER REQUIREMENT (kg/ha)		N	P	K	S	Ca
		25	30	80	35	130

NOTES :

- Lime Requirement is to increase the Calcium and decrease the hydrogen in the soil
- Lime Requirement is based on Lime containing 40% Calcium.
- We advice that Lime should be applied first in Autumn then followed by Fertiliser in Spring.

- Dolomite Requirement is to increase the Magnesium and Calcium and decrease the Hydrogen in the soil.
- Dolomite Requirement based on Dolomite containing 11% Magnesium and 29% Calcium.
- We advice that Dolomite should be applied first in Autumn then followed by Fertiliser in Spring.

-FOR DRYLAND AND IRRIGATED SOILS:

Lime - maximum application 2.5 t/ha per year for DRYLAND soils or 5 t/ha per year for IRRIGATED soils.
 Dolomite - maximum application 2.5 t/ha per year for DRYLAND soils or 5 t/ha per year for IRRIGATED soils.

SWEP Analytical Laboratories
 45 - 47 / 174 Bridge Road
 Keysborough VIC 3173 Australia

Website: www.sweep.com.au
 E-mail: services@sweep.com.au
 Postal Address: P O Box 503 Noble Park VIC 3174

FILE NO : 2008154050

LAND USE PASTURE

PAGE NO : 4

ANALYTICAL METHODS

Items	Methods
pH (1:5 Water)	4A1
pH (1:5 CaCl ₂)	4B1
Electrical conductivity (1:5 Water)	3A1
Total Soluble Salts	Calculation from Electrical conductivity
Exchangeable Calcium	15D3 or 15C1
Exchangeable Magnesium	15D3 or 15C1
Exchangeable Sodium	15D3 or 15C1
Exchangeable Potassium	15D3 or 15C1
Exchangeable Hydrogen	Barium Chloride-Triethanolamine method*
Available Nitrogen	Copper-cadmium reductor column at a pH of 8.0
Available Phosphorus	Olsen extractable, 9C2a
Available Sulphur	KCl 40, 10D1
Total Organic Matter	modified Walkley & Black, 5A1

NB. For available Iron and Manganese, SWEP uses the method developed by E.H. Mikhail (1980) due to the tendency for the standard EDTA method to produce erroneously high results.

For numbered test methods:

Rayment, G.E. & Lyons, D.J. (2011). Soil Chemical Methods - Australasia. CSIRO Publishing, 150 Oxford Street, Collingwood Vic 3066, Australia.

*Paech, M., Cowan, R.L. & Baker, J.H. (1962). Soil Science Society American Procedures, A critical study of the Barium chloride-Triethanolamine and ammonium acetate methods for determining exchangeable Hydrogen of soils.

SWEP Analytical Laboratories
45 - 47 / 174 Bridge Road
Kaysborough VIC 3173 Australia

Website: www.swep.com.au
E-mail: services@swep.com.au
Postal Address: P.O. Box 583 Noble Park VIC 3174

Appendix C: In Situ Constant Head Hydraulic Conductivity Testing

EPA Publication 891.4 strongly advocates the measurement of soil permeability, K_{sat} , using the method described in AS/NZS 1547:2012 as the constant head well permeameter:

3.6.1 LCA procedure

Soil permeability testing conducted in situ using the constant head well permeameter method (AS/NZS 1547) to determine the likely rate of flow of wastewater through the soil of the dispersal area is best practice. In situ permeability testing must be conducted on the limiting soil layer (frequently the B horizon) unless soil saturation or high swelling clays or cracked low-to-moderate swelling clays are present. The visual or tactile estimation of indicative permeability based on the latest version of AS/NZS 1547 'Site-and-Soil Evaluation' procedures, which includes soil texture, structure and swell potential tests, may be used as a substitute for actual measurements of soil permeability.

Sanae Services have used this method for the current land capability assessment.

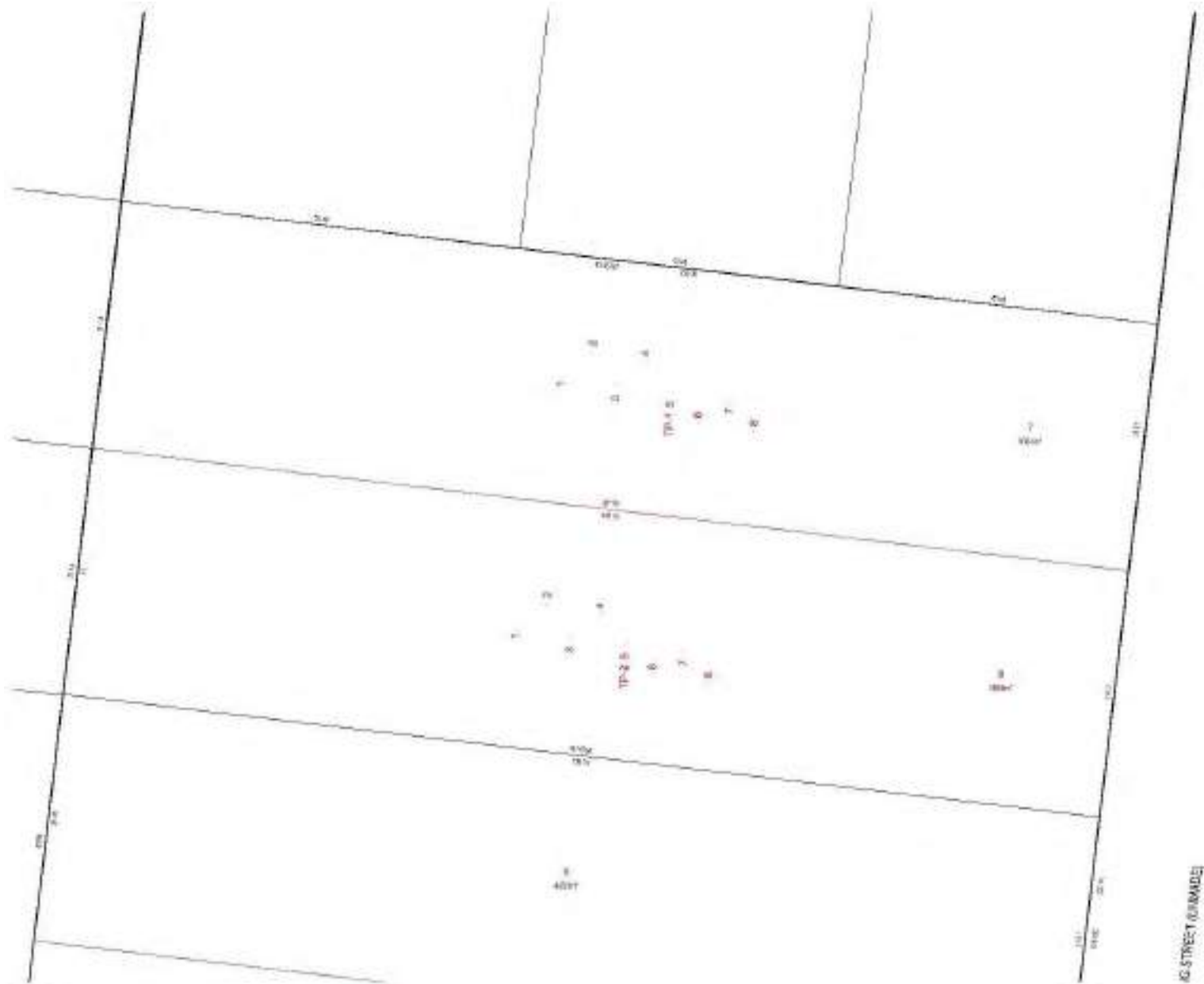
Following this test procedure in the most efficient manner requires augering a series of test holes, usually 6 to 8, to the required depth of the soil receiving the effluent and filling them with water in order to allow the soil around the holes to become wetted before the permeameters are inserted. The method relies on the soil mantle around the wetted internal surface becoming saturated so that the rate of water entry into the soil is not affected by the filling up of empty soil pores, but only by the stable rate of water transmission into the surrounding soil, reflecting a true K_{sat} value.

Pre wetting thus ensures that less time is lost during the actual test, ensuring the recorded rate of water loss from the permeameters is exactly the same as the rate of water passing out through the soil around the hole.

During the testing at the property it was found that the soil was generally moderately but sometimes highly permeable, with the test holes emptying of water very rapidly, in a few minutes, after having been filled and before any testing could be started. This is often found in soils where large root holes, worm channels and other biological channels or drying cracks are common. Commonly, however, the filling of the test holes with water, may cause these major channels to collapse after a short time so that water entry slows down to a stable rate after an initial very fast rate. This stable rate is a true measure of the soil's permeability.

Very rapid emptying of a bore hole filled with water was also encountered at this property, necessitating the testing to be completed for 15 out of 16 holes. Thus, the holes to be tested later were already exhibiting stable intake rates from the moment the test was started because the pre wetting had fully taken place.

For this LCA a total of 16 holes were augered to conduct the soil permeability tests. The figure below shows the approximate locations of the bore holes.



The soil permeability values obtained by the testing are shown in the spread sheets on the following two pages. We arrived at a K_{sat} ranging between 13.3 to 16.8 with an average value of 15.1 cm/day.

The site soil permeability is obtained by taking the geometric mean of all data. A geometric mean mitigates against extreme outlier values thus resulting in a more representative and conservative overall value.

One can see that on the second spread sheet the pre-wetting water in bore hole 2 had completely drained before the test started, hence no useful data was obtained from that hole.



A total of eighteen holes were augered



Extracting excess water from the hole



The drop in water level was recorded at three minute time intervals

The next pages show the spread sheets that were used to determine the K_{sat} for the proposed 2-lot subdivision.

Location :		Lot 7 - 764 Daylesford-Malmsbury-Road, Glenllyon							
Client :		764 Glenllyon Pty Ltd. C/- Camlen Pty Ltd.							
Soil permeability test date:		30-June-2020							
				TP-1					
Auger hole	1	2	3	4	5	6	7	8	
	5.4	4.8	4.5	7.0	8.1	2.5	4.8	4.7	
	5.7	5.5	6.2	7.0	10.0	2.5	4.5	3.5	
	6.4	5.1	6.1	7.3	9.3	2.1	4.5	4.8	
	6.1	5.3	5.0	7.5	7.8	2.3	4.2	4.3	
	5.6	5.3	5.5	5.9	8.7	2.0	3.8	3.7	
	5.3	2.8	4.7	6.1	8.6	2.5	3.8	2.7	
	5.6	5.4	5.3	6.8	9.0		4.6	4.7	
	5.7	5.1	5.4	5.2			4.1	4.1	
	6.3	3.7	4.9				3.5	4.0	
	4.8	3.8					3.4	3.0	
Average Drop [cm]	5.69	4.68	5.29	6.60	8.79	2.32	4.12	3.95	
H [cm] = 20									
Time Interval [min] = 3									
		2*pi*H^2=		2513		cm^2			
Auger Hole	Radius of Auger Hole r [cm]	H/r [1]	Q [ml/min]	asinh(H/r)-1 [cm]	1.65Q(asinh(H/r)-1	Ksat [cm/min]	ksat [m/day]	Ksat geo mean [m/day]	
1	4.5	4.44	13.76	1.20	27.19	0.01	0.16		
2	4.5	4.44	11.32	1.20	22.36	0.01	0.13		
3	4.5	4.44	12.79	1.20	25.27	0.01	0.14		
4	4.5	4.44	15.97	1.20	31.54	0.01	0.18		
5	4.5	4.44	21.25	1.20	41.98	0.02	0.24		
6	4.5	4.44	5.60	1.20	11.07	0.00	0.06		
7	4.5	4.44	9.97	1.20	19.69	0.01	0.11		
8	4.5	4.44	9.56	1.20	18.88	0.01	0.11	0.133	
Talsma Tube		Area Pi/4*d^2/100 [cm^2]							
Outer tube ID [mm]	32	8.04							
Inner tube OD [mm]	10	0.79							
Net area [cm^2]		7.26							

		Location : Lot 8 - 764 Daylesford-Malmsbury-Road, Glenllyon						
		Client : 764 Glenlyon Pty Ltd. C/- Camlen Pty Ltd.						
		Soil permeability test date: 02-July-2020						
		TP-1						
Auger hole	1	2	3	4	5	6	7	8
	8.0	3.3	3.0	13.3	9.6		6.1	4.8
	7.5	3.5	3.1	23.8	9.6		6.0	5.7
	7.4	3.5	3.2	18.5	9.8		6.0	5.4
	7.5	2.6	2.2		8.7		5.1	4.6
	7.5	3.3	3.4		8.7		5.6	5.2
	7.4	3.3	3.0				5.5	4.9
	7.8	3.2	2.4				4.3	4.0
	7.3	2.9	3.2				5.8	5.2
	7.9	2.7	2.6				4.8	4.6
Average Drop [cm]	7.59	3.14	2.90	18.53	9.28		5.47	4.93
H [cm] = 20								
Time Interval [min] = 3								
		2*pi*H^2= 2513 cm^2						
Auger Hole	Radius of Auger Hole r [cm]	H/r [1]	Q [ml/min]	asinh(H/r)-1 [cm]	1.65Q(asinh(H/r)-1	Ksat [cm/min]	ksat [m/day]	Ksat geo mean [m/day]
1	4.5	4.44	18.36	1.20	36.26	0.01	0.21	
2	4.5	4.44	7.61	1.20	15.03	0.01	0.09	
3	4.5	4.44	7.02	1.20	13.86	0.01	0.08	
4	4.5	4.44	44.83	1.20	88.56	0.04	0.51	
5	4.5	4.44	22.45	1.20	44.35	0.02	0.25	
6	4.5	4.44						
7	4.5	4.44	13.22	1.20	26.12	0.01	0.15	
8	4.5	4.44	11.93	1.20	23.57	0.01	0.14	0.168
Talsma Tube		Area Pi/4*d^2/100 [cm^2]						
Outer tube ID [mm]	32	8.04						
Inner tube OD [mm]	10	0.79						
Net area [cm^2]		7.26						

Appendix D: Water and Nitrogen Balance Calculations

We acknowledge Paul Williams Pty Ltd. for providing the spread sheet for the water and nitrogen balance calculations. We have chosen the daily flow of 750 litres per day, corresponding to a 4-bedroom house. This results in a minimum area of 375 square metres for the LAA.



Sanae Services

WATER/NITROGEN BALANCE (20/30): With no wet month storage.

Rainfall Station: **Daylesford**/ Evaporation Station: **Creswick**

Location: **Crown Allotment 4, Section 23**

Date: **9 September 2020**

Client: **764 Glenlyon Pty Ltd. C/- Camlen Pty Ltd.**

Client: 70- Glenlyon Pty Ltd. C/- Camlin Pty Ltd.

ITEM	UNIT	#	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR	
Days in month:		D	31	28	31	30	31	30	31	31	30	31	30	31	365	
Evaporation (Mean)	mm	A	205	176	124	75	47	27	27	43	66	105	126	152	1168	
Rainfall (9th Decile wet year adjusted)	mm	B1	45	45	45	78	118	148	141	144	119	103	73	55	1114	
Effective rainfall	mm	B2	34	34	34	58	88	111	106	108	89	77	55	41	836	
Peak seepage Loss ¹	mm	B3	164	148	164	159	164	159	164	164	159	164	159	164	1935	
Evapotranspiration(IXA)	mm	C1	144	123	87	45	24	12	11	19	36	68	88	106	763	
Waste Loading(C1+B3-B2)	mm	C2	274	238	217	146	99	60	69	76	106	155	192	229	1862	
Net evaporation from lagoons (10(0.8A-B1x)lagoon area(ha)))	L	NL	0	0	0	0	0	0	0	0	0	0	0	0	0	
Volume of Wastew ater	L	E	23250	21000	23250	22500	23250	22500	23250	23250	22500	23250	22500	23250	273750	
Total Irrigation Water(E-NL)/G	mm	F	62	56	62	60	62	60	62	62	60	62	60	62	730	
Irrigation Area(E/C2)annual.	m ²	G													375	
Surcharge	mm	H	-212	-182	-155	-86	-37	0	-7	-14	-46	-93	-132	-167	0	
Actual seepage loss	mm	J	-48	-33	9	73	127	159	157	150	113	71	27	-3	887	
Direct Crop Coefficient:		I	0.7	0.7	0.7	0.6	0.5	0.45	0.4	0.45	0.55	0.65	0.7	0.7	Pasture:	
Rainfall Retained:	75%	%	K	1. Seepage loss (peak) equals deep seepage plus lateral flow : 5.4mm (<10% ksat)												
Lagoon Area:	0	ha	L	CROP FACTOR												
Daily w astew ater volume:	750	L	M	0.7	0.7	0.7	0.6	0.5	0.45	0.4	0.45	0.55	0.65	0.7	0.7	Pasture:
Seepage Loss (Peak):	5.3	mm	N	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	Shade:
Irrig'n Area(No storage):	375	m ²	P2	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	Buffalo:
Application Rate:	3.5	mm	Q	1	1	1	1	1	1	1	1	1	1	1	1	Woodlot
Nitrogen in Effluent:	30	mg/L	R	NITROGEN UPTAKE												
Denitrification Rate:	20	%	S													
Plant Uptake:	220	kg/ha/yr	T													
Average daily seepage:	2.4	mm	U													
Annual N load:	6.57	kg/yr	V													
Area for N uptake:	299	m ²	W													
Application Rate:	2.5	mm	X													
Irrig'n Area (adjusted for slope)	375	m ²	Z													
Application Rate (Design):	2.0	mm	Z1													

Species:	Kg/ha.yr	pH	Species:	Kg/ha.yr	pH	Species:	Kg/ha.yr	pH
Ryegrass	200	5.6-8.5	Bent grass	170	5.6-6.9	Grapes	200	6.1-7.9
Eucalyptus	90	5.6-6.9	Couch grass	280	6.1-6.9	Lemons	90	6.1-6.9
Lucerne	220	6.1-7.9	Clover	180	6.1-6.9	C cunn'a	220	6.1-7.9
Tall fescue	150-320	6.1-6.9	Buffalo (soft)	150-320	5.5-7.5	P radiata	150	5.6-6.9
Rye/clover	220		Sorghum	90	5.6-6.9	Poplars	115	5.6-8.5

Appendix E1: Land Capability Risk Rating

LAND FEATURE	LAND CAPABILITY RISK RATING				AMELIORATIVE MEASURES AND RISK REDUCTION
	LOW	MEDIUM	HIGH	LIMITING	
Available land for LAA	Exceeds LAA and duplicate LAA requirements	Meets LAA and duplicate LAA requirements	Meets LAA and partial duplicate LAA requirements	Insufficient LAA area	Non-limiting for trenches & beds: Full reserve area available. Non-limiting for subsurface irrigation: Full reserve area available.
Aspect	North, north-east and north-west	East, west, southeast, south-west	South	South, full shade	Faint Southerly aspect.
Exposure	Full sun and/or high wind or minimal shading	Dappled light (partial shade)	Limited light, little wind to heavily shaded all day	Perpetual shade	Full exposure to sunshine
Slope form	Convex or divergent side slopes	Straight sided slopes	Concave or convergent side slopes	Locally depressed	Free draining, no need for cut-off drains
Slope gradient:					
Trenches and beds	<5%	5% to 10%	10% to 15%	>15%	Slope non-limiting for trenches
Sub surface irrigation	<10%	10% to 30%	30% to 40%	>40%	Slope non limiting for sub surface irrigation
Site drainage run off / run on	LAA backs onto crest or ridge	Moderate likelihood	High likelihood	Cut-off drain not possible	Shallow dish drain place upslope from LAA
Land slip(1)	Potential	Potential	Potential	Existing	Not applicable
Erosion potential	Low	Moderate	High	No practical amelioration	Negligible risk
Flood / inundation	Never		<1% AEP	>5% AEP	No risk of flooding
Distance to surface waters [m]	Buffer distance complies with Code requirements		Buffer distance does not comply with Code requirements	Reduced buffer distance not acceptable	Closest proximity to dam is more than 100 metres (350 m).
Distance to groundwater bores	No bores on site or within a significant distance	Buffer distances comply with Code	Buffer distances do not comply with Code	No suitable treatment method	The Visualizing Victorias Groundwater web site shows two bores near the site however, both bores must have been decommissioned as there was no trace of a bore at the indicated locations.
Vegetation	Plentiful/healthy vegetation	Moderate vegetation	Sparse or no vegetation	Propagation not possible	Existing grasses suitable for sub-surface irrigation.
Depth to water table (potentiometric) [m]	>2	2 to 1.5	<1.5	Surface	Non limiting for sub surface irrigation. The Visualizing Victorias Groundwater web site shows a depth to water table of 10 metres or more.
Depth to water table (seasonal perched) [m]	>1.5	<0.5	0.5 to 1.5	Surface	Unremarkable, cut off drain upslope to LAA. LAA is designed for the limiting layer of soil.
Rainfall(2) (9th decile) [mm]	<500	500-750	750-1000	>1000	Limiting for trenches, non limiting for sub surface irrigation
Pan evaporation (mean) [mm]	1250 to 1500	1000 to 1250	750 to 1000	<750	Non limiting
SOIL PROFILE CHARACTERISTICS					
Structure	High or moderately structured	Weakly structured	Structureless, massive or hardpan		Water stable peds, non dispersive
Fill materials	Nil or mapped good quality topsoil	Mapped variable depth and quality materials	Variable quality and/or uncontrolled filling	Uncontrolled poor quality / unsuitable filling	Unremarkable, cut off drain upslope to LAA. LAA is designed for the limiting layer of soil.
Thickness [m]					
Trenches and beds	> 1.4		< 1.4	< 1.2	Limiting for trenches
Sub surface irrigation	> 1.5	1.0 to 1.5	0.75 to 1.0	< 0.75	
Permeability(3) (limiting horizon) [m/day]	0.15-0.3	0.15-0.3 0.3-0.6	0.01-0.03 0.6-3.0	> 3.0 < 0.03	An average kSat of 0.151 m/day was found with the field permeability tests.
Permeability(4) (buffer evaluation) [m/day]	< 0.3	0.3-3	3 to 5	> 5.0	Est 1 m/day for fractured meta sediments
Stoniness [%]	< 10	10 to 20	> 20		Unremarkable
Emerson number	4, 5, 6, 8	7	2, 3	1	Non dispersive
Dispersion index	0	1-8	8-15	> 15	DI = 0 as per SWEP soil analyses
Reaction trend (pH)	5.5 to 8.4	4.5 to 5.5	< 4.5 > 8		The pH ranges from 6.0 to 6.3 as per SWEP soil analysis, lime (9.2 T/ha) and dolomite (3.6 T/ha) can be added for agricultural purposes, no Gypsum required.
E.C. [dS/m]	< 0.8	0.8 to 2.0	> 2.0	> 2.0	The EC ranges between 17.7 and 23.4 µS/cm as per SWEP reports, this converts to an average of 0.0206 dS/m.
Sodicity (ESP) [%]	< 6	6 to 8	> 8	> 14	The ESP ranges between 0.63 and 0.64 as per SWEP soil analyses.
Free swell [%]	< 30	30-80	80-120	> 120	Low swelling clay

1 Landslip assessment based on proposed hydraulic loading, slope, profile characteristics and past and present land use.

2 9th decile monthly rainfalls used in water balance analyses.

3 Saturated hydraulic conductivity from insitu testing.

4 Saturated hydraulic conductivity estimated from AS/NZS1547:2012 and data base.

Appendix E2: Land Capability Risk Rating

LAND FEATURE	LAND CAPABILITY RISK RATING				REMARKS
	LOW	MEDIUM	HIGH	RISK RATING	
Distance to reservoir [km]	>15	2-15	<2	1	15+ kilometres to the Cairn Curran Reservoir.
Soil type rating (from Appendix C1)	1	2	3	1	Non-dispersive, well draining soil down to 1 m.
Distance to river [m]	>80	40-80	<40	1	At least 950 m from the Loddon River.
Distance to stream [m]	>80	40-80	<40	1	Closest stream is the Loddon River which runs at over 950 m from the closest point of the proposed site for the LAA.
Distance to drain [m]	>40	10-40	<10	1	No drains identified
Lot size [ha]	>10	2-10	0.2-2.0	3	0.4 ha proposed per lot
Density [houses/km ²]	<20	20-40	>40	2	Around 40 dwellings per km ²
LCA Rating (from appendix E1)	1 (low)	2 (medium)	3 (high)	2	See appendix E1
System fail rate [%]	<5	5-10	>10	1	Large lot with ample space for LAA and low risk of effluent running off site.

Appendix E3 Calculated Combined Risk Number

As part of the development of the Mansfield Shire WWMP, Dr Robert Edis identified major factors which influence the level of risk posed by an on-site system. These factors have a differing level of importance, or weighting, when considered relative to other factors and that the interaction between factors must also be considered.

The individual factors can be rated as low risk ($R_n < 2.5$) which reflects the range in which there is no expected consequential impact on water quality, medium risk ($R_n 2.5-5$) which reflects the range in which the factor may influence the risk to water quality, though as a minor component of the overall risk, and high risk ($R_n > 5$) which represents a significant influence on the risk to water quality.

The Edis risk algorithm weights the major factors appropriately in the context of protecting the integrity of the potable water supply, as shown below:

$$R_n = ((R_{Res} + R_{Soil}) \times (R_{Riv} + R_{Str} + R_{Drain} + R_{Lot}) + (2 \times R_{LCA}) + (3 \times R_{Fail} \times R_{Den}))/10$$

Where:

R_n = Combined Risk Number,
 R_{Dres} = Distance to reservoir risk rating
 R_{Soil} = Soil (or Land-Soil) risk rating
 R_{Driv} = Distance to river risk rating
 R_{Dstr} = Distance to stream risk rating
 R_{Drain} = Distance to drain risk rating
 R_{Lot} = Lot size risk rating
 R_{LCA} = Land capability assessment risk rating (from Appendix C1)
 R_{Fail} = System fail rate risk rating R_{Dens} = Density of development risk rating

Low Risk: $R_n < 2.5$

Moderate Risk: $R_n 2.5 - 5$

High Risk: $R_n > 5$

The combined risk number for this site is 2.2 (Low Risk - without limiting constraints).

The risk can be reduced to negligible levels if effluent is treated to a secondary level and disposed of via pressure compensated subsurface irrigation, as described in Section 4 of the land capability assessment.

Appendix F: Certificates of Currency of Public Liability and Professional Indemnity Insurance policies

Business Pack Insurance Certificate of Currency

Policy Number 61U189351BPK

QBE Insurance (Australia) Ltd
Head Office
Level 5, 2 Park Street
Sydney NSW 2000
ABN: 78 003 191 035
AFS Licence No: 239545



Issued By
QBE Insurance (Australia) Ltd

Period of Insurance
From: 14/06/2020
To: 14/06/2021 at 4pm

This certificate acknowledges that the policy referred to is in force for the period shown.
Details of the cover are listed below.

The Insured

SANAE SERVICES PTY LTD
ABN Number Not Provided

Cover Details

Location 20 JUBILEE LAKE LANE, DAYLESFORD VIC 3450
Business SEPTIC TANK INSTALLATION
Interested Party None Noted

Risk Number 1

Broadform Liability Section

Particulars	Total Sum Insured	Limit
Limit of liability, any one occurrence		\$10,000,000
Property in Your physical and legal control	As per the policy wording	
Excess	\$500 for property damage claims only \$0 for personal injury claims	

Clauses

• I45

PROPERTY DAMAGE TO FIXED PROPERTY

The Liability Section of this Policy does not cover liability in respect of damage to or as a result of damage to roads, sewers, water pipes, gas pipes, electric, fibre optic or telecommunications wires or cables or their supports or to any land or fixed property whatsoever and/or the contents thereof unless You have ascertained from the relevant authorities the actual position of any such pipes, mains, cables and wires before commencing any operation.

CW1103-1/2017

Business Pack Insurance Certificate of Currency

Policy Number 61U189351BPK

QBE Insurance (Australia) Ltd
Head Office
Level 5, 2 Park Street
Sydney NSW 2000
ABN: 78 003 191 035
AFS Licence No: 239545



Cover Details *continued*

Location 20 JUBILEE LAKE LANE, DAYLESFORD VIC 3450
Business SEPTIC TANK INSTALLATION

Risk Number 1

Clauses *continued*

- **IS6**

REMOVAL/WEAKENING OF SUPPORTS

The Liability Section of this Policy does not cover liability in respect of damage to any land or fixed property arising directly or indirectly from the removal or weakening of or interference with support to land, buildings or any other property.

- **CIP**

Austrorakers Commercial/Retail/Industrial Policy wording QM511 applies when BUSINESS PACK INSURANCE is shown on the policy schedule.
QBE Trade Policy QM207 applies when TRADES PACK INSURANCE is shown on the policy schedule.
QBE Office Policy QM208 applies when OFFICE PACK INSURANCE is shown on the policy schedule.

- **IB2**

PRINCIPALS ENDORSEMENT

The following is deemed to be an insured under the Liability section of this Policy to the extent described in "Cover for others" part (f):
The Hepburn Shire Council

End of Certificate



Certificate of Currency
Solution ONE Insurance

Policy Number: AD453304851PIND
Insured: Sanae Services Pty Ltd
Address/Premises: 20 Jubilee Lake Lane, Daylesford VIC 3460
Business: Advice and Consulting Services regarding Septic System as declared
Period of Insurance: From: 4pm on 14/06/2020
 To: 4pm on 14/06/2021

Part A: - Professional Indemnity

Limit of Indemnity: \$5,000,000 any one Claim and
 \$10,000,000 in the aggregate
Excess: \$500 each and every Claim inclusive of Defence Costs
Retroactive Date: 14/06/2016 excluding all known Claims and circumstances

Part B: - General Liability

Section: N/A

Part C: - Management Liability

Section: N/A

Premium: As Agreed

Policy Wording: Solution Underwriting Solution ONE Insurance Policy - SU CL 0619

Security: Chubb Insurance Australia Limited

Territorial Limits: Anywhere in the world other than the United States of America or Canada
 or their territories, protectorates or dependencies

Jurisdiction: Anywhere in the world other than the United States of America or Canada
 or their territories, protectorates or dependencies

Endorsements: See Policy Schedule

Date and Place of Issue: Melbourne on 15 June 2020

Signed for and on behalf of Solution Underwriting Agency Pty Ltd



Rhys Mills – Managing Director

Please use block letters

Planning & Environment Act 1987

WHO IS OBJECTING:

Name: [REDACTED]

Property address: [REDACTED]

Postal Address (if different to above) [REDACTED]

Tel: [REDACTED] Email: [REDACTED]

WHAT APPLICATION DO YOU OBJECT TO?

Permit application no. **PA 3005, PA :**

Proposal: **Secondary subdivisions creating a total of 7 ne**

Who has applied for the permit: **James Iles, iPlanning Services Pt**

WHAT ARE THE REASONS FOR YOUR OBJECTION?

1. Infrastructure issues: Glenlyon, a small rural town with no town water or sewerage has insufficient infrastructure to accommodate these additional residences and population. There are water supply and effluent issues; also, the power infrastructure already struggles - we have frequent black-outs and it's possible or even likely that the grid will be unable to accommodate input from the extra solar panels should new residents wish to install solar power.

2. Water/waste issues: The second tier of subdivisions means small blocks with potentially large houses (4 bedroom residences are the norm these days.) This poses potential difficulty with securing enough space on the block for an adequate sewerage field; with the danger of sewerage overflow and/or seepage. Seepage could possibly find its way into the Glenlyon Dam and Loddon River. Also there is the issue of water supply. Will new residents be satisfied with tank water? If not they may seek to install a bore, which poses difficulties of sufficient space on the block as a bore needs to be at least 20 metres from the sewerage field; also there's

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

1. As a resident of Glenlyon water and effluent issues potentially affect us. We live down hill from the development in Dysart St. and our block backs onto the area of land potentially affected by effluent seepage.

2. The removal of trees along Spring St. is an issue that potentially affects all local residents. These trees are not only aesthetically an attribute to the local area, they undoubtedly provide habitat for native birds and animals and the preservation of trees is an important environmental issue.

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Signature: Or Tick Box ☒ Date: **19/01/202**

IMPORTANT NOTES ABOUT OBJECTIONS TO PLANNING PERMIT APPLICATIONS

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Name/s: [REDACTED]

Property address: [REDACTED]

Postal Address (if different to above) [REDACTED]

Tel: [REDACTED] Email: [REDACTED]

WHAT APPLICATION DO YOU OBJECT TO?

Permit application no. PA 3005, PA 3006, P

Proposal: Secondary subdivisions creating a total of 7 new lots at 764 Daylesford

Who has applied for the permit: James Iles, iPlanning Services Pty Ltd.

WHAT ARE THE REASONS FOR YOUR OBJECTION?

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Name/s: [REDACTED]

Property address: [REDACTED]

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Tel: [REDACTED] Email: [REDACTED]

WHAT APPLICATION DO YOU OBJECT TO?

Permit application no. PA 3005, PA 3006, PA 3007, PA 3008, PA 3009, PA 3010

Proposal: Secondary subdivisions creating a total of 7 new lots at 764 Daylesford-Malmsbury Rd, bringing total lots to 27

Who has applied for the permit: James Iles, iPlanning Services Pty Ltd.

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Objection to the ‘Hamlet’ subdivision of a subdivision: Glenlyon has profound environmental problems – lack of mains sewerage and water supply makes “suburban” subdivision developments unsustainable. The 1861 town plan (used for The Hamlet) is an anachronism and inappropriate development template for Glenlyon 2021 for these reasons:

- **2021 Glenlyon will never have sewerage and mains water supply** (pop required 3000 currently 380-400 approx.) 3000 min. required as advised by planners and staff of HSC on numerous occasions – *“it will never happen”*
- **Every site in Glenlyon is its own sewage farm.**
- **Every site in Glenlyon needs its own water supply from rainwater and/or groundwater – both sources are being depleted through climate change.** The Farmers Federation acknowledges the reality of climate change.
- **On every site in Glenlyon with a ground water bore – (most sites have one)** – risk of cross contamination of human effluent via the onsite effluent fields entering the groundwater via the bore penetration. The smaller the site the higher the risk. eg the Hamlet sites now reduced to 31.43 m width.
- **Risk from lack of oversight** by underfunded and over committed statutory bodies: HSC, GMW, EPA all struggling to provide any due diligence with regard to development. Most sites in Glenlyon have never been inspected.
- **All sites in Township Glenlyon are very high maintenance – with no mains water and no sewerage** - everything in Glenlyon is completely owner operated with contamination risks associated and the multiplier effect of more and smaller subdivisions. Multiple pumps & frequent power failures.
- **Glenlyon in the Loddon catchment, risk of human effluent contamination.**
- **Hepburn Shire has a commitment to combat climate change:** but this is not fulfilled with “suburban” style higher density developments like “the Hamlet”
- **High carbon footprint development** – very little local employment – no schools and retail - Glenlyon Travel: 10 km to Daylesford and 29.5 km to Kyneton. A 20 km to 59 km round trip for the most basic supplies.
- **Impact on Existing Township Conditions / High Amenity Loss:** There are no design development / neighbourhood character guidelines in Township Zone. **The impact on existing conditions is not factored into any appraisals on any grounds: aesthetic, environmental, water loss, human effluent risk.** Standards are either non existent or to the bare minimum on all fronts. Loss of trees (eg the Hamlet: already trees are threatened), increased traffic etc.

Conclusion: I am opposed to the Hamlet subdivision of subdivisions and request an independent study of existing conditions in Glenlyon to confirm future development is sustainable: with a focus on environmental impact of development, lack of mains water supply and sewerage, groundwater renewal rates and consideration of “Township character” and aesthetics.



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► OBJECTION TO A PLANNING APPLICATION

Please use block letters

Planning & Environment Act 1987

WHO IS OBJECTING:

Name/s: [REDACTED]

Property address: [REDACTED]

Postal Address (if different to above): [REDACTED]

Tel: [REDACTED]

Email: [REDACTED]

WHAT APPLICATION DO YOU OBJECT TO?

Permit application no. 3010

Proposal:

TWO (2) LOT SUBDIVISION

Who has applied for the permit: JAMES ILES, PLANNING SERVICES P.L.
BAKERY Hill.

WHAT ARE THE REASONS FOR YOUR OBJECTION?

- MISLEADING INFORMATION IN APPLICANT'S STATEMENT - SECTION 3. CHENLYON PRIMARY SCHOOL CLOSED 1993.
- SAFETY ISSUE RE SCHOOL BUS STOP MAHMSBURY RD. / ↑ TRAFFIC IMMEDIATE VICINITY / ACCESS TO MAHMSBURY RD.
- INFILL DEVELOPMENT AT ODDS WITH HEPBURN SHIRE CONSULTATION WITH CHENLYON RESIDENTS RESPONSES PUBLISHED IN "STAKEHOLDER & COMMUNITY ENGAGEMENT REPORT" FEB. 2020. BY HEPBURN S.C.

REASONS FOR OBJECTION ^{P. 2.} ATTACHMENT 10.1.3

- DEVELOPMENT PROCEEDING WITHOUT A TOWN PLAN. COLD RUSH TOWN PLAN UNSUITABLE FOR A SMALL RURAL VILLAGE IN 2021.
- LCA FOR AN INDIVIDUAL SEWAGE SYSTEM DOES NOT TAKE INTO ACCOUNT 28 SYSTEMS OPERATING IN ONE SMALL AREA.
- HEPBURN SHIRE COUNCIL DOES NOT INSPECT CULVERTION EFFLUENT SYSTEMS CURRENTLY. THIS SUBDIVISION'S SUB-SURFACE IRRIGATION SYSTEM REQUIRES EXACT COMPLIANCE BY THE OWNER & STRICT MONITORING BY H. S. C. & OTHER AUTHORITIES.
"URBAN STORM WATER: BEST PRACTICE ENVIRONMENTAL MANAGEMENT GUIDELINES," 1999
- INCREASED GENERATION OF PHOSPHATE LEVELS IN SOIL & RUN-OFF WATER FROM SEWAGE & RECYCLED GREY WATER, RE BORDERING AGRICULTURE & SURROUNDING NATIVE VEGETATION.
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► OBJECTION TO A PLANNING APPLICATION

NOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

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 - I HAVE ANXIETY ABOUT THE FUTURE OF OUR VILLAGES.
- If insufficient space, please attach separate sheet* Signature: Clia Date: 17/01/21.

IMPORTANT NOTES ABOUT OBJECTIONS TO PLANNING PERMIT APPLICATIONS

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► OBJECTION TO A PLANNING APPLICATION

Please use block letters

Planning & Environment Act 1987

WHO IS OBJECTING:

Name/s: [REDACTED]

Property address: [REDACTED]

Postal Address (if different to above): [REDACTED]

Tel: [REDACTED]

Email: [REDACTED]

WHAT APPLICATION DO YOU OBJECT TO?

Permit application no. 3009

Proposal: LOT TWO(2) LOT SUBDIVISION

Who has applied for the permit: JAMES ILES, PLANNING SERVICES P.L.
BAKERY Hill.

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See over page >

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11. MINUTES - ORDINARY MEETING OF COUNCIL - 20 JULY 2021

▶ OBJECTION TO A PLANNING APPLICATION

Please use block letters

Planning & Environment Act 1987

WHO IS OBJECTING:

Name/s: [REDACTED]

Property address: [REDACTED]

Postal Address (if different to above): [REDACTED]

Tel: [REDACTED]

Email: [REDACTED]

WHAT APPLICATION DO YOU OBJECT TO?

Permit application no. 3008

Proposal: TWO (2) LOT SUBDIVISION

Who has applied for the permit: JAMES ILES, PLANNING SERVICES P.L.

BAKERY Hill.

WHAT ARE THE REASONS FOR YOUR OBJECTION?

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Hepburn

SHIRE COUNCIL

OBJECTION TO A PLANNING APPLICATION

Please use block letters

Planning & Environment Act 1987

WHO IS OBJECTING:

Name/s:

Property address:

Postal Address (if different to above)

Tel:

Email:

WHAT APPLICATION DO YOU OBJECT TO?

Permit application no. PA 3005, PA 3006, PA 3007, PA 3008,
PA 3009, PA 3010

Proposal: SUBDIVISIONS OF A TOTAL OF 7 NEW LOTS
AT 764 DAYLESTON - MALMESBURY ROAD

Who has applied for the permit: JAMES ILES, PLANNING SERVICE
PIL

WHAT ARE THE REASONS FOR YOUR OBJECTION?

a) OVER DEVELOPMENT WHERE THERE IS NO INFRASTRUCTURE
TO COPE WITH CURRENT WASTE WATER DISPOSAL.
GLENLYON DOES NOT HAVE RETICULATED WATER
OR A SEWERAGE SYSTEM. THE CURRENT
ELECTRICITY DISTRIBUTION GRID IS ALREADY
AT CAPACITY.

THERE MUST BE SERIOUS ISSUES WITH WASTE
DISPOSAL ADJACENT TO FARM LAND WHICH
PRODUCES FOOD AND LIKELY LOWERING OF
GROUND WATER TABLE DUE TO APPLICATIONS
OF BORES.

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

I AM ALREADY A GLENLYON RESIDENT
WHICH WILL BE AFFECTED BY DAMAGE
TO ENVIRONMENTAL WASTE WATER DISPOSAL
+ LIKELIHOOD OF INCREASED TRAFFIC +
MORE POWER BLACKOUTS.

GLENLYON MUST CONSIDER ISSUING OF SUCH
PERMITS AS IT DOES NOT HAVE THE
INFRASTRUCTURE TO COPE IN SUCH A
UNIQUE SMALL TOWNSHIP.

If insufficient space, please attach separate sheet

Privacy Collection Notice

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You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright. You can request access to your personal information by contacting Councils Governance Department.

Signature: _____ Or Tick Box ☐ Date: 15-1-2021

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Please use block letters

Planning & Environment Act 1987

WHO IS OBJECTING:

Name/s: [REDACTED]

Property address: [REDACTED]

Postal Address (if different to above) [REDACTED]

Tel: [REDACTED] Email: [REDACTED]

WHAT APPLICATION DO YOU OBJECT TO?

Permit application no. PA 3005, PA 3006, PA 3007, PA 3008, PA 3009, PA 3010

Proposal: Secondary subdivisions creating a total of 7 new lots at 764 Daylesford-Malmsbury Rd, bringing total lots to 27

Who has applied for the permit: James Iles, iPlanning Services Pty Ltd.

WHAT ARE THE REASONS FOR YOUR OBJECTION?

1. Infrastructure issues: Glenlyon, a small rural town with no town water or sewerage has insufficient infrastructure to accommodate these additional residences and population. There are water supply and effluent issues; also, the power infrastructure already struggles - we have frequent black-outs and it's possible or even likely that the grid will be unable to accommodate input from the extra solar panels should new residents wish to install solar power.

2. Water/waste issues: The second tier of subdivisions means small blocks with potentially large houses (4 bedroom residences are the norm these days.) This poses potential difficulty with securing enough space on the block for an adequate sewerage field, with the danger of sewerage overflow and/or seepage. Seepage could possibly find its way into the Glenlyon Dam and Loddon River. Also there is the issue of water supply. Will new residents be satisfied with tank water?

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

1. As a resident of Glenlyon water and effluent issues potentially affect us. We live down hill from the development in Dysart St. and our block backs onto the area of land potentially affected by effluent seepage.

2. The removal of trees along Spring St. is an issue that potentially affects all local residents. These trees are not only aesthetically an attribute to the local area, they undoubtedly provide habitat for native birds and animals and the preservation of trees is an important environmental issue.

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Planning & Environment Act 1987

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Name/s: [REDACTED]

Property address: [REDACTED]

Postal Address (if different to above) [REDACTED]

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Signature: Or Tick Box ☒ Date: 19/01/2021

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► OBJECTION TO A PLANNING APPLICATION

Please use block letters

Planning & Environment Act 1987

WHO IS OBJECTING:

Name/s: [REDACTED]

Property address: [REDACTED]

Postal Address (if different to above): [REDACTED]

Tel: [REDACTED] Email: [REDACTED]

WHAT APPLICATION DO YOU OBJECT TO?

Permit application no. PA 3005, PA 3006 PA 3007 PA 3008 PA 3009 PA 3010

Proposal: Subdivisions creating a total of 7 new lots at 764 Daylesford-Malmsbury Road bringing the total lots to 27

Who has applied for the permit: James Hes Planning Services Pty-Ltd.

WHAT ARE THE REASONS FOR YOUR OBJECTION?

1. General:

- a. Over development. Crown Allotments drawn up in 1860s which supply the allotments on the Hamlet are inappropriate for 2021 and beyond.
- b. THERE IS NO OVERALL PLAN. The Council is allowing development, single lot by single lot and not considering the big picture and the standards required in 2021 not 1861.
- c. Previous Councillor Cottrell used to say that there are 180 lots available for development in Glenlyon. We are well on our way towards "infill". Glenlyon infrastructure will not cope with this amount of development.
- d. Further subdivision of the lots in The Hamlet creates an unfortunate precedent for unsustainable development at Glenlyon.
- e. 180 development lots each with a 4 bedroom residence will each have the capacity and permit to create 600 litres of waste water per day in Glenlyon. That is 108,000 litres per day over all. This will surely have an impact on Glenlyon township and the local water way and the local food producing farms.
- f. Storm water currently runs down Barkly Street and adjacent to my property at 64 Barkly Street, across my property and down to the Loddon. This already erodes my drive. What will happen when there is storm water running in gutters all around Glenlyon from the 180 infill developments with tanks and tank overflow - possible according to the town plan?
- g. Neighbourhood character. Likelihood of 28 X4 bedroom homes to be built on the edge of Glenlyon if extra subdivision goes ahead. And another 150 + because this Hamlet development is the precedent for further development and infill around Glenlyon.
- h. Road safety impacts of not only this development but the further development of Glenlyon because of this precedent. Traffic is heavy already on Daylesford-Malmsbury road. Access from Spring Street, Collins road and Gooches Lane will increase the traffic and make the main road more dangerous.

2. Current infrastructure

- a. Goulburn Murray water does not appear to be limiting access to ground water (bores) for the new residences. Two new bores were drilled in Glenlyon before Christmas 2020. How many more and with what effect on the water supply for agriculture and horticulture ie our food.
- b. Consequences of excessive bore permits on adjacent Farm Zone which grows FOOD.
- c. Application for subdivision mentions rainwater tanks for potable water for residences, but mainly in relation to reducing storm water flow. City people moving here will likely go for bores not rainwater.
- d. Individual LCAs may show suitability for waste water disposal on each separate block but the **total impact** of 28 septic systems in this small area is not considered
- e. No sewage means waste water treatment is left to individual property owners. The Hepburn Shire Council does not currently enforce its own requirements for 3 monthly or yearly inspections. Individual property owners will not ensure compliance with inspection regime if Council doesn't enforce. There is a stinking foul pit oozing water into Barkly Street -the house that recently sold for \$1 million+
- f. The accumulation of phosphates in the soil is not addressed and will leach to affect food growing farmland.
- g. Current electricity grid in Glenlyon is already dodgy. With 28 and possibly 180 new residences in the future, the grid will likely have more frequent blackouts

3. Spring Street Access

- a. The very large cost to Council of creating a new road for at least 8 residences. Dust and traffic hazard. This will be even worse when the land to the east of Spring Street is made available for development and man trees will have to be removed to allow access from the east side of Spring Street when those Crown Allotments are sold for development.
- b. The cost to the natural environment of lopping and removing trees to create the Spring Street extension. Compacting of soil and its effect on the old, significant trees there.

4. Inaccuracies in the submissions for subdivision

- a. Misleading prospective buyers by suggesting there is a primary school in Glenlyon
- b. Claim grey water can be used for gardens: This is not legal for the waste water disposal systems described in the application for planning permit – pressure compensated irrigation field.

Consequence of no primary school when many families appear in Glenlyon: Dangerous bus stop at the corner of Collins Road and Daylesford-Malmsbury Road where an increased number of school buses would have to stop to pick up school children.

5. Hepburn Shire Council Biodiversity Strategy

- a. Strategy is **to protect and enhance biodiversity**. The development treats the land as terra nullius. Nothing there so nothing to replace. This development doesn't include any strategy for enhancement of Biodiversity. More likely it will add to the destruction of biodiversity with the road works required to extend Spring Street and the significant old trees along the road reserve.

6. Hepburn Shire Towards Zero Emissions.

- a. If the Glenlyon Fire Station could not get a permit to feed in solar PV what likelihood is there that current infrastructure would allow solar pv for the Hamlet? To reduce emissions?
- b. In general, increased consumption of electricity due to 28 new residences in this development alone, (Plus the remaining 150 infill possibilities)

► OBJECTION TO A PLANNING APPLICATION

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

I am a resident of Glenlyon who will be affected by increased traffic, increased power blackouts, the likely damage to the environment by waste water disposal and all of the reasons for my objection on pages 1 and 2 of this objection.

If insufficient space,
 please attach separate sheet

Signature: Date:



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1. **Over Development**

These 6 applications for subdivision affect an area of land on the outskirts of the Glenlyon township. There are 19 crown allotments on this less than one hectare of land. The applications being objected to seek to increase the number of allotments from 19 to 26 with the potential for 26 new dwellings. The original subdivision was created in the mid to late nineteenth century when Glenlyon was designated as a growth area with plans for the railway and a major township. Ultimately Daylesford was the area developed with all the necessary infrastructure. This original subdivision is no longer appropriate in the 21st century, particularly in view of the fact that there is neither town water nor sewerage.

The strategy for growth as contained in the Hepburn Planning Scheme (page 18) is to “Encourage average overall densities in the growth areas of a minimum of 15 dwellings per net developable hectare, and over time, seek an overall increase in residential densities to more than 20 dwellings per net developable hectare.” This area of land is less than a hectare and the effect of the proposed subdivision would be to increase the density to 26 dwellings. This type of development needs to have a planned overall approach and not just treating each application for subdivision and building permit one by one. There needs to be sustainable development which looks at the character of Glenlyon.

2. **Lack of infrastructure and services**

As stated above, Glenlyon neither has a reticulated water supply nor reticulated sewerage. Electricity came to Glenlyon in around 1956 and the supply of electricity still has its problems with regular blackouts. With more and more residential dwellings requiring power it is expected there will be more blackouts. There is a general store in Glenlyon but it is geared more towards tourists as it is not open every day and often closes with little or no notice. It is not possible to reliably obtain the daily necessities from it.

There is no local primary school as stated in the Application for a Planning Permit (page 3 of 18). It was closed some decades ago by the Kennett Government.

The application states that each dwelling will need tanks for potable water and have an onsite waste water system. To my knowledge the Shire does not supervise the efficacy of the waste water systems on each property. There is a property on the main street (Barkly Street) discharging grey water into the open street drain. There appears to be no capping on the number of water bores allowed. Two new ones were drilled in the township just before Christmas 2020.

3. **Traffic and public transport**

There is no public transport to Glenlyon. The increased number of dwellings in Glenlyon will lead to more traffic on the roads and the need for an increased school bus service. The consequent increased motor vehicle usage is contrary to the Shire’s greenhouse emissions policy.

4. **Groundwater and mineral springs**

Water will become a major issue. It is likely that the new dwellings will not be able to harvest sufficient rainwater and as a consequence more water bores will be developed. How will this affect the supply of groundwater for agriculture as well as

residences? What is the effect on groundwater and the mineral springs of the unsupervised release of grey water on the land. This development is close to the Glenlyon Mineral Springs and the Loddon River.

5. Landscape/Townscape

The land the subject of the applications was largely cleared years ago for agricultural use and more recently for the training of trotting horses. However the extension of Spring Street (which has never been built) has a number of gumtrees on it. As these trees are decades old they will be housing quite a bit of fauna and avian life. If the number of accesses to the allotments along Spring Street are limited there may not be a need to destroy those beautiful old eucalypts.

A cluster of 26 dwellings on the outskirts of Glenlyon will mean a loss of the townscape and landscape character of Glenlyon.

Who is objecting ?

[REDACTED]

What Application do you object to

PA 3005

What are the reasons for objection?

1. Overdevelopment in a small township
2. Too many septic tanks in a small area, how will this impact on existing potable groundwater?
3. The Hepburn Shire's own planning scheme states that planning should recognise and contribute towards:
 - " prevention of pollution to land, water and air"
 - " protection of environmentally sensitive areas and natural resources"
 - "Planning is to prevent environmental and amenity problems created by siting incompatible land uses close together"
 - "Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns."
4. In relation to the above, there are 3 food producers in close proximity to the Hamlet.
 - Adsum (vegetables and fruit)
 - The Nutty Fruit Farm (fruit)
 - Leonards farm (potatoes)
5. There is no indication on plan of how the subdivisions are to be done.
6. There is no indication on plan of exit points and onto which road they go.
7. I quote the Hepburn Shire Planning Scheme to you:

Strategies

Focus investment and growth in places of state significance in Metropolitan Melbourne and the major regional cities of Ballarat, Bendigo, Geelong, Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga.

Support sustainable development of the regional centres of Ararat, Bacchus Marsh, Bairnsdale, Benalla, Castlemaine, Colac, Echuca, Gisborne, Hamilton, Kyneton, Leongatha, Maryborough, Portland, Sale, Swan Hill, Warragul/Drouin and Wonthaggi.

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Please use block letters

Planning & Environment Act 1987

WHO IS OBJECTING:

Name/s: [REDACTED]

Property address: [REDACTED]

Postal Address (if different to above) [REDACTED]

[REDACTED] Email: [REDACTED]

WHAT APPLICATION DO YOU OBJECT TO?

Permit application no. PA 3005, PA 3006, P

Proposal: Secondary subdivisions creating a total of 7 new lots at 764 Daylesford

Who has applied for the permit: James Iles, iPlanning Services Pty Ltd.

WHAT ARE THE REASONS FOR YOUR OBJECTION?

1. Infrastructure issues: Glenlyon, a small rural town with no town water or sewerage has insufficient infrastructure to accommodate these additional residences and population. There are water supply and effluent issues; also, the power infrastructure already struggles - we have frequent black-outs and it's possible or even likely that the grid will be unable to accommodate input from the extra solar panels should new residents wish to install solar power.

2. Water/waste issues: The second tier of subdivisions means small blocks with potentially large houses (4 bedroom residences are the norm these days.) This poses potential difficulty with securing enough space on the block for an adequate sewerage field, with the danger of sewerage overflow and/or seepage. Seepage could possibly find its way into the Glenlyon Dam and Loddon River. Also there is the issue of water supply. Will new residents be satisfied with tank water?

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

1. As a resident of Glenlyon water and effluent issues potentially affect us. We live down hill from the development in Dysart St. and our block backs onto the area of land potentially affected by effluent seepage.

2. The removal of trees along Spring St. is an issue that potentially affects all local residents. These trees are not only aesthetically an attribute to the local area, they undoubtedly provide habitat for native birds and animals and the preservation of trees is an important environmental issue.

WHAT ARE THE REASONS FOR YOUR OBJECTION?

Subdivision of PA 3005, PA 3006, PA 3007, PA 3008, PA 3009, PA 3010.

This whole subdivision of farmland at the entrance to the hamlet of Glenlyon threatens one of the highlights of Hepburn Shire's tourism amenity.

The sizes of the properties need to be in keeping with the rural feel of the surrounding area of Glenlyon, not only in the direction towards the centre of the hamlet. This is farmland. To be consistent with the surrounding land it should not be divided up into such small lots.

It is sad and shameful that this agricultural land has at some point been included into the town zone when it is in fact prime agricultural land, rich red basalt topsoil which should not be covered in housing.

Why is Hepburn Shire allowing top agricultural land to be turned into housing sites. This is against the Planning Scheme, and against State Government policy to protect and enhance farming opportunities, whereby agricultural land is to be protected and not developed for housing.

If this land was not subdivided further (as is requested in these permit applications) then those larger sections would still be able to be farmed for viable intensive horticulture in which large acreage is not required to the same extent.

A subdivision leading to town expansion like this is inconsistent with the quiet village town character, damaging the residential amenity as it increases traffic, lighting and noise.

Furthermore water is one of the main issues here. Drainage being another glaring issue. Glenlyon has no sewerage system and is unlikely to in the foreseeable future.

So adding a dense subdivision into a rural area, (even if the developer repeatedly says it is not dense) with 23 households having septic tanks in close confine on porous land.

Unless the residents are very careful or there are restrictions (or education), these areas eventually become toxic with the build up of chemicals and heavy metals from household products such as soaps, detergents, disinfectants, and countless other products; and this will be draining eventually into the aquifer of Glenlyon and potentially affecting the surrounding agricultural food producing land over the boundaries.

With no structure plans for Glenlyon there will be no control and this sounds like suburbia without conditions or guidelines which is a problem. It would be considered inappropriate development to have massive housing developments of modern styles and new vegetation, all inconsistent with the heritage and cultural feel of Glenlyon. So obviously building and landscaping conditions are urgently required before it is too late.

I notice there is no ban on making bores for water. The permit just says they will have tanks. But the pressure on the Glenlyon aquifer is already known to be a lot. And what about the rest of this development on this land - are there being compliance issues brought up? Where is it stated that none of these sections will be permitted to make bores into the aquifer? This restriction needs to be made loud and clear.

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

I am a long term resident of Hepburn Shire.

This proposed development of rural land into small lots on the entrance to Glenlyon achieves neither the tourism, the heritage, nor the agricultural, nor the biodiversity, nor the environmental significance strategic objectives for land use in this part of Hepburn Shire. Nor does it align with the Vision Statements of Hepburn Shire.

In Council's own words:

The Planning Scheme has recently been reviewed because Council is to ensure that it is achieving the strategic objectives for land use and development that are aspired to.

With no structure plans for Glenlyon there will be no control. I am affected by this loss of amenity of Hepburn. My sense of justice, of fairness and of caring for the place, I am affected by the environmental degradation that would happen with so many houses when there is no sewerage. I am concerned by the amount of water which will be used when water is required for the environment and for agriculture and our Shire needs to protect its water. I am concerned by what kind of house will be built - will they be unsuitable townhouses, large houses on small blocks?



If insufficient space, please attach separate sheet

Privacy Collection Notice

Your objection and the personal information on this form is collected by Hepburn Shire Council for the purposes of the planning process as set out in the Planning and Environment Act 1987 (PE Act).

If you do not provide your name and address, Hepburn Shire Council will not be able to consider your objection.

Your objection will be available at the Hepburn Shire Council office for any person to inspect and copies may be made available on request to any person for the relevant period set out in the PE Act.

You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright.

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Who is objecting ?

[REDACTED]

What Application do you object to

PA 3008

What are the reasons for objection?

1. Overdevelopment in a small township
2. Too many septic tanks in a small area, how will this impact on existing potable groundwater?
3. The Hepburn Shire's own planning scheme states that planning should recognise and contribute towards:
 - " prevention of pollution to land, water and air"
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 - "Planning is to prevent environmental and amenity problems created by siting incompatible land uses close together"
 - "Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns."
4. In relation to the above, there are 3 food producers in close proximity to the Hamlet.
 - Adsum (vegetables and fruit)
 - The Nutty Fruit Farm (fruit)
 - Leonards farm (potatoes)
5. There is no indication on plan of how the subdivisions are to be done.
6. There is no indication on plan of exit points and onto which road they go.
7. I quote the Hepburn Shire Planning Scheme to you:

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Who is objecting ?

[REDACTED]

What Application do you object to

PA 3009

What are the reasons for objection?

1. Overdevelopment in a small township
2. Too many septic tanks in a small area, how will this impact on existing potable groundwater?
3. The Hepburn Shire's own planning scheme states that planning should recognise and contribute towards:
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Who is objecting ?

[REDACTED]

What Application do you object to

PA 3010

What are the reasons for objection?

1. Overdevelopment in a small township
2. Too many septic tanks in a small area, how will this impact on existing potable groundwater?
3. The Hepburn Shire's own planning scheme states that planning should recognise and contribute towards:
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► OBJECTION TO A PLANNING APPLICATION

Please use block letters

Planning & Environment Act 1987

WHO IS OBJECTING:

Name/s: [REDACTED]

Property address: [REDACTED]

Postal Address (if different to above)

Tel: [REDACTED]

Email: [REDACTED]

WHAT APPLICATION DO YOU OBJECT TO?

Permit application no. PA 3005, PA 3006, PA 3007, PA 3008, PA 3009, PA 3010

Proposal: Subdivision creating a total of 7 new lots at 764 Daylesford Malmsbury Road, bringing the total lots to 26.

Who has applied for the permit: James Iles iPlanning Services Pty Ltd

WHAT ARE THE REASONS FOR YOUR OBJECTION?

1. General - over development. Crown Allotments drawn up in 1860s, on which the allotments on The Hamlet are based, are inappropriate for 2021 and beyond. There appears to be no overall plan - Council is allowing development, single plot by single plot, and not considering the big picture. Standards required in 2021 and beyond are not those of 1860. Further subdivision of the lots in The Hamlet creates an appalling precedent for unsustainable development in Glenlyon, and will destroy the neighbourhood character. DELWP document https://planning-schemes.api.delwp.vic.gov.au/__data/assets/pdf_file/0003/463953/Hepburn_PS_Ordinance.pdf?_ga=2.165571574.898885614.1610089951-1594439468.1610089951 which includes reference to needing to maintain the rural aspect of many areas along the Daylesford Malmsbury Road corridor from Coomoora to Glenlyon. The sight of a mini-Melton on the edge of Glenlyon does not fit this rural aspect, nor does it fit with the desires of the current residents (several local surveys provide this information).

2. Current infrastructure. Glenlyon has little infrastructure - no reticulated water, no sewage, no public transport and no retail (the currently named General Store, is not a general store which could be used for provisioning the locals).

Ten years ago an employee of Goulburn Murray Water advised residents that there would no more bores drilled in the area. This has proven to be not the case. Bores have continued to be sunk, and as recently as two months ago two new bores were installed. If every property at 764 Daylesford Malmsbury Road has a bore, what effect will that have on ground water used for nearby agriculture and horticulture (ie our food)? Will building permits contain a covenant restricting water consumption to rain water tanks, and no bores to be drilled?

No universal sewage system means waste water treatment is left to individual property owners. The Hepburn Shire does not currently enforce its own requirements for three monthly and annual inspections. If the shire does not meet their own requirements, then property owners are unlikely to comply.

See over page >

It appears the current Glenlyon power grid is unable to meet the needs of current users, with frequent power black outs. Additional residences in Glenlyon will put even greater pressure on the grid.

3. Hepburn Shire Council Biodiversity Strategy. The HSC strategy is to protect and enhance biodiversity. The development treats the land as terra nullius. Nothing there so nothing to replace. There appears to be no strategy for enhancement of biodiversity, and the likely removal of significant old trees on Spring Street, to create a road, will destroy habitat for fauna and avian life.

4. Spring Street access. Collins Road is a narrow, winding, unmade road where speeding cars raise a large amount of dust. The existing Spring Street is an unmade road. What will it cost Hepburn Shire Council to build a new road for eight residences? Making any road will cause compaction of soil, radically affecting the old significant trees.

5. Inaccuracies in the submissions for subdivision. Content in the planning application misleads prospective buyers by suggesting there is a primary school in Glenlyon (closed during the Kennett era). The consequence of no primary school in Glenlyon is that children have to be driven or bused to schools in Daylesford and/or Kyneton and beyond. The school bus stop at the corner of Collins Road and Daylesford Malmsbury Road is in a dangerous position. With the potential increase (in Glenlyon) of school age children will see the need for more school buses, stopping to pick up and drop off children. Already, crossing the Daylesford Malmsbury Road is a dicey action given drivers not adhering to speed limits, corners preventing visibility and the increased and increasing number of extremely large trucks which use this road.

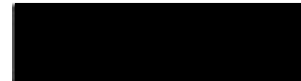
In addition the PA claims grey water can be used for gardens - this is not legal for the wastewater disposal system (pressure compensated irrigation field) described in the application.

► OBJECTION TO A PLANNING APPLICATION

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

I am a resident of Glenlyon, living very close to this development (and no - I am not being a NIMBY - not in my backyard). I will be greatly affected by increased traffic, increased traffic on dusty unmade roads, power blackouts (already we have had some 7-8 blackouts over the past month), the very likely damage to the environment by waste water disposal, and other points as outlined in previous pages.

We understand that landowners have every right to sell their land and that Glenlyon will have many more blocks built on. BUT an overall plan, appropriate for 2021 and not something devised over a hundred years ago, is required - not the adhoc approach currently being employed by council. A clear and transparent system governing permit applications, LCA's, block sizes etc. needs to be developed and the concerns of Glenlyon residents must be part of the development process



*If insufficient space,
please attach separate sheet*

Signature: Date: 18 January 2021

IMPORTANT NOTES ABOUT OBJECTIONS TO PLANNING PERMIT APPLICATIONS

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Please use block letters

Planning & Environment Act 1987

WHO IS OBJECTING:

Name/s: [REDACTED]

Property address: [REDACTED]

Postal Address (if different to above) [REDACTED]

Tel: [REDACTED] Email: [REDACTED]

WHAT APPLICATION DO YOU OBJECT TO?

Permit application no. PA 3005, PA 3006, P

Proposal: Secondary subdivisions creating a total of 7 new lots at 764 Daylesford

Who has applied for the permit: James Iles, iPlanning Services Pty Ltd.

WHAT ARE THE REASONS FOR YOUR OBJECTION?

1. Infrastructure issues: Glenlyon, a small rural town with no town water or sewerage has insufficient infrastructure to accommodate these additional residences and population. There are water supply and effluent issues; also, the power infrastructure already struggles - we have frequent black-outs and it's possible or even likely that the grid will be unable to accommodate input from the extra solar panels should new residents wish to install solar power.

2. Water/waste issues: The second tier of subdivisions means small blocks with potentially large houses (4 bedroom residences are the norm these days.) This poses potential difficulty with securing enough space on the block for an adequate sewerage field, with the danger of sewerage overflow and/or seepage. Seepage could possibly find its way into the Glenlyon Dam and Loddon River. Also there is the issue of water supply. Will new residents be satisfied with tank water?

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

1. As a resident of Glenlyon water and effluent issues potentially affect us. We live down hill from the development in Dysart St. and our block backs onto the area of land potentially affected by effluent seepage.

2. The removal of trees along Spring St. is an issue that potentially affects all local residents. These trees are not only aesthetically an attribute to the local area, they undoubtedly provide habitat for native birds and animals and the preservation of trees is an important environmental issue.

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If insufficient space, please attach separate sheet

Privacy Collection Notice

Your objection and the personal information on this form is collected by council for the purposes of the planning process as set out in the Planning and Environment Act 1987 (PE Act). If you do not provide your name and address, council will not be able to consider your objection. Your objection will be available at the council office for any person to inspect and copies may be made available on request to any person for the relevant period set out in the PE Act.

You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright. You can request access to your personal information by contacting Councils Governance Department.

Signature: Or Tick Box ☒ Date: **19/01/2021**

IMPORTANT NOTES ABOUT OBJECTIONS TO PLANNING PERMIT APPLICATIONS

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Dear James

ATTACHMENT 10.1.3

I have reviewed the modified application and would like to make a further objection.

Our family will be impacted by Spring street upgrade.

The retention of as many native trees as possible is paramount as it helps reduce land degradation and salinity problems .
Removing these native trees will impact our environmental surrounds and aspects of Glenlyon.

Furthermore by retaining as many trees as possible it will reduce and slow traffic.
The expected increase in traffic and likely speeding alongside this development is of concern.

It is recommended that Spring Street become a no through road.

In order to do this the north access to allotments from Collins rd end in a 16 metre turning circle.
The south Access to allotments from Gooches lane also end in a 16 metre turning circle

By modifying the road to two access roads (that is no through road) many native trees can be saved.

It is estimated that making this road modification will save a further (6) trees from destruction.

Please take the above objections into consideration and please provide any further updates on this application as it becomes available

regards



N

Hi James

Please accept this email as my objection to the planned roadworks associated with the above applications to subdivide Crown Allotments 4, 5 and 6. ATTACHMENT 10.1.3

The building of the road is to serve currently 3 blocks. There is an application to subdivide each of those 3 blocks in to 2 blocks. The road traffic will be minimal.

On this basis the road is designed for far greater traffic flow than would reasonably be required.

Trees numbered 1 and 2 could be saved if the road were made a no through road.

Trees 24 and 27 are very large trees and have sequestered a lot of carbon. It would be a great pity if those trees were destroyed. Although I note that the professional advice states that there is no requirement for trees destroyed to be replaced elsewhere I would argue that there should be replacement tree plantings on the road reserve around the whole development known as 764 Daylesford - Malmesbury Road. Some of the blocks are so small that by the time a large portion of the block is taken up with septic out flow lines there will be no room to grow a decent tree. The township of Glenlyon is known for its trees and more should be planted on the road reserves around this development.

The policy of this Shire is to work towards zero net emissions and this policy is assisted by more trees being planted. The policy is also to save as much native vegetation as possible and this application is not consistent with that.

Collins Street is an attractive road meandering through the trees which is consistent with the amenity of the area and there is no reason why a similar streetscape cannot be created in Spring Street.

I would hope that a discussion with the objectors, the developers and the Council would achieve a better outcome than that attached.

Regards

MINUTES -

Please use block letters

Planning & Environment Act 1987

WHO IS OBJECTING:

Name/s: _____

Property address: _____

Postal Address (if different to above) _____

Tel: _____ Email: _____

WHAT APPLICATION DO YOU OBJECT TO?

Permit application no. PA 3008, PA 3009

Proposal: Tree removal in Spring St Glenlyon

Who has applied for the permit: _____

WHAT ARE THE REASONS FOR YOUR OBJECTION?

I have lodged an objection to the subdivisions along Spring St.
There are other solutions to the removal of the trees shown on the plan sent by James McInnes on April 30th.
One solution has been developed by Simon Hill and will already have been received by council.
The trees along Collins Rd meander through trees. This is in keeping with the settlement character in areas of Glenlyon that are not main or made roads. Council should be endeavouring to maintain this policy.
Spring St could easily become a one way street thus solving the issue of cars passing each other - a wider road becomes unnecessary.
If blocks along Spring St are to be subdivided there will be 6 houses requiring septic fields. Those blocks will not be able to have trees planted on them. The trees already there are a valuable asset - is HSC working towards becoming carbon neutral??

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

As a resident of Glenlyon for 26 years I have seen much change. More will come and soon.
The old growth trees in our town should be treated as elder citizens not a nuisance to be removed if profit is to be made.
I am concerned that this precedence sets the scene for Glenlyon to lose its settlement character and to become another ugly Melton-like eyesore.

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If insufficient space, please attach separate sheet

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Signature: Or Tick Box ☒ Date: 24/5/2021

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Attention: James McInnes,
Statutory Planner,
Hepburn Shire Council

ATTACHMENT 10.1.3

re: Objection to tree removal Spring St – PA3005 & PA3008 – 3010
Proposal for two nos. “No Through Roads”

Dear James,

Please find attached my objection to tree removal
on the Spring St extension between Collins Rd and Goochs Lane.

This proposal saves seven trees by creating two “No Through Roads”
along the proposed Spring St extension,
while providing access to all the subdivided lots at The Hamlet.

Also refer to the plan - SK01 showing this proposal.

PROPOSAL: TO SAVE TREES ON SPRING ST WITH TWO “NO THROUGH ROADS”.



Width between the two large manna gums at Collins Rd end is 10 m – adequate width for 4 m wide road with 1.5 m verges both sides. This allows for the 7 metres required with 3 metres to spare. There is no justification for removing any trees at the Collins Rd end of Spring St.

[REDACTED] OBJECTION TO TREE REMOVAL SPRING ST – PA3005 & PA3008 – 3010
PROPOSAL FOR 2 NOS. NO THROUGH ROADS: SPRING ST OFF COLLINS RD AND SPRING ST OFF GOOCHES LANE

Proposal to save trees in Spring St extension by creating two "No Through Roads"
ATTACHMENT 10.1.3
Objection to tree removal Spring St – PA3005 & PA3008 – 3010

Attention: James McInnes,
Statutory Planner,
Hepburn Shire Council
re: Objection to tree removal Spring St – PA3005 & PA3008 – 3010
Proposal for two nos. "No Through Roads"

Please find attached my proposed plan to save trees in the Spring St Extension - SK01.
This proposal saves seven trees by creating two "No Through Roads" along the proposed Spring St extension, while providing access to all the subdivided lots at The Hamlet.

Proposal to save trees refer to SK01 attached:

(i) Trees saved at the Collins Rd – north end of Spring St:

The width between the two large manna gums at Collins Rd end is approximately 10 m. This is more than adequate for a 4 m wide road with 1.5 m verges both sides. This 10 m allows for the 7 metres of road plus verges required and leaves 3 metres to spare. Based on these widths there is no justification for removing any trees at the Collins Rd end of Spring St.

(ii) Trees saved by the proposed two new turning circles in the Spring St extension:
By making two emergency vehicle width turning circles and two "No Through Roads" a further 4 trees can be retained and additional trees planted in this area between the north and south of the Spring St extension.

Two new "No Through Roads" proposal:

This proposal is for two "No Through Roads" along the proposed Spring St extension, one from the north off Collins Rd and one from the south off Gooches Lane. These two "No Through Roads" access all the subdivided lots at The Hamlet.

The benefits will be to prevent the proposed additional tree removal and reduce vehicle speed and volume with no shortcut to the Daylesford Malmsbury Rd available along Spring St. This creates two minor streets with an emphasis on wildlife, pedestrian and cyclist safe speeds with a maximum vehicle speed of 15 KPH.

Saving trees objective is in keeping with the aims of the following sections of the HSC Planning Scheme:

- **Clause 32 TZ township zone**
Clause 32.05-13 Decision Guidelines: "including the retention of vegetation"
- **Clause 42 - ES01 - Environmental Significance Overlay**
Clause 42 - 2.0, 3.0 and 6.0 Environmental Objective to be achieved
-preservation of soils
-the need to prevent erosion
-the need to retain vegetation



- **Clause 56 Subdivision**

- Please Note - All the subdivided lots at the Hamlet breach the DWMP**

- The subdivided lots are less than 4000 sq m and are in breach of the Domestic Wastewater Management plan. This DWMP was adopted by Hepburn Shire Council vote in June 2014. The DWMP allows development in Townships such as Glenlyon to exceed 1 dwelling per 40 hectares. This DWMP is published on the HSC website and linked from the Goulburn Murray Water website.

- June 2014 council minutes

- <https://www.hepburn.vic.gov.au/wp-content/uploads/2015/01/17-06-2014-CouncilMeetingMinutes.pdf> page 93 states "Hepburn Shire Council adopted its Domestic Wastewater Management Plan (DWMP) in June 2014."

- **Clause 56.03-5 STANDARD C6 - Neighbourhood Character Objective:**

- "Protect significant vegetation and site features"*

- **Clause 56.04-2 STANDARD C8 - Lot Area and Building Envelopes Objective**

- "Lot dimensions and building envelopes should protect:*

- significant vegetation and site features"*

- **Clause 56.05-1 STANDARD C12 - Integrated urban landscape objectives**

- "Protect and enhance native habitat and discourage planting of noxious weeds"*

- maintain significant vegetation where possible.....*

- protect and enhance any significant natural and cultural features*

- protect and link areas of local habitat where appropriate*

- promote the use of drought tolerant and low maintenance plants*

- ensure landscaping.....provides shade in streets, parks and public open space*

- verges of sufficient width to accommodate.....street tree planting*

- A street detailed plan***

- Location of existing vegetation to be retained and proposed treatment to ensure its health*

- **Clause 56.06-8 STANDARD C21 - Lot access objective**

- Two no through roads create MINOR STREETS with pedestrian emphasis 15 KPH

- **Clause 56.07-4 STANDARD C25 - Stormwater Management objectives**

- To encourage stormwater management that encourages the retention and reuse of stormwater*

- To encourage stormwater management that contributes to cooling,*

- local habitat improvements and provision of attractive and enjoyable spaces*

- include water sensitive urban design features to manage stormwater in streets and public open space*

- **Clause 56.08-1 STANDARD C26 - Site Management objectives**

- A subdivision application must describe how the site will be managed*

- Erosion and Sediment*

- Dust*

- run off*

- vegetation and natural features planned for retention*

- **Clause 56.09-3 STANDARD C29 Fire Hydrants Objective**

This is a significant problem in a township with no mains water supply – adding to the permanent bushfire hazard risk for properties in Glenlyon, and problems associated with expanding the township without proper infrastructure.

RESPONSE TO THE CLAUSES ABOVE – WHY TREES SHOULD BE RETAINED AND NEW TREES PLANTED ALONG THE SPRING ST EXTENSION.

- **Retention of NATIVE TREES: assists with all the objectives as stated in the Planning Scheme:** - Native Trees clean the air.

CO2 absorption: A single tree can absorb as much as 21 kg of carbon dioxide each year and by maturity (eg 40 years) a native tree can sequester 1 tonne of carbon dioxide. Trees absorb odours and pollutant gases such as nitrogen oxides, ammonia, sulphur dioxide and ozone, and filter particulates out of the air by trapping them on their leaves and bark.

- **Wildlife and Birdlife sanctuary:**

In Glenlyon Native Trees provide a significant sanctuary for birdlife and wildlife. By providing a low vehicle speed these "No Through Roads" will provide safer links for wildlife and Birdlife movement through our semi rural township.

- **Stormwater mitigation – Spring St is on the lower east side of the Hamlet development:** These existing trees plus new trees planted in the road easement will slow water runoff and help retain and reuse stormwater by absorption through the top soil reducing erosion and sediment build up, and reducing dust, run off.
- Native Trees absorb substantial volumes of stormwater. Flash flooding can be significantly reduced by planting trees. Large Native trees can intercept more than 3800 litres of water annually when fully grown, which helps recharge underground aquifers.

Refer to the link below – the aquifers of Glenlyon may still be recharging from the millennium drought of 1997-2010

<https://www.abc.net.au/news/science/2021-05-14/water-catchments-may-not-recover-from-droughts/100131400>

- **Soil Erosion:** Trees help prevent soil erosion by binding the top soil against erosion, sediment build up, reducing dust and run off. A tree's root system binds the soil. Leaves provide a barrier to the wind and rain; thus preventing soil erosion.
- **Noise pollution:** Trees help buffer noise pollution.
Trees that are planted at strategic points in a neighborhood or around your house can abate major noises. This is especially relevant near an increasingly high traffic road such as the Daylesford – Malmsbury Rd.
- **Trees reduce temperatures** by shading homes and streets, breaking up "heat islands", and releasing water vapor into the air through their leaves.
- **Save on energy costs:** strategically placed trees can save on energy by providing shade in the summer and windbreaks in the winter.
- **AMENITY** Trees provide beauty and are a stunning part of the natural landscape.

DROUGHT breaking benefits of trees refer to this link:

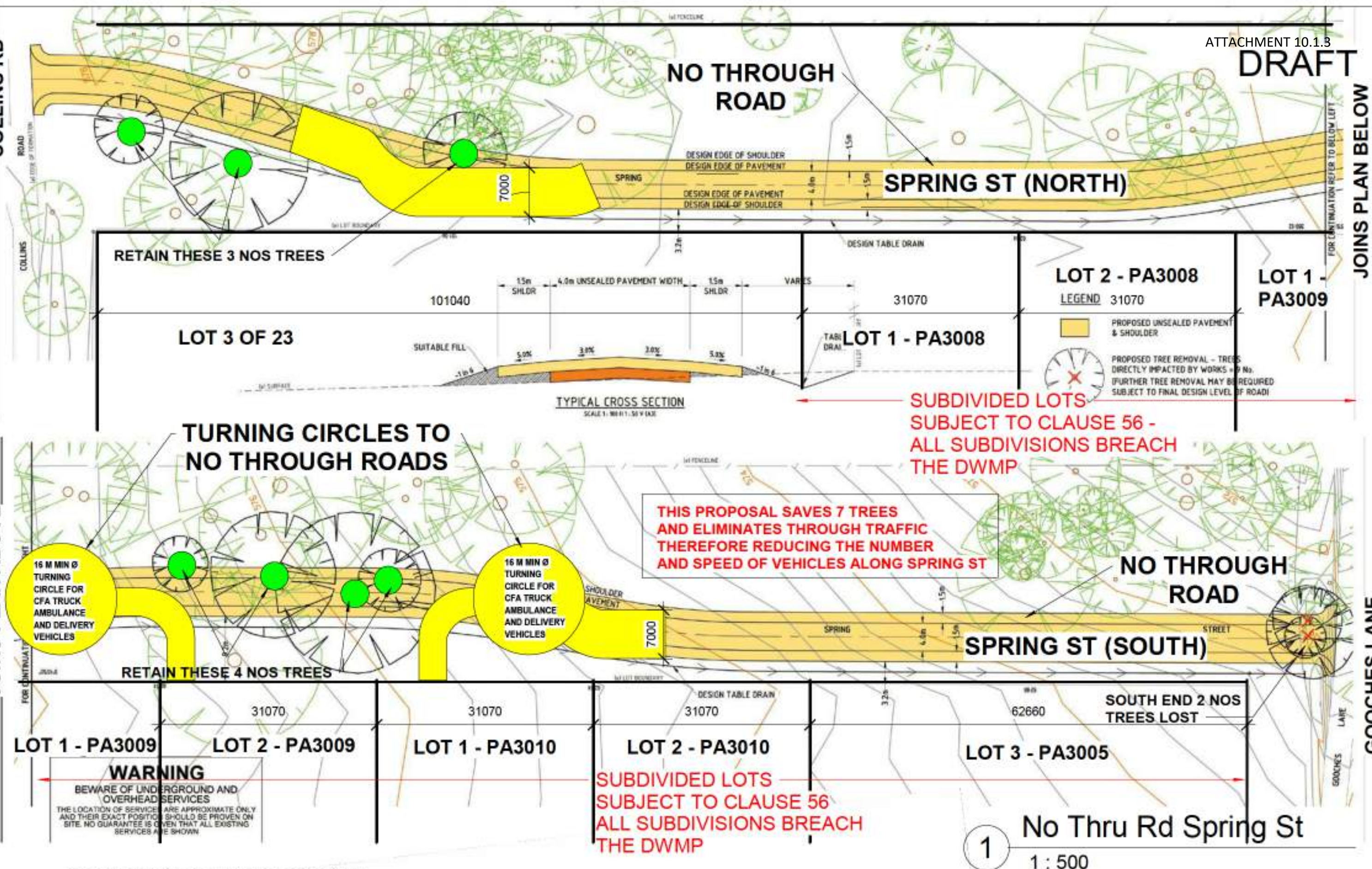
<https://www.abc.net.au/news/2018-08-03/how-trees-can-be-used-as-drought-busters/10069318>



JOINS PLAN ABOVE.

JOINS PI AN BEI OW

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OBJECTION TO TREE REMOVAL
PROPOSED NEW "NO THROUGH ROADS" ON SPRING ST - OBJECTION TO TREE REMOVAL SPRING ST – PA3005 & PA3008 – 3010

1. TWO NOS "NO THROUGH ROADS"
2. RETAIN ALL TREES ALONG SPRING ST EXCEPT TWO NOS TREES AT THE GOOCHES LANE END

1 : 500

24TH MAY 2021



From www.planning.vic.gov.au on 17 May 2021 11:30 AM

PROPERTY DETAILS

Address: **764 DAYLESFORD-MALMSBURY ROAD GLENLYON 3461**
 Lot and Plan Number: **Lot 12 PS845777**
 Standard Parcel Identifier (SPI): **12\PS845777**
 Local Government Area (Council): **HEPBURN**
 Council Property Number: **101515**
 Planning Scheme: **Hepburn**
 Directory Reference: **VicRoads 59 E6**

www.hepburn.vic.gov.au

planning-schemes.delwp.vic.gov.au/schemes/hepburn

This property has 19 parcels. For full parcel details get the free Basic Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**
 Urban Water Corporation: **Central Highlands Water**
 Melbourne Water: **outside drainage boundary**
 Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**
 Legislative Assembly: **MACEDON**







Planning Zones

[TOWNSHIP ZONE \(TZ\)](#)

[SCHEDULE TO THE TOWNSHIP ZONE \(TZ\)](#)



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 FZ - Farming	 PCRZ - Public Conservation & Resource	 PPRZ - Public Park & Recreation
 RDZ1 - Road - Category 1	 RLZ - Rural Living	 TZ - Township

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 (2) of the Sale of Land Act 1962 (Vic).

PLANNING PROPERTY REPORT: 764 DAYLESFORD-MALMSBURY ROAD GLENLYON 3461

Page 1 of 4

Planning Overlay

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)



 ESO - Environmental Significance

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

BUSHFIRE MANAGEMENT OVERLAY (BMO)

HERITAGE OVERLAY (HO)

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



 BMO - Bushfire Management

 HO - Heritage

 LSIO - Land Subject to Inundation

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

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Further Planning Information

Planning scheme data last updated on 12 May 2021.

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 <http://mapshare.maps.vic.gov.au/vicplan>

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

Designated Bushfire Prone Area

This property is in a designated bushfire prone area.
 Special bushfire construction requirements apply. Planning provisions may apply.



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <http://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

Hello James

Please accept this email as my objection to the planned roadworks associated with the above applications to subdivide each of those 3 blocks in to 2 blocks. Despite that, the road traffic will be minimal, which indicates that the proposed road has been overdesigned to meet a greater traffic flow than would reasonably be required.

Trees numbered 1 and 2 could be saved if the road were made a no through road.

Trees 24 and 27 are very large trees and have sequestered a lot of carbon. It would be a great pity if those trees were destroyed. Although I note that the professional advice states that there is no requirement for trees destroyed to be replaced elsewhere I would argue that there should be replacement tree plantings on the road reserve around the whole development known as 764 Daylesford - Malmesbury Road. Some of the blocks are so small that by the time a large portion of the block is taken up with septic out flow lines there will be no room to grow a decent tree. The township of Glenlyon is known for its trees and more should be planted on the road reserves around this development.

The policy of this Shire is to work towards zero net emissions and this policy is assisted by more trees being planted. The policy is also to save as much native vegetation as possible and this application is not consistent with that.

The meandering Collins Road has met the traffic needs of locals, and there is no reason why a similar streetscape cannot be created in Spring Street.

I hope that further discussion, especially with local residents who are anxious to maintain the character of Glenlyon, would be in order.

een



Department of Environment, Land, Water and Planning

ATTACHMENT 10.1.4

402-406 Mair Street
Ballarat, VIC 3350
03 5336 6856

Our ref: SP475847
Your ref: PA3008

17 May 2021

Nathan Aikman
Planning Coordinator
Hepburn Shire Council
PO Box 21
Daylesford 3460

Dear Mr Aikman,

Planning Application: PA3008

Proposal: Two lot subdivision and native vegetation removal from road reserve

Address: CA4, 764 Daylesford-Malmsbury Road, GLENLYON

Thank you for your correspondence dated 19 April 2021 and received at this office on 19 April 2021, in respect of Planning Permit Application PA3008 for the above address.

The application has been forwarded to the Department of Environment, Land, Water and Planning (DELWP) under Section 55 of the *Planning and Environment Act 1987*.

This application proposes to subdivide an existing allotment into two lots. DELWP notes two other planning applications each seeking approval for 2 lot subdivision also. Collectively, the submitted three applications (i.e. PA3008, PA3009 and PA3010) will result in the subdivision of three existing allotments into a total of six lots.

All new allotments are proposed to gain access from Spring Street to the east. A section of Spring Street appears to be an unbuilt road reserve with the presence of native vegetation. This application proposes to remove 0.209 hectares of native vegetation to provide access to the new allotments.

DELWP notes that a Native Vegetation Removal report (report ID: 329-20210416-010, dated: 16 April 2021) has been submitted with all of the submitted three applications outlining the requirements of the removal of the same amount of native vegetation for access to the new allotments.

DELWP has assessed this application in accordance with the 'intermediate assessment pathway' of the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017) and, does not object to the granting of the planning permit subject to the following conditions being included in the permit:

Permit Conditions Notification of permit conditions

1. Before works start, the permit holder must advise all persons undertaking the vegetation removal or works on site of all relevant permit conditions and associated statutory requirements or approvals.

Native vegetation permitted to be removed, destroyed or lopped

2. The native vegetation permitted to be removed, destroyed or lopped under this permit is comprised of
 - a) 0.209 hectares of native vegetation,
 - b) including three (3) large trees,
 - c) with a strategic biodiversity value of 0.498.

Any personal information about you or a third party in your correspondence will be protected under the provisions of the *Privacy and Data Protection Act 2014*. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorized by law. Enquiries about access to information about you held by the Department should be directed to foi.unit@delwp.vic.gov.au or FOI Unit, Department of Environment, Land, Water and Planning, PO Box 500, East Melbourne, Victoria 8002.



OFFICIAL

Protection of retained vegetation

3. Before works start, a plan to the satisfaction of the responsible authority identifying all native vegetation to be retained and describing the measures to be used to protect the identified vegetation during construction, must be prepared and submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will form part of this permit. All works constructed or carried out must be in accordance with the endorsed plan.
4. Except with the written consent of the responsible authority, within the area of native vegetation to be retained and any tree or vegetation protection zone associated with the permitted use and/or development, the following is prohibited:
 - a) vehicular or pedestrian access
 - b) trenching or soil excavation
 - c) storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products
 - d) entry and exit pits for the provision of underground services
 - e) any other actions or activities that may result in adverse impacts to retained native vegetation.

Native vegetation offsets

5. To offset the removal of 0.209 hectares of native vegetation, the permit holder must secure a native vegetation offset in accordance with *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017), as specified below:

A general offset of 0.071 general habitat units must meet the following criteria:

- a) located within the North Central Catchment Management Authority boundary or Hepburn Shire Council municipal area.
- b) with a minimum strategic biodiversity score of at least 0.398, and
- c) The offset(s) secured must also protect three (3) large trees.

Considering the same Native Vegetation Removal report (report ID: 3029-20210416-010, dated: 16 April 2021) has been submitted for the planning applications PA3008, PA3009 and PA3010, a copy of the offset evidence including the above requirements will be considered satisfactory for all three planning applications.

Offset evidence

6. Before the commencement of works approved by this permit, evidence that the required offset by this permit has been secured must be provided to the satisfaction of the responsible authority. This evidence must be one or both of the following:
 - a) an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10-year management actions and ongoing management of the site, and/or
 - b) credit extract(s) allocated to the permit from the Native Vegetation Credit Register.
7. A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit. Within 30 days of endorsement of the offset evidence, a copy of the endorsed offset evidence must be provided to Planning Approvals at the Department of Environment, Land, Water and Planning - Grampians regional office via email: grampians.planning@delwp.vic.gov.au.

Permit Notes:

- 1) Please note before any works on public land start, a permit to take protected flora under the *Flora and Fauna Guarantee (FFG) Act 1988* may be required. To obtain an FFG permit or further information, please contact a Natural Environment Program officer at the Grampians

regional office of the Department of Environment, Land, Water and Planning on
grampians.environment@delwp.vic.gov.au.

In accordance with Section 66 of the *Planning and Environment Act 1987*, would you please provide a copy of the permit, if one is issued, or any notice to grant or refusal to grant a permit for the above application.

For any further queries, please do not hesitate to contact me on 0436 633 487 or contact us by email to grampians.planning@delwp.vic.gov.au.

Yours sincerely



Munshi Nawaz

Planning and Approvals Program Officer
Grampians Region

Copy to applicant: james.ips@iinet.net.au



GMW Ref: PP-20-01310
Doc ID: A3868166

Hepburn Shire Council
Planning Department
shire@hepburn.vic.gov.au

13 December 2020

Dear Sir and/or Madam,

Planning Permit Application - Subdivision - 2 lot subdivision

Application No. PA 3008
Applicant: Iplanning Services Pty Ltd
Location: 764 Daylesford-Malmsbury Road GLENLYON
V 12232 F 176 CA 4 Sect 23 Glenlyon

Thank you for your letter and information received 24 November 2020 in accordance with Section 55 of the *Planning and Environment Act 1987*.

Goulburn-Murray Water's (GMW's) areas of interest are surface water and groundwater quality, use and disposal. GMW requires that development proposals do not impact detrimentally on GMW's infrastructure and the flow and quality of surface water and groundwater. Applicants must ensure that any required water supplies are available from an approved source.

The property is located in the Cairn Curran Special Water Supply Catchment and subject to ESO1. The land is also within the Township Zone and GMW understands the applicant is seeking planning permission to subdivide the land into 2 allotments – lot 1 4067 m2 and lot 2 4058 m2. No water features have been identified on site. The Land Capability Assessment (LCA) outlines that there are no springs or creeks on the land and the property is above the 1:100 flood level. The soil type have been identified as low risk in terms of wastewater disposal given non-dispersive and well-draining properties. The LCA recommends that wastewater from any future development of the site should be treated to a secondary standard and disposed of via sub-surface irrigation.

The LCA includes wastewater disposal field calculations for up to 8 bedrooms. A water balance for wastewater disposal calculations based on a 4 bedroom dwelling has been provided recommending a disposal area of 375m2. It is noted that the site has a gentle slope of 1.6% and the rainfall retained figure is 75%. Based on the slope GMW considers this figure should be 100% resulting in a much larger field size. Accordingly, this should be noted for any future development of the site and the number of bedrooms suitable based on site conditions. Density of unsewered development in Glenlyon is high and further subdivision of land creating additional unsewered lots poses a high risk to ground and surface water quality. Therefore in terms of wastewater disposal it is critical that any future development of these sites is managed appropriately to mitigate any potential risks to water quality.

Based on the information provided and in accordance with Section 56 (b) of *the Planning and Environment Act 1987*, Goulburn-Murray Water has no objection to this planning permit being granted subject to the following conditions:

1. Any Plan of Subdivision lodged for certification must be referred to Goulburn-Murray Rural Water Corporation pursuant to Section 8(1)(a) of the Subdivision Act 1988.
2. Prior to Statement of Compliance being issued, the owner shall enter into an Agreement with the Responsible Authority and Goulburn Murray Water under Section 173 of the Planning and Environment Act ensuring that:
 - a) If a community effluent disposal system or reticulated sewerage system becomes available, each lot in the subdivision must be connected to the system for the management of wastewater and all on-site wastewater treatment and disposal systems must be decommissioned.
 - b) The wastewater treatment and disposal facility be installed, operated and maintained as required by the EPA.
 - c) Lots in this subdivision cannot be further subdivided unless each lot is connected to a community effluent disposal system or reticulated sewerage.
 - d) The owner shall meet the cost of the registration of the agreement on the title.
 - e) This agreement must be registered on title.
 - f) This agreement is cancelled if (a) above is satisfied.

If you require further information please e-mail planning.referrals@gmwater.com.au or contact 1800 013 357.

Yours sincerely

(Original signed by Ranine McKenzie)

Ranine McKenzie
SECTION LEADER STATUTORY PLANNING

NCCMA Ref: NCCMA-F-2020-01395
Document No: 1
Council Ref: PA 3008
Other Ref:
Date: 01 December 2020

James McInnes
Statutory Planner
Hepburn Shire Council
Po Box 21,
Daylesford Vic 3460

Dear James

Planning Permit Application No: PA 3008
Development Description: 2 Lot Subdivision
Street Address: 764 Daylesford-Malmsbury Road Glenlyon Vic 3461
Cadastral Location: CA 4, Section 23, Parish of Glenlyon
Applicant: James Iles, iPlanning Services Pty Ltd

Thank you for your referral under Section 55 of the *Planning and Environment Act, 1987* dated 24 November 2020, and received by North Central Catchment Management Authority (CMA) on 24 November 2020, regarding the above matter.

North Central CMA, pursuant to *Section 56 of the Planning and Environment Act 1987*, **does not object** to the granting of a permit **subject to the following conditions:**

Advice to Applicant / Council

Flood levels for the 1% AEP probability (100 year ARI) have not been determined for this area under the *Water Act 1989*. However, information available at North Central CMA indicates that in the event of a 1% AEP flood event it is highly unlikely that the property may be subject to inundation from a designated waterway.

Should you have any queries, please do not hesitate to contact me on **(03) 5440 1896**. To assist the CMA in handling any enquiries and the supply of further information, please ensure you quote **NCCMA-F-2020-01395** in your correspondence.

Yours sincerely

A handwritten signature in black ink that reads "Nathan Treloar".

Nathan Treloar

Waterways and Floodplain Officer

Cc: James Iles, iPlanning Services Pty Ltd

Information contained in this correspondence is subject to the definitions and disclaimers attached.



*Attached: Definitions and Disclaimers***Definitions and Disclaimers**

1. The area referred to in this letter as the 'proposed development location' is the land parcel(s) that, according to the Authority's assessment, represent(s) the location identified by the applicant. The identification of the 'proposed development location' on the Authority's GIS has been done in good faith and in accordance with the information given to the Authority by the applicant(s) and/or local government authority.
2. While every endeavour has been made by the Authority to identify the proposed development location on its GIS using VicMap Parcel and Address data, the Authority accepts no responsibility for or makes no warranty with regard to the accuracy or naming of this proposed development location according to its official land title description.
3. **AEP** as Annual Exceedance Probability – is the likelihood of occurrence of a flood of given size or larger occurring in any one year. AEP is expressed as a percentage (%) risk and may be expressed as the reciprocal of ARI (Average Recurrence Interval).

Please note that the 1% probability flood is not the probable maximum flood (PMF). There is always a possibility that a flood larger in height and extent than the 1% probability flood may occur in the future.

4. **ARI** as Average Recurrence Interval - is the likelihood of occurrence, expressed in terms of the long-term average number of years, between flood events as large as or larger than the design flood event. For example, floods with a discharge as large as or larger than the 100-year ARI flood will occur on average once every 100 years.
5. **AHD** as Australian Height Datum - is the adopted national height datum that generally relates to height above mean sea level. Elevation is in metres.
6. No warranty is made as to the accuracy or liability of any studies, estimates, calculations, opinions, conclusions, recommendations (which may change without notice) or other information contained in this letter and, to the maximum extent permitted by law, the Authority disclaims all liability and responsibility for any direct or indirect loss or damage which may be suffered by any recipient or other person through relying on anything contained in or omitted from this letter.
7. This letter has been prepared for the sole use by the party to whom it is addressed and no responsibility is accepted by the Authority with regard to any third party use for the whole or any part of its contents. Neither the whole nor any part of this letter or any reference thereto may be included in any document, circular or statement without the Authority's written approval of the form and context in which it will appear.
8. The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.

**10.2 PLANNING APPLICATION 3009 - TWO LOT SUBDIVISION AND ASSOCIATED WORKS, INCLUDING NATIVE VEGETATION REMOVAL - CA 5 SEC 23 - 764 DAYLESFORD-MALMSBURY ROAD GLENLYON
DIRECTOR INFRASTRUCTURE AND DEVELOPMENT SERVICES**

In providing this advice to Council as the Statutory Planner, I James McInnes have no interests to disclose in this report.

ATTACHMENTS

1. PA 3009 - Application - 764 Daylesford- Malmsbury Road Glenlyon [**10.2.1** - 132 pages]
2. PA 3008, PA 3009, PA 3010 - All objections [**10.2.2** - 63 pages]
3. PA 3009 Clause 56 Assessment [**10.2.3** - 9 pages]
4. PA 3009 - External Referral Authority Responses [**10.2.4** - 8 pages]

EXECUTIVE SUMMARY

The purpose of this report is for Council to determine planning application PA 3009 for the two (2) lot subdivision of land at 764 Daylesford-Malmsbury Road Glenlyon, known as Crown Allotment 5 Section 23 Township of Glenlyon Parish of Glenlyon.

It is proposed to subdivide the existing single lot into two lots, with both lots fronting Spring Street to the east. Road creation works which include native vegetation removal will be required for both lots to have adequate mandatory vehicle access. Both proposed lots will be vacant.

The application was notified and twelve (12) objections were received.

OFFICER'S RECOMMENDATION

That Council, having caused notice of Planning Application PA 3009 to be given under Section 52 of the Planning and Environment Act 1987, and having considered all the matters required under Section 60 of the Act, determines to issue a Notice of Decision to Grant a Permit for the two (2) lot subdivision, including native vegetation removal and associated works at 764 Daylesford-Malmsbury Road, Glenlyon (Crown Allotment 5 Section 23 Township of Glenlyon Parish of Glenlyon) in accordance with the endorsed plans, subject to the following conditions:

Layout must not be altered

1. *The layout of the subdivision as shown on the endorsed plans must not be altered or modified unless otherwise agreed in writing by the Responsible Authority.*

Amenity standards

2. *Any works associated with the subdivision must be managed so that the amenity of the area is not detrimentally affected through the:*
 - a. *transport of materials, goods, or commodities to or from the land;*
 - b. *appearance of any buildings, works, or materials;*

- c. *emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise.*

To the satisfaction of the Responsible Authority.

- 3. *The permit holder is to ensure that dust suppression is undertaken in the form of constant water spraying or other natural based proprietary dust suppressant to ensure that dust caused by vehicles moving along the access road or throughout the site does not cause a nuisance to surrounding properties to the satisfaction of the Responsible Authority.*

Mandatory

- 4. *The owner of the land must enter into an agreement with:*
 - a. *a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and,*
 - b. *a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.*
- 5. *Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:*
 - a. *a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and,*
 - b. *a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.*
- 6. *The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.*
- 7. *All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision*

submitted for certification in favour of the relevant authority for which the easement or site is to be created.

8. *The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.*

Council Engineering

9. Stormwater Drainage:

- a. *All stormwater discharged from the subject land shall be connected to the legal point of discharge to the satisfaction of the Responsible Authority. No concentrated stormwater shall drain or discharge from the land to adjoining properties.*
- b. *Each lot requires a separate point of discharge.*
- c. *It is the responsibility of the developer, to prepare a Stormwater Strategy Plan to identify and record the manner by which the quantity and quality of stormwater shall be managed for the catchment. The stormwater strategy plan must demonstrate how to avoid adverse impact on neighbouring properties and surround road network due to the development. Drainage design plans and legal point of discharge will not be considered until the drainage strategy has been established.*
- d. *It is the responsibility of the developer to meet the requirements for stormwater quality as stated in the BPEM (Best Practice Environmental Management) Guidelines*

Note: Additional information for requirements can be found at <https://www.epa.vic.gov.au/business-and-industry/guidelines/water-guidance/urban-stormwater-bpemq>

10. Access:

- a. *Vehicle access/crossing to the land is to be located, constructed and maintained to the satisfaction of the Responsible Authority.*
- b. *Prior to the occupation the following will be constructed for approval.*
 - i. *Vehicle access/crossing is to be constructed in accordance with Infrastructure Design Manual Standard Drawing SD 255 or to approval of responsible authority*
 - ii. *Vehicle access/crossing to the land shall be located so that adequate sight distance is achieved to comply with Australian Standard AS2890.1:2004 Section 3.2.4 and as specified in Ausroad's Guide to Road Design Part 4A Section 3.4 - 'Sight Distance at Property Entrance'.*
 - iii. *Minimum 10.0m and 9.0m clearance shall be maintained from any road intersection and between adjacent crossovers respectively.*

- iv. *Any proposed vehicular crossing shall have satisfactory clearance to any side-entry pit, power or Telecommunications pole, manhole cover or marker, or street tree. Any relocation, alteration or replacement required shall be in accordance with the requirements of the relevant Authority and shall be at the applicant's expense.*
 - c. *The final location and construction of the vehicle crossing is to be approved by the Responsible Authority via a "Consent to Work within the Road Reserve", prior to the undertaking of works.*
11. *Road Upgrade Works:*
- a. *It is the responsibility of this permit holder(s) to construct Spring Street as a sealed road from Goochs Lane to Collins Road to the satisfaction of Responsible Authority*
 - b. *The road shall be designed and constructed to relevant Australian and VicRoads standards and in accordance with the requirements of Infrastructure Design Manual (IDM) and IDM standard drawing SD600*
 - c. *Professionally prepared plans designed by a suitably qualified engineer based on site tests are to be submitted to the Responsible Authority for approval prior to construction.*
 - d. *Plan shall account for the protection of the existing vegetation.*
 - e. *The road pavement shall be designed by a suitably qualified engineer based on site tests but at a minimum shall include: 4.0m pavement width comprising*
 - i. *200mm compacted depth class 3, 20mm FCR sub base and 100mm compacted depth class 2, 20mm FCR base pavement.*
 - ii. *1.5m unsealed shoulders.*
 - f. *The Supervising Consulting Engineer shall provide to Council a report of hold points and inspections for the construction and verification that the roads and drains have been designed and constructed in compliance with the above standards, by providing a list verifying the results of all tests undertaken and corresponding results. The minimum tests required to be provided to the Responsible Authority are:*
 - i. *Road Sub-grade (Proof Roll)*
 - ii. *Pavement sub-base and base (density test and proof roll)*
 - iii. *Pavement prior to sealing or asphalt application*
 - iv. *Drainage trench and bedding*
 - v. *Drainage infrastructure prior to backfill*
 - vi. *Drainage pits*
 - g. *The developer shall prepare all documents required for obtaining approval from Dja Dja Wurrung Clans Aboriginal Corporation for road works and submitted to the Responsible Authority for forwarding them to the Dja Dja Wurrung Clans Aboriginal Corporation. All costs*

incurred in complying with the Dja Dja Wurrung Clans Aboriginal Corporation requirements shall be borne by the developer.

12. Native Vegetation Assessment

- a. Prior to the commencement of any works , the permit holder must submit site /construction management plans to the satisfaction of the Responsible Authority demonstrating appropriate measures to put in place to protect the native vegetation and associated habitats identified in the native vegetation assessment report. The Native Vegetation Assessment shall include qualified arborist report on the health and status of all large trees in the construction zone. All works undertaken during the construction and development stage must be in accordance with the management plan to the satisfaction of the Responsible Authority.*

13. Prior to commencement of use it is the responsibility of the developer to meet the requirements and standards as set out in the IDM (Infrastructure Design Manual) version 5.20

14. All above Council Engineering works must be constructed and completed prior to statement of compliance.

15. All costs incurred in complying with the above Council Engineering conditions shall be borne by the permit holder

Standard Council Environmental Health

16. Before works start for a dwelling upon the lots shown on the endorsed plans an application to install a septic tank system must be submitted to the responsible authority.

17. The wastewater system must be an EPA approved Aerobic Wastewater Treatment System capable of achieving the 20/30 standard and must be installed in accordance with the EPA Code of Practice – onsite wastewater management July 2016 (EPA publication 891.4) unless otherwise agreed in writing by the responsible authority.

18. The wastewater management system including effluent disposal fields must be located in an area that is able to satisfy minimum setbacks identified within Table 5 of the EPA Code of Practice – onsite wastewater management July 2016 (EPA publication 891.4).

Goulburn Murray Water

19. Any Plan of Subdivision lodged for certification must be referred to Goulburn-Murray Rural Water Corporation pursuant to Section 8(1)(a) of the Subdivision Act 1988.

20. Prior to Statement of Compliance being issued, the owner shall enter into an Agreement with the Responsible Authority and Goulburn Murray Water under Section 173 of the Planning and Environment Act ensuring that:

- a. If a community effluent disposal system or reticulated sewerage system becomes available, each lot in the subdivision must be*

connected to the system for the management of wastewater and all on-site wastewater treatment and disposal systems must be decommissioned.

- b. The wastewater treatment and disposal facility be installed, operated and maintained as required by the EPA.*
- c. Lots in this subdivision cannot be further subdivided unless each lot is connected to a community effluent disposal system or reticulated sewerage.*
- d. The owner shall meet the cost of the registration of the agreement on the title.*
- e. This agreement must be registered on title.*
- f. This agreement is cancelled if (a) above is satisfied.*

Department of Environment, Land, Water and Planning

21. Notification of permit conditions:

Before works start, the permit holder must advise all persons undertaking the vegetation removal or works on site of all relevant permit conditions and associated statutory requirements or approvals.

22. Native vegetation permitted to be removed, destroyed, or lopped:

The native vegetation permitted to be removed, destroyed or lopped under this permit is comprised of:

- a. 0.209 hectares of native vegetation,*
- b. including three (3) large trees,*
- c. with a strategic biodiversity value of 0.498.*

23. Protection of retained vegetation:

- a. Before works start, a plan to the satisfaction of the responsible authority identifying all native vegetation to be retained and describing the measures to be used to protect the identified vegetation during construction, must be prepared and submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will form part of this permit. All works constructed or carried out must be in accordance with the endorsed plan.*
- b. Except with the written consent of the responsible authority, within the area of native vegetation to be retained and any tree or vegetation protection zone associated with the permitted use and/or development, the following is prohibited:*
 - i. vehicular or pedestrian access*
 - ii. trenching or soil excavation*
 - iii. storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products*
 - iv. entry and exit pits for the provision of underground services*

- v. *any other actions or activities that may result in adverse impacts to retained native vegetation.*

24. Native vegetation offsets:

To offset the removal of 0.209 hectares of native vegetation, the permit holder must secure native vegetation offset in accordance with Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017), as specified below:

A general offset of 0.071 general habitat units must meet the following criteria:

- a. *located within the North Central Catchment Management Authority boundary or Hepburn Shire Council municipal area.*
- b. *with a minimum strategic biodiversity score of at least 0.398, and*
- c. *The offset(s) secured must also protect three (3) large trees.*

Considering the same Native Vegetation Removal report (report ID: 3029-20210416-010, dated 16 April 2021) has been submitted for the planning applications PA 3008, PA 3009 and PA 3010, a copy of the offset evidence including the above requirements will be considered satisfactory for all three planning applications.

25. Offset evidence:

- a. *Before the commencement of works approved by this permit, evidence that the required offset by this permit has been secured must be provided to the satisfaction of the responsible authority. This evidence must be one or both of the following:*
 - i. *an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10-year management actions and ongoing management of the site, and/or*
 - ii. *credit extract(s) allocated to the permit from the Native Vegetation Credit Register.*
- b. *A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit. Within 30 days of endorsement of the offset evidence, a copy of the endorsed offset evidence must be provided to Planning Approvals at the Department of Environment, Land, Water and Planning - Grampians regional office via email: grampians.planning@delwp.vic.gov.au*

Permit expiry

26. This permit will expire if one of the following circumstances applies:

- a. *The plan of subdivision is not certified within two (2) years of the date of this permit;*

- b. *The registration of the relevant stage of subdivision is not completed within five (5) years from the date of certification of the plan of subdivision.*

The Responsible Authority may extend the permit if a request is made in writing in accordance with Section 69 of Planning and Environment Act 1987.

PERMIT NOTES:

Department of Environment, Land, Water and Planning

Please note before any works on public land start, a permit to take protected flora under the Flora and Fauna Guarantee (FFG) Act 1988 may be required. To obtain an FFG permit or further information, please contact a Natural Environment Program officer at the Grampians regional office of the Department of Environment, Land, Water and Planning on grampians.environment@delwp.vic.gov.au

North Central Catchment Management Authority

Flood levels for the 1% AEP probability (100 year ARI) have not been determined for this area under the Water Act 1989. However, information available at North Central CMA indicates that in the event of a 1% AEP flood event it is highly unlikely that the property may be subject to inundation from a designated waterway.

Mr James Iles addressed Council in support of the application.

Mr Sean Lenaghan addressed Council in support of the application.

MOTION

That Council, having caused notice of Planning Application PA 3009 to be given under Section 52 of the Planning and Environment Act 1987, and having considered all the matters required under Section 60 of the Act, determines to issue a Notice of Decision to Grant a Permit for the two (2) lot subdivision, including native vegetation removal and associated works at 764 Daylesford-Malmsbury Road, Glenlyon (Crown Allotment 5 Section 23 Township of Glenlyon Parish of Glenlyon) in accordance with the endorsed plans, subject to the following conditions:

1. *Before the issue of a Statement of Compliance under the Subdivision Act 1988, the owner must enter into an agreement with the Responsible Authority made pursuant to Section 173 of the Planning and Environment Act 1987 and the agreement must be registered on the title/s to the land under Section 181 of the Act. The agreement must provide that:*
 - i. *a 22,000ltr heritage water tank must be installed on both Lots 1 and 2 as shown on the endorsed plans for the purpose of providing a potable water supply to any future dwellings to be constructed upon these lots, prior to the issue of an occupancy permit.*

- ii. *The owner must pay the reasonable costs for the preparation, execution and registration of the Section 173 Agreement.*

Layout must not be altered

- 1. *The layout of the subdivision as shown on the endorsed plans must not be altered or modified unless otherwise agreed in writing by the Responsible Authority.*

Amenity standards

- 2. *Any works associated with the subdivision must be managed so that the amenity of the area is not detrimentally affected through the:*
 - a. *transport of materials, goods, or commodities to or from the land;*
 - b. *appearance of any buildings, works, or materials;*
 - c. *emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise.*

To the satisfaction of the Responsible Authority.

- 3. *The permit holder is to ensure that dust suppression is undertaken in the form of constant water spraying or other natural based proprietary dust suppressant to ensure that dust caused by vehicles moving along the access road or throughout the site does not cause a nuisance to surrounding properties to the satisfaction of the Responsible Authority.*

Mandatory

- 4. *The owner of the land must enter into an agreement with:*
 - a. *a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and,*
 - b. *a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.*
- 5. *Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:*
 - a. *a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and,*

- b. a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.*
- 6. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.*
- 7. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.*
- 8. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.*

Council Engineering

- 9. Stormwater Drainage:*
 - a. All stormwater discharged from the subject land shall be connected to the legal point of discharge to the satisfaction of the Responsible Authority. No concentrated stormwater shall drain or discharge from the land to adjoining properties.*
 - b. Each lot requires a separate point of discharge.*
 - c. It is the responsibility of the developer, to prepare a Stormwater Strategy Plan to identify and record the manner by which the quantity and quality of stormwater shall be managed for the catchment. The stormwater strategy plan must demonstrate how to avoid adverse impact on neighbouring properties and surround road network due to the development. Drainage design plans and legal point of discharge will not be considered until the drainage strategy has been established.*
 - d. It is the responsibility of the developer to meet the requirements for stormwater quality as stated in the BPEM (Best Practice Environmental Management) Guidelines*

Note: Additional information for requirements can be found at <https://www.epa.vic.gov.au/business-and-industry/guidelines/water-guidance/urban-stormwater-bpemg>

- 10. Access:*

- a. *Vehicle access/crossing to the land is to be located, constructed and maintained to the satisfaction of the Responsible Authority.*
- b. *Prior to the occupation the following will be constructed for approval.*
 - i. *Vehicle access/crossing is to be constructed in accordance with Infrastructure Design Manual Standard Drawing SD 255 or to approval of responsible authority*
 - ii. *Vehicle access/crossing to the land shall be located so that adequate sight distance is achieved to comply with Australian Standard AS2890.1:2004 Section 3.2.4 and as specified in Ausroad's Guide to Road Design Part 4A Section 3.4 - 'Sight Distance at Property Entrance'.*
 - iii. *Minimum 10.0m and 9.0m clearance shall be maintained from any road intersection and between adjacent crossovers respectively.*
 - iv. *Any proposed vehicular crossing shall have satisfactory clearance to any side-entry pit, power or Telecommunications pole, manhole cover or marker, or street tree. Any relocation, alteration or replacement required shall be in accordance with the requirements of the relevant Authority and shall be at the applicant's expense.*
- c. *The final location and construction of the vehicle crossing is to be approved by the Responsible Authority via a "Consent to Work within the Road Reserve", prior to the undertaking of works.*

11. Road Upgrade Works:

- a. *It is the responsibility of this permit holder(s) to construct Spring Street as a sealed road from Goochs Lane to Collins Road to the satisfaction of Responsible Authority*
- b. *The road shall be designed and constructed to relevant Australian and VicRoads standards and in accordance with the requirements of Infrastructure Design Manual (IDM) and IDM standard drawing SD600*
- c. *Professionally prepared plans designed by a suitably qualified engineer based on site tests are to be submitted to the Responsible Authority for approval prior to construction.*
- d. *Plan shall account for the protection of the existing vegetation.*
- e. *The road pavement shall be designed by a suitably qualified engineer based on site tests but at a minimum shall include: 4.0m pavement width comprising*

- i. 200mm compacted depth class 3, 20mm FCR sub base and 100mm compacted depth class 2, 20mm FCR base pavement.
 - ii. 1.5m unsealed shoulders.
 - f. The Supervising Consulting Engineer shall provide to Council a report of hold points and inspections for the construction and verification that the roads and drains have been designed and constructed in compliance with the above standards, by providing a list verifying the results of all tests undertaken and corresponding results. The minimum tests required to be provided to the Responsible Authority are:
 - i. Road Sub-grade (Proof Roll)
 - ii. Pavement sub-base and base (density test and proof roll)
 - iii. Pavement prior to sealing or asphalt application
 - iv. Drainage trench and bedding
 - v. Drainage infrastructure prior to backfill
 - vi. Drainage pits
 - g. The developer shall prepare all documents required for obtaining approval from Dja Dja Wurrung Clans Aboriginal Corporation for road works and submitted to the Responsible Authority for forwarding them to the Dja Dja Wurrung Clans Aboriginal Corporation. All costs incurred in complying with the Dja Dja Wurrung Clans Aboriginal Corporation requirements shall be borne by the developer.
- 12. Native Vegetation Assessment
 - a. Prior to the commencement of any works , the permit holder must submit site /construction management plans to the satisfaction of the Responsible Authority demonstrating appropriate measures to put in place to protect the native vegetation and associated habitats identified in the native vegetation assessment report. The Native Vegetation Assessment shall include qualified arborist report on the health and status of all large trees in the construction zone. All works undertaken during the construction and development stage must be in accordance with the management plan to the satisfaction of the Responsible Authority.
- 13. Prior to commencement of use it is the responsibility of the developer to meet the requirements and standards as set out in the IDM (Infrastructure Design Manual) version 5.20
- 14. All above Council Engineering works must be constructed and completed prior to statement of compliance.

15. *All costs incurred in complying with the above Council Engineering conditions shall be borne by the permit holder*

Standard Council Environmental Health

16. *Before works start for a dwelling upon the lots shown on the endorsed plans an application to install a septic tank system must be submitted to the responsible authority.*
17. *The wastewater system must be an EPA approved Aerobic Wastewater Treatment System capable of achieving the 20/30 standard and must be installed in accordance with the EPA Code of Practice – onsite wastewater management July 2016 (EPA publication 891.4) unless otherwise agreed in writing by the responsible authority.*
18. *The wastewater management system including effluent disposal fields must be located in an area that is able to satisfy minimum setbacks identified within Table 5 of the EPA Code of Practice – onsite wastewater management July 2016 (EPA publication 891.4).*

Goulburn Murray Water

19. *Any Plan of Subdivision lodged for certification must be referred to Goulburn-Murray Rural Water Corporation pursuant to Section 8(1)(a) of the Subdivision Act 1988.*
20. *Prior to Statement of Compliance being issued, the owner shall enter into an Agreement with the Responsible Authority and Goulburn Murray Water under Section 173 of the Planning and Environment Act ensuring that:*
- a. If a community effluent disposal system or reticulated sewerage system becomes available, each lot in the subdivision must be connected to the system for the management of wastewater and all on-site wastewater treatment and disposal systems must be decommissioned.*
 - b. The wastewater treatment and disposal facility be installed, operated and maintained as required by the EPA.*
 - c. Lots in this subdivision cannot be further subdivided unless each lot is connected to a community effluent disposal system or reticulated sewerage.*
 - d. The owner shall meet the cost of the registration of the agreement on the title.*
 - e. This agreement must be registered on title.*
 - f. This agreement is cancelled if (a) above is satisfied.*

Department of Environment, Land, Water and Planning

21. *Notification of permit conditions:*

Before works start, the permit holder must advise all persons undertaking the vegetation removal or works on site of all relevant permit conditions and associated statutory requirements or approvals.

22. Native vegetation permitted to be removed, destroyed, or lopped:

The native vegetation permitted to be removed, destroyed or lopped under this permit is comprised of:

- a. 0.209 hectares of native vegetation,*
- b. including three (3) large trees,*
- c. with a strategic biodiversity value of 0.498.*

23. Protection of retained vegetation:

- a. Before works start, a plan to the satisfaction of the responsible authority identifying all native vegetation to be retained and describing the measures to be used to protect the identified vegetation during construction, must be prepared and submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will form part of this permit. All works constructed or carried out must be in accordance with the endorsed plan.*
- b. Except with the written consent of the responsible authority, within the area of native vegetation to be retained and any tree or vegetation protection zone associated with the permitted use and/or development, the following is prohibited:*
 - i. vehicular or pedestrian access*
 - ii. trenching or soil excavation*
 - iii. storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products*
 - iv. entry and exit pits for the provision of underground services*
 - v. any other actions or activities that may result in adverse impacts to retained native vegetation.*

24. Native vegetation offsets:

To offset the removal of 0.209 hectares of native vegetation, the permit holder must secure native vegetation offset in accordance with Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017), as specified below:

A general offset of 0.071 general habitat units must meet the following criteria:

- a. located within the North Central Catchment Management Authority boundary or Hepburn Shire Council municipal area.*
- b. with a minimum strategic biodiversity score of at least 0.398, and*

- c. *The offset(s) secured must also protect three (3) large trees.*

Considering the same Native Vegetation Removal report (report ID: 3029-20210416-010, dated 16 April 2021) has been submitted for the planning applications PA 3008, PA 3009 and PA 3010, a copy of the offset evidence including the above requirements will be considered satisfactory for all three planning applications.

25. Offset evidence:

- a. *Before the commencement of works approved by this permit, evidence that the required offset by this permit has been secured must be provided to the satisfaction of the responsible authority. This evidence must be one or both of the following:*
- i. *an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10-year management actions and ongoing management of the site, and/or*
 - ii. *credit extract(s) allocated to the permit from the Native Vegetation Credit Register.*
- b. *A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit. Within 30 days of endorsement of the offset evidence, a copy of the endorsed offset evidence must be provided to Planning Approvals at the Department of Environment, Land, Water and Planning - Grampians regional office via email:*
grampians.planning@delwp.vic.gov.au

Permit expiry

26. *This permit will expire if one of the following circumstances applies:*
- a. *The plan of subdivision is not certified within two (2) years of the date of this permit;*
 - b. *The registration of the relevant stage of subdivision is not completed within five (5) years from the date of certification of the plan of subdivision.*

The Responsible Authority may extend the permit if a request is made in writing in accordance with Section 69 of Planning and Environment Act 1987.

PERMIT NOTES:

Department of Environment, Land, Water and Planning

Please note before any works on public land start, a permit to take protected flora under the Flora and Fauna Guarantee (FFG) Act 1988 may be required. To obtain an FFG permit or further information, please contact a Natural Environment Program officer at the Grampians regional office of the

Department of Environment, Land, Water and Planning
on grampians.environment@delwp.vic.gov.au

North Central Catchment Management Authority

Flood levels for the 1% AEP probability (100 year ARI) have not been determined for this area under the Water Act 1989. However, information available at North Central CMA indicates that in the event of a 1% AEP flood event it is highly unlikely that the property may be subject to inundation from a designated waterway.

Moved: Cr Juliet Simpson

Seconded: Cr Jen Bray

Lost

Cr Simpson called for a **Division**.

Voting for: Cr Simpson, Cr Bray and Cr Halliday

Voting against: Cr Hood, Cr Henderson, Cr Hewitt and Cr Drylie

MOTION

That Council, having caused notice of Planning Application PA 3009 to be given under Section 52 of the Planning and Environment Act 1987, and having considered all the matters required under Section 60 of the Act, determines to issue a Notice of Decision to Grant a Permit for the two (2) lot subdivision, including native vegetation removal and associated works at 764 Daylesford-Malmsbury Road, Glenlyon (Crown Allotment 5 Section 23 Township of Glenlyon Parish of Glenlyon) in accordance with the endorsed plans, subject to the following conditions:

Layout must not be altered

1. *The layout of the subdivision as shown on the endorsed plans must not be altered or modified unless otherwise agreed in writing by the Responsible Authority.*

Amenity standards

2. *Any works associated with the subdivision must be managed so that the amenity of the area is not detrimentally affected through the:*
 - a. *transport of materials, goods, or commodities to or from the land;*
 - b. *appearance of any buildings, works, or materials;*
 - c. *emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise.*

To the satisfaction of the Responsible Authority.

3. *The permit holder is to ensure that dust suppression is undertaken in the form of constant water spraying or other natural based proprietary dust suppressant to ensure that dust caused by vehicles moving along the access*

road or throughout the site does not cause a nuisance to surrounding properties to the satisfaction of the Responsible Authority.

Mandatory

4. *The owner of the land must enter into an agreement with:*

 - a. *a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and,*
 - b. *a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.*

5. *Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:*
 - a. *a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and,*
 - b. *a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.*
6. *The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.*
7. *All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.*
8. *The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.*

Council Engineering

9. *Stormwater Drainage:*

- a. All stormwater discharged from the subject land shall be connected to the legal point of discharge to the satisfaction of the Responsible Authority. No concentrated stormwater shall drain or discharge from the land to adjoining properties.
- b. Each lot requires a separate point of discharge.
- c. It is the responsibility of the developer, to prepare a Stormwater Strategy Plan to identify and record the manner by which the quantity and quality of stormwater shall be managed for the catchment. The stormwater strategy plan must demonstrate how to avoid adverse impact on neighbouring properties and surround road network due to the development. Drainage design plans and legal point of discharge will not be considered until the drainage strategy has been established.
- d. It is the responsibility of the developer to meet the requirements for stormwater quality as stated in the BPEM (Best Practice Environmental Management) Guidelines

Note: Additional information for requirements can be found at <https://www.epa.vic.gov.au/business-and-industry/guidelines/water-guidance/urban-stormwater-bpemg>

10. Access:

- a. Vehicle access/crossing to the land is to be located, constructed and maintained to the satisfaction of the Responsible Authority.
- b. Prior to the occupation the following will be constructed for approval.
 - i. Vehicle access/crossing is to be constructed in accordance with Infrastructure Design Manual Standard Drawing SD 255 or to approval of responsible authority
 - ii. Vehicle access/crossing to the land shall be located so that adequate sight distance is achieved to comply with Australian Standard AS2890.1:2004 Section 3.2.4 and as specified in Ausroad's Guide to Road Design Part 4A Section 3.4 - 'Sight Distance at Property Entrance'.
 - iii. Minimum 10.0m and 9.0m clearance shall be maintained from any road intersection and between adjacent crossovers respectively.
 - iv. Any proposed vehicular crossing shall have satisfactory clearance to any side-entry pit, power or Telecommunications pole, manhole cover or marker, or street tree. Any relocation, alteration or replacement required shall be in accordance with the requirements of the relevant Authority and shall be at the applicant's expense.

- c. *The final location and construction of the vehicle crossing is to be approved by the Responsible Authority via a "Consent to Work within the Road Reserve", prior to the undertaking of works.*

11. Road Upgrade Works:

- a. *It is the responsibility of this permit holder(s) to construct Spring Street as a sealed road from Goochs Lane to Collins Road to the satisfaction of Responsible Authority*
- b. *The road shall be designed and constructed to relevant Australian and VicRoads standards and in accordance with the requirements of Infrastructure Design Manual (IDM) and IDM standard drawing SD600*
- c. *Professionally prepared plans designed by a suitably qualified engineer based on site tests are to be submitted to the Responsible Authority for approval prior to construction.*
- d. *Plan shall account for the protection of the existing vegetation.*
- e. *The road pavement shall be designed by a suitably qualified engineer based on site tests but at a minimum shall include: 4.0m pavement width comprising*
 - i. *200mm compacted depth class 3, 20mm FCR sub base and 100mm compacted depth class 2, 20mm FCR base pavement.*
 - ii. *1.5m unsealed shoulders.*
- f. *The Supervising Consulting Engineer shall provide to Council a report of hold points and inspections for the construction and verification that the roads and drains have been designed and constructed in compliance with the above standards, by providing a list verifying the results of all tests undertaken and corresponding results. The minimum tests required to be provided to the Responsible Authority are:*
 - i. *Road Sub-grade (Proof Roll)*
 - ii. *Pavement sub-base and base (density test and proof roll)*
 - iii. *Pavement prior to sealing or asphalt application*
 - iv. *Drainage trench and bedding*
 - v. *Drainage infrastructure prior to backfill*
 - vi. *Drainage pits*
- g. *The developer shall prepare all documents required for obtaining approval from Dja Dja Wurrung Clans Aboriginal Corporation for road works and submitted to the Responsible Authority for forwarding them to the Dja Dja Wurrung Clans Aboriginal Corporation. All costs incurred in complying with the Dja Dja Wurrung Clans Aboriginal Corporation requirements shall be borne by the developer.*

12. Native Vegetation Assessment

- a. *Prior to the commencement of any works , the permit holder must submit site /construction management plans to the satisfaction of the Responsible Authority demonstrating appropriate measures to put in*

place to protect the native vegetation and associated habitats identified in the native vegetation assessment report. The Native Vegetation Assessment shall include qualified arborist report on the health and status of all large trees in the construction zone. All works undertaken during the construction and development stage must be in accordance with the management plan to the satisfaction of the Responsible Authority.

- 13. Prior to commencement of use it is the responsibility of the developer to meet the requirements and standards as set out in the IDM (Infrastructure Design Manual) version 5.20*
- 14. All above Council Engineering works must be constructed and completed prior to statement of compliance.*
- 15. All costs incurred in complying with the above Council Engineering conditions shall be borne by the permit holder*

Standard Council Environmental Health

- 16. Before works start for a dwelling upon the lots shown on the endorsed plans an application to install a septic tank system must be submitted to the responsible authority.*
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 - a. If a community effluent disposal system or reticulated sewerage system becomes available, each lot in the subdivision must be connected to the system for the management of wastewater and all on-site wastewater treatment and disposal systems must be decommissioned.*
 - b. The wastewater treatment and disposal facility be installed, operated and maintained as required by the EPA.*

- c. *Lots in this subdivision cannot be further subdivided unless each lot is connected to a community effluent disposal system or reticulated sewerage.*
- d. *The owner shall meet the cost of the registration of the agreement on the title.*
- e. *This agreement must be registered on title.*
- f. *This agreement is cancelled if (a) above is satisfied.*

Department of Environment, Land, Water and Planning

21. Notification of permit conditions:

Before works start, the permit holder must advise all persons undertaking the vegetation removal or works on site of all relevant permit conditions and associated statutory requirements or approvals.

22. Native vegetation permitted to be removed, destroyed, or lopped:

The native vegetation permitted to be removed, destroyed or lopped under this permit is comprised of:

- a. *0.209 hectares of native vegetation,*
- b. *including three (3) large trees,*
- c. *with a strategic biodiversity value of 0.498.*

23. Protection of retained vegetation:

- a. *Before works start, a plan to the satisfaction of the responsible authority identifying all native vegetation to be retained and describing the measures to be used to protect the identified vegetation during construction, must be prepared and submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will form part of this permit. All works constructed or carried out must be in accordance with the endorsed plan.*
- b. *Except with the written consent of the responsible authority, within the area of native vegetation to be retained and any tree or vegetation protection zone associated with the permitted use and/or development, the following is prohibited:*
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 - ii. *trenching or soil excavation*
 - iii. *storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products*
 - iv. *entry and exit pits for the provision of underground services*
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the removal, destruction or lopping of native vegetation (DELWP 2017), as specified below:

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 - ii. credit extract(s) allocated to the permit from the Native Vegetation Credit Register.*
- b. A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit. Within 30 days of endorsement of the offset evidence, a copy of the endorsed offset evidence must be provided to Planning Approvals at the Department of Environment, Land, Water and Planning - Grampians regional office via email: grampians.planning@delwp.vic.gov.au*

Permit expiry

26. This permit will expire if one of the following circumstances applies:

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- b. The registration of the relevant stage of subdivision is not completed within five (5) years from the date of certification of the plan of subdivision.*

The Responsible Authority may extend the permit if a request is made in writing in accordance with Section 69 of Planning and Environment Act 1987.

PERMIT NOTES:

Department of Environment, Land, Water and Planning

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North Central Catchment Management Authority

Flood levels for the 1% AEP probability (100 year ARI) have not been determined for this area under the Water Act 1989. However, information available at North Central CMA indicates that in the event of a 1% AEP flood event it is highly unlikely that the property may be subject to inundation from a designated waterway.

Moved: Cr Don Henderson

Seconded: Cr Brian Hood

Carried

Cr Henderson called for a **Division**.

Voting for: Cr Hood, Cr Henderson, Cr Hewitt, Cr Drylie and Cr Halliday

Voting against: Cr Simpson and Cr Bray

BACKGROUND

The subject site is a rectangular shaped allotment, approx. 8126 sq m in area, which fronts the unmade road reserve of Spring Street to the east. The site is relatively flat, with only a small downslope to the south-eastern and south-western corners. There is a small amount of vegetation along the eastern boundary, with the rest of the lot clear, excepting for pastoral grasses. The road reserve to the east is populated with scattered mature native vegetation, Blackwood and Manna Gum trees, as well as several exotic species of grasses, thistle, and weed.

The immediately surrounding area is zoned Township Zone, with the Environmental Significance Overlay – Schedule 1 covering all surrounding land. The immediately surrounding area is made up of vacant allotments which vary in size from approx. 3950 sq m to 9130 sq m in area, and the unmade north-to-south road reserve of Spring Street. Further to the south on the southern site of Goochs Lane there are several large allotments zoned Farming Zone, varying in size from approx. 4.9 ha to 8.4 ha in area. These lots are currently used for agricultural purposes, predominately animal grazing and crop raising. The prevailing pattern of subdivision throughout the area sees lot sizes increase as distance from the centre of the township increases. Most mature vegetation throughout the surrounding area is within road reserves, with most private land being cleared of such vegetation.

Proposal

The application proposed the two (2) lot subdivision of the existing single lot which constitutes the subject site. Bot Lot 1 and Lot 2 are proposed to be 4063 sq m in area. Both will front and have access to Spring Street to the east.

Road upgrade and creation works are also proposed to meet Council Engineering requirements, and the requirements of the Infrastructure Design Manual. These works themselves do not require a planning permit, however to meet the required road construction standards native vegetation is proposed to be removed within the road reserve, requiring a planning permit. A total of 0.209ha of native vegetation removal is proposed, being made up of three large trees, with a total of nine trees expected to be removed.

It should be noted that the proposed road works and native vegetation removal is part of wider proposed road works for the upgrade of Spring Street between Goochs Lane and Collins Road. This is proposed to service not just the proposed lots but also several proposed lots proposed by two other planning permit applications for subdivision currently under consideration by Council. The amount of vegetation proposed to be removed and referenced above is the total required to be removed to upgrade and create the length of the road reserve to service all of these lots.

Relevant Planning Ordinance applying to the site and proposal

Zoning:	32.05 Township Zone (TZ)
Overlays:	42.01 Environmental Significance Overlay – Schedule 1 (ESO1)
Particular Provisions	53.01 Public Open Space Contribution and Subdivision 56 Residential Subdivision 52.17 Native Vegetation
Relevant Provisions of the PPF	11.01-1S Settlement 11.01-1R Settlement – Central Highlands 11.02-1S Supply of urban land 11.02-3S Sequencing of development 12.01-1S Protection of biodiversity 12.01-2S Native vegetation management 13.02-1S Bushfire planning 14.02-1S Catchment planning and management 14.02-2S Water quality 15.01-3S Subdivision design 15.01-5S Neighbourhood character 16.01-1S Housing supply 16.01-2S Housing affordability 18.02-3S Road system 19.03-2S Infrastructure design and provision 21.01 Municipal Profile

	21.03 Vision and Strategic Framework 21.05 Settlement and Housing 21.09 Environment and Heritage 22.01 Catchment and Land Protection	
Under what clause(s) is a permit required?	32.05-5 (TZ)	A permit is required to subdivide land
	42.01-2 (ESO1)	A permit is required to subdivide land
	52.17-1 (Native Vegetation)	A permit is required to remove, destroy, or lop native vegetation
Objections?	Twelve (12)	

KEY ISSUES

Settlement planning, housing supply, and access

The subdivision of this single lot into two equally sized lots is considered appropriate with respect to the broader state and local policies for settlement planning, as well as with respect to the zoning and overlay controls applicable to the site. The proposed subdivision design provides lots which are large enough in size to support development that will respect the existing character of the area whilst also providing land which will contribute to ensuring housing supply meets diverse needs through providing for a mix of housing types. It will also aid in ensuring housing affordability can be maintained.

Access planning has been appropriately considered, and in meeting the Council Engineering conditions of any permit to be issued, road upgrade works will be required for the proposed lots to gain adequate access to the road network. These upgrade works will be beneficial not only for these proposed lots, but others proposed and existing which adjoin the site, and for access planning for the south-western portion of the Glenlyon township more broadly.

The proposal responds strongly to and accords with the relevant aspects of the planning scheme relating to settlement planning, housing supply, and access.

Township Zone

The proposal aligns with the purposes of the zoning to provide for residential development in small towns, and to encourage development that respects the neighbourhood character of the area. The proposed pattern of subdivision, whilst more dense than existing, appropriately provides lot sizes which will facilitate development that is respecting of the existing and preferred character of the existing township. The scale and intensity of future development upon the proposed lots is not foreseen as inappropriate in this respect.

Utility services will be provisioned to each proposed lot in accordance with the mandatory subdivision conditions to be included on any permit to be issued as

required by the planning scheme. Mandatory conditions for potable water supply and treatment of wastewater for use of the land for a dwelling within the Township Zone will be included on any future application to develop the land for a dwelling. The capability of each proposed lot to treat and retain all wastewater in accordance with the applicable aspects of the *Environment Protection Act 1970* will be addressed in greater detail later in this report.

Those aspects of the residential subdivision objectives and standards required to be considered for subdivision application under the Township Zone are addressed in later in this report, and in more detail in the attached Clause 56 assessment. The proposed pattern of subdivision will see no issues arise from the likely spacing of buildings upon development of the proposed lots.

The proposal accords with the applicable purposes and decision guidelines of the Township Zone.

Environmental Significance Overlay – Schedule 1

The environmental constraints identified by the statement of significance within the Environmental Significance Overlay – Schedule 1 primarily relate to the protection of the quality of catchment water for catchments linked to Port Phillip Bay or the Murray River. Of particular importance are areas where these catchments provide domestic water supply.

In accordance with the applicable referral provisions of the *Hepburn Planning Scheme* and the *Planning and Environment Act 1987*, the application was referred to Goulburn Murray Water (GMW) and North Central Catchment Management Authority (NCCMA). GMW, who's areas of interest are surface water and groundwater quality, use and disposal, identified the site as being within the Cairn Curran Special Water Supply Catchment, however identified no water features on the site. GMW provided conditional consent to the granting of a planning permit, subject to inclusion of conditions relating to requirements for the owner to enter into a Section 173 agreement restricting further subdivision of the land unless community effluent disposal or reticulated sewerage becomes available to the site, requirement for connection to such a system should it become available, and for standards of wastewater treatment to be adhered to on an ongoing basis. NCCMA provided consent to the issuing of a planning permit, with no conditions provided. Standard Council Environmental Health conditions requiring a septic permit application to be made prior to works commencing for any dwelling on the proposed lots as shown on the endorsed plans will also be included on any permit to be issued.

Given GMW's expertise in this space, it is considered that in meeting the conditions provided by them, together with the drainage conditions provided by Council's Engineering department, that the proposed subdivision appropriately responds to issues surrounding pollution of waterways and groundwater, water quality at a local

and regional level, the preservation of and impact on soils and the need to prevent erosion, and the prevention and reduction of the concentration or diversion of stormwater.

In meeting the relevant conditions of any permit to be issued, the proposal will accord with the applicable purposes, statement of significance, and decision guidelines of the Environmental Significance Overlay – Schedule 1.

Residential Subdivision

A complete Clause 56 assessment is attached to this report. A summary is provided below:

The proposal has a high degree of compliance with the applicable residential subdivision standards and objectives, with compliance being achieved for all standards and objectives.

Native Vegetation

The purpose of the native vegetation provisions are to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation, and to manage this to minimise land and water degradation. This is achieved through avoiding the removal, destruction, or lopping of native vegetation, minimising the impacts from removal, destruction or lopping that cannot be avoided, and through providing an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy, or lop native vegetation.

Road upgrade and creation works are proposed to meet Council Engineering requirements and the requirements of the Infrastructure Design Manual. These works themselves do not require a planning permit, however, to meet the required road construction standards, native vegetation is required to be removed within the road reserve, requiring a planning permit. An arborists report and engineering plans for the road works submitted with the application outline a total of nine trees to be removed, including three large trees (Manna Gum) across three areas of patch native vegetation. A Native Vegetation Removal Report (NVR) has also been submitted providing information in support of the application to remove the native vegetation.

In accordance with the referral requirements of the *Hepburn Planning Scheme* and Section 55 of the *Planning and Environment Act 1987*, the application was referred to the Department of Environment, Land, Water and Planning (DELWP). DELWP responded to the referral with conditional consent to the issuing of a planning permit, subject to the inclusion of conditions for notification of permit conditions to those working on the site, limitation of native vegetation to be removed to that outlined within the NVR, requirement for protection of retained vegetation, vegetation offset requirements, and providing of offset evidence.

Given the expertise and area of interest of DELWP in this space, it is considered that in meeting the provided conditions that the proposed native vegetation removal is

considered appropriate with regards to the decision guidelines of *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017) as required to be considered under the native vegetation removal provisions of the *Hepburn Planning Scheme*.

It should be further noted that consultation between the applicant and Council's Engineering Department occurred in relation to the proposed road design which resulted in an amendment to the originally proposed design, minimising the amount of vegetation required to be removed for the proposed lots to gain access.

The proposal accords with the applicable purposes and decision guidelines of the native vegetation provisions.

POLICY AND STATUTORY IMPLICATIONS

This application meets Council's obligations as Responsible Authority under the *Planning and Environment Act 1987*.

GOVERNANCE ISSUES

The implications of this report have been assessed in accordance with the requirements of the Victorian Charter of Human Rights and Responsibilities.

SUSTAINABILITY IMPLICATIONS

There are no sustainability implications associated with this report.

FINANCIAL IMPLICATIONS

Any application determined by Council or under delegation of Council is subject to appeal rights and may incur costs at VCAT if appealed.

RISK IMPLICATIONS

No risks to Council other than those already identified.

COMMUNITY AND STAKEHOLDER ENGAGEMENT

The application has been advertised by sending notification of the proposal to adjoining and adjacent owners. As a result, twelve (12) objections have been received. The issues raised in the objections are addressed individually as follows:

- Overdevelopment

In consideration of the prevailing pattern of subdivision throughout Glenlyon, the existing densities throughout the township, and the comments of the applicable referral authorities, it is not foreseen that the proposed subdivision will result in overdevelopment of the area. This is not a consideration made in isolation, as it is understood there are currently two other two (2) lot subdivision applications in close proximity to the subject site, as well as three other subdivision permits issued within the last 6 months slightly further to the south. The total increase in density will see

an additional 7 lots created across an area of approx. 9.36 ha. Given the prevailing pattern of subdivision is to remain largely the same, with lots still generally increasing in area with increasing distance from the centre of the township, overdevelopment is not foreseen in this circumstance.

- Out of character

The proposal seeks to create lots which are able to contain development which will remain in character with the existing pattern of development throughout the township. This is further reinforced through the high degree of compliance with the residential subdivision provisions, which is further detailed in the Clause 56 assessment attached at the end of this report.

- Wastewater and impact on groundwater supply

The application was referred to GMW as required by the *Hepburn Planning Scheme* and the *Planning and Environment Act*. There were no water features determined to be on the site, and in meeting the conditions provided by GMW, it is believed that the impact from treatment of wastewater generated on each created lot as a result of future development will be appropriately mitigated. It should be noted that as the site is not connected to reticulated sewerage and is covered by the Environmental Significance Overlay – Schedule 1, a planning permit will be required for any proposed use or development upon the site which stands to result in the generation of additional wastewater, meaning a detailed assessment of future development for each site can be made.

- Depletion of groundwater supply

It is outside of the purview of the *Hepburn Planning Scheme* to consider the depletion of groundwater supply in relation to applications made under the *Water Act 1989* for a works licence to construct a domestic bore. These considerations are to be made by the relevant rural water corporation, Goulburn Murray Water.

As outlined throughout this report, the impact of the treatment of wastewater for future development of the proposed lots have been appropriately considered by this assessment.

- Issues with electricity supply

This application was not required under the relevant referral provisions of the planning scheme to be referred to the relevant electricity authority. However, conditions will be included on any permit requiring the owner to enter into an agreement with said authority for servicing of each lot as shown on the endorsed plan in accordance with the authority's requirements and relevant legislation.

- Removal of native vegetation

Efforts have been made through consultation between Council Engineering and the applicant to minimise native vegetation removal through finding the appropriate balance for required standards to which the road is to be constructed to be in accordance with the IDM, and native vegetation retention. Whilst the proposed road

works will result in the removal of native vegetation within the road reserve, given conditional consent has been provided by DELWP, none of those trees to be removed are considered significant trees (i.e. none are contained within the *Hepburn Significant Tree Register*), and appropriate native vegetation offsets are to be provided, this aspect of the application is seen to be appropriately considered and the proposed works accord with the guidelines for native vegetation removal.

- Impact on nearby farming activities

There is not expected to be undue impact upon the nearby farming activities to the south of the subject site. Whilst there may be some cross-amenity impacts between the two uses, given the lower density of the likely development throughout the area and the use of the Farming Zone land for crop raising and animal grazing, these cross-amenity impacts are arguably to be expected and accepted in areas such as this. Given the zoning applicable to the subject site, there is limited scope to consider these cross-amenity impacts in relation to the uses of the land, and any impacts resulting from wastewater and drainage has been appropriately considered under the Environmental Significance Overlay – Schedule 1.

AMENDMENT TO PLANNING APPLICATION

Pursuant to Sections 50, 50A and 57A of the Planning and Environment Act 1987

Is this form for me? This form is for making amendments to an application that has been lodged with Council, but which has not yet been decided.

Planning Permit

Permit number:PA3008

Address of the Land: CA4 of 23 764 Daylesford-Malmsbury Road, Glenlyon

The Applicant

Name: James Iles

Organisation: iPlanning Services Pty Ltd

Postal Address: CA4 of 23 764 Daylesford-Malmsbury Road, Glenlyon

Postcode: 3461

Telephone no (Business hours):0408 577 880

Mobile phone no:0408 577 880

Email Address:james.ips@iinet.net.au

Fax no:

Amendment sought

Location of easements for Powercor.....

Attach a full schedule of all changes, including all changes to plans. If plans are to be amended, three full sets of amended plans are required.

If the amendment changes the description of the use or development, please make that clear.

Does the amendment breach a registered covenant, section 173 agreement or restriction on Title? ☐Yes ☐No

Prescribed Fee

To amend an application before advertising
To amend an application after advertising

No fee

40% of application fee for the relevant class of permit

Declaration

I declare that I am the applicant and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the amendment to the application.

Name: James Iles Date: 10/12/20 Signature: _____

Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

James

Lodgement

Please lodge the completed form, appropriate fee and supporting documents with:

Planning Department
Hepburn Shire Council
Duke Street

Daylesford VIC 3460

Telephone: (03) 5348 1577

email: shire@hepburn.vic.gov.au


Privacy Statement

Privacy Statement
Your application and the personal information on this form is collected by council for the purposes of the planning process as set out in the Planning and Environment Act 1987 (PE Act). If you do not provide your name and address, council will not be able to consider your application. Your application will be available at the council office for any person to inspect and copies may be made available on request to any person for the relevant period set out in the PE Act


You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright. You can request access to your personal information by contacting Councils Governance Department.


Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

 Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any questions, please contact Council's planning department.

 Questions marked with an asterisk (*) must be completed.

 If the space provided on the form is insufficient, attach a separate sheet

 Click for further information.

Clear Form

The Land


Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.: 764	St. Name: Daylesford-Malmsbury Road
Suburb/Locality: Glenlyon		Postcode: 3461

Formal Land Description *


Complete either A or B.


 This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.


A	Lot No.:	<input type="radio"/> Lodged Plan <input checked="" type="radio"/> Title Plan <input type="radio"/> Plan of Subdivision	No.: 386361W
OR			
B	Crown Allotment No.: 4	Section No.: 23	
Parish/Township Name: Glenlyon			


The Proposal

 You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application


 For what use, development or other matter do you require a permit? *

Two (2) Lot Subdivision

 Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

 Estimated cost of any development for which the permit is required *

Cost \$0

 You may be required to verify this estimate. Insert '0' if no development is proposed.


Existing Conditions

ATTACHMENT 10.2.1

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Vacant Land


 Provide a plan of the existing conditions. Photos are also helpful.

Title Information

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ☐ Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- ☐ No
- ☒ Not applicable (no such encumbrance applies).

 Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant and Owner Details

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Please provide at least one contact phone number *

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:

Title: Mr

First Name: James

Surname: Iles

Organisation (if applicable): iPlanning Services Pty Ltd

Postal Address:

If it is a P.O. Box, enter the details here:

Unit No.:

St. No.:

St. Name: PO Box 1401

Suburb/Locality: Bakery Hill

State: Vic

Postcode: 3354

Contact information for applicant OR contact person below

Business phone: 0408 577 880

Email: james.ips@iinet.net.au

Mobile phone: 0408 577 880

Fax:

Contact person's details*

Same as applicant ☒

Name:

Title:

First Name:

Surname:

Organisation (if applicable):

Postal Address:

If it is a P.O. Box, enter the details here:

Unit No.:

St. No.:

St. Name:

Suburb/Locality:

State:

Postcode:

Name:

Same as applicant ☐

Title: Mr

First Name: Sean

Surname: Lenaghan

Organisation (if applicable): 764 Glenlyon Pty Ltd

Postal Address:

If it is a P.O. Box, enter the details here:

Unit No.:

St. No.: 89

St. Name: Hornsby Street

Suburb/Locality: Windsor

State:

Postcode: 3181


Owner's Signature (Optional):

Date:

day / month / year


Declaration

This form must be signed by the applicant *

 Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature:



Date: 13.11.2020

day / month / year

If completing this form electronically, please tick the box to the right, include a date and type your name above to serve as a declaration that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

☐

Need help with the Application?

General information about the planning process is available at planning.vic.gov.au

Contact Council's planning department to discuss the specific requirements for his application and obtain a planning permit checklist. Insufficient or unclear information may delay your application

Has there been a pre-application meeting with a council planning officer

☒ No

☐ Yes

If 'Yes', with whom?:

Date:

day / month / year

Checklist

Have you:



Filled in the form completely?



Paid or included the application fee?



Most applications require a fee to be paid. Contact Council to determine the appropriate fee.



Provided all necessary supporting information and documents?



A full, current copy of title information for each individual parcel of land forming the subject site.



A plan of existing conditions.



Plans showing the layout and details of the proposal.



Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.



If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts)



Completed the relevant council planning permit checklist?



Signed the declaration above?

Lodgement

Lodge the completed and signed form, the fee and all documents with:

Planning Department
Hepburn Shire Council
PO Box 21
Daylesford VIC 3460

Customer Service Centre
Cnr Duke & Albert Streets
Daylesford VIC 3460

Contact information:

Phone: (03) 5348 1577

Email: shire@hepburn.vic.gov.au

Deliver application in person, by post or by electronic lodgement.

Privacy Statement

Your application and the personal information on this form is collected by council for the purposes of the planning process as set out in the Planning and Environment Act 1987 (PE Act). If you do not provide your name and address, council will not be able to consider your application. Your application will be available at the council office for any person to inspect and copies may be made available on request to any person for the relevant period set out in the PE Act.

You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright. You can request access to your personal information by contacting Councils Governance Department.

Copyright State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 (Vic) or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, LANDATA REGD TM System, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

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

VOLUME 12232 FOLIO 177

Security no : 124086092207S
Produced 16/10/2020 02:57 PM

LAND DESCRIPTION

Crown Allotment 5 Section 23 Township of Glenlyon Parish of Glenlyon.
PARENT TITLE Volume 08652 Folio 541
Created by instrument AT397515K 02/07/2020

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
764 GLENLYON PTY LTD of "B/A ACCOUNTANTS" 89 HORNBY STREET WINDSOR VIC 3181
AT326695F 11/06/2020

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP386361W FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	STATUS	DATE
AT397515K	APPLICATION FOR A NEW FOL Registered	15/07/2020

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

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

Street Address: 764 DAYLESFORD-MALMSBURY ROAD GLENLYON VIC 3461



ADMINISTRATIVE NOTICES

NIL

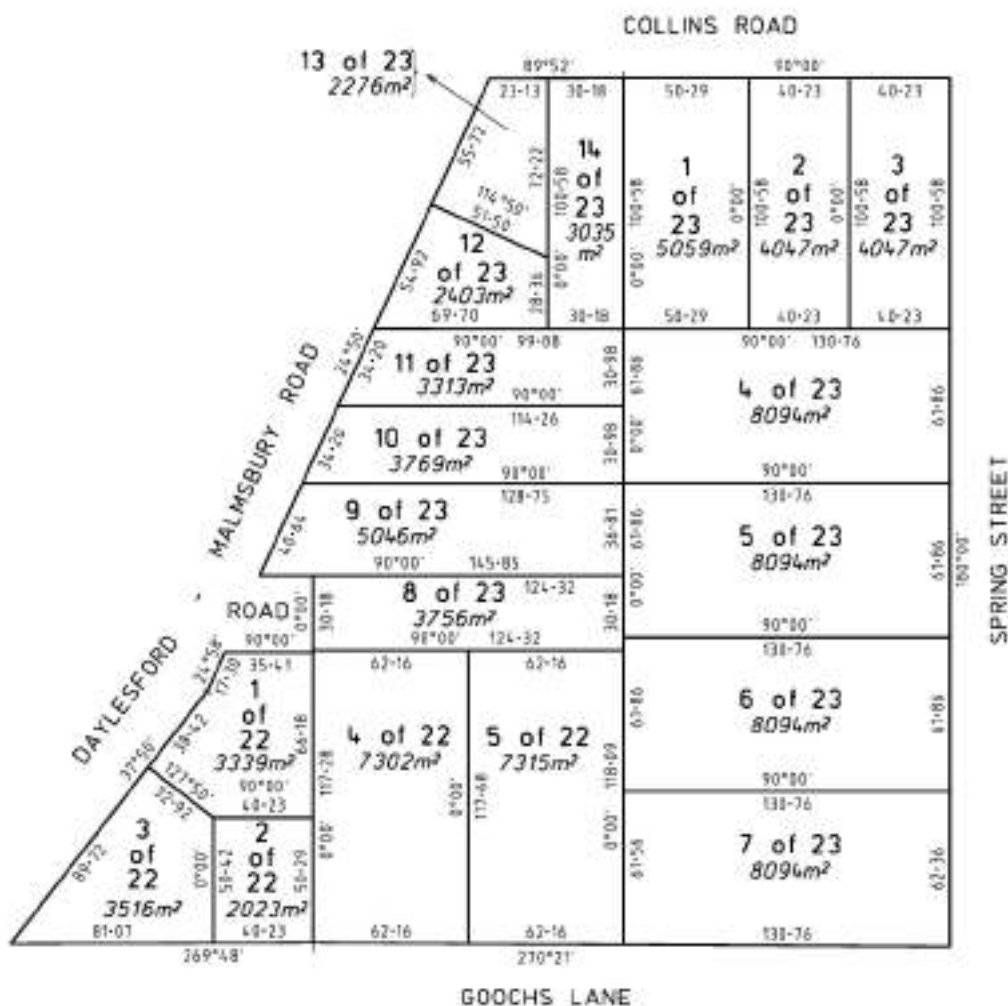
eCT Control 21078Q MILLS OAKLEY
Effective from 15/07/2020

DOCUMENT END

The information supplied has been obtained by SAI Global Property Division Pty Ltd who is licensed by the State

TITLE PLAN		EDITION 3		TP386361W		
LOCATION OF LAND PARISH : GLENLYON TOWNSHIP : GLENLYON SECTION : 22 CROWN ALLOTMENT : 1, 2, 3, 4 AND 5 SECTION : 23 CROWN ALLOTMENT : 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 AND 14 TITLE REFERENCE : VOL.8652 FOL.541 MGA2020 Co-ordinates (of approx. centre of land in plan) E 255 265 ZONE: 55 N 5 867 970 GDA 2020 DEPTH LIMITATION : NIL			NOTATIONS: PURPOSE OF THE PLAN TO PROVIDE SEPARATE DIMENSIONS FOR BOUNDARIES NOT DIMENSIONED AT THE TIME OF ISSUING CROWN GRANTS VOLUME 1129 FOLIO 670 AND VOLUME 1129 FOLIO 615 BOUNDARY DIMENSIONS SHOWN HEREON ARE NOT BASED ON MODERN SURVEY BUT ARE DERIVED FROM DEPARTMENTAL RECORDS WHICH WERE IN EXISTENCE PRIOR TO THE ISSUE OF THE CROWN GRANT AND MAY NOT AGREE WITH MODERN STANDARDS OF ACCURACY OR EXISTING OCCUPATION.			
Easement Information					THIS PLAN HAS BEEN PREPARED BY LAND USE VICTORIA FOR TITLE DIAGRAM PURPOSES. 01/07/20 Roscoe Mc James Assistant Registrar of Titles	
Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefitted / in favour of		
Legend : A - Appurtenant E : Encumbering Easement R : Encumbering Easement (Road)						
SEE SHEET 2 FOR DIAGRAM						
PREPARED FROM: VDP, G85(2), G83(2), G83B, G85B AND CA8370				CHECKED: J. DONELAN 30/06/2020		
SURVEYOR-GENERAL VICTORIA DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING		SCALE  LENGTHS ARE IN METRES		 SURVEYOR-GENERAL DATE 30 June 2020		
		SCALE	SHEET SIZE A3			
FILE REF: P(0)-13900(320)				SHEET 1 OF 2		

TITLE PLAN

ATTACHMENT 10.2.1
TP 386361WM.S.
scale 1:500

SURVEYOR-GENERAL VICTORIA
DEPARTMENT OF ENVIRONMENT,
LAND, WATER AND PLANNING

SCALE
20 0 20 40 60 80
LENGTHS ARE IN METRES

SCALE
1:2000

SHEET SIZE
A3

SURVEYOR-GENERAL

DATE 30 June 2020

FILE REF: PD-13900(320)

SHEET 2

[illegible]

iPlanning Services P/L

**PO Box 1401
Bakery Hill Vic 3354
ABN 45 160 262 000**

ATTACHMENT 10.2.1



13 November 2020

Our Reference: P-00801

Your Reference:

Mr Nathan Aikman
Coordinator Statutory Planning
Hepburn Shire Council
PO Box 21
DAYLESFORD VIC 3460

Dear Nathan,

RE: Proposed Planning Permit Application
Two (2) Lot Subdivision
CA5, Section 23, TP386361W, 764 Daylesford-Malmsbury Road, Glenlyon

I enclose a planning permit application for a two (2) lot subdivision located at CA5, Section 23, TP386361W, 764 Daylesford-Malmsbury Road, Glenlyon.

I provide the following information:

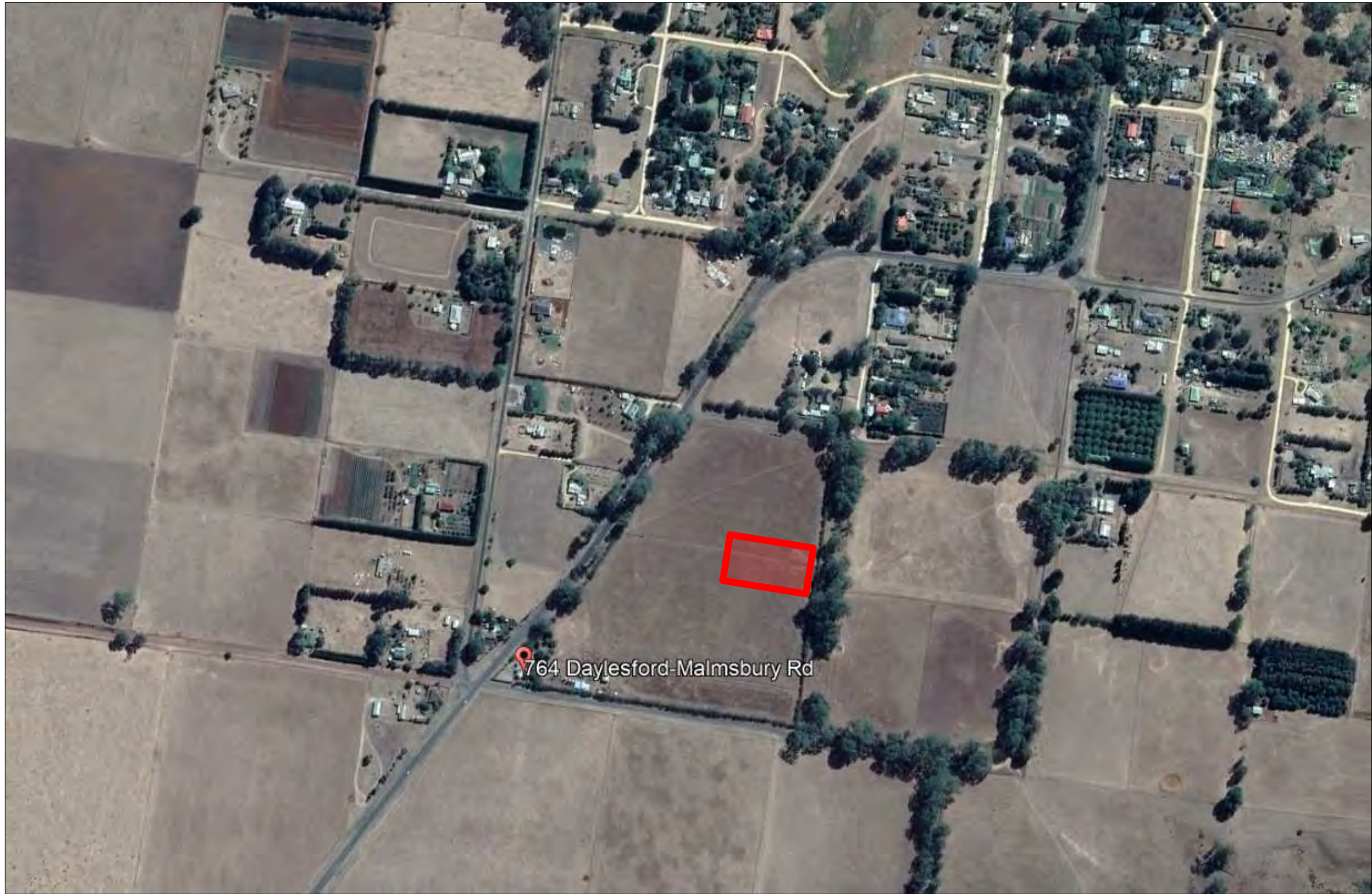
- *Planning Permit Application form;*
- *Copy of title;*
- *Detailed Planning Report addressing the requirements of the Hepburn Planning Scheme;*
- *Land Capability Assessment prepared by Sanae Services; and,*
- *A proposed plan of subdivision.*

If you have any issues, please don't hesitate to contact me on 0408 577 880 or email james.ips@inet.net.au.

Yours faithfully,
iPLANNING SERVICES P/L

A handwritten signature in black ink, appearing to read "James Iles".

James Iles
Director/Town Planner



ATTACHMENT 10.2.1
DISTANCES

- Glenlyon General Store
2.0 kilometres
- Glenlyon Primary School
1.3 kilometres
- Daylesford
8 kilometres



iPlanning Services Pty. Ltd
PO Box 1401
Bakery Hill 3354

Telephone: 0408 577 880
Email: james.ips@iinet.net.au

PROJECT:

Two (2) Lot Subdivision

CA5, Sec 23 TP386361W, 764 Daylesford-
Malmsbury Road, Glenlyon

NOTATIONS:



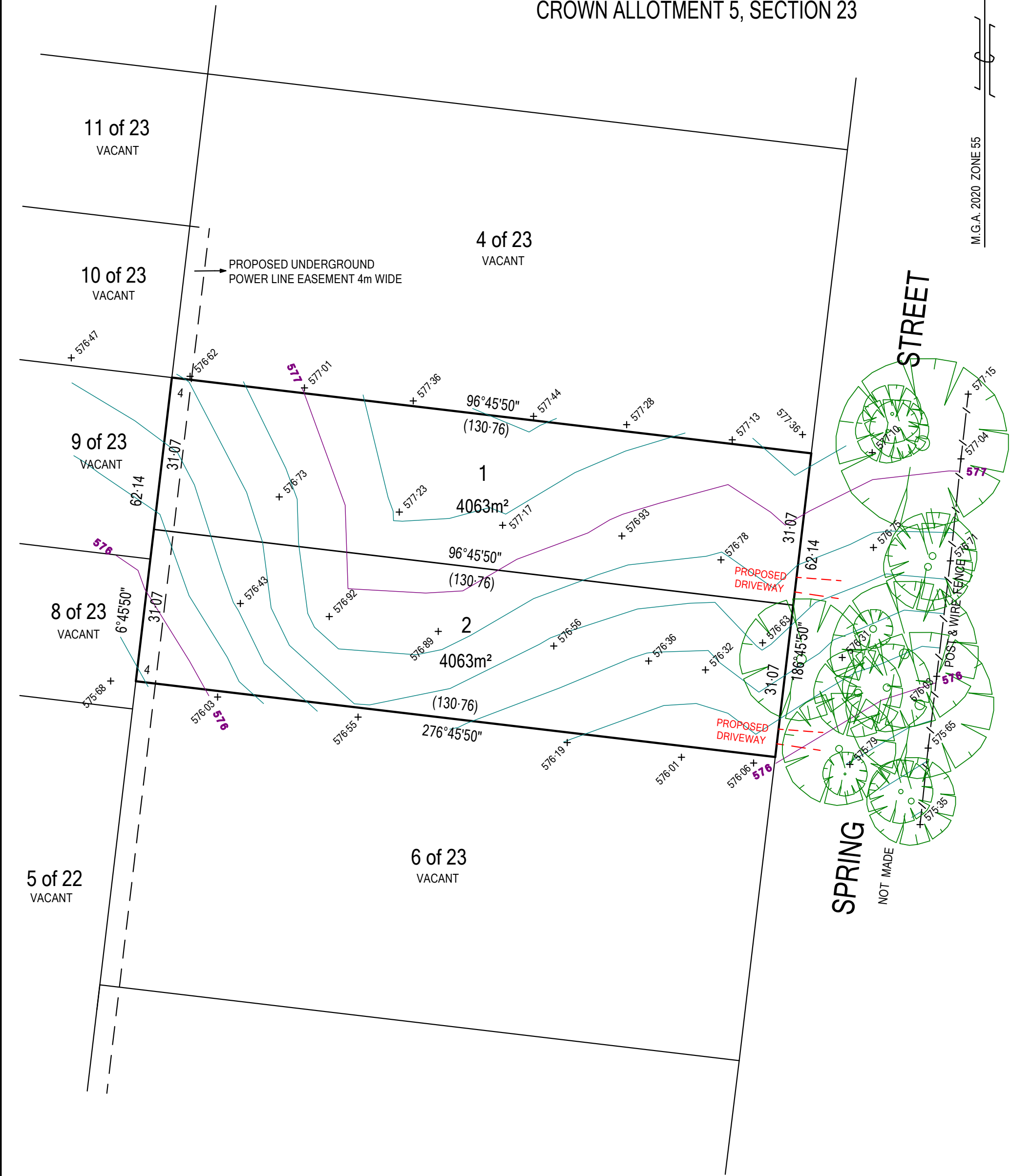
SITE AND CONTEXT PLAN

SCALE: NTS	DATE: November 2020
DRAWN: J ILES	REF: P-00801
CHECKED: J ILES	CONTRACT No.
APPROVED: J ILES	REVISION No. A

PROPOSED PLAN OF SUBDIVISION

764 DAYLESFORD - GLENLYON ROAD
GLENLYON
CROWN ALLOTMENT 5, SECTION 23

M.G.A. 2020 ZONE 55



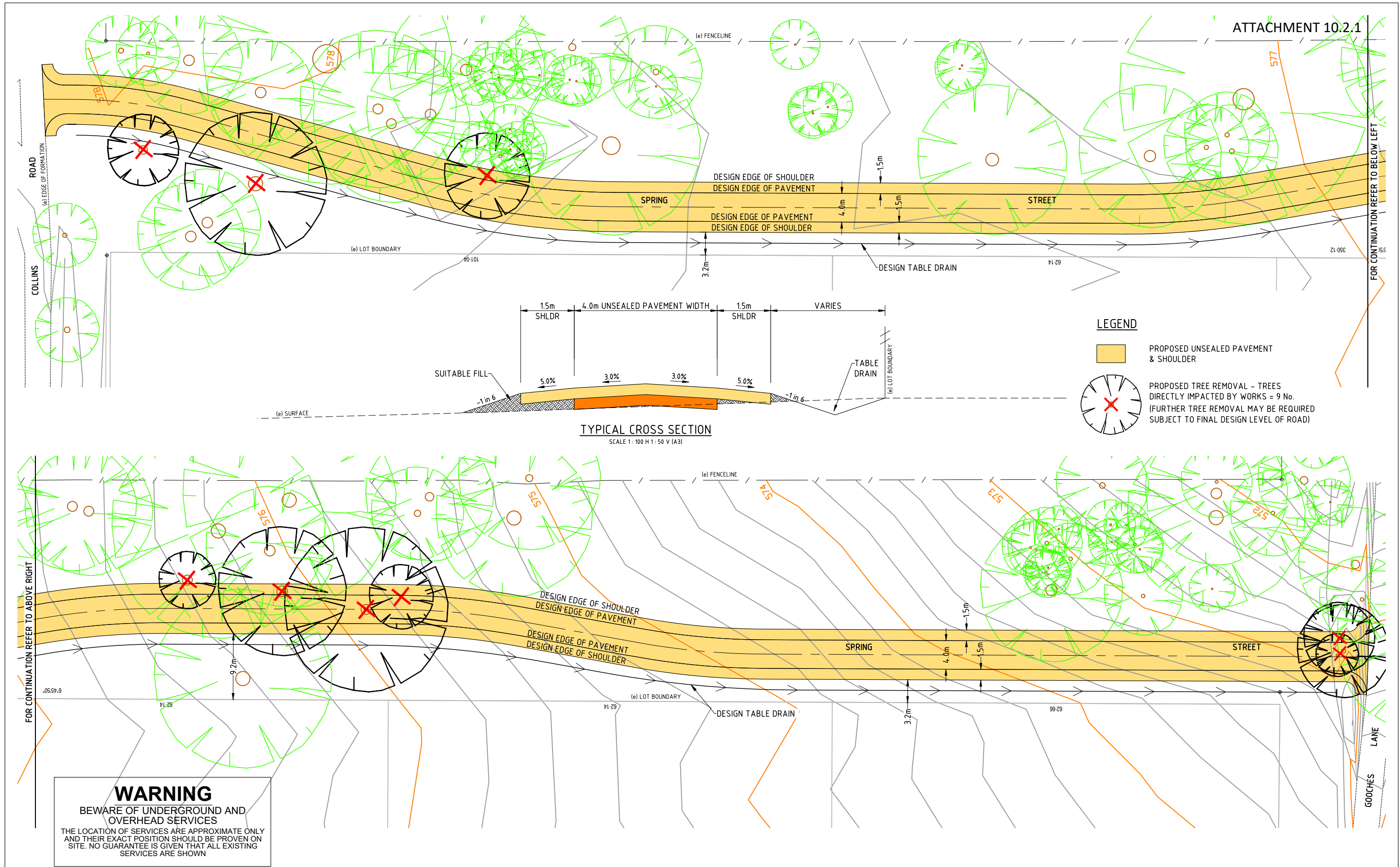


Hepburn Planning Scheme Planning Report for a Two (2) Lot Subdivision

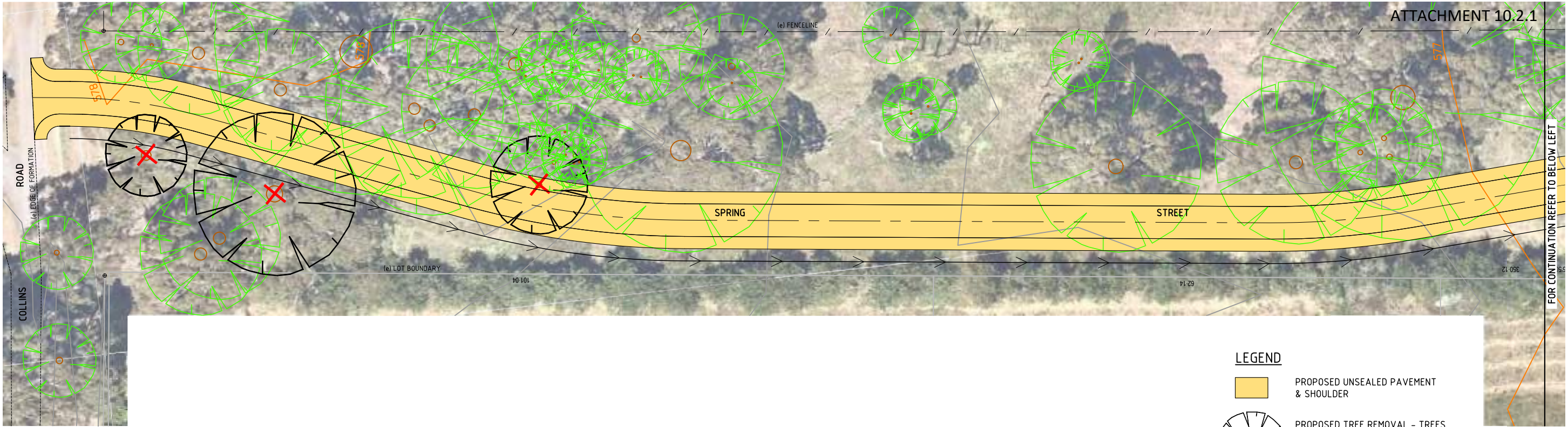
Address: CA5, Section 23, TP386361W, 764
Daylesford-Malmsbury Road, Glenlyon
Reference: P-00801

Hepburn Shire Council

iPlanning Services Pty Ltd – November 2020



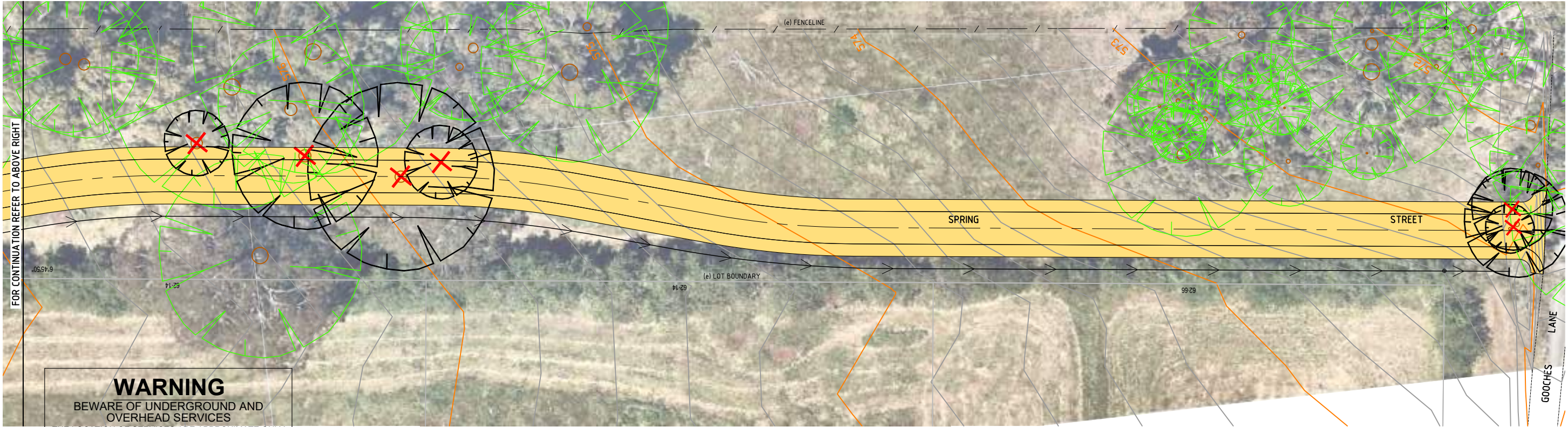
E				GENERAL NOTES:	DESIGNED:	J. BARKER	AUGUST 2020	SPRING STREET HEPBURN SHIRE COUNCIL CONCEPT DESIGN Concept Option 2 4.0m Unsealed Pavement & 1.5m Shoulders	DRAWING NO	REV
D					CHECKED:	A. SEWELL	AUGUST 2020		6388	C
C	Amended Concept Design - Final Version	AS	23/3/21		APPROVED:				SHEET No.	1 of 2
B	Amended Concept Design	AS	1/3/21		SCALE:	1: 500 (A3)			FILE NAME	
A	Concept	AS	25/8/20							
REVISION	DATE	APPROVED	DATE							



LEGEND

PROPOSED UNSEALED PAVEMENT & SHOULDER

PROPOSED TREE REMOVAL - TREES DIRECTLY IMPACTED BY WORKS = 9 No.
(FURTHER TREE REMOVAL MAY BE REQUIRED SUBJECT TO FINAL DESIGN LEVEL OF ROAD)



WARNING
BEWARE OF UNDERGROUND AND OVERHEAD SERVICES
THE LOCATION OF SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN

E				<div>GENERAL NOTES:</div> <div></div>		DESIGNED:	J. BARKER	AUGUST 2020	<div>SPRING STREET</div> <div>HEPBURN SHIRE COUNCIL</div> <div>CONCEPT DESIGN</div> <div>Concept Option 2</div> <div>4.0m Unsealed Pavement & 1.5m Shoulders</div> <div>(with Aerial Photo)</div>	DRAWING NO	REV
D						CHECKED:	A. SEWELL	AUGUST 2020		6389	C
C	Amended Concept Design - Final Version	AS	23/3/21			APPROVED:				SHEET No.	2 of 2
B	Amended Concept Design	AS	1/3/21			SCALE:	1 : 500 (A3)			FILE NAME	
A	Concept	AS	25/8/20								
REVISION	REVISIONS	APPROVED	DATE								



tel: 0433 712 732 | rachael@uberarbor.com.au | uberarbor.com.au

Addendum report

Addendum report to
210114CamlenDaylesfordMalmsburyGlenlyonTMP

Commissioned by 764 Glenlyon Pty Ltd C/- Sean Lenaghan of Camlen Property
Group

Completed on Wednesday 17th March, 2021

**Rachael Tonkin – Uber Arbor – Adv. Dip. App. Sci. Hort. (Arb)
Grad. Cert. Arb.**

rachael@uberarbor.com.au

This addendum was commissioned by 764 Glenlyon Pty Ltd C/- Sean Lenaghan of Camlen Property Group in response to a proposed alteration in the method of construction and positioning for the roadway at Spring Street, Glenlyon.

The new design and placement of the road development at Spring Street, Glenlyon has moved away from tree number 9 and is now proposed to be a 4 m wide gravel/mountain sand road with a table drain only to the western side of the road.

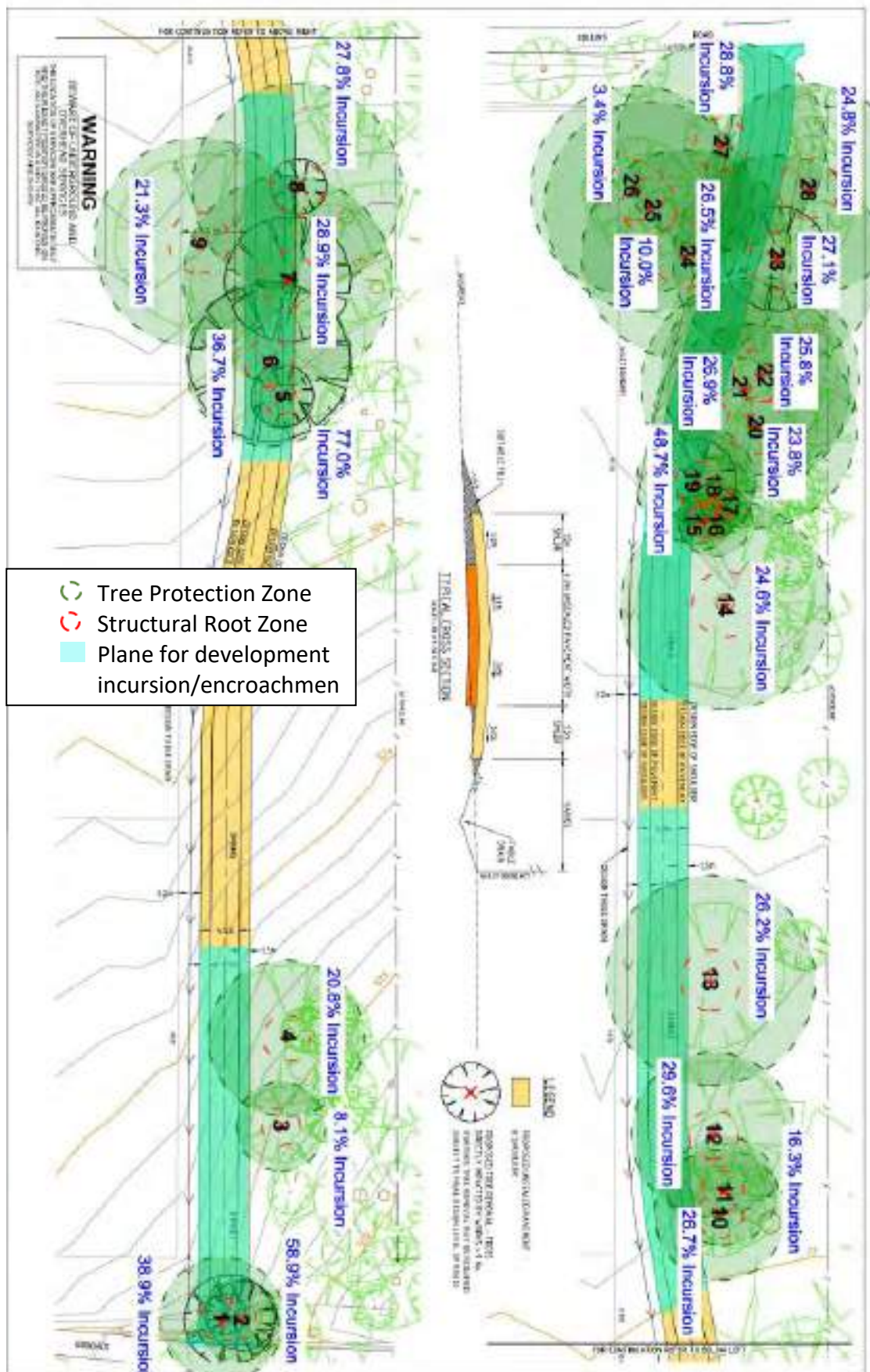
This new design and placement allows for greater tree retention ensuring that the tree protection measures stated in this report are adhered to.

This report is to be read in conjunction with 210114CamlenDaylesfordMalmsburyGlenlyonTMP.

AS 4970-2009 Protection of Trees on Development Sites gives examples of activities that should not be performed inside the TPZ. This includes but is not limited to:

- Machine excavation including trenching.
- Excavation for silt fencing.
- Cultivation.
- Storage.
- Preparation of chemicals, including preparation of cement products.
- Parking of vehicles and plant.
- Refuelling.
- Dumping of waste.
- Wash down and cleaning of equipment.
- Placement of fill.
- Lighting of fires.
- Soil level changes
- Temporary or permanent installation of utilities and signs, and
- Physical damage to the tree.

All trees are to be protected in conjunction with AS 4970-2009 Protection of Trees on Development Sites.

Tree Protection Zones – Spring Street, Glenlyon, Victoria

Tree Protection Zone

The TPZ is the area around the tree that must be protected in order for the tree to remain viable and stable. It is calculated by multiplying the Diameter at Breast Height (DBH) by 12.

Encroachments may be acceptable provide a qualified arborist can justify that the trees will be likely to cope and recommend any additional maintenance to aid in the recovery of the trees.

Encroachment/incursion of the proposed road into the trees at Springs Street Glenlyon is as follows:

Tree #	% TPZ encroachment	Tree #	% TPZ encroachment	Tree #	% TPZ encroachment	Tree #	% TPZ encroachment	Tree #	% TPZ encroachment
1	38.9	7	28.9	13	26.2	19	48.7	25	10
2	58.9	8	27.8	14	24.6	20	23.8	26	3.4
3	8.1	9	21.3	15	26.6	21	26.9	27	28.8
4	20.8	10	26.7	16	18.1	22	25.8	28	24.8
5	77	11	16.3	17	0	23	27.1		
6	36.7	12	29.6	18	25.1	24	26.5		

The following trees are within the new proposed road design and placement and cannot be retained: Tree numbers 1, 2, 5, 6, 7, 8 and 19.

The following trees have their Tree Protection Zones encroached but do not have their Structural Root Zones encroached and can be retained in light of the new proposed road design and placement: Tree numbers 3, 4, 9, 10, 11, 12, 14, 16, 17, 18, 20, 22, 25, 26 and 28

The following trees have their Structural Root Zone encroached in light of the new proposed road design and placement at Spring Street, Glenlyon: Tree numbers 13, 15, 21, 23, 24, 27. The encroachment in to the SRZ of tree numbers 24 and 27 is deemed as too great and it is highly likely that construction within these areas will cause significant failures with the trees. These trees cannot be retained in light of the new proposed road design and placement. The remaining trees, numbers 13, 15, 21 and 23 can be retained provided that the following tree protection measures are adhered to.

Guidelines during construction**Prior to construction**

- Trees recommended for removal must be removed prior to the commencement of the road construction.
- Tree protection fencing must be installed and stay in place for the duration of the construction. The fencing should comprise of chain wire mesh panels with shade cloth attached to limit dust, chemicals, and liquid from entering the restricted area. These panels must be held in place with concrete or plastic feet. This fencing must be a minimum of 1.8 in height.

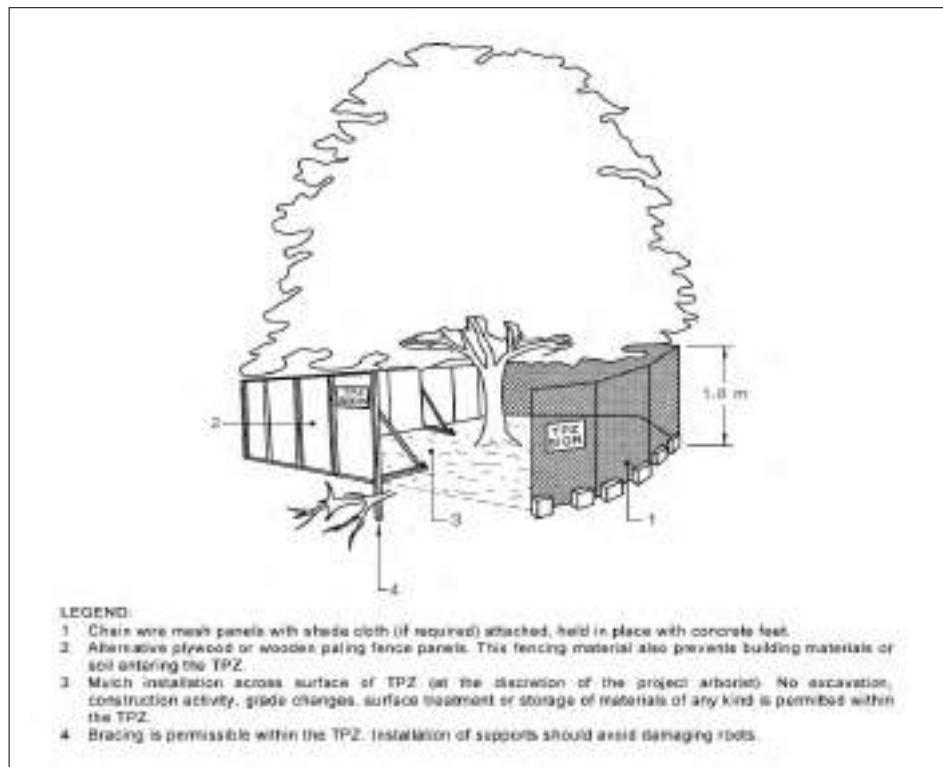


Figure 1: page 17, AS 4970-2009 Protection of trees on development sites

- Tree protection fencing cannot be implemented for the entirety of the tree protection zones as the construction will be encroaching into these zones. Therefore, the protection zones must be fenced to the edge of the construction and no activities are to be conducted any further into these zones than the construction itself.
- All personnel working on site must be aware of the Tree Protection Zones and the limitations inside the zones.
- Clear signage must be installed onsite to highlight the Tree Protection Zones and the details of the project arborist.
- Trunk and lower branches may require protection from construction. This is to occur using boards and padding that will prevent damage to the bark and are to be strapped to trees, not nailed or screwed.

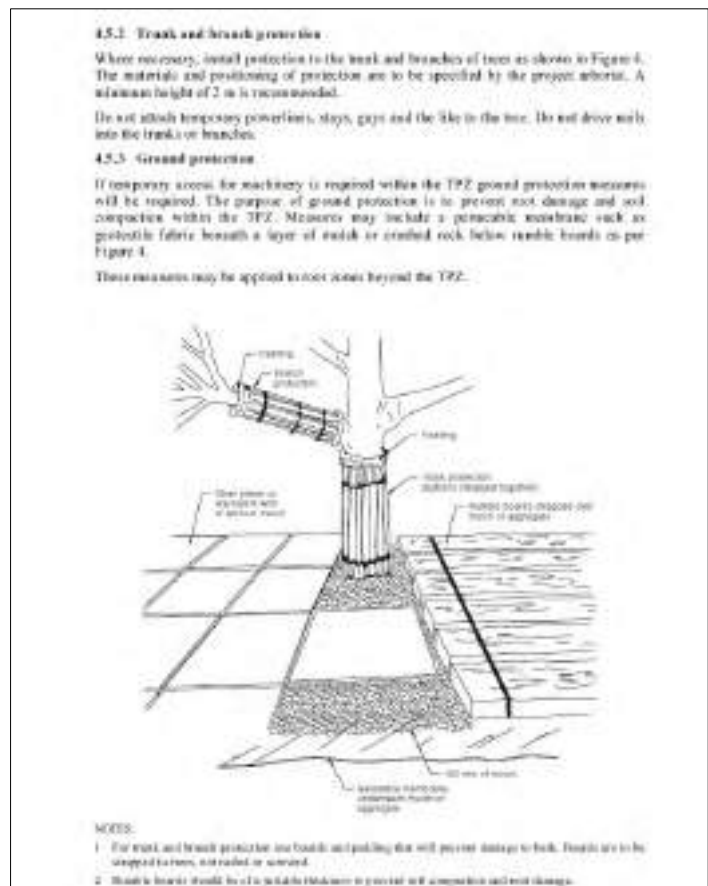


Figure 2: page 17, AS 4970-2009 Protection of trees on development sites

During construction

- Tree protection fencing must remain in place for the duration of the construction.
- When working within protection zones of trees to be retained the road is to be constructed ensuring only a minimal scrape of no greater than 100 mm and without the use of tynes.
- There can be no construction of kerb and channel or table drain within the Structural Root Zones of trees to be retained.
- Minimal machinery is to be used and no machinery is to be parked in the Tree Protection Zones of trees at any time.

After construction

- Trees that have been retained should have an application of mulch no less than 300 mm thick to the edge of the Tree Protection Zone (where possible) and additional irrigation for a period of 3 months if in the warmer months (November to March).
- Tree protection can only be removed once the construction is completed and machinery has been removed from the site.

Summary of recommended tree retention and removal

Trees recommended for retention: 3, 4, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 25, 26 and 28.

Trees recommended for removal: 1, 2, 5, 6, 7, 8, 19, 24 and 27

At all times, trees onsite must be protected in conjunction with AS 4970-2009 Protection of Trees on Development Sites

Limitation of Liability

Arborists are tree specialists who use their qualifications, education, knowledge, training, diagnostic tools and experience to examine trees, we recommend measures to enhance the beauty of trees and attempt to reduce the risk of living near trees.

Clients may choose to accept or disregard the recommendations of this assessment or report.

An Arborist cannot detect every condition that could possibly lead to the structural failure of a tree.

Trees are living organisms that fail in ways the Arboricultural industry does not fully understand.

Conditions are often hidden in trees and below ground. Unless otherwise stated, observations have been made visually from ground level.

An Arborist cannot guarantee that a tree will be healthy or safe under all circumstances or for a specific period of time.

Likewise, remedial treatments cannot be guaranteed. Treatment and removal / pruning of trees can involve considerations beyond the scope of An Arborist, services such as property boundaries and ownerships, disputes between neighbours, site lines, landline tenant matters and related incidents.

The Arborist cannot take such issues into account unless complete and accurate information is given in writing prior to or at the time of the site inspection.

Likewise, an Arborist cannot accept responsibility for the authorisation or non-authorisation of any recommended treatment or remedial measures undertaken. In the event that we recommend re testing or inspection of trees at stated intervals or installs any cables, bracing systems and support systems we must inspect the system installed at intervals of not greater than 6 months, unless otherwise specified in written reports.

It is the client's responsibility to make arrangements with us to conduct the re inspection.

Trees can be managed but not controlled. To live or work near a tree involves a degree of risk.

The only way to eliminate all risk associated with a tree is to eliminate the tree.

All written reports must be read in their entirety.

At no time shall part of the written assessment be referred to unless taken in full context of the whole written report.

If this report is to be used in a court of law or a legal situation, we must be advised in writing prior to the written assessment being presented in any form to any other party.

At no time can Rachael Tonkin Arborist be held responsible for the compliance to any relevant council regulation or development condition arising from recommendations contained in this report or for the standard of work completed that other persons undertake.

While Arborists can have specific knowledge in some local laws it is the owners' responsibility to obtain the relevant approvals and information for any tree work.

If you require further information or clarification, please contact me.

Regards,

Rachael Tonkin

Uber Arbor

M : 0433 712 732

764 Daylesford-Malmsbury Road
Glenlyon

Spring Street
Vegetation Assessment
and
Native Vegetation Removal Report

Prepared for
764 Glenlyon Pty Ltd

Prepared by:
Mark Trengove Ecological Services

April 2021

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Mark Trengove Ecological Services
2200 Geelong-Ballan Rd Anakie
PO Box 1502 Geelong 3220
mtrengove@pipeline.com.au
ph 0428 298087

1 Introduction

1.1 Project Background

This report was commissioned by 764 Glenlyon Pty Ltd to undertake an ecological assessment for a section of Spring Street, in support of a town planning application at 764 Daylesford-Malmsbury Road, Glenlyon.

Under Clause 52.17 of the Victorian Planning Scheme, the State has gazetted the Native Vegetation Permitted Clearing Regulations. The regulations 'introduce a risk based approach to assessing applications to remove native vegetation' (DELWP Website vi). Refer to Section 3.3 for further discussion.

1.2 Aims

The aims of the study are to -

- Determine the extent of any native vegetation that exists in the study area.
- Describe the vegetation of the study area.
- Undertake an assessment of any native vegetation (patch or scattered tree) that may be impacted on by the proposal.
- Respond to relevant legislation (Clause 52.17, FFG Act and ESO1).
- Prescribe offset requirements for the removal of native vegetation from the study area.

1.3 Study Area

The subject site consists of approximately 360m of road reserve land located at a section of Spring Street, between Collins Road and Goochs Lane, as part of the residential subdivision at 764 Daylesford-Malmsbury Road Glenlyon. The study area is Spring Street.

The study area is located within the Hepburn Shire Council, which is located within in the North Central Catchment Management Authority area. The study area is within the Central Victorian Uplands bioregion (DELWP website i). Under the Hepburn Planning Scheme, the study area is zoned Township Zone (TZ) and is subject to Environment Protection Overlay 1 (ESO1).

The vegetation of the study area can be described as follows:

- Disturbed vegetation with predominately exotic plant species.
- Partially intact native vegetation, being mature Eucalyptus and Acacia trees.

Refer to Figure 1 for the location of the study area.



Figure 1. Study area location.

1.4 Potential Impacts

The area of potential impact is comprised of a proposed road upgrade to access parts of the residential sub-division.

Although native vegetation will be retained, it is assessed that a permit to remove native vegetation will be required as appropriate permanent protection of all the native vegetation cannot be achieved given the constraints of the proposal.

Refer to Figure 2 for the existing Title Plan.

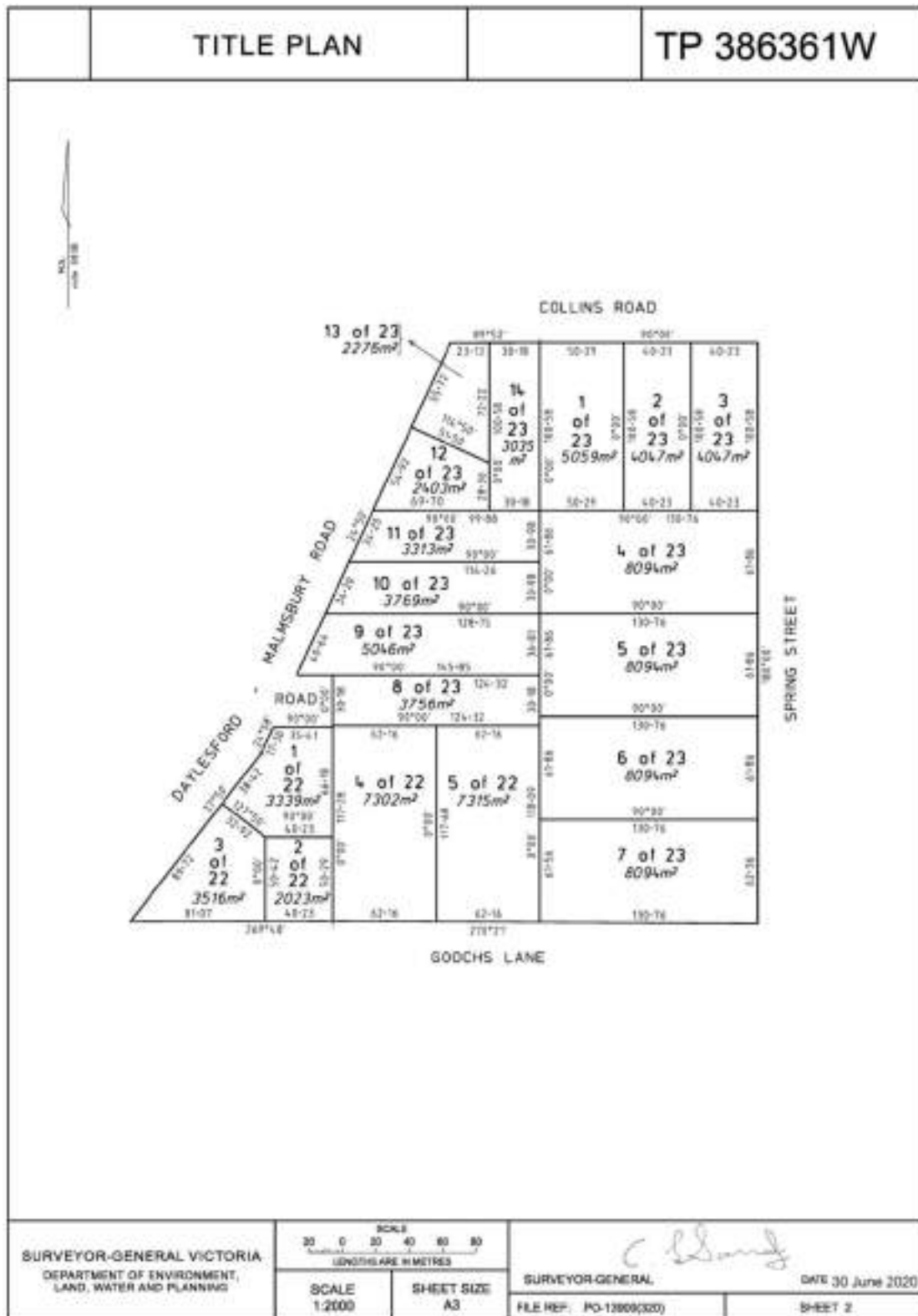


Figure 2. Title Plan.

2 Survey Methods

2.1 Taxonomy

Scientific names for plants follow the Flora of Victoria (RBG website). Common names for plants follow the Flora of Victoria Vols 2-4 (Walsh and Entwisle 1994-1999).

2.2 Literature and Database Review

Relevant literature, online resources and databases were reviewed to provide an up-to-date assessment of ecological values associated with the study area and surrounds, including:

- The Victorian Department of Environment, Land, Water and Planning (DELWP) NVIM tool (DELWP website i) for:
 - Modelled data for remnant vegetation patches and habitat for rare or threatened species and
 - the extent of historic and current Ecological Vegetation Classes (EVCs).
- The Victorian Biodiversity Atlas (VBA) (DELWP website iv) for previously documented flora and fauna records within the project locality (to approximately 10 kilometres of the study area).
- Aerial photography of the study area (Google maps).

2.3 Field methodology

The site was inspected on foot on the 8th of July 2020 and on the 11th of January 2021. The entire site was traversed. Records were taken of all indigenous vascular plant species. Observations were made of the existing habitat values and dominant exotic vascular plant species.

2.4 Limitations

The data collection was conducted during winter, a time of year that is suitable for the detection of most flora species likely to occur on site. Due to the mostly degraded nature of the study area vegetation and the favourable conditions for survey, the site inspection is considered to be sufficient to assess the ecological values of the proposed impact site. As a result, there are not considered to be any significant limitations to the finding of the study.

The survey includes only vascular flora. As Habitat Hectare assessments were not required (*refer to 3.3*) non-vascular flora (mosses, lichens, fungi, etc.) are not assessed.

2.5 Defining Vegetation Significance

A number of criteria are applied in order to assess the significance of flora species and vegetation communities. The definition of the criteria is detailed in Appendix 1.

2.6 Defining and Assessing Native Vegetation

Native vegetation in Victoria has been defined by DELWP as belonging to two categories. These are:

Patch native vegetation

Patch native vegetation is either:

- any area of vegetation where at least 25 per cent of the total perennial understorey plant cover is native
- any area with three or more native canopy trees where the canopy foliage cover is overlapping.
- Areas of current wetlands as mapped by DELWP.

Scattered tree native vegetation

Scattered tree native vegetation is:

- a native canopy tree that does not form part of a patch.

Habitat hectares

Habitat hectares (Vegetation Quality Assessment v1.3) is a site-based measure that combines extent and condition of native vegetation. The current condition of native vegetation is assessed against a benchmark for its Ecological Vegetation Class (EVC). EVCs are classifications of native vegetation types. The benchmark for an EVC describes the attributes of the vegetation type in its mature natural state, which reflects the pre-settlement circumstances. The condition score of native vegetation at a site can be determined through undertaking a habitat hectare assessment.

The habitat hectares of native vegetation is calculated by multiplying the current condition of the vegetation (condition score) by the extent of native vegetation.

(DELWP Website vi).

3 Results

3.1 Ecological Vegetation Class

Ecological Vegetation Classes (EVCs) are the primary level of classification of vegetation communities within Victoria. An EVC contains one or more plant (floristic) community and represents a grouping of vegetation communities with broadly similar ecological attributes.

The EVC mapping of the study area undertaken by DELWP (DELWP website i) indicates that the study area and immediate surrounds contains vegetation that aligns with the characteristics of EVC 55 Plains Grassy Woodland. The current survey recorded native vegetation that accords with EVC 55 Plains Grassy Woodland for the proposed development site.

The bioregional conservation status of EVC 55 Plains Grassy Woodland is 'Endangered'. Endangered is defined as an EVC where between less than 10% of pre-european extent remains.

Refer to Figure 3 for the distribution of pre 1750 EVCs (DELWP website i). Refer below (3.3) for further discussion.



Figure 3. Distribution of pre 1750 EVCs (DELWP data).

3.2 Flora

3.2.1 Indigenous Plant Species

A total of 2 indigenous (native) vascular plant species were recorded for the study area. Refer to Table 1 for a list of indigenous vascular plant species; including conservation significance recorded this survey. Refer to Table 2 for a list of exotic vascular plant species recorded this survey. Refer to Plates 1-5 for photographs of the vegetation existing conditions.

Table 1 Indigenous plant species, conservation significance and vegetation type recorded this assessment.

Botanical Name	Common Name	Status	Vegetation type
<i>Acacia melanoxylon</i>	Blackwood	Local	Patch
<i>Eucalyptus viminalis</i>	Manna Gum	Local	Patch and scattered tree

Status

Local- Local conservation significance

3.2.2 Exotic Plant Species

Table 2 Dominant Naturalised Exotic Plant Species recorded this assessment.

Botanical Name	Common Name
<i>Agrostis capillaris</i>	Creeping Bent-grass
<i>Anthoxanthum odoratum</i>	Sweet Vernal Grass
<i>Cirsium vulgare</i>	Spear Thistle
<i>Dactylis glomeratus</i>	Cock's-foot Grass
<i>Holcus lanatus</i>	Yorkshire Fog-grass
<i>Hypochaeris radicata</i>	Flat-weed
<i>Phalaris aquatica</i>	Canary-grass

3.2.3 Significant Plant Species

The 2 recorded native plant species are assessed to be of Local conservation significance. Refer to Table 1 and Appendix 1.

3.2.4 Condition of the Vegetation

The vegetation of the study area is described as follows:

- **Partially intact native vegetation.** This vegetation covers sections of the study area. it is comprised of mature Manna Gum specimens and several mature Blackwood specimens with degraded exotic understory vegetation.
- **Degraded exotic vegetation.** This vegetation occurs across the majority of the study area and is dominated by exotic pasture grasses and ruderal weeds.

3.3 State Native Vegetation Permitted Clearing Regulations

3.3.1 Description

Under Particular Provision (Native Vegetation Clause 52.17) the State has gazetted the Native Vegetation Permitted Clearing Regulations. The Regulations introduce a risk-based approach to assessing applications to remove native vegetation (DELWP website vi).

The objective for the permitted clearing of native vegetation (*refer to 2.6*) is that it results in no net loss. This means permitted clearing has a neutral impact on Victoria's biodiversity.

When native vegetation removal is permitted, an offset must be secured which achieves a no net loss outcome for biodiversity. To achieve this, the offset makes a contribution to Victoria's biodiversity that is equivalent to the contribution made by the native vegetation that was removed. The type and amount of offset required depends on the native vegetation being removed and the contribution it makes to Victoria's biodiversity.

Under the Native Vegetation Permitted Clearing Regulations, any 'patch' or 'scattered tree' native vegetation that is proposed to be removed is subject to protection/and or recruitment offsets, depending upon the characteristics of the site.

Refer to Figure 4 for the distribution of vegetation in the study area according to 'Location'.

Implications for the current proposal are discussed as follows.

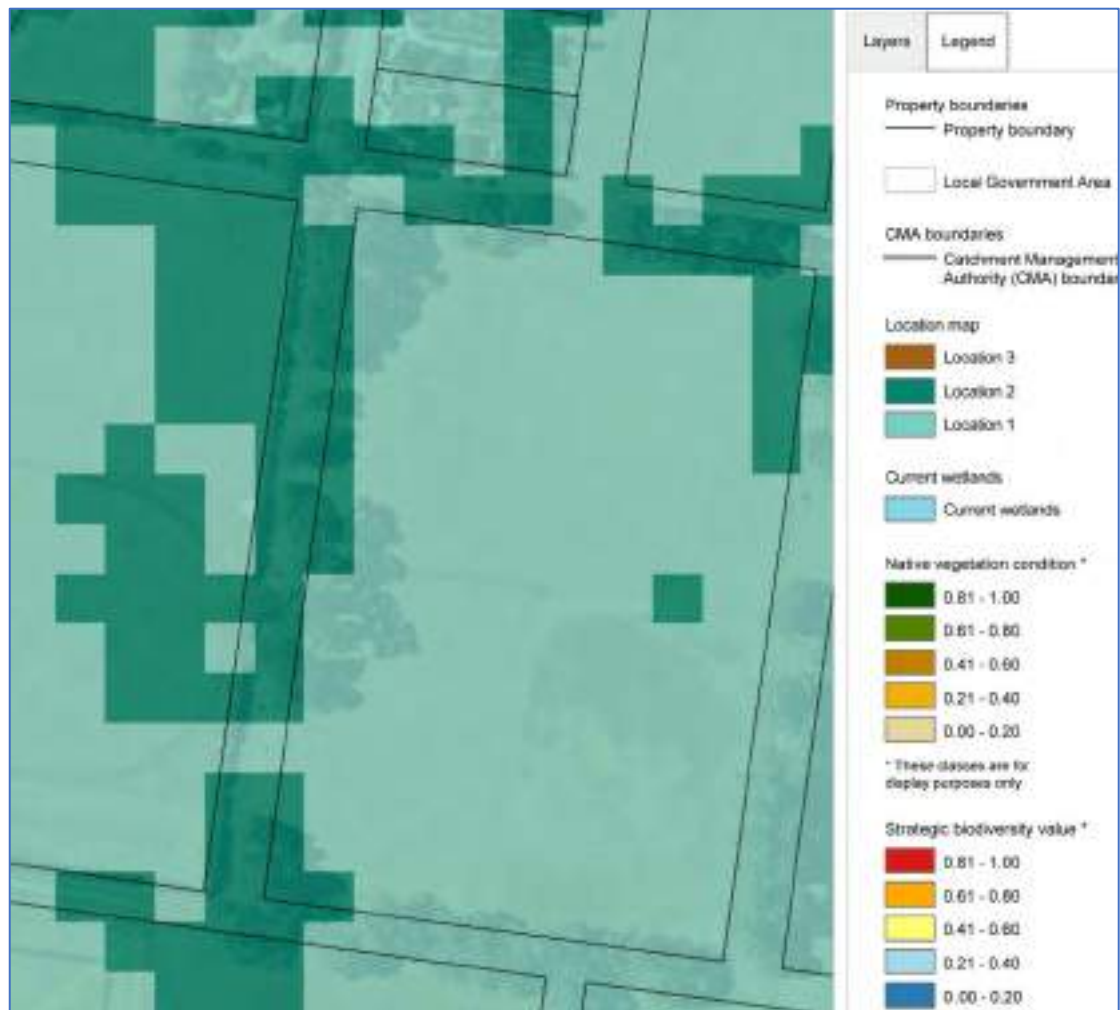


Figure 4. Distribution of vegetation according to 'Location'. Light green equates to 'Location 1' (i.e., least risk), Dark green equates to 'Location 2' (i.e., medium risk) (DELWP website i). The study area is sited within Location 1 and Location 2.

3.3.2 Patch Native Vegetation

Under the Native Vegetation Permitted Clearing Regulations, any areas of patch native vegetation that are proposed to be removed are subject to protection/and or recruitment offsets, depending upon the characteristics of the site.

Three areas of patch native vegetation, including three large trees, were recorded that are proposed to be impacted on (Manna Gum trees).

3.3.3 Scattered Tree Native Vegetation

Under the Native Vegetation Permitted Clearing Regulations, any scattered native canopy trees that are proposed to be removed are subject to protection/and or recruitment offsets, depending upon the characteristics of the site. Within the CVU bioregion, EVC 55 has *Eucalyptus* spp as 'canopy trees'.

No scattered trees are proposed to be impacted on.

Refer to Table 3 for tree data including DBH and TPZ calculations.

Table 3 Large trees proposed to be impacted on

Tree #	Botanical Name	DBH (cm)	TPZ (m)	Status	Removal
A	<i>Eucalyptus viminalis</i>	93	11.2	P	No impact.
B	<i>Eucalyptus viminalis</i>	99	11.9	P	To be impacted.
C	<i>Eucalyptus viminalis</i>	139	16.7 (15)	P	To be impacted.
D	<i>Eucalyptus viminalis</i>	138	16.6 (15)	P	To be impacted.
E	<i>Eucalyptus viminalis</i>	164	19.7 (15)	P	No impact.
F	<i>Eucalyptus viminalis</i>	203	24.4 (15)	P	No impact.
G	<i>Eucalyptus viminalis</i>	122	14.6	P	No impact.
H	<i>Eucalyptus viminalis</i>	156	18.7 (15)	P	No impact.
I	<i>Eucalyptus viminalis</i>	118	14.4	P	No impact.
J	<i>Eucalyptus viminalis</i>	131	15.7 (15)	P	No impact.
K	<i>Eucalyptus viminalis</i>	208	25 (15)	P	No impact.
L	<i>Eucalyptus viminalis</i>	136	16.3 (15)	P	No impact.
M	<i>Eucalyptus viminalis</i>	163	19.6 (15)	P	No impact.
N	<i>Eucalyptus viminalis</i>	128	15.4 (15)	P	No impact.
O	<i>Eucalyptus viminalis</i>	157	18.8 (15)	P	No impact.
P	<i>Eucalyptus viminalis</i>	161	19.3 (15)	ST	No impact.

Table 3. Patch and scattered large trees, botanical name, diameter at breast height (DBH), status (scattered tree), tree protection zone (TPZ) and implications for Clause 52.17.

Tree protection zones are calculated in accordance with Australian Standard AS4970-2009 *Protection of trees on development sites*. Refer to Appendix 4.

Some native vegetation is to be retained. However due to Council requirements and site constraints, a permit will be required for vegetation removal (Refer to Figure 5 and Plate 1-5).

Note that impacts are in keeping with the Uber Arbor Arboricultural Report for 764 Daylesford Malmsbury Rd Glenlyon addendum dated March 17 2021.



Figure 5. Location of the existing native vegetation.



Figure 6. Location of the native vegetation proposed to be removed.

3.3.4 Application Information

Topographic and land information

The impact site is relatively flat to gently sloping with no obvious erosion.

Previous clearing

No clearing of native vegetation has occurred within the last 5 years.

Defendable space

The proposed clearing is not to create defendable space.

3.3.5 Avoid and minimise

Areas of degraded native vegetation are exploited, thereby minimizing impacts. Native vegetation is proposed to be removed to comply with Council requirements.

3.3.6 Offset Implications

As native vegetation is assessed to be impacted on, there are implications for the Native Vegetation Permitted Clearing Regulations.

A total of 0.209 ha of native vegetation, including 3 large trees, is required to be offset. In keeping with the Regulations, the DELWP NVIM tool is utilised to generate a Native Vegetation Removal Report and offset implications. Refer to Appendix 2 Native Vegetation Removal (Report ID: 329-20210416-010). The application is an Intermediate Assessment Pathway application.

Refer to Figures 5 and 6 for mapping of native vegetation and native vegetation proposed to be removed.

Assuming a permit for removal of the above identified native vegetation was granted, the offset requirements for that removal would be the generation of 0.071 general habitat units, with a minimum strategic biodiversity score of 0.398, plus 3 large trees, to be achieved within the North Central CMA or Hepburn Shire Council region. Refer to Appendix 2 for the Native vegetation removal report.

3.3.7 Achieving offsets.

Vegetation offsets are to be achieved by 3rd party offset purchase. There is reasonable assurance that offset will be available. Refer to Appendix 3 Report of available native vegetation credits (Report ID: 8544). (<https://nvcr.delwp.vic.gov.au/Search/GHU>).

3.4 ESO1 Proclaimed Catchment Protection

Environmental objective to be achieved

To protect the quality of domestic water supplies within the Shire and the broader region.

To maintain and where practicable enhance the quality and quantity of water within watercourses.

To prevent increased runoff or concentration of surface water leading to erosion or siltation of watercourses.

To prevent erosion of banks, streambeds adjoining land and siltation of watercourses, drains and other features.

To prevent pollution and increased turbidity and nutrient levels of water in natural watercourses, water bodies and storages.

(http://planningschemes.dpcd.vic.gov.au/schemes/hepburn/ordinance/42_01s01_hepb.pdf)

Implications

Under ESO1 a permit will be not be required for the removal of vegetation as the area of vegetation proposed to be impacted on is less than 1 ha in size.

3.5 State Flora and Fauna Guarantee Act

The *Flora and Fauna Guarantee Act 1988* (FFG Act) is the key piece of Victorian legislation for the conservation of threatened species and communities and for the management of potentially threatening processes.

The flora and fauna conservation and management objectives, as outlined under the *Flora and Fauna Guarantee Act 1988*, are:

- (a) to guarantee that all taxa of Victoria's flora and fauna can survive, flourish and retain their potential for evolutionary development in the wild
- (b) to conserve Victoria's communities of flora and fauna
- (c) to manage potentially threatening processes
- (d) to ensure that any use of flora or fauna by humans is sustainable
- (e) to ensure that the genetic diversity of flora and fauna is maintained
- (f) to provide programs:
 - (i) of community education in the conservation of flora and fauna
 - (ii) to encourage co-operative management of flora and fauna through, amongst other things, the entering into of land management co-operative agreements under the *Conservation, Forests and Lands Act 1987*
 - (iii) of assisting and giving incentives to people, including landholders, to enable flora and fauna to be conserved
- (g) to encourage the conserving of flora and fauna through co-operative community endeavours. (DELWP website v).

Implications

The study area is located on Crown land. Consequently, a permit may be required for the removal of native vegetation under the FFG Act.

4 Conclusions

The subject site consists of approximately 360m of road reserve land located at a section of Spring Street, between Collins Road and Goochs Lane, as part of the residential subdivision at 764 Daylesford-Malmsbury Road Glenlyon.

This report finds that the proposed impact site is partly comprised of partially intact native vegetation that accords with EVC 55 Plains Grassy Woodland. The bioregional conservation status of EVC 55 Plains Grassy Woodland is 'endangered'. Two locally significant native plant species were recorded by this assessment.

The vegetation of the study area can be described as follows:

- Disturbed with predominately exotic plant species.
- Partially intact indigenous vegetation, being predominately mature trees (patch and scattered tree native vegetation).

A total of 0.209 ha of native vegetation, including 3 large trees, is required to be offset. The application is an Intermediate Assessment Pathway application.

Assuming a permit for removal of the identified native vegetation was granted, the offset requirements for that removal would be the generation of 0.071 general habitat units, with a minimum strategic biodiversity score of 0.398, plus 3 large trees, to be achieved within the North Central CMA or Hepburn Shire Council region.

A permit to remove areas of native vegetation under the Victorian Flora and Fauna Guarantee Act (1988) may be required as the native vegetation is on public land.

A permit for the removal of vegetation will not be required under ESO1.

There are no significant limitations to the findings of this report.

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Appendix 1 - Assessing conservation significance

Conservation significance is assessed at a range of scales, including national, state, regional and local. Criteria used for determining the conservation significance of flora at national to local scales are presented below for botanical conservation significance.

Botanical Significance

National botanical significance applies to an area when it supports one or more of the following attributes:

- a population of at least one nationally threatened plant species listed by Briggs and Leigh (1996) or plant species listed on the schedules to the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.

- A nationally threatened ecological community listed on the schedules of the *Environment Protection and Biodiversity Conservation Act 1999*.

State botanical significance applies to an area when it supports one or more of the following attributes:

- A population of at least one plant species threatened in Victoria, as listed by Gullan et al. (1990), NRE (2000a) or more recently in the unpublished records of the Flora Information System (NRE), or on the schedules to the Victorian *Flora and Fauna Guarantee Act 1988*.

- An ecological community considered threatened in Victoria through its listing on the schedules of the *Flora and Fauna Guarantee Act 1988*.

Regional botanical significance applies to an area that supports one or more of the following attributes:

- Supports a population of one or more regionally depleted species defined in a valid regional assessment of biodiversity (eg. Regional Native Vegetation Plan, Environment Conservation Council Report or Comprehensive Regional Assessment documents).

- An ecological vegetation class that is considered endangered or vulnerable in a particular bioregion (based on Conn 1993 and the Regional Native Vegetation Plan), in which case the area is of **High Regional** significance.


- An ecological vegetation class that is considered depleted in a particular bioregion (based on Conn 1993 and the Regional Native Vegetation Plan), in which case it is of **Regional** significance.


Local botanical significance applies to all remnant native vegetation that does not meet the above criteria. In much of Victoria native vegetation has been so depleted by past clearing and disturbance that all remaining vegetation must be considered to be of at least local conservation significance.

Appendix 2 Native vegetation removal report

Native vegetation removal report													
<p>A report to support an application to remove, destroy or lop native vegetation in the Intermediate Assessment Pathway using the modelled condition score</p> <p>This report provides information to support an application to remove native vegetation in accordance with the <i>Guidelines for the removal, destruction or lopping of native vegetation</i>. The report is not an assessment by DELWP or local council of the proposed native vegetation removal. Biodiversity information and offset requirements have been calculated using modelled condition scores contained in the <i>Native vegetation condition map</i>.</p> <p>Date and time: 16 April 2021 10:48 AM</p> <p>Lat./Long.: -37.3029332221726, 144.240366607034</p> <p>Address: Address unknown 24 COLLINS ROAD GLENLYON 3461</p> <p>Native vegetation report ID: 329-20210416-010</p>													
<h3>Assessment pathway</h3> <p>The assessment pathway and reason for the assessment pathway</p> <table border="1"> <thead> <tr> <th>Assessment pathway</th> <th>Intermediate Assessment Pathway</th> </tr> </thead> <tbody> <tr> <td>Extent of past plus proposed native vegetation removal</td> <td>0.209 hectares</td> </tr> <tr> <td>No. large trees</td> <td>3 large tree(s)</td> </tr> <tr> <td>Location category</td> <td>Location 2 The native vegetation is in an area mapped as an Endangered Ecological Vegetation Class. Removal of less than 0.5 hectares of native vegetation will not have a significant impact on any habitat for a rare or threatened species.</td> </tr> </tbody> </table>		Assessment pathway	Intermediate Assessment Pathway	Extent of past plus proposed native vegetation removal	0.209 hectares	No. large trees	3 large tree(s)	Location category	Location 2 The native vegetation is in an area mapped as an Endangered Ecological Vegetation Class. Removal of less than 0.5 hectares of native vegetation will not have a significant impact on any habitat for a rare or threatened species.				
Assessment pathway	Intermediate Assessment Pathway												
Extent of past plus proposed native vegetation removal	0.209 hectares												
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<h3>Offset requirement</h3> <p>The offset requirement that will apply if the native vegetation is approved to be removed</p> <table border="1"> <tbody> <tr> <td>Offset type</td> <td>General offset</td> </tr> <tr> <td>Offset amount</td> <td>0.071 general habitat units</td> </tr> <tr> <td>Offset attributes</td> <td></td> </tr> <tr> <td>Vicinity</td> <td>North Central Catchment Management Authority (CMA) or Hepburn Shire Council</td> </tr> <tr> <td>Minimum strategic biodiversity value score</td> <td>0.388</td> </tr> <tr> <td>Large trees</td> <td>3 large tree(s)</td> </tr> </tbody> </table>		Offset type	General offset	Offset amount	0.071 general habitat units	Offset attributes		Vicinity	North Central Catchment Management Authority (CMA) or Hepburn Shire Council	Minimum strategic biodiversity value score	0.388	Large trees	3 large tree(s)
Offset type	General offset												
Offset amount	0.071 general habitat units												
Offset attributes													
Vicinity	North Central Catchment Management Authority (CMA) or Hepburn Shire Council												
Minimum strategic biodiversity value score	0.388												
Large trees	3 large tree(s)												
<p>Native vegetation removal report – report ID 329-20210416-010</p>													

Native vegetation removal report				
Biodiversity information about the native vegetation				
Description of any past native vegetation removal				
Any native vegetation that was approved to be removed, or was removed without the required approvals, on the same property or on contiguous land in the same ownership, in the five year period before the application to remove native vegetation is lodged is detailed below.				
Permit/PIN number	Extent of native vegetation (hectares)			
None entered	0 hectares			
Description of the native vegetation proposed to be removed				
Extent of all mapped native vegetation	0.209 hectares			
Condition score of all mapped native vegetation	0.300			
Strategic biodiversity value score of all mapped native vegetation	0.498			
Extent of patches native vegetation	0.209 hectares			
1	0.010 hectares			
2	0.187 hectares			
3	0.012 hectares			
Extent of scattered trees	0 hectares			
No. large trees within patches	3 large tree(s)			
No. large scattered trees	0 large tree(s)			
No. small scattered trees	0 small tree(s)			
Additional information about trees to be removed, shown in Figure 1				
Tree ID	Tree circumference (cm)	Benchmark circumference (cm)	Scattered / Patch	Tree size
A	320	251	Patch	Large
B	450	251	Patch	Large
C	440	251	Patch	Large
Native vegetation removal report – report ID 529-25210415-010				

 <h2>Native vegetation removal report</h2>	
<h3>Other information</h3>	
<p>Applications to remove, destroy or lop native vegetation must include all the below information. If an appropriate response has not been provided the application is not complete.</p>	
<p>Photographs of the native vegetation to be removed</p> <p>Recent, dated photographs of the native vegetation to be removed must be provided with the application. All photographs must be clear, show whether the vegetation is a patch of native vegetation or scattered trees, and identify any large trees. If the area of native vegetation to be removed is large, provide photos that are indicative of the native vegetation.</p> <p>Ensure photographs are attached to the application. If appropriate photographs have not been provided the application is not complete.</p>	
<p>Topographical and land information</p> <p>Description of the topographic and land information relating to the native vegetation to be removed, including any ridges, crests and hilltops, wetlands and waterways, slopes of more than 20 percent, drainage lines, low lying areas, saline discharge areas, and areas of existing erosion, as appropriate. This may be represented in a map or plan. This is an application requirement and your application will be incomplete without it.</p>	
<div>relatively flat land no erosion no drainage lines</div>	
<p>Avoid and minimise statement</p> <p>This statement describes what has been done to avoid the removal of, and minimise impacts on the biodiversity and other values of native vegetation. This is an application requirement and your application will be incomplete without it.</p>	
<div>road is designed to minimise impacts as possible, while being in line with Council requirements</div>	
<p>Defendable space statement</p> <p>Where the removal of native vegetation is to create defendable space, a written statement explaining why the removal of native vegetation is necessary. This statement must have regard to other available bushfire risk mitigation measures. This statement is not required if your application also includes an application under the Bushfire Management Overlay.</p>	
<div>N/A</div>	
<p>Offset statement</p> <p>An offset statement that demonstrates that an offset is available and describes how the required offset will be secured. This is an application requirement and your application will be incomplete without it.</p>	
<div>3rd party offset to be obtained</div>	
<p>Native vegetation removal report – report ID 329-20210416-010</p>	



Native vegetation removal report

Next steps

Applications to remove, destroy or lop native vegetation must address all the application requirements specified in *Guidelines for the removal, destruction or lopping of native vegetation*. If you wish to remove the mapped native vegetation you are required to apply for a permit from your local council. This *Native vegetation removal report* must be submitted with your application and meets most of the application requirements. The following needs to be added as applicable.

Property Vegetation Plan

Landowners can manage native vegetation on their property in the longer term by developing a Property Vegetation Plan (PVP) and entering in to an agreement with DELWP.

If an approved PVP applies to the land, ensure the PVP is attached to the application.

Applications under Clause 52.16

An application to remove, destroy or lop native vegetation is under Clause 52.16 if a Native Vegetation Precinct Plan (NVPP) applies to the land, and the proposed native vegetation removal is not in accordance with the relevant NVPP. If this is the case, a statement that explains how the proposal responds to the NVPP considerations must be provided.

If the application is under Clause 52.16, ensure a statement that explains how the proposal responds to the NVPP considerations is attached to the application.

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Obtaining this publication does not guarantee that an application will meet the requirements of Clauses 52.16 or 52.17 of planning schemes in Victoria or that a permit to remove native vegetation will be granted.

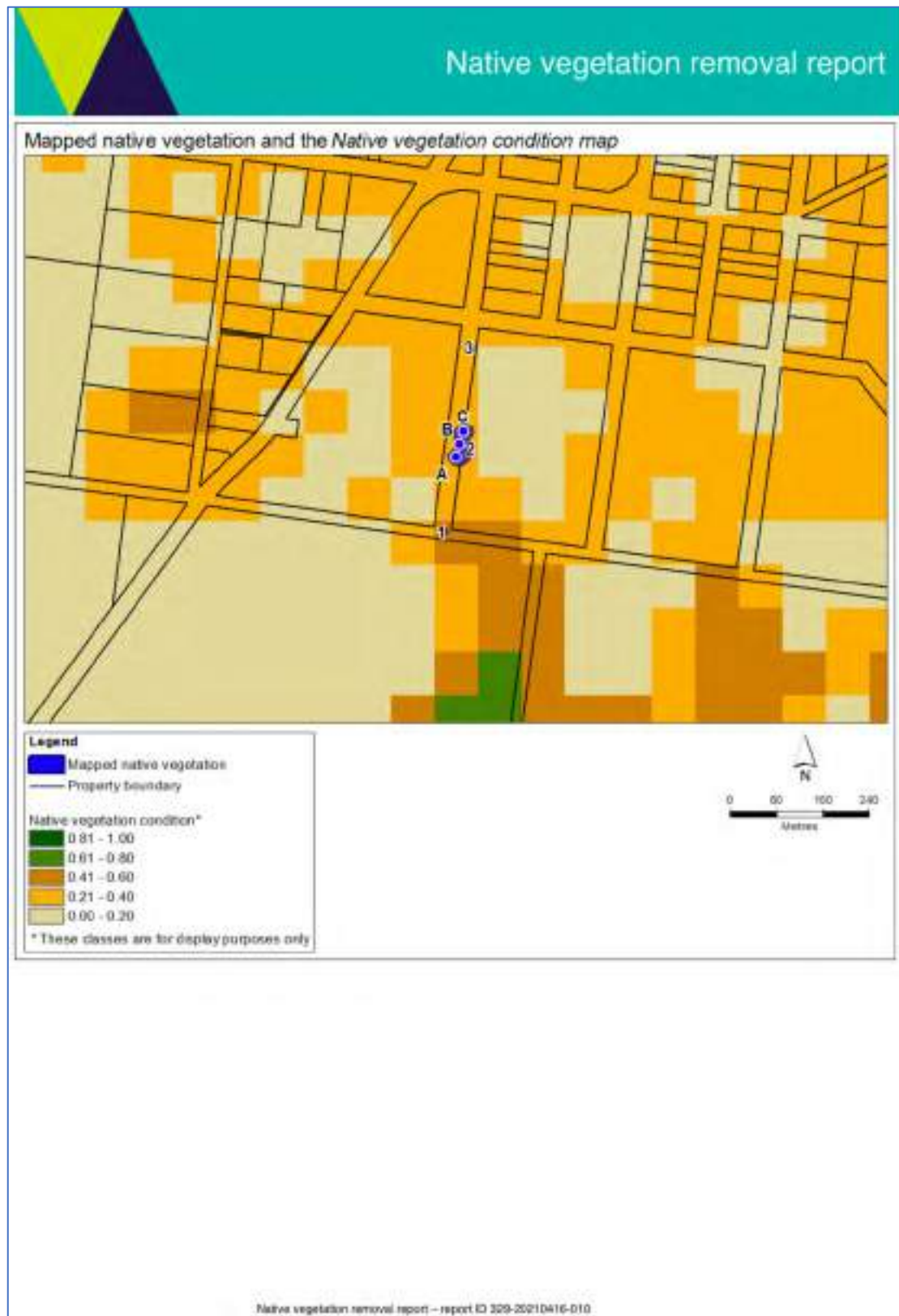
Notwithstanding anything else contained in this publication, you must ensure that you comply with all relevant laws, legislation, awards or orders and that you obtain and comply with all permits, approvals and the like that affect, are applicable or are necessary to undertake any action to remove, lop or destroy or otherwise deal with any native vegetation or that apply to matters within the scope of Clauses 52.16 or 52.17 of planning schemes in Victoria.

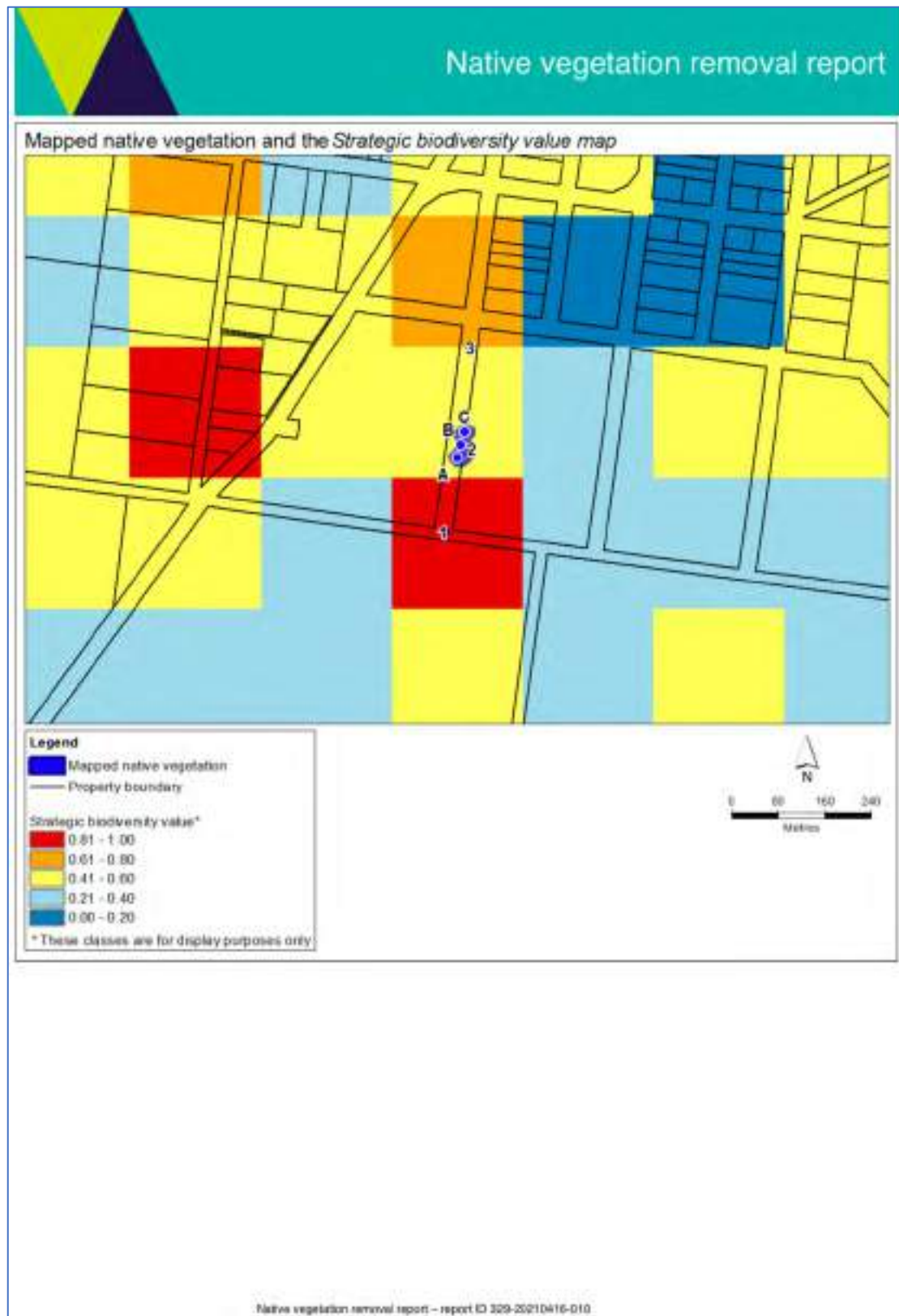
Native vegetation removal report – report ID 329-20210416-010












Native vegetation removal report		
Appendix 1 - Details of offset requirements		
Native vegetation to be removed		
Extent of all mapped native vegetation (for calculating habitat hectares)	0.209	The area of land covered by a patch of native vegetation and/or a scattered tree, measured in hectares. Where the mapped native vegetation includes scattered trees, each tree is assigned a standard extent and converted to hectares. A small scattered tree is assigned a standard extent defined by a circle with a 10 metre radius and a large scattered tree a circle with a 15 metre radius. The extent of all mapped native vegetation is an input to calculating the habitat hectares.
Condition score*	0.300	The condition score of native vegetation is a site-based measure that describes how close native vegetation is to its mature natural state. The condition score is the weighted average condition score of the mapped native vegetation calculated using the Native vegetation condition map.
Habitat hectares	0.063	Habitat hectares is a site-based measure that combines extent and condition of native vegetation. It is calculated by multiplying the extent of native vegetation by the condition score. Habitat hectares = extent x condition score
Strategic biodiversity value score	0.408	The strategic biodiversity value score represents the complementary contribution to Victoria's biodiversity of a location, relative to other locations across the state. This score is the weighted average strategic biodiversity value score of the mapped native vegetation calculated using the Strategic biodiversity value map.
General landscape factor	0.749	The general landscape factor is an adjusted strategic biodiversity value score. It has been adjusted to reduce the influence of landscape scale information on the general habitat score.
General habitat score	0.047	The general habitat score combines site-based and landscape scale information to obtain an overall measure of the biodiversity value of the native vegetation. The general habitat score is calculated as follows: General habitat score = habitat hectares x general landscape factor
* Offset requirements for partial removal: If your proposal is to remove parts of the native vegetation in a patch (for example only understory plants) the condition score must be adjusted. This will require manual editing of the condition score and an update to the calculations that the native vegetation removal tool has provided: habitat hectares, general habitat score and offset amount.		
Offset requirements		
Offset type	General offset	A general offset is required when the removal of native vegetation does not have a significant impact on any habitat for rare or threatened species. All proposals in the Basic and Intermediate assessment pathways will only require a general offset.
Offset multiplier	1.5	This multiplier is used to address the risk that the predicted outcomes for gain will not be achieved, and therefore will not adequately compensate the biodiversity loss from the removal of native vegetation.
Offset amount (general habitat units)	0.071	The general habitat units are the amount of offset that must be secured if the application is approved. This offset requirement will be a condition to any permit or approval for the removal of native vegetation. General habitat units required = general habitat score x 1.5
Minimum strategic biodiversity value score	0.398	The offset site must have a strategic biodiversity value score of at least 80 per cent of the strategic biodiversity value score of the native vegetation to be removed. This is to ensure offsets are located in areas with a strategic biodiversity value that is comparable to the native vegetation to be removed.
Vicinity	North Central CMA or Hepburn Shire Council	The offset site must be located within the same Catchment Management Authority boundary or municipal district as the native vegetation to be removed.
Large trees	3 large tree (s)	The offset site must protect at least one large tree for every large tree removed. A large tree is a native canopy tree with a Diameter at Breast Height greater than or equal to the large tree benchmark for the local Ecological Vegetation Class. A large tree can be either a large scattered tree or a large patch tree.
Native vegetation removal report - report ID 329-33210416-010		

Appendix 3 Report of available native vegetation credits



Report of available native vegetation credits

This report lists native vegetation credits available to purchase through the Native Vegetation Credit Register.

This report is **not evidence** that an offset has been secured. An offset is only secured when the units have been purchased and allocated to a permit or other approval and an allocated credit extract is provided by the Native Vegetation Credit Register.

Date and time: 16/04/2021 10:54 **Report ID:** 8544

What was searched for?

General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)	
0.071	0.398	3	CMA	North Central
			or LGA	Hepburn Shire

Details of available native vegetation credits on 16 April 2021 10:54

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-0074	0.208	18	North Central	Northern Grampians Shire	Yes	Yes	No	VegLink
BBA-0797	0.192	16	North Central	Northern Grampians Shire	Yes	Yes	No	Bio Offsets
BBA-1053	4.267	33	North Central	Gannawarra Shire	Yes	Yes	No	Contact NVDR
BBA-2389	0.277	5	North Central	Loddon Shire	Yes	Yes	No	VegLink
BBA-2606	0.125	15	North Central	Campaspe Shire	Yes	Yes	No	VegLink
BBA-3006	18.833	3	North Central	Greater Bendigo City	No	Yes	No	Ethos
BBA-3006	18.833	3	North Central	Greater Bendigo City	No	Yes	No	Contact NVDR
BBA-3031	9.861	179	North Central	Pyrenees Shire	Yes	Yes	No	VegLink
BBA-3052_01	13.668	287	North Central	Northern Grampians Shire	Yes	Yes	No	VegLink
TPN-C1640	1.072	3	North Central	Hepburn Shire	Yes	Yes	No	VegLink
TPN-C1702	16.952	16	North Central	Gannawarra Shire	Yes	Yes	No	TPN
TPN-C1854	4.733	7	North Central	Macedon Ranges Shire	No	Yes	No	VegLink
VC_CFL-3071_01	3.299	156	North Central	Loddon Shire	Yes	Yes	No	VegLink
VC_CFL-3076_01	9.719	60	North Central	Pyrenees Shire	Yes	Yes	No	Bio Offsets
VC_CLO-3451_01	19.100	146	North Central	Greater Bendigo City	No	Yes	No	Contact NVDR
VC_CLO-3046_01	5.026	175	North Central	Greater Bendigo City	No	Yes	No	Contact NVDR

These sites meet your requirements using alternative arrangements for general offsets.								
Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
There are no sites listed in the Native Vegetation Credit Register that meet your offset requirements when applying the alternative arrangements as listed in section 11.2 of the Guidelines for the removal, destruction or topping of native vegetation.								
These potential sites are not yet available, land owners may finalise them once a buyer is confirmed.								
Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
There are no potential sites listed in the Native Vegetation Credit Register that meet your offset requirements.								
LT - Large Trees			CMA - Catchment Management Authority			LGA - Municipal District or Local Government Authority		

Appendix 4 Determining the Tree Protection Zone

Determining the Tree Protection Zone (TPZ)

The radius of the TPZ is calculated for each tree by multiplying its DBH x 12. $TPZ = DBH \times 12$ (Australian Standard AS4970-2009 *Protection of trees on development sites*)

Where

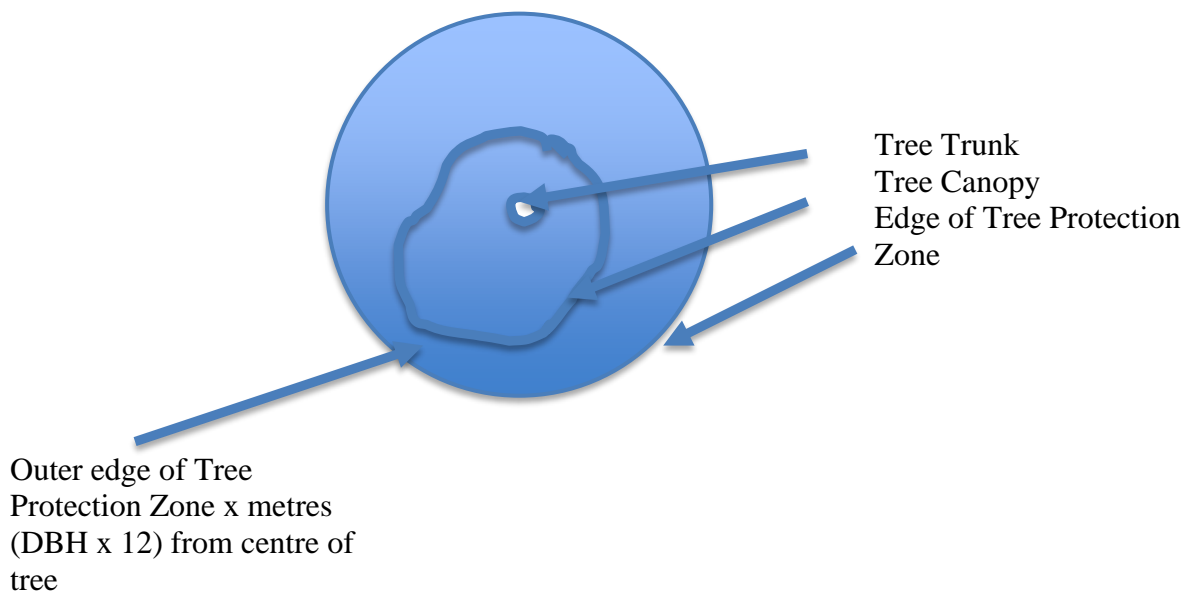
DBH = trunk diameter measured at 1.4 metres above ground.

Radius is measured from the centre of the stem at ground level.

A TPZ should not be less than 2 metres no greater than 15 metres (except where crown protection is required). Some instances may require variations to the TPZ.

A tree is deemed to be impacted upon if greater than 10% of the TPZ area is to be disturbed.

Indicative Size of Tree Protection Zone



Plates 1–5 Vegetation existing conditions



Plate 1. Manna Gum patch.



Plate 2. Manna Gum patch.



Plate 3. Manna Gum patch.



Plate 4. Blackwood patch native vegetation. No impacts.



Plate 5. Manna Gum patch.

Native vegetation removal report

A report to support an application to remove, destroy or lop native vegetation in the Intermediate Assessment Pathway using the modelled condition score

This report provides information to support an application to remove native vegetation in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation*. The report is not an assessment by DELWP or local council of the proposed native vegetation removal. Biodiversity information and offset requirements have been calculated using modelled condition scores contained in the *Native vegetation condition map*.

Date and time: 16 April 2021 10:48 AM

Lat./Long.: -37.3029332221726,144.240366607034

Native vegetation report ID:

Address: Address unknown

329-20210416-010

24 COLLINS ROAD GLENLYON 3461

Assessment pathway

The assessment pathway and reason for the assessment pathway

Assessment pathway	Intermediate Assessment Pathway
Extent of past plus proposed native vegetation removal	0.209 hectares
No. large trees	3 large tree(s)
Location category	Location 2 The native vegetation is in an area mapped as an Endangered Ecological Vegetation Class. Removal of less than 0.5 hectares of native vegetation will not have a significant impact on any habitat for a rare or threatened species.

Offset requirement

The offset requirement that will apply if the native vegetation is approved to be removed

Offset type	General offset
Offset amount	0.071 general habitat units
Offset attributes	
Vicinity	North Central Catchment Management Authority (CMA) or Hepburn Shire Council
Minimum strategic biodiversity value score	0.398
Large trees	3 large tree(s)

Native vegetation removal report

Biodiversity information about the native vegetation

Description of any past native vegetation removal

Any native vegetation that was approved to be removed, or was removed without the required approvals, on the same property or on contiguous land in the same ownership, in the five year period before the application to remove native vegetation is lodged is detailed below.

Permit/PIN number	Extent of native vegetation (hectares)
None entered	0 hectares

Description of the native vegetation proposed to be removed

Extent of all mapped native vegetation	0.209 hectares
Condition score of all mapped native vegetation	0.300
Strategic biodiversity value score of all mapped native vegetation	0.498
Extent of patches native vegetation	0.209 hectares
1	0.010 hectares
2	0.187 hectares
3	0.012 hectares
Extent of scattered trees	0 hectares
No. large trees within patches	3 large tree(s)
No. large scattered trees	0 large tree(s)
No. small scattered trees	0 small tree(s)

Additional information about trees to be removed, shown in Figure 1

Tree ID	Tree circumference (cm)	Benchmark circumference (cm)	Scattered / Patch	Tree size
A	320	251	Patch	Large
B	450	251	Patch	Large
C	440	251	Patch	Large

Native vegetation removal report

Other information

Applications to remove, destroy or lop native vegetation must include all the below information. If an appropriate response has not been provided the application is not complete.

Photographs of the native vegetation to be removed

Recent, dated photographs of the native vegetation to be removed must be provided with the application. All photographs must be clear, show whether the vegetation is a patch of native vegetation or scattered trees, and identify any large trees. If the area of native vegetation to be removed is large, provide photos that are indicative of the native vegetation.

Ensure photographs are attached to the application. If appropriate photographs have not been provided the application is not complete.

Topographical and land information

Description of the topographic and land information relating to the native vegetation to be removed, including any ridges, crests and hilltops, wetlands and waterways, slopes of more than 20 percent, drainage lines, low lying areas, saline discharge areas, and areas of existing erosion, as appropriate. This may be represented in a map or plan. **This is an application requirement and your application will be incomplete without it.**

relatively flat land no erosion no drainage lines

Avoid and minimise statement

This statement describes what has been done to avoid the removal of, and minimise impacts on the biodiversity and other values of native vegetation. **This is an application requirement and your application will be incomplete without it.**

road is designed to minimise impacts as possible, while being in line with Council requirements

Defendable space statement

Where the removal of native vegetation is to create defendable space, a written statement explaining why the removal of native vegetation is necessary. This statement must have regard to other available bushfire risk mitigation measures. This statement is not required if your application also includes an application under the Bushfire Management Overlay.

N/A

Offset statement

An offset statement that demonstrates that an offset is available and describes how the required offset will be secured. **This is an application requirement and your application will be incomplete without it.**

3rd party offset to be obtained

Native vegetation removal report

Next steps

Applications to remove, destroy or lop native vegetation must address all the application requirements specified in *Guidelines for the removal, destruction or lopping of native vegetation*. If you wish to remove the mapped native vegetation you are required to apply for a permit from your local council. This *Native vegetation removal report* must be submitted with your application and meets most of the application requirements. The following needs to be added as applicable.

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If the application is under Clause 52.16, ensure a statement that explains how the proposal responds to the NVPP considerations is attached to the application.

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Native vegetation removal report

Figure 1 – Map of native vegetation to be removed, destroyed or lopped

[illegible]

Native vegetation removal report

Figure 3 – Biodiversity information maps



Native vegetation removal report

Mapped native vegetation and the *Native vegetation condition map***Legend**

■ Mapped native vegetation

— Property boundary

Native vegetation condition*

■ 0.81 - 1.00

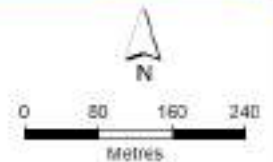
■ 0.61 - 0.80

■ 0.41 - 0.60

■ 0.21 - 0.40

■ 0.00 - 0.20

* These classes are for display purposes only



Native vegetation removal report

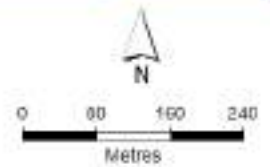
Mapped native vegetation and the *Strategic biodiversity value map***Legend**

- Mapped native vegetation
- Property boundary

Strategic biodiversity value*

- 0.81 - 1.00
- 0.61 - 0.80
- 0.41 - 0.60
- 0.21 - 0.40
- 0.00 - 0.20

* These classes are for display purposes only



Native vegetation removal report

Appendix 1 - Details of offset requirements

Native vegetation to be removed

Extent of all mapped native vegetation (for calculating habitat hectares)	0.209	The area of land covered by a patch of native vegetation and/or a scattered tree, measured in hectares. Where the mapped native vegetation includes scattered trees, each tree is assigned a standard extent and converted to hectares. A small scattered tree is assigned a standard extent defined by a circle with a 10 metre radius and a large scattered tree a circle with a 15 metre radius. The extent of all mapped native vegetation is an input to calculating the habitat hectares.
Condition score*	0.300	The condition score of native vegetation is a site-based measure that describes how close native vegetation is to its mature natural state. The condition score is the weighted average condition score of the mapped native vegetation calculated using the <i>Native vegetation condition map</i> .
Habitat hectares	0.063	Habitat hectares is a site-based measure that combines extent and condition of native vegetation. It is calculated by multiplying the extent of native vegetation by the condition score: Habitat hectares = extent x condition score
Strategic biodiversity value score	0.498	The strategic biodiversity value score represents the complementary contribution to Victoria's biodiversity of a location, relative to other locations across the state. This score is the weighted average strategic biodiversity value score of the mapped native vegetation calculated using the <i>Strategic biodiversity value map</i> .
General landscape factor	0.749	The general landscape factor is an adjusted strategic biodiversity value score. It has been adjusted to reduce the influence of landscape scale information on the general habitat score.
General habitat score	0.047	The general habitat score combines site-based and landscape scale information to obtain an overall measure of the biodiversity value of the native vegetation. The general habitat score is calculated as follows: General habitat score = habitat hectares x general landscape factor

* **Offset requirements for partial removal:** If your proposal is to remove parts of the native vegetation in a patch (for example only understorey plants) the condition score must be adjusted. This will require manual editing of the condition score and an update to the calculations that the native vegetation removal tool has provided: habitat hectares, general habitat score and offset amount.

Offset requirements

Offset type	General offset	A general offset is required when the removal of native vegetation does not have a significant impact on any habitat for rare or threatened species. All proposals in the Basic and Intermediate assessment pathways will only require a general offset.
Offset multiplier	1.5	This multiplier is used to address the risk that the predicted outcomes for gain will not be achieved, and therefore will not adequately compensate the biodiversity loss from the removal of native vegetation.
Offset amount (general habitat units)	0.071	The general habitat units are the amount of offset that must be secured if the application is approved. This offset requirement will be a condition to any permit or approval for the removal of native vegetation. General habitat units required = general habitat score x 1.5
Minimum strategic biodiversity value score	0.398	The offset site must have a strategic biodiversity value score of at least 80 per cent of the strategic biodiversity value score of the native vegetation to be removed. This is to ensure offsets are located in areas with a strategic biodiversity value that is comparable to the native vegetation to be removed.
Vicinity	North Central CMA or Hepburn Shire Council	The offset site must be located within the same Catchment Management Authority boundary or municipal district as the native vegetation to be removed.
Large trees	3 large tree (s)	The offset site must protect at least one large tree for every large tree removed. A large tree is a native canopy tree with a Diameter at Breast Height greater than or equal to the large tree benchmark for the local Ecological Vegetation Class. A large tree can be either a large scattered tree or a large patch tree.



Prepared for:

764 Glenlyon Pty Ltd

Prepared by:

iPlanning Services Pty Ltd
PO Box 1401
Bakery Hill
Ballarat Vic 3354
T 0408 577 880
E james.ips@iinet.net.au
ABN 45 160 262 000

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1. Introduction

iPlanning Services Pty. Ltd. has been engaged by 764 Glenlyon Pty Ltd to submit a Planning Permit Application on their behalf for a two (2) lot subdivision located at Crown Allotment 5 Section 23, TP386361W, 764 Daylesford-Malmsbury Road, Glenlyon.

2. Permit Trigger/s

A Planning Permit is required for the above proposal under the following provisions of the Planning Scheme:

- | | | |
|--------------------------------------|----------------|---------------------|
| ▪ Township Zone | Clause 32.05-4 | Subdivision of land |
| ▪ Environmental Significance Overlay | Clause 42.01-2 | Subdivision |

3. Subject Site and Site Context

The subject site is located on the west side of Spring Street. The site consists of one Title and it is described as Vol. 12232 Fol. 171 Lot 5 of 23 on Title Plan No. 386361W. The site is regular in shape with a frontage of approximately 61.86 metres to Spring Street, a northern boundary of approximately 130.76 metres, a western boundary of approximately 61.86 metres and a southern boundary of approximately 130.76 metres with a total land area of approximately 8,094m².



The site is currently vacant of any buildings and vegetation. The land slopes from the northeast to the southeast with a fall of approximately 1.3 metres. The site is currently fenced with post and wire fencing.



The surrounding development includes mainly large allotments that are currently being used for farming purposes, but are within a Township Zone. There are smaller parcels of land in the immediate vicinity that contain a dwelling and outbuildings. There is limited vegetation on the adjoining land, however there is vegetation located within the existing road reserves.



The site is located on the outskirts of the Glenlyon which is a small township located in the Shire. The town has its amazing general store which includes a bar and restaurant. This is located approximately 2.0 kilometres to the north of the site on the Daylesford-Malmsbury Road. There is also the local public primary school also located on the Daylesford-Malmsbury Road which is located approximately 1.3 kilometres to the north.

The subject site and the surrounding land to the north, east and west is located within the Township Zone. The land to the south is located within the Farming Zone. The land and the surrounding land is also included within the Environmental Significance Overlay.

Spring Street Lane is an unmade road with existing native vegetation scattered on the road reserve. There are no footpaths or services within the road reserve. Spring Street is controlled and maintained by Hepburn Shire Council.

4. Proposal

The proposal is for a two (2) lot subdivision and the following is a breakdown of the proposal:

- Lots 1 and 2 will have areas of 4,063m² with a frontage of approximately 31.07 metres to Spring Street, a western boundary of approximately 31.07metres, a northern and southern boundary of approximately 130.76 metres.

Access to each lot will be via Spring Street which will **require construction to meet Council's standard**. The services that will be provided to each will comprise power and telecommunications. A potable water supply will be provided by the use of tank water and wastewater will be collected and treated in an approved septic tank. Each lot will be provided with a driveway that comprises a culvert with an endwall located in the open drain.

5. Planning Controls

5.1 Zoning

The subject site is situated within the Township Zone (TZ).



Clause 32.05 of the Planning Scheme refers to the Township Zone and the purpose of the Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for residential development and a range of commercial, industrial and other uses in small towns.
- To encourage development that respects the neighbourhood character of the area.
- To implement neighbourhood character policy and adopted neighbourhood character guidelines.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Response:

The proposed lots will provide a variety of densities and dwelling types in the area, to meet the housing needs for family types. The overall subdivision takes into regard the existing pattern of surrounding residential blocks.

5.2 Subdivision

Under Clause 32.05-5 of the Planning Scheme, a Planning Permit is required to subdivide land included within the Township Zone.

An application to subdivide land.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- Must meet all of the objectives included in the clauses specified in the following table.

- Should meet all of the standards included in the clauses specified in the following table

Class of subdivision	Objectives and standards to be met
60 or more lots	All except Clause 56.03-5.
16 – 59 lots	All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.
3 – 15 lots	All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.
2 lots	Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.

Each lot must be provided with reticulated sewerage, if available. If reticulated sewerage is not available, the application must be accompanied by:

- A land assessment which demonstrates that each lot is capable of treating and retaining all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
- A plan which shows a building envelope and effluent disposal area for each lot.

Response:

A full assessment of the application against Clause 56 is located at Section 7.3 of this report. All the lots will be required to install an onsite wastewater system that is in accordance with the SEPPS (Waters of Victoria) and the Septic Tank Code of Practice. A Land Capability Assessment is provided with the application which indicates that the wastewater be treated to a secondary level by a suitable EPA approved treatment system and the effluent applied to land via sub-surface irrigation.

6. Overlays

6.1 Environmental Significance Overlay

The subject site is included within the Environmental Significance Overlay (ESO1).



Clause 42.01 of the Planning Scheme refers to the Environmental Significance Overlay Schedule 1 and the purpose of the Overlay is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To identify areas where the development of land may be affected by environmental constraints.
- To ensure that development is compatible with identified environmental values.

Schedule 1 of Clause 42.01 of the Planning Scheme refers to the Environmental Significance Overlay Schedule 1 and specifically to the Proclaimed Catchment Protection, the statement of significance states:

Hepburn Shire is situated in the Central Highlands at the source of a number of catchments linked to Port Phillip Bay or the Murray River. Protection of the quality of this water has significant local and regional implications, especially where these catchments provide domestic water supply.

The environmental objective to be achieved includes:

- To protect the quality of domestic water supplies within the Shire and the broader region.
- To maintain and where practicable enhance the quality and quantity of water within watercourses.
- To prevent increased runoff or concentration of surface water leading to erosion or siltation of watercourses.
- To prevent erosion of banks, streambeds adjoining land and siltation of watercourses, drains and other features.
- To prevent pollution and increased turbidity and nutrient levels of water in natural watercourses, water bodies and storages.

Section 3.0 of the schedule outlines the following mandatory requirements:

- All on-site wastewater must be treated and disposed of in accordance with the relevant EPA Code of Practice – On Site Wastewater Management.
- All stormwater must be managed and discharged to the satisfaction of the responsible Authority and generally in accordance with the principles described in Urban Stormwater: Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999).

Under the provisions of Clause 42.01 of the Planning Scheme, a permit is not required to subdivide land if:

- The subdivision is for existing buildings that are connected to reticulated water and reticulated sewerage system.
- The subdivision is a two-lot subdivision and each lot is connected to reticulated water and reticulated sewerage system.

Under the provisions of Clause 42.01 of the Planning Scheme, a permit is not required for buildings and works if:

- Buildings and works for a dwelling connected to a reticulated sewer system.
- Buildings and works associated with an existing dwelling provided the building and works are:
 - Extensions which do not generate additional waste water i.e. any domestic waste water other than stormwater.
 - Connected to a reticulated sewer system.
- Buildings and works if all of the following conditions are met:
 - all waste water (if any) is discharged to a reticulated sewerage system
 - any site cut required is less than one metre in depth
 - any site cut required is less than 300 square metres in area
 - no effluent is discharged less than 100 metres from a waterway
 - no stormwater is discharged less than 100 metres from a waterway unless into an approved drainage system.
- Buildings and works for a sign or fence.
- Constructing a dam under 3ML capacity if they are not on a waterway and is for stock and domestic purposes only.
- Development undertaken by a public authority to regulate the flow of water in a watercourse, regulate flooding or to construct or redirect a watercourse.
- Activities conducted on public land by or on behalf of the Department of Sustainability and Environment under the relevant provisions of the Reference Areas Act 1978, the National Parks Act 1975, the Fisheries Act 1995, the Wildlife Act 1975, the Land Act 1958, the Crown Land (Reserves) Act 1978 or the Forests Act 1958.
- The construction of a building or carrying out of works associated with a utility installation required for the Goldfields Superpipe Project. The building and works must be in accordance with the Project Impact Assessment and Environmental Management Plan approved by the Secretary of the Department of Sustainability and Environment and the native vegetation offset plan approved by the Minister for Environment.

Response:

All the lots will be required to install an onsite wastewater system that is in accordance with the SEPPS (Waters of Victoria) and the Septic Tank Code of Practice. A Land Capability Assessment is provided with the application which indicates that the wastewater be treated to a secondary level by a suitable EPA approved treatment system and the effluent applied to land via sub-surface irrigation.

Any storm or surface water runoff will be discharged to the current legal point of discharge.

7. Particular Provisions

7.1 Public Open Space Contribution and Subdivision

Under the provisions of Clause 53.01, a person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under Section 18 of the *Subdivision Act 1988*.

Response:

No public open space contribution of 5% is required for a two (2) lot subdivision as required under Section 18 of the *Subdivision Act 1988*.

7.2 Native Vegetation

Clause 52.17 of the Planning Scheme refers to Native Vegetation requirements and the purpose of the Clause is:

- To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):
 - Avoid the removal, destruction or lopping of native vegetation.
 - Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
 - Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.
 - To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.

Clause 52.17-1 Permit Requirement states that a permit is required to remove, destroy or lop native vegetation, including dead native vegetation. This does not apply:

- If the table to Clause 52.17-7 specifically states that a permit is not required.
- If a native vegetation precinct plan corresponding to the land is incorporated into this scheme and listed in the schedule to Clause 52.16.

- To the removal, destruction or lopping of native vegetation specified in the schedule to this clause.

Response:

No native vegetation is to be removed as part of the application.

7.3 Residential Subdivision

Clause 56 of the Planning Scheme sets out various objectives and standards which Planning Permit applications for residential subdivision must meet.

Clause	Comment
<p>56.03-5 – Neighbourhood Character objective (Standard C6)</p> <p>To design subdivisions that respond to neighbourhood character.</p>	<p>Complies - Refer to Section 3 of the attached Planning Report for further details.</p> <p>The surrounding residential land comprises a variety of lot sizes, including some smaller lots.</p>
<p>56.04-2 – Lot Area and Building Envelopes objective (Standard C8)</p> <p>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>Complies – The lot areas are approximately 4,063m² and are suitably dimensioned to allow for the construction of a dwelling and for the onsite treatment of wastewater.</p>
<p>56.04-3 – Solar Orientation of Lots objective (Standard C9)</p> <p>To provide good solar orientation of lots and solar access for future dwellings.</p>	<p>Complies – Both lots are of sufficient size to have appropriate solar orientation.</p>
<p>56.04-5 – Common Area objectives (Standard C11)</p> <p>To identify common areas and the purpose for which the area is commonly held.</p>	<p>Not applicable.</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>56.06-8 – Lot Access objective (Standard C21)</p> <p>To provide for safe vehicle access between roads and lots.</p>	<p>Complies – Each lot will have its own access from Spring Street.</p>
<p>56.07-1 – Drinking Water Supply objectives (Standard C22)</p> <p>To reduce the use of drinking water.</p> <p>To provide an adequate, cost-effective supply of drinking water.</p>	<p>Complies – Water supply will be provided by way of water tanks on site.</p>
<p>56.07-2 – Reused and Recycled Water objective (Standard C23)</p> <p>To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</p>	<p>N/A – The use of recycled water is not proposed as part of this development.</p>
<p>56.07-3 – Waste Water Management objective (Standard C24)</p> <p>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.</p>	<p>Complies – Each lot will be installed with an approved septic system that meets EPA requirements.</p>
<p>56.07-4 – Stormwater Management objectives (Standard C25)</p> <p>To minimise damage to properties and inconvenience to residents from stormwater.</p> <p>To ensure that the street operates adequately during major storm events and provides for public safety.</p>	<p>Complies – Site drainage will be consistent with current best practice design principles. Any future dwelling will have installed rainwater tanks in line with current Building Regulations to further reduce stormwater runoff from the sites.</p>

<p>To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.</p> <p>To encourage stormwater management that maximises the retention and reuse of stormwater.</p> <p>To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.</p>	
<p>56.08-1 – Site Management objectives (Standard C26)</p> <p>To protect drainage infrastructure and receiving waters from sedimentation and contamination.</p> <p>To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.</p> <p>To encourage the reuse of materials from the site and recycled materials in the construction of subdivisions where practicable.</p>	<p>Complies – A detailed site management plan will be not available until such time as the civil works are put out to tender and the successful tenderer provides full details of site management and containment plans. Such information will be provided to Council when available prior to the commencement of construction works.</p>
<p>56.09-1 – Shared Trenching objectives (Standard C27)</p> <p>To maximise the opportunities for shared trenching.</p> <p>To minimise constraints on landscaping within street reserves.</p>	<p>Complies – Trenching will be shared where possible.</p>
<p>56.09-2 – Electricity, Telecommunications and Gas objectives (Standard C28)</p> <p>To provide public utilities to each lot in a timely, efficient and cost effective manner.</p> <p>To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.</p>	<p>Complies – The lots will be connected to electricity and telecommunications in accordance with the relevant requirements of the supply/servicing agency.</p>

8. General Provisions

8.1 Decision Guidelines

Under the provisions of Clause 65.02, before deciding on an application to subdivide land, the responsible authority must also consider, as appropriate:

Clause 65.02 – Application to subdivide land	Comments
The suitability of the land for subdivision	<p>The land is suitable for subdivision.</p> <p>Moreover, the subdivision finds support in the Local Planning Policy Frameworks including the Municipal Strategic Statement (MSS), and is consistent with the purpose of the Township Zone.</p>
The existing use and possible future development of the land and nearby land	<p>This is a subdivision that creates larger residential lots in a small township that mainly comprises larger residential lots. The resulting lots will be developed for the proposed single dwellings.</p> <p>Nearby and adjacent land is also zoned township and will remain for residential use and development.</p>
The availability of subdivided land in the locality, and the need for the creation of further lots	This subdivision presents itself as a residential infill and urban consolidation opportunity.
The effect of development on the use or development of other land which has a common means of drainage	The subdivision will not adversely affect the drainage regime that is associated with adjoining land or other land in the vicinity of the subject site.
The subdivision pattern having regard to the physical characteristics of the land including existing vegetation	<p>Having regard to the physical characteristics of the subject land and its surrounding context, it is submitted that the pattern and rhythm of the subdivision is appropriate for the subject land.</p> <p>The subdivision will facilitate development that is in keeping with the existing and preferred neighbourhood character.</p>
The density of the proposed development	The subdivision intends to create two (2) lots and there are a number of existing large township lots in the immediate area that have lots sizes similar in size to the lots proposed for this site.
The area and dimensions of each lot in the subdivision	The proposed subdivision will create two (2) new residential lots all capable of containing a dwelling and wastewater area.
The layout of roads having regard to their function and relationship to existing roads	A new crossovers from Spring Street will be constructed for each lot. A gravel driveway and a culvert with endwalls located in the open drain.
The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots	There is no footpath located in Spring Street. Pedestrian access will be via the existing naturestrip area.
The provision and location of reserves for public open space and other community facilities	Not applicable.
The staging of the subdivision	Not applicable.
The design and siting of buildings having regard to safety and the risk of spread of fire	Any proposed dwelling to be built on these lots will be well segregated, with internal setbacks of at least 5

	metre from all boundaries making a 10 metre separation between proposed dwellings, therefore the risk of the spread of fire is considered minimal.
The provision of off-street parking	Sufficient land is available on each of the proposed lots to accommodate off-street car parking in association with a proposed dwelling.
The provision and location of common property	Not applicable.
The functions of any body corporate	Not applicable.
The availability and provision of utility services, including water, sewerage, drainage, electricity and gas	The proposed subdivision can be serviced by the following utility services, which are all available to it: <ul style="list-style-type: none"> ▪ Drainage; ▪ Electricity; and ▪ Telecommunications.
If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.	An approved onsite wastewater system will be installed on each lot in accordance with EPA requirements. A land capability assessment has been provided with the planning application.
Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas	Not applicable.

9. Policy Context

It is considered the proposal is consistent with the relevant Planning and Local Planning Policies as outlined below:-

9.1 Planning Policy Framework

[Clause 12.01 – Biodiversity](#) – Contains policies relating to the protection of habitat and native vegetation management.

Response:

No native vegetation is to be removed from the site.

[Clause 12.04 – Significant Environments and Landscapes](#) – Contains policies relating to environmentally sensitive areas and landscapes.

Response:

All lots are to be installed with an approved onsite wastewater system that is in accordance with the EPA. Potable water will be stored in rainwater tanks.

[Clause 15.01 – Urban Environment](#) – Contains policies relating to urban design, urban design principles, neighbourhood and subdivision design, density and safety and cultural identity and neighbourhood character.

Clause 15.02 – Sustainable Development – More specifically 15.02-1S Energy and Resource Efficiency aims to encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.

Response:

The proposal will provide an orderly infill development of this established township area, and the proposed lots will not compromise the existing streetscape as lots are large in area, have similar frontages to other lots of similar size and provide sufficient land around a proposed dwelling that will allow for vegetation and outbuildings. The proposal is consistent with orderly and sustainable development within Glenlyon.

Clause 16.01 – Residential Development – Contains policies relating to integrated housing, location of residential development, housing diversity and housing affordability.

Response:

The proposal will add to the range of available housing and will assist an anticipated demand in this area. The site is located within the established township of Glenlyon and the subdivision will help to consolidate the urban area without consuming additional land for residential purposes. The design is appropriate to the existing character of the area. The site is only 10 minutes from Daylesford where there is major shopping, supermarket, schools and other community facilities.

Clause 19.03-2S – Water Supply, Sewerage and Drainage – This policy aims to plan for the provision of water supply, sewerage and drainage services that efficiently and effectively meet State and community needs and protect the environment.

Response:

The services to be provided to each lot include electricity, telecommunications and drainage. Potable water will be supplied in rain tanks and wastewater will be disposed of and treated onsite in an approved septic tank.

9.2 Local Planning Policy Framework

9.2.1 Municipal Strategic Statement

Clause 21.05 - Settlement and Housing – aims:

- To achieve a sustainable urban form for towns by containing most future development within the urban growth boundaries shown on service town Structure Plans.
- To retain and enhance the compact form and heritage and townscape character of town centres.
- To protect and enhance the heritage, landscape and townscape character of towns.

The strategies relevant to this application are:

- Residential growth in rural settlements and villages should occur within designated Township or Low Density Residential Zones.

Response:

There is no designated Structure Plan area for Glenlyon in the Planning Scheme. It is assumed that the urban growth boundary of Glenlyon is the land that is designated by the Township Zone. The proposed subdivision complies with the above strategy as the land is within the Township Zone and the lot sizes and frontages are in keeping with the character of the area.

Clause 21.06 - Infrastructure – aims:

- To encourage appropriate development in serviced areas, support industrial and residential growth and to encourage alternative on-site effluent disposal.

The strategy that is relevant to this application is:

- Encourage infill development in existing or proposed serviced urban areas and provide scope for diverse development options.

Response:

The proposed subdivision is located in the existing township of Glenlyon. There are no reticulated services in the township except for power and telecommunications any development or subdivision will require tank water and septic tanks. Each lot will be required to install a septic system once development occurs and that a water tank will need to be installed for potable water.

Clause 21.09 - Environment and Heritage – aims:

- To encourage water and energy efficiency in all development, including subdivision, construction of buildings and infrastructure.

The strategies relevant to this application are:

- Promoting residential development that acknowledges and enhances the valued character of neighbourhood areas.
- Require use of rainwater tanks and grey water reuse in new development.

Response:

The proposal will provide infill development without compromising the character of Glenlyon. Water tanks will be required for potable water and septic systems will be installed which will allow the treated wastewater to be used for watering of gardens.

9.2.2 Local Planning Policies

Clause 22.01 Catchment and Land Protection – aims:

- To ensure the sustainable use of natural resources including soil and water in water catchment areas.
- To ensure that the use and development of land and water is undertaken with consideration of impacts on long term resource quality and quantity.

- To promote consistency with regional catchment strategies and other regional land and water management plans.

Response:

All lots are to be connected to an onsite wastewater system. The proposed subdivision meets the objectives of the overlay and will not be of any detriment to the water catchment capabilities within the area.

Any storm or surface water runoff will be discharged to the current legal point of discharge. The proposal will not increase stormwater runoff.

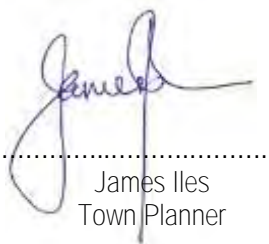
10. Conclusion

In summary, it is respectfully submitted that this proposed subdivision is consistent with the objectives and strategies of both the Planning and Local Planning Policy Framework of the Hepburn Planning Scheme, which seek to encourage urban development which respects the existing character of its rural Townships.

In conclusion, it is considered that the proposed subdivision is appropriate to the site and its surrounds given the following:

- The proposal meets the State and Local planning policy objectives.
- The proposal is consistent with the purpose of the Township Zone.
- The proposal is consistent with the provisions of the Environmental Significance Overlay.
- The proposal responds positively to the decision guidelines of Clause 65.02.
- The resulting lot sizes and configuration are such that they are respectful of and not at odds with the existing residential subdivision pattern of the area.
- This proposed residential subdivision is respectful of the established character of the neighbourhood.
- The proposal is considered to be an appropriate outcome for the site.

For all of the reasons outlined above, which have been expanded upon throughout this report, it is respectfully requested that the Hepburn Shire Council support the application and issue a planning permit to allow for a two (2) lot subdivision at Lot 5 of 23, TP386361W, 764 Daylesford-Malmsbury Road, Glenlyon.



James Iles
Town Planner

Land Capability Assessment Report

Land Capability Assessment Crown Allotment 5, Section 23 Township of Glenlyon, Victoria

Prepared for: 764 Glenlyon Pty Ltd. C/- Camlen Pty Ltd.
Prepared by: Koos Hulst, MSc
Sanae Services
PO Box 1040
Daylesford VIC 3460
Telephone: 03 5348 4852 / 0437 747 619
Email: koos.hulst@sanae-svcs.com.au



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1. Table of Revisions

PAGE	DESCRIPTION OF REVISION
-	First issue



2. Introduction

THE CONSULTANTS

Sanae Holdings Pty Ltd, trading as Sanae Services, has been engaged to undertake a Land Capability Assessment (LCA) for Crown Allotment 5, Section 23, Township of Glenlyon in support of a proposed 2-lot subdivision. The field investigation and report have been undertaken and prepared by suitably experienced staff. Sanae Services has appropriate professional indemnity insurance for this type of work. The Certificate of Currency of our public liability and professional indemnity insurance policies is included with this report as Appendix F.

SITE OVERVIEW

The site is a rectangular shaped 0.81 ha block of land, to the East lies Spring Street and to the West lie Crown Allotments 8 and 9 Section 22, to the North lies Crown Allotment 4 Section 23, and to the South lies Crown Allotment 6 Section 23. The land is more or less flat with a gentle slope of 1.6% towards the South.

There are no springs or creeks on the land. Each proposed lot of approximately 4,063 square metres has sufficient land available for sustainable onsite effluent management that maintains the required buffers to protect the surface waters.

REPORT SUMMARY

This report has been prepared to support the owners' application for a proposed 2-lot subdivision and this LCA report may also be utilised for the benefit of the purchasers of the lots, once subdivided.

This document provides information about the site and soil conditions. It also provides a detailed LCA and a recommendation for a conceptual design of a suitable onsite wastewater management system, including recommendations for monitoring and management requirements.

The best option is provided for the land application area (LAA); The wastewater should be treated to secondary level by a suitable EPA-approved treatment system and the effluent applied to land via sub-surface irrigation.



3. Description of the Development

Site Address: Crown Allotment 5, Section 23, Township of Glenlyon (Figure 3 below)

Owner/Developer: 764 Glenlyon Pty Ltd. C/- Camlen Pty Ltd.

Postal Address: Level 20, 41 Exhibition Street, Melbourne, VIC 3000

Contact: Ph: 0448 903 740, Mr Sean Lenaghan

Council Area: Hepburn Shire Council

Zoning: Township (TZ)

Allotment Size: 8,126 square metres (proposed to be subdivided into 2 lots of 4,063 square metres each)

Domestic Water Supply: Onsite roof water collection only

Anticipated Wastewater Load per allotment: (Source: Table 4 of the EPA Code of Practice 891.4 July 2016)

Number of bedrooms / habitable spaces	Wastewater load [l/d]		
	Full water reduction fixtures	Standard water fixtures	BOD load [g/d]
1	300	360	120
2	450	540	180
3	600	720	240
4	750	900	300
5	900	1,080	360
6	1,050	1,260	420
7	1,200	1,440	480
8	1,350	1,620	540

Availability of Sewer: The area is unsewered and highly unlikely to be sewerred within the next 10-20 years, due to low development density in the area and the considerable distance from existing wastewater treatment services.



South-West corner looking East



North-East corner looking West



South-East corner looking West



South-East corner looking North-West

4. Site and Soil Assessment

The field work for the site and soil assessment was conducted on 7 July, 11 August and 21 September 2020 by Koos Hulst.

Figure 1 below provides a locality plan and indicates the location of the site of the proposed development (marked in blue at the bottom) and its location relative to the township of Glenlyon.



Figure 2 below provides a site plan showing contour lines at 0.2 m intervals, illustrating the minimal slope at the sub division.





4.1. Site Key Features

Table 1 summarises the key features of the site in relation to effluent management proposed for the site.

NOTE:

- The site is located in a potable water supply catchment area;
- The site experiences negligible stormwater run-on from Daylesford-Malmsbury Road to the West;
- There is no evidence of a shallow watertable or other significant constraints, and
- The risk of effluent transport offsite is low.

Table 1: Site Assessment

Feature	Description	Level of Constraint	Mitigation Measures
Buffer Distances	All relevant buffer distances in Table 5 of the Code (891.4 July 2016) are achievable from the proposed effluent management area.	Nil	NN*
Climate	Average annual rainfall 877 mm (Daylesford Climate Station No. 088020), max. average 105.2 mm in June, min. average 44.9 mm in March. Average annual pan evaporation is 1210.1 mm (Creswick Climate Station No. 088019).	Minor	NN
Drainage	No visible signs of surface dampness, spring activity or hydrophilic vegetation in the proposed effluent management area or surrounds.	Nil	NN
Erosion & Landslip	No evidence of sheet or rill erosion; the erosion hazard is low. No evidence of landslip and landslip potential is low.	Nil	NN
Exposure & Aspect	Cleared, with high sun and wind exposure.	Nil	NN
Flooding	The proposed effluent management area is located above the 1:100 year flood level.	Nil	NN
Groundwater	No signs of shallow groundwater tables to 1.0 m depth. No known groundwater bores within 250 m of the proposed effluent management area. According to the Visualizing Victoria's Groundwater web site, there is a bore more or less in the centre of the subdivision however, no trace of any bore was found at the given location.	Nil	NN
Imported Fill	No imported fill material was observed anywhere on the site.	Nil	NN
Land Available for LAA	Considering all the constraints and buffers, this lot has ample suitable land for land application of treated effluent.	Nil	NN
Landform	Upper plateau with negligible slope	Nil	NN
Rock Outcrops	No evidence of surface rocks or outcrops.	Nil	NN
Run-on & Runoff	Negligible stormwater run-on and minor run-off hazard.	Minor	NN
Slope	The proposed effluent management area is quite flat with gradients less than 2 percent, generally to the South.	Nil	NN



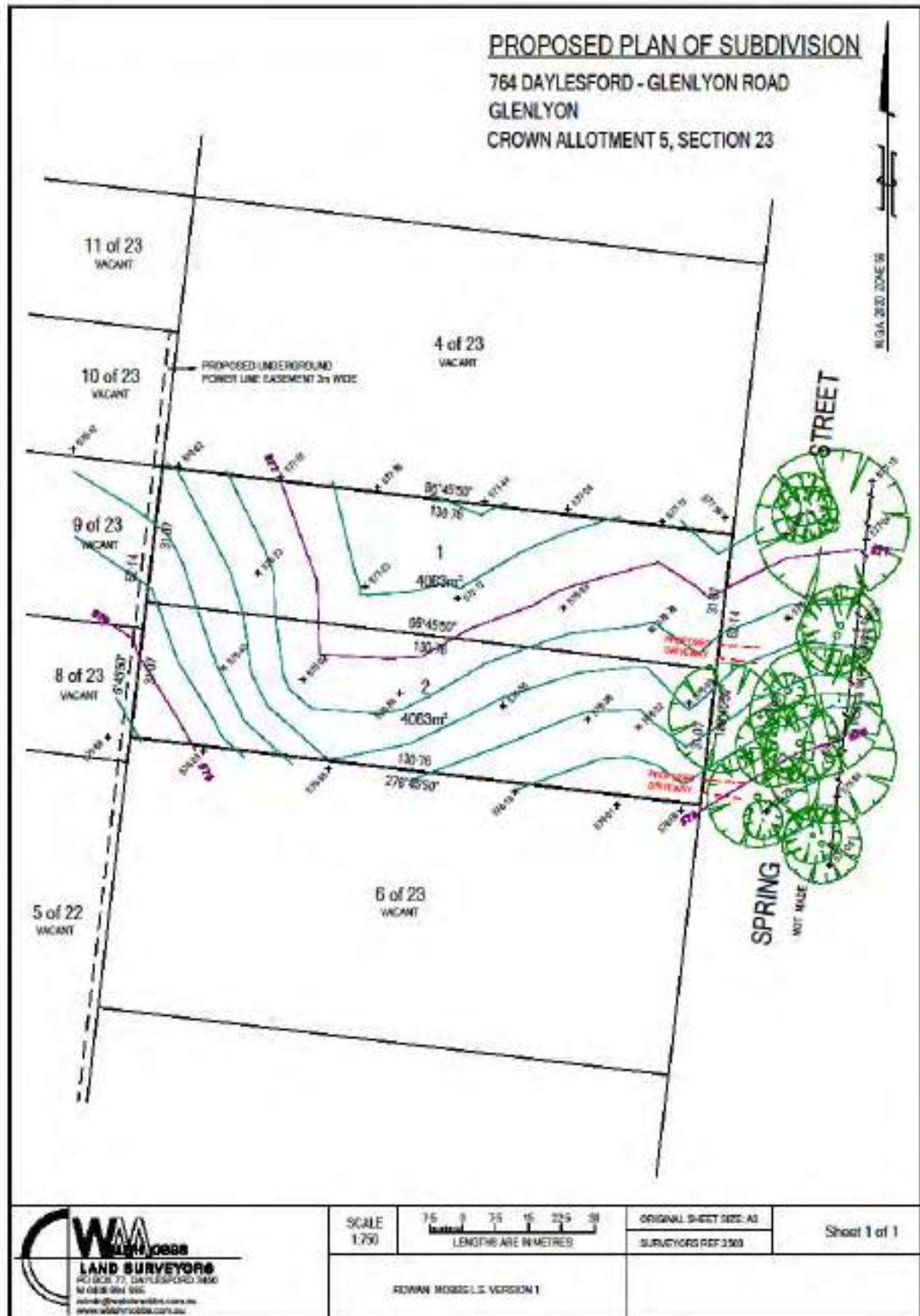
Feature	Description	Level of Constraint	Mitigation Measures
Surface Waters	None.	Nil	NN
Vegetation	Mixture of grasses, both native and exotic.	Nil	NN

NN* = Not needed

4.2. Site Assessment Results

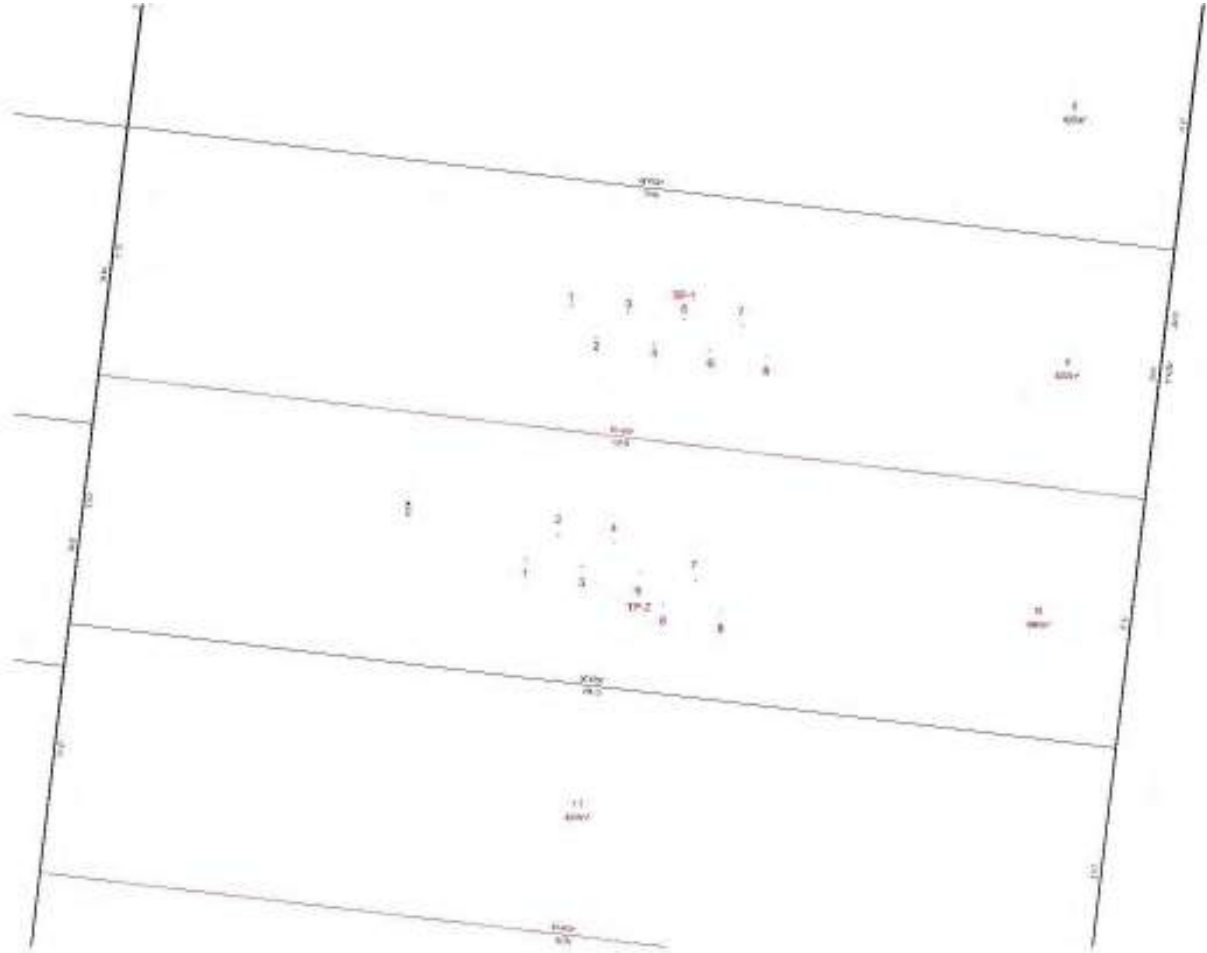
Based on the most constraining site feature (landform), the overall land capability of the site to sustainably manage all effluent onsite is very satisfactory. The proposed effluent management area is located above the 1:100 flood level and by using secondary treatment and pressure-compensating sub-surface irrigation, there will be ample protection of surface waters and groundwater.

Figure 3 below shows Crown Allotment 5, Section 23, Township of Glenlyon and the proposed plan of subdivision.



4.3. Soil Survey and Analysis

On 7 July, 11 August and 21 September 2020, soil surveys were carried out at the site to determine suitability for application of treated effluent. The soil investigation was conducted at two locations (TP-1, and TP-2), as shown in Figure 4 below.



Sixteen holes were dug using a hand auger and test pits were dug to a target depth of 1.0 m. This was sufficient to adequately characterise the soils as only minor variation would be expected throughout the area of interest.

Three soil types were encountered in these investigations. A full profile description is provided in Appendix A1, and A2. Samples of the soil layer were collected for subsequent laboratory analysis of pH, electrical conductivity and Emerson Aggregate Class. Table 2 describes the soil constraints in detail for each of the soils encountered.

TP1, and TP2 soil profile - Estimated slope 1.6%

Very gently sloping plain, pasture

A1 0 – 25 cm Very dark brown 7.5YR 3/3 dry colour, silty clay loam, very strong fine polyhedral structure, very friable when moist, dense fine root mass, clear transition to:

B1 25 – 50 cm Reddish brown 5YR 4/4 dry colour, silty clay, strong fine angular blocky structure, firm when moist, plastic when wet, gradual transition to:

BC 50 – 90+ Dark brown 5YR3/3 dry colour, silty clay, moderate medium blocky structure, plastic when wet, common small fragments of volcanic rock.

Notes:

The bright brown to almost reddish brown colours of the soil profile indicate excellent natural drainage.

The reddish brown colours are due to iron oxides, especially Fe_2O_3 or hematite, coating the soil particles. These will bind strongly with phosphates of the effluent.

The strong development of soil; structure indicates excellent access to roots to penetrate the entire soil mass to obtain water and nutrients.

It appears the this soil has formed on volcanic ejecta, probably volcanic ash, or, alternatively basalt lavas, originating from the nearby Sugar Loaf or Spring Hill volcano, similar to soils in other parts of the subdivision, but here the soils tend to be somewhat more clayey throughout.



Soil profile captured on 7 July 2020 from TP1, topsoil is at the left of the photo



Close-up of topsoil from TP1



Soil profile captured on 11 August 2020 from TP2, topsoil is at the left of the photo



TP-2 terminated at 77 cm on some rocky fragments



Lot 9 on 11 August 2020



Lot 10 on 21 September 2020

Field work being conducted on Crown Allotment 5, Section 23

4.4. Geology And Geomorphology

The site is located at the slightly down-sloping edge of an ancient plateau on Tertiary basalt flows.

Rock weathering and soil formation began immediately after the last ash and basalt flows were deposited. It appears that much of the weathering and soil formation took place under a wet and warm climate, leading to thorough destruction of the basalt in the weathering zone and the formation of largely kaolinitic clay minerals, highly enriched with the iron oxides released by the weathering dark minerals in the basalt.

Thus, the soil has assumed the dominant brick red colour associated with ferric oxide (Fe_2O_3).

The upper part of the soil profile has also suffered a degree of loss of clay so its texture is lighter than the deeper portions. In terms of texture they are gradational profiles, going from lighter to heavier with depth.

These old basalt-derived soils are of high agricultural and horticultural value due to their having such stable, fine structure and excellent internal drainage.

The measurement of Ksat in a series of test holes demonstrates the high soil hydraulic conductivity.

However, these basalt soils are known for being very phosphate “hungry” and under cultivation, at least in the early years, require high phosphate fertiliser applications. The iron oxides have a strong affinity for phosphate. They have a very high phosphate binding ability.

Table 2 below provides an assessment of the physical and chemical characteristics of the soil.

Table 2: Soil Assessment – TP1, and TP2 on Crown Allotment 5, Section 23, Township of Glenlyon, performed on 7 July and 11 August 2020

Feature	Assessment	Level of Constraint	Mitigation Measures
Cation Exchange Capacity (CEC)	The calcium/magnesium ratios that were found vary between 2.95 and 3.34 and within the generally recommended bracket for optimal plant growth (2-4). The topsoil in the proposed effluent management area (only) could be improved by the application of lime and dolomite.	Minor	Soil amelioration recommended for LAA; Lime 0.90 kg/m ² , Dolomite 0.39 kg/m ² , Gypsum not required
Electrical Conductivity	EC (1:5 soil:water suspension) in the limiting soil layer was measured at values of 0.28 and 0.18 deciSiemens (dS) per metre (subsoil), which is very low.	Nil	NN
Emerson Aggregate Class	Topsoil: EA Class 0 (no dispersion).	Nil	NN
	Subsoil: EA Class 0 (no dispersion).	Nil	NN
pH	Subsoil at 5.8 and 6.4 for respective samples which is mildly acidic. Soil conditions do not appear to be affecting plant growth.	Nil	NN
Rock Fragments	Some found in both samples.	Nil	NN
Sodicity (ESP)	Exchangeable Sodium concentrations are minor with a tested ESP values between 0.79 and 1.22, well below the critical value of 5%.	Minor	NN



Sodium Absorption Ratio (SAR)	Exchangeable Sodium concentrations are significantly lower than the exchangeable Magnesium and Calcium concentrations in the tested sample	Nil	NN
Soil Depth	Topsoil: <200 mm	Nil	Shallow subsurface irrigation in topsoil recommended
	Subsoil: >200 mm. Total soil depth greater than 1.0 m and no hardpans occur.	Nil	NN
Soil Permeability & Design Loading Rates	Topsoil: Silty loam: 10.5 cm/day saturated conductivity (K_{sat}) (AS/NZS1547:2012); 4.0 mm/day Design Loading Rate (DLR) for irrigation system (EPA Code 891.4* July 2016).	Nil	NN
	Subsoil: Strong fine angular blocky structured silty clay loam tending to silty clay at depth (AS/NZS1547:2012); 3.5 mm/day DLR for irrigation system (EPA Code 891.4* July 2016).	Nil	Shallow subsurface irrigation in topsoil recommended
Soil Texture & Structure	Topsoil (<200 mm): Very strong fine polyhedral structure, very friable when moist (Category 4)	Nil	NN
	Subsoil (>200 mm): Strong fine angular blocky structure, friable when moist and more plastic when wet at depth (Category 5) in accordance with AS/NZS/NZS 1547:2012	Nil	Shallow subsurface irrigation in topsoil recommended
Watertable Depth	Groundwater not encountered, pit terminated at 0.90 and 0.77 m respectively.	Nil	Shallow subsurface irrigation recommended

NN: not needed

OVERALL LAND CAPABILITY RATING

Based on the results of the site and soil assessment tabled above and provided in the Appendices, the overall land capability of the proposed effluent management area for each proposed lot is very satisfactory.

5 Wastewater Management System

The following sections provide an overview of a suitable onsite wastewater management system, with sizing and design considerations and justification for its selection. Detailed design for the system should be undertaken at the time of the building application and submitted to Council.

TREATMENT SYSTEM

The secondary effluent quality required is:

- BOD < 20 mg/L;
- SS < 30 mg/L;

EFFLUENT MANAGEMENT SYSTEM

A range of possible land application systems have been considered, such as absorption trenches, evapotranspiration/absorption (ETA) beds, subsurface irrigation and mounds. The preferred system is pressure compensated subsurface irrigation. Subsurface irrigation will provide even and widespread dispersal of the treated effluent within the root-zone of plants. This system will provide beneficial reuse of effluent, which is desirable given that the site is not serviced by town water. It will also ensure that the risk of effluent being transported off-site will be negligible.

Description of the Irrigation System

A detailed irrigation system design is beyond the scope of this report, however a general description of subsurface irrigation is provided here for the information of the client and Council.

Subsurface irrigation comprises a network of drip-irrigation lines that is specially designed for use with wastewater. The pipe contains pressure compensating emitters (drippers) that employ a biocide to prevent build-up of slimes and inhibit root penetration. The lateral pipes are usually 0.6 to 1.0 m apart, installed parallel along the contour. Installation depth is 100-150 mm in accordance with AS/NZS 1547:2012. It is critical that the irrigation pump be sized properly to ensure adequate pressure and delivery rate to the irrigation network.

A filter is installed in the main line to remove fine particulates that could block the emitters. This must be cleaned regularly (typically monthly) following manufacturer's instructions. Vacuum breakers should be installed at the high point/s in the system to prevent air and soil being sucked back into the drippers when the pump shuts off. Flushing valves are an important component and allow periodic flushing of the lines, which should be done at six monthly intervals. Flush water can be either returned to the treatment system, or should be released to a small dedicated gravel-based trench.

All trenching used to install the pipes must be backfilled properly to prevent preferential subsurface flows along trench lines. Irrigation areas must not be subject to high foot traffic and vehicles and livestock must not have access to the area otherwise compaction around emitters can lead to premature system failure.

Sizing the Irrigation System

To determine the necessary size of the irrigation area water balance modelling has been undertaken using the method and water balance tool in the Victorian Land Capability Assessment Framework (2013) and the EPA Code 891.4 (2016). Based on the results shown in Appendix D: Water and Nitrogen Balance Calculations, a four-bedroom house with a daily effluent flow of 750 litres per day, we require an irrigation area of 375 m². The calculations are summarised below, with full details provided in Appendix D.

The water balance can be expressed by the following equation:

$$\text{Precipitation} + \text{Effluent Applied} = \text{Evapotranspiration} + \text{Percolation}$$

Data used in the water balance includes:

- Mean monthly rainfall (Daylesford);
- Mean monthly pan evaporation (Creswick);
- Average daily effluent load – 750 L (from Table 4 of the Code);
- Design irrigation rate (DIR) – 3.5 mm/day for silty clay loam (from Table 3 of the Code);
- Crop factor – 0.4 to 0.7 (pasture); and
- Retained rainfall – 75% (gently sloping site of approximately 1.6% gradient).

The nominated area method is used to calculate the area required to balance all inputs and outputs to the water balance. As a result of these calculations a land application area is required as per the last column in table 3 below. Since there is no reticulated water supply in Glenlyon, we have assumed that all dwellings will be fitted with full water reduction fixtures.

Table 3: Minimum required area for the LAA based on the number of bedrooms in the dwelling

Number of bedrooms	Wastewater load [l/d]		BOD load [g/d]	Required area for LAA [m ²]
	Full water reduction fixtures	Standard water fixtures		
1	300	360	120	150
2	450	540	180	225
3	600	720	240	300
4	750	900	300	375
5	900	1,080	360	450
6	1,050	1,260	420	525
7	1,200	1,440	480	600
8	1,350	1,620	540	675

Siting and Configuration of the Irrigation System

The site has a minor downward slope of 1.6% to the South and a very slight downward slope to the West. Therefore each LAA shall adhere to the setback distances as provided in Table 5 of the EPA code (July 2016).

This means that the setback distance to the Southern and Eastern boundary of the block of land shall be a minimum of 3 metres, while the setback distance to the Northern and Eastern boundary shall be a minimum of 1.5 metres. The above setbacks are based on effluent treated to secondary level.

The final placement and configuration of the irrigation system will be determined by the individual client and/or system installer, provided it remains within the above setbacks.

Whilst each block has ample area available for application of the effluent, it is equally important that appropriate buffer distances to the waterways be maintained. It is important to note that buffers are measured as the overland flow path for run-off water from the effluent irrigation area. Figure 2 on page 6 above shows the contours and flow path directions on the property.



It is recommended that the owner consult an irrigation expert familiar with effluent irrigation equipment to design the system, and an appropriately registered plumbing/drainage practitioner to install the system. The irrigation plan must ensure even application of effluent throughout the entire irrigation area.

Buffer Distances

Setback buffer distances from effluent land application areas and treatment systems are required to help prevent human contact, maintain public amenity and protect sensitive environments. The relevant buffer distances for this site, taken from Table 5 of the Code (July 2016) are:

- 20 metres from groundwater bores in loamy soils;
- 100 metres from waterways (potable water supply); and
- 3 metres if area up-gradient and 1.5 metres if area down-gradient of property boundaries, swimming pools and buildings (values for secondary treated effluent).

Installation of the Irrigation System

Installation of the irrigation system must be carried out by a suitably qualified, licensed plumber or drainer, experienced with effluent irrigation systems.

To ensure even distribution of effluent, it is essential that the pump capacity is adequate for the size and configuration of the irrigation system, taking into account head and friction losses due to changes in elevation, pipes, valves, fittings etc. An additional, optional measure to achieve even coverage is to divide the irrigation area into two or more separate sub-zones, dosed alternately using an automatic indexing or sequencing valve.

The irrigation area and surrounding area must be vegetated or revegetated immediately following installation of the system, preferably with turf. The area should be fenced or otherwise isolated (such as by landscaping), to prevent vehicle and stock access; and signs should be erected to inform householders and visitors of the extent of the effluent irrigation area and to limit their access and impact on the area.

Stormwater run-on is not expected to be a concern for the irrigation areas in this subdivision due to the landform of the site and its relatively gentle slopes. However, upslope diversion berms or drains may be constructed if this is deemed to be necessary during installation of the system, or in the future. Stormwater from roofs and other impervious surfaces must not be disposed of into the wastewater treatment system or onto the effluent management system.



6 Monitoring, Operation and Maintenance

Maintenance is to be carried out in accordance with the EPA Certificate of Approval of the secondary treatment system and Council's permit conditions. The treatment system will only function adequately if appropriately and regularly maintained.

To ensure the treatment system functions adequately, residents must:

- Have a suitably qualified maintenance contractor service the secondary treatment system at the frequency required by Council under the permit to use;
- Use household cleaning products that are suitable for septic tanks, avoiding biocides;
- Keep as much fat and oil out of the system as possible; and
- Conserve water (AAA rated fixtures and appliances are recommended).

To ensure the land application system functions adequately, residents must:

- Regularly harvest (mow) vegetation within the LAA and remove this to maximise uptake of water and nutrients;
- Monitor and maintain the subsurface irrigation system following the manufacturer's recommendations, including flushing the irrigation lines;
- Regularly clean in-line filters;
- Not erect any structures and paths over the LAA;
- Avoid vehicle and livestock access to the LAA, to prevent compaction and damage; and
- Ensure that the LAA is kept level by filling any depressions with good quality topsoil (not clay).



7 Conclusions

As a result of our investigations we conclude that the overall land capability of the property to sustainably manage wastewater onsite is very satisfactory and supports the applicant's proposed 2-lot subdivision, with appropriate mitigation measures, as outlined.

Specifically, we recommend the following:

- Secondary treatment of wastewater by an EPA approved AWTS;
- Land application of treated effluent to a (minimum) subsurface irrigation area, sized as per table 3 above. Each LAA may be subdivided into evenly sized zones using an indexing or sequencing valve;
- Provision of details by the designer / installer of the irrigation system, including the filter, manifold, irrigation line location and diameter, number and length of dripper lines, number and location of vacuum breaker(s), and location of flush valve(s);
- Installation of water saving fixtures and appliances in the new residence to reduce the effluent load;
- Use of low phosphorus and low sodium (liquid) detergents to improve effluent quality and maintain soil properties for growing plants; and
- Operation and management of the treatment and disposal system in accordance with manufacturer's recommendations, the EPA Certificate of Approval, the EPA Code of Practice (July 2016) and the recommendations made in this report.




8 References

- Environment Protection Authority (2003). *Guidelines for Environmental Management: Use of Reclaimed Water* Publication 464.2.
- Environment Protection Authority (1991). *Guidelines for Wastewater Irrigation* Publication 168.
- Environment Protection Authority (2016). Publication 891.4 *Code of Practice for Onsite Wastewater Management*.
- Geary, P. and Gardner, E. (1996). On-site Disposal of Effluent. In Proceedings from the one day conference *Innovative Approaches to the Management of Waste and Water*, Lismore 1996.
- Isbell, R.F. (1996). *The Australian Soil Classification*. CSIRO Publishing, Melbourne.
- Municipal Association of Victoria, Department of Environment and Sustainability and EPA Victoria (2014) *Victorian Land Capability Assessment Framework*.
- Standards Australia / Standards New Zealand (2012). AS/NZS 1547:2012 *On-site domestic-wastewater management*.
- USEPA (2002). *Onsite Wastewater Treatment Systems Manual*. United States Environmental Protection Agency.

Appendix A1: Soil Bore Log TP1 – 7 July 2020

[illegible]

Appendix A2: Soil Bore Log TP2 – 11 August 2020

Soil Bore Log					Sanae Services					
Client:	764 Glenlyon Pty Ltd. C/- Camlen Pty Ltd.					Test Pit No:	TP2			
Site:	Crown Alotment 5, Section 23					Excavated / logged by:	Koos Hulst			
Date:	11 August 2020					Excavation type:	Auger (90 mm diameter)			
Notes:										
PROFILE DESCRIPTION										
Depth [m]	Graphic Log	Sampling depth / name	Horizon	Texture	Structure	Colour	Mottles	Coarse fragments	Moisture condition	Comments
0.1		Top soil A1		Very friable when moist	Very strong fine polyhedral structure	Very dark brown 7.5YR 3/3 dry colour	None	-	Dry	Silty clay loam, dense fine roots
0.2										
0.3										
0.4		Sub soil B1		Firm when moist	Strong fine angular blocky structure	Reddish brown 5YR 4/4 dry colour	None	-	Dry	Silty clay
0.5		BC		Plastic when wet	Moderate medium blocky structure	Dark brown 5YR3/3 dry colour	None	-	Dry	Silty clay
0.6										
0.7										
0.8										
0.9										
1.0										
1.1										
1.2										
1.3										
1.4										
1.5										

Notes:

The bright brown to almost reddish brown colours of the soil profile indicate excellent natural drainage.

The reddish brown colours are due to iron oxides, especially Fe_2O_3 or hematite, coating the soil particles. These will bind strongly with phosphates of the effluent.

The strong development of soil; structure indicates excellent access to roots to penetrate the entire soil mass to obtain water and nutrients.

It appears the this soil has formed on volcanic ejecta, probably volcanic ash, or, alternatively basalt lavas, originating from the nearby Sugar Loaf or Spring Hill volcano, similar to soils in the northern part, but here the soils tend to be somewhat more clayey throughout.

Appendix B1: Soil Analysis from TP-1

A sample of the soil from each proposed lot was taken from a depth that represents the layer of soil which is considered to be the more limiting zone from a hydraulic conductivity perspective, being heavier in texture than the soil layers above. The results of the three analyses are shown below for each.

The soil on the site is the ultimate result of several millions of years of breakdown and weathering of the basaltic parent rock under a high rainfall regime. The most resistant and stable mineral components are left to make up the soil that is there today. Basalt rock is high in iron and when the iron is released from the minerals by weathering it immediately is oxidised and coats the soil particles as they form.

It is a soil with a high permeability where most of the rainfall percolates downwards and very little surface runoff can occur. This high permeability protects the area from erosion by minimising surface runoff.

Note that the average pH in water is 6.1, hence the soil is mildly acidic. The entire soil profile will be acidic as is typical for these very old and thoroughly leached soils that have developed on Tertiary or early Quaternary basalts.

Total soluble salts are at a very low level, as is also evident from the very low Electrical Conductivity (EC).

Exchangeable calcium, magnesium, potassium and sodium levels are low due to loss through leaching and they have been replaced by exchangeable hydrogen, which now controls the pH and renders it "mildly acid" at 6.1. The calcium/magnesium ratio is favourable for maintaining good, stable soil structure, as is the low Exchangeable Sodium Percentage (ESP).

At the low pH these soils will have a very high Phosphate Retention Index (PRI), meaning that phosphate contributed from the wastewater will almost totally be retained in the soil. Moreover, the soil contains a high level of iron oxide/iron hydroxide coating the soil clay and silt particles, rendering the dominant colour of the soil a rusty red brown, sometimes brick red, which act by binding phosphate. The iron compounds also create soil structure stability by acting as cementing bridges keeping the clay and silt particles together as larger soil domains, thus maintaining a high permeability.

The recommendations for soil improvement are intended for agricultural uses of the soil only. Lime and dolomite are needed to improve plant growth. If it is the intention of maximising pasture growth over the application area, then some lime and dolomite additions can be beneficial. Note that 1 ton/hectare equates to 0.1 kg/m².



FILE NO : 2008154091

DATE ISSUED 28/08/2020

SANAE HOLDINGS P/L T/A SANAE SERVICES
ATT: KOOS HULST
PO BOX 1040
DAYLESPFORD, VIC 3840
koos.hulst@sanae-svcs.com.au

CLIENT ID : SAN047
PHONE : 03 5345 4852

SAMPLE ID : 764 DAYLESPFORD-MALMSBURY ROAD, GLENLYON - LOT 9 (D4)
DEPTH OF SAMPLE (cm): 0 to 30
LAND USE : PASTURE

REFERENCE :
PHONE :
DATE RECEIVED : 24/05/2020
ANALYSIS REQUIRED : NPK

ITEMS	RESULTS		DESIRABLE LEVEL
DISPERSION INDEX	DI	0	
pH(1:5 Water)		5.8	5.5-7.5
pH(1:5 0.01M CaCl ₂)		5.15	
Electrical Conductivity	EC	µS/cm	27.7
TOTAL SOLUBLE SALT	TSS	ppm	91.41
AVAILABLE CALCIUM	Ca	ppm	1070
AVAILABLE MAGNESIUM	Mg	ppm	192
AVAILABLE SODIUM	Na	ppm	46.23
AVAILABLE HYDROGEN	H	ppm	179
AVAILABLE NITROGEN	N	ppm	5.87
AVAILABLE PHOSPHORUS	P	ppm	14.6
AVAILABLE POTASSIUM	K	ppm	93.89
AVAILABLE SULPHUR	S	ppm	3.24
TOTAL ORGANIC MATTER	OM	%	5.95
EXCHANGEABLE CALCIUM	Ca	meq/100 of soil	5.29
EXCHANGEABLE MAGNESIUM	Mg	meq/100 of soil	1.58
EXCHANGEABLE SODIUM	Na	meq/100 of soil	0.2
EXCHANGEABLE POTASSIUM	K	meq/100 of soil	0.24
EXCHANGEABLE HYDROGEN	H	meq/100 of soil	17.9
ADJ. EXCHANG. HYDROGEN	H	meq/100 of soil	14.92
CATION EXCHANGE CAPACITY	CEC	meq/100 of soil	25.21
ADJUSTED CEC	ACEC	meq/100 of soil	22.23
EXCH. SODIUM PERCENTAGE	ESP		0.79
CALCIUM / MAGNESIUM RATIO	Ca/Mg		3.34

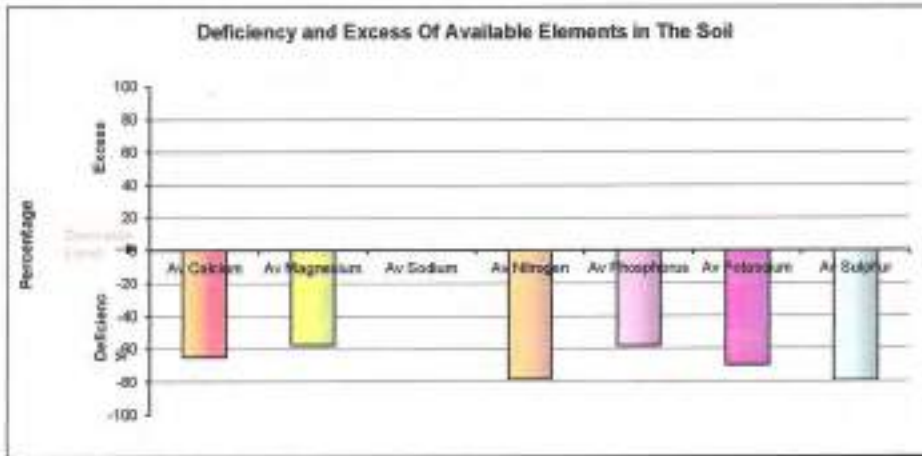
SWEP Analytical Laboratories
48 - 47 / 174 Bridge Road
Keysborough VIC 3173 Australia

Website: www.swep.com.au
E-mail: services@swep.com.au
Postal Address: P.O. Box 583 Noble Park VIC 3174

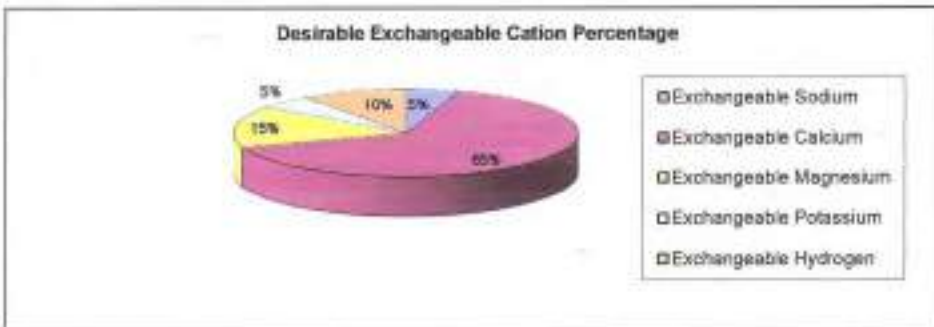
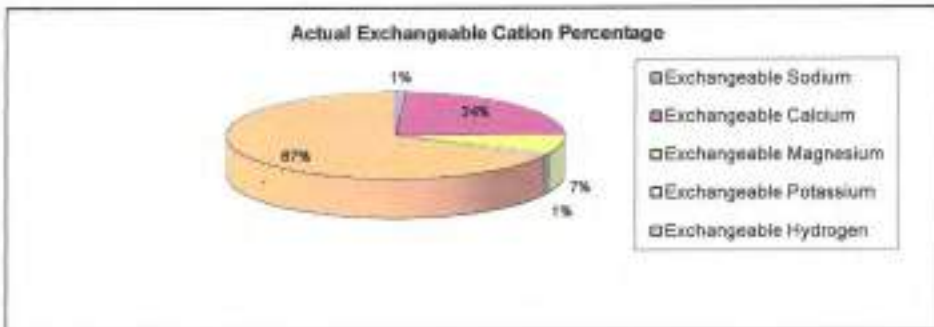
FILE NO: 2008154051

LAND USE PASTURE

PAGE NO: 2



This graph is limited to a maximum of 100% excess of Available Elements



FILE NO : 3008154051	LAND USE PASTURE	PAGE NO : 3
ITEMS	PERCENTAGE OF ADJUSTED CEC	

EXCHANGEABLE CALCIUM	Ca	23.8
EXCHANGEABLE MAGNESIUM	Mg	7.1
EXCHANGEABLE SODIUM	Na	0.9
EXCHANGEABLE POTASSIUM	K	1.1
EXCHANGEABLE HYDROGEN	H	67.1

RECOMMENDATION

586 kg of Calcium is needed to raise the Available Calcium to 56% and/or Exchangeable Calcium to 65%
 634 kg of Magnesium is needed to raise the Available Magnesium and Exchangeable Magnesium to 15%

GYPSUM REQUIREMENT	0 t/ha					
LIME REQUIREMENT	10.14 t/ha					
DOLOMITE REQUIREMENT	0.78 t/ha					
MAGNESIUM SULPHATE	0 kg/ha	or	MAGNESIUM OXIDE	0 kg/ha		
TOTAL FERTILIZER REQUIREMENT (kg/ha)		N	P	K	S	Ca
		20	30	80	25	132

NOTES:

- Lime Requirement is to increase the Calcium and decrease the hydrogen in the soil
- Lime Requirement is based on Lime containing 40% Calcium.
- We advice that Lime should be applied first in Autumn then followed by Fertiliser in Spring.
- Dolomite Requirement is to increase the Magnesium and Calcium and decrease the Hydrogen in the soil.
- Dolomite Requirement based on Dolomite containing 11% Magnesium and 25% Calcium.
- We advice that Dolomite should be applied first in Autumn then followed by Fertiliser in Spring.
- FOR DRYLAND AND IRRIGATED SOILS
- Lime - maximum application 2.5 t/ha per year for DRYLAND soils or 5 t/ha per year for IRRIGATED soils.
- Dolomite - maximum application 2.5 t/ha per year for DRYLAND soils or 5 t/ha per year for IRRIGATED soils.

FILE NO: 2008154051

LAND USE PASTURE

PAGE NO: 4

ANALYTICAL METHODS

Items	Methods
pH (1:5 Water)	4A1
pH (1:5 CaCl ₂)	4B1
Electrical conductivity (1:5 Water)	3A1
Total Soluble Salts	Calculation from Electrical conductivity
Exchangeable Calcium	15D3 or 15C1
Exchangeable Magnesium	15D3 or 15C1
Exchangeable Sodium	15D3 or 15C1
Exchangeable Potassium	15D3 or 15C1
Exchangeable Hydrogen	Barium Chloride-Triethanolamine method*
Available Nitrogen	Copper-cadmium reductor column at a pH of 8.0
Available Phosphorus	Olsen extractable, 9C2a
Available Sulphur	KCl 40, 10D1
Total Organic Matter	modified Walkley & Black, 8A1

NB. For available Iron and Manganese, SWEP uses the method developed by E.H. Mikhail (1980) due to the tendency for the standard EDTA method to produce erroneously high results.

For numbered test methods:


Reyment, G.E. & Lyons, D.J. (2011). *Soil Chemical Methods - Australasia*. CSIRO Publishing, 150 Oxford Street, Collingwood Vic 3066, Australia.

*Peach, M., Cowan, R.L. & Baker, J.H. (1962). *Soil Science Society American Procedures*. A critical study of the Barium chloride-Triethanolamine and ammonium acetate methods for determining exchangeable Hydrogen of soils.

SWEP Analytical Laboratories
45 - 47 / 174 Bridge Road
Keyborough VIC 3173 Australia

Website: www.swep.com.au
E-mail: services@swep.com.au
Postal Address: P.O.Box 583 Noble Park VIC 3174

Appendix B2: Soil Analysis from TP-2



SWEP ANALYTICAL
PTY LTD LABORATORIES
ABN 26 005 031 995

Tel: (03) 9707 9807
Fax: (03) 9701 5712

REPORT ON SAMPLE OF SOIL

FILE NO : 2008154052

DATE ISSUED 28/08/2020

SANAE HOLDINGS P/L VIA SANAE SERVICES
 ATT: KOOS HULST
 PO BOX 1040
 DAYLESFORD, VIC 3640
koos.hulst@sanae-svs.com.au

CIENT ID : SAN047
 PHONE : 03 5348 4862

SAMPLE ID : 794 DAYLESFORD-MALMBURY ROAD, GLENLYON - LOT 10 (D)

DEPTH OF SAMPLE (cm): 0 to 30

LAND USE : PASTURE

REFERENCE :

PHONE :

DATE RECEIVED : 24/06/2020

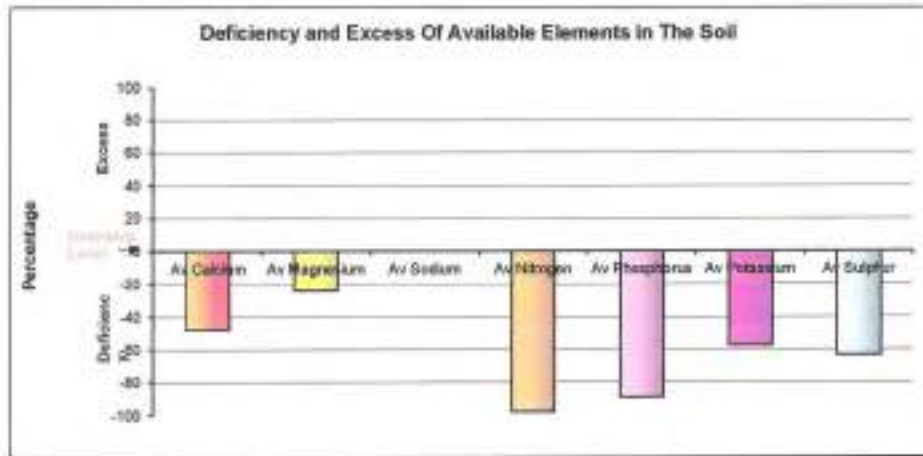
ANALYSIS REQUIRED : N P K

ITEMS		RESULTS	DESIRABLE LEVEL
DISPERSION INDEX	DI	3	
pH(1:5 Water)		8.4	6.5-7.5
pH(1:5 0.01M CaCl2)		8.81	
Electrical Conductivity	EC µS/cm	18.3	< 300
TOTAL SOLUBLE SALT	TSS ppm	90.39	< 990
AVAILABLE CALCIUM	Ca ppm	1432	2753
AVAILABLE MAGNESIUM	Mg ppm	291.8	384
AVAILABLE SODIUM	Na ppm	80.72	< 245
AVAILABLE HYDROGEN	H ppm	112	43
AVAILABLE NITROGEN	N ppm	8.849	26
AVAILABLE PHOSPHORUS	P ppm	3.72	55
AVAILABLE POTASSIUM	K ppm	111.18	253
AVAILABLE SULPHUR	S ppm	3.85	18 - 29
TOTAL ORGANIC MATTER	OM %	3.21	> 10
EXCHANGEABLE CALCIUM	Ca meq/100 of soil	7.89	13.89
EXCHANGEABLE MAGNESIUM	Mg meq/100 of soil	2.41	3.82
EXCHANGEABLE SODIUM	Na meq/100 of soil	3.28	< 1.81
EXCHANGEABLE POTASSIUM	K meq/100 of soil	8.28	1.01
EXCHANGEABLE HYDROGEN	H meq/100 of soil	11.2	< 3.82
ADJ. EXCHANG. HYDROGEN	H meq/100 of soil	10.1	
CATION EXCHANGE CAPACITY	CEC meq/100 of soil	21.24	
ADJUSTED CEC	ACEC meq/100 of soil	20.14	
EXCH. SODIUM PERCENTAGE	ESP	3.22	< 5
CALCIUM / MAGNESIUM RATIO	Ca/Mg	3.95	2 - 4

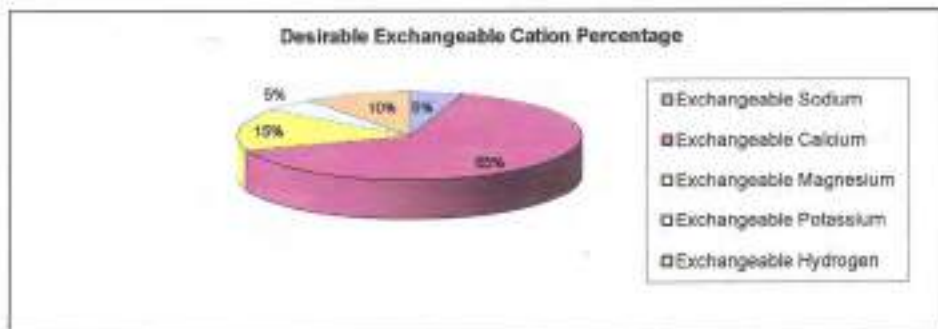
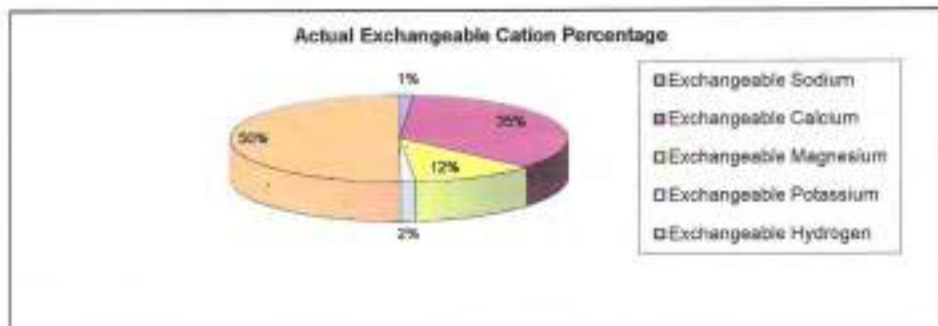
FILE NO : 2008154052

LAND USE PASTURE

PAGE NO : 2



This graph is limited to a maximum of 100% excess of Available Elements.



FILE NO : 2008154052	LAND USE PASTURE	PAGE NO : 3
ITEMS		PERCENTAGE OF ADJUSTED CEC

EXCHANGEABLE CALCIUM	Ca	30.2
EXCHANGEABLE MAGNESIUM	Mg	12
EXCHANGEABLE SODIUM	Na	1.3
EXCHANGEABLE POTASSIUM	K	1.6
EXCHANGEABLE HYDROGEN	H	50.1

RECOMMENDATION

3500 kg of Calcium is needed to raise the Available Calcium to 68% and/or Exchangeable Calcium to 65%
 215 kg of Magnesium is needed to raise the Available Magnesium and Exchangeable Magnesium to 15%

GYPSUM REQUIREMENT	0 t/ha					
LIME REQUIREMENT	7.77 t/ha					
DOLOMITE REQUIREMENT	1.35 t/ha					
MAGNESIUM SULPHATE	0 kg/ha	or	MAGNESIUM OXIDE	0 kg/ha		
TOTAL FERTILIZER REQUIREMENT (kg/ha)		N	P	K	S	Ca
		26	31	80	25	123

NOTES:

- Lime Requirement is to increase the Calcium and decrease the hydrogen in the soil
- Lime Requirement is based on Lime containing 40% Calcium.
- We advise that Lime should be applied first in Autumn then followed by Fertiliser in Spring.

- Dolomite Requirement is to increase the Magnesium and Calcium and decrease the Hydrogen in the soil.
- Dolomite Requirement based on Dolomite containing 11% Magnesium and 29% Calcium.
- We advise that Dolomite should be applied first in Autumn then followed by Fertiliser in Spring.

- FOR DRYLAND AND IRRIGATED SOILS:

- Lime - maximum application 3.5 t/ha per year for DRYLAND soils or 5 t/ha per year for IRRIGATED soils.
- Dolomite - maximum application 3.5 t/ha per year for DRYLAND soils or 5 t/ha per year for IRRIGATED soils.

FILE NO : 2008154052

LAND USE PASTURE

PAGE NO : 4

ANALYTICAL METHODS

Items	Methods
pH (1:5 Water)	4A1
pH (1:5 CaCl ₂)	4B1
Electrical conductivity (1:5 Water)	3A1
Total Soluble Salts	Calculation from Electrical conductivity
Exchangeable Calcium	15D3 or 15C1
Exchangeable Magnesium	15D3 or 15C1
Exchangeable Sodium	15D3 or 15C1
Exchangeable Potassium	15D3 or 15C1
Exchangeable Hydrogen	Barium Chloride-Triethanolamine method*
Available Nitrogen	Copper-cadmium reductor column at a pH of 8.0
Available Phosphorus	Olsen extractable, 9C2a
Available Sulphur	KCl 40, 10D1
Total Organic Matter	modified Walkley & Black, 6A1

NB. For available Iron and Manganese, SWEP uses the method developed by E.H. Mikhail (1980) due to the tendency for the standard EDTA method to produce erroneously high results.

For numbered test methods:

Rayment, G.E. & Lyons, D.J. (2011). *Soil Chemical Methods - Australasia*. CSIRO Publishing, 150 Oxford Street, Collingwood Vic 3066, Australia.

*Peech, M., Cowan, R.L. & Baker, J.H. (1962). *Soil Science Society American Procedures*, A critical study of the Barium chloride-Triethanolamine and ammonium acetate methods for determining exchangeable Hydrogen of soils.

SWEP Analytical Laboratories
45 - 47 / 174 Bridge Road
Kewborough VIC 3173 Australia

Website: www.swep.com.au
E-mail: services@swep.com.au
Postal Address: P.O.Box 583 Noble Park VIC 3174

Appendix C: In Situ Constant Head Hydraulic Conductivity Testing

EPA Publication 891.4 strongly advocates the measurement of soil permeability, K_{sat} , using the method described in AS/NZS 1547:2012 as the constant head well permeameter:

3.6.1 LCA procedure

Soil permeability testing conducted in situ using the constant head well permeameter method (AS/NZS 1547) to determine the likely rate of flow of wastewater through the soil of the dispersal area is best practice. In situ permeability testing must be conducted on the limiting soil layer (frequently the B horizon) unless soil saturation or high swelling clays or cracked low-to-moderate swelling clays are present. The visual or tactile estimation of indicative permeability based on the latest version of AS/NZS 1547 'Site-and-Soil Evaluation' procedures, which includes soil texture, structure and swell potential tests, may be used as a substitute for actual measurements of soil permeability.

Sanae Services have used this method for the current land capability assessment.

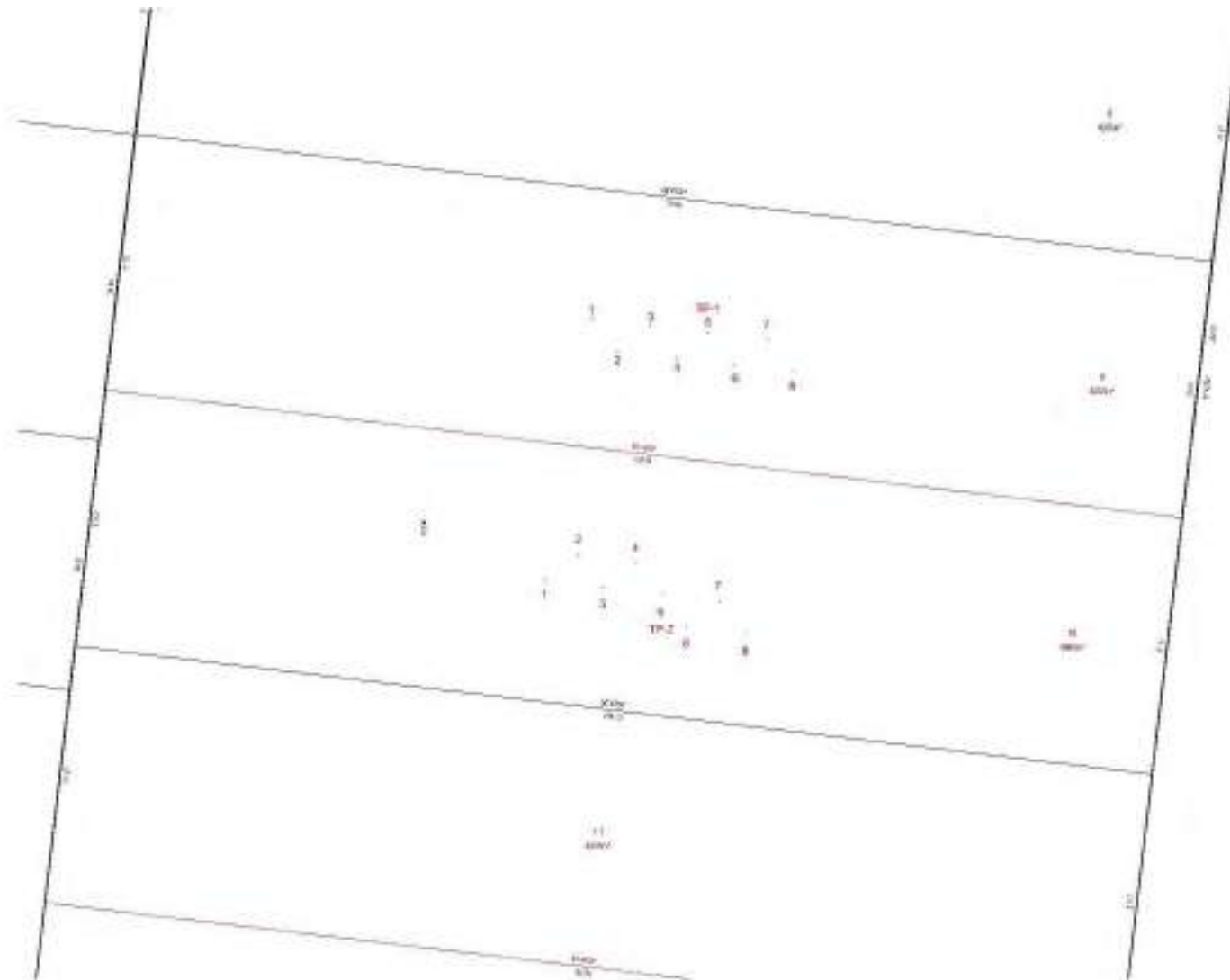
Following this test procedure in the most efficient manner requires augering a series of test holes, usually 6 to 8, to the required depth of the soil receiving the effluent and filling them with water in order to allow the soil around the holes to become wetted before the permeameters are inserted. The method relies on the soil mantle around the wetted internal surface becoming saturated so that the rate of water entry into the soil is not affected by the filling up of empty soil pores, but only by the stable rate of water transmission into the surrounding soil, reflecting a true K_{sat} value.

Pre wetting thus ensures that less time is lost during the actual test, ensuring the recorded rate of water loss from the permeameters is exactly the same as the rate of water passing out through the soil around the hole.

During the testing at the property it was found that the soil was generally moderately but sometimes highly permeable, with the test holes emptying of water very rapidly, in a few minutes, after having been filled and before any testing could be started. This is often found in soils where large root holes, worm channels and other biological channels or drying cracks are common. Commonly, however, the filling of the test holes with water, may cause these major channels to collapse after a short time so that water entry slows down to a stable rate after an initial very fast rate. This stable rate is a true measure of the soil's permeability.

Very rapid emptying of a bore hole filled with water was also encountered at this property, necessitating the testing to be completed for 15 out of 16 holes. Thus, the holes to be tested later were already exhibiting stable intake rates from the moment the test was started because the pre wetting had fully taken place.

For this LCA a total of 16 holes were augered to conduct the soil permeability tests. The figure below shows the approximate locations of the bore holes.



The soil permeability values obtained by the testing are shown in the spread sheets on the following two pages. We arrived at a K_{sat} ranging between 25.9 to 12.6 with an average value of 19.3 cm/day.

The site soil permeability is obtained by taking the geometric mean of all data. A geometric mean mitigates against extreme outlier values thus resulting in a more representative and conservative overall value.

One can see that on the second spread sheet the pre-wetting water in bore hole 2 had completely drained before the test started, hence no useful data was obtained from that hole.



A total of eighteen holes were augered



Extracting excess water from the hole



The drop in water level was recorded at three minute time intervals

The next pages show the spread sheets that were used to determine the K_{sat} for the proposed 2-lot subdivision.

Location :		Lot 9 - 764 Daylesford-Malmsbury-Road, Glenllyon						
Client :		764 Glenlyon Pty Ltd. C/- Camlen Pty Ltd.						
Soil permeability test date: 07-July-2020								
					TP-1			
Auger hole	1	2	3	4	5	6	7	8
	8.0	8.9	5.8	15.2	12.2	7.6	11.7	4.4
	18.9	9.0	5.9	15.6	12.7	7.5	12.2	4.6
	21.1	9.6	6.7	16.3	13.9	7.9	15.2	5.9
		8.8	5.1	14.4	11.2	7.2	10.8	4.2
		8.7	5.9			6.3	10.9	3.7
		9.1	6.3			7.2	12.0	4.2
		8.6	5.9			6.7	12.0	4.5
		9.1	5.8			6.4	12.3	4.0
		9.0	6.6			8.6		4.6
Average Drop [cm]	16.00	8.98	6.00	15.38	12.50	7.27	12.14	4.46
H [cm] = 20								
Time Interval [min] = 3								
		2*pi*H^2=		2513	cm^2			
Auger Hole	Radius of Auger Hole r [cm]	H/r [1]	Q [ml/min]	asinh(H/r)-1 [cm]	1.65Q(asinh(H/r)-1	Ksat [cm/min]	ksat [m/day]	Ksat geo mean [m/day]
1	4.5	4.44	38.70	1.20	76.46	0.03	0.44	
2	4.5	4.44	21.72	1.20	42.90	0.02	0.25	
3	4.5	4.44	14.51	1.20	28.67	0.01	0.16	
4	4.5	4.44	37.19	1.20	73.47	0.03	0.42	
5	4.5	4.44	30.24	1.20	59.73	0.02	0.34	
6	4.5	4.44	17.58	1.20	34.72	0.01	0.20	
7	4.5	4.44	29.36	1.20	58.00	0.02	0.33	
8	4.5	4.44	10.78	1.20	21.29	0.01	0.12	0.259
Talsma Tube	Area Pi/4*d^2/100 [cm^2]							
Outer tube ID [mm]	32	8.04						
Inner tube OD [mm]	10	0.79						
Net area [cm^2]		7.26						

[illegible]

Appendix D: Water and Nitrogen Balance Calculations

We acknowledge Paul Williams Pty Ltd. for providing the spread sheet for the water and nitrogen balance calculations. We have chosen the daily flow of 750 litres per day, corresponding to a 4-bedroom house. This results in a minimum area of 375 square metres for the LAA.

Sanae Services

WATER/NITROGEN BALANCE (20/30): With no wet month storage.

Rainfall Station: **Daylesford**/ Evaporation Station: **Creswick**

Location: Crown Allotment 5, Section 23

Date: 22 September 2020

Client: 764 Glenlyon Pty Ltd. C/- Camlen Pty Ltd.



Client: **70 Glenroy Pty Ltd. 37- Cammer Pty Ltd.**

ITEM	UNIT	#	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR
Days in month:		D	31	28	31	30	31	30	31	31	30	31	30	31	365
Evaporation (Mean)	mm	A	205	176	124	75	47	27	27	43	66	105	126	152	1168
Rainfall (9th Decile wet year adjusted)	mm	B1	45	45	45	78	118	148	141	144	119	103	73	55	1114
Effective rainfall	mm	B2	34	34	34	58	88	111	106	108	89	77	55	41	836
Peak seepage Loss ¹	mm	B3	164	148	164	159	164	159	164	164	159	164	159	164	1935
Evapotranspiration(IXA)	mm	C1	144	123	87	45	24	12	11	19	36	68	88	106	763
Waste Loading(C1+B3-B2)	mm	C2	274	238	217	146	99	60	69	76	106	155	192	229	1862
Net evaporation from lagoons (10(0.8A-B1x)lagoon area(ha)))	L	NL	0	0	0	0	0	0	0	0	0	0	0	0	0
Volume of Wastew ater	L	E	23250	21000	23250	22500	23250	22500	23250	23250	22500	23250	22500	23250	273750
Total Irrigation Water(E-NL)/G	mm	F	62	56	62	60	62	60	62	62	60	62	60	62	730
Irrigation Area(E/C2)annual.	m ²	G													375
Surcharge	mm	H	-212	-182	-155	-86	-37	0	-7	-14	-46	-93	-132	-167	0
Actual seepage loss	mm	J	-48	-33	9	73	127	159	157	150	113	71	27	-3	887
Direct Crop Coefficient:		I	0.7	0.7	0.7	0.6	0.5	0.45	0.4	0.45	0.55	0.65	0.7	0.7	Pasture:
Rainfall Retained:	75% %	K	1. Seepage loss (peak) equals deep seepage plus lateral flow : 5.4mm (<10% ksat)												
Lagoon Area:	0 ha	L	CROP FACTOR												
Daily wastew ater volume:	750 L	M	0.7	0.7	0.7	0.6	0.5	0.45	0.4	0.45	0.55	0.65	0.7	0.7	Pasture:
Seepage Loss (Peak):	5.3 mm	N	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	Shade:
Irrig'n Area(No storage):	375 m ²	P2	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	Buffalo:
Application Rate:	3.5 mm	Q	1	1	1	1	1	1	1	1	1	1	1	1	Woodlot
Nitrogen in Effluent:	30 mg/L	R	NITROGEN UPTAKE												
Denitrification Rate:	20 %	S													
Plant Uptake:	220 kg/ha/yr	T													
Average daily seepage:	2.4 mm	U													
Annual N load:	6.57 kg/yr	V													
Area for N uptake:	299 m ²	W													
Application Rate:	2.5 mm	X													
Irrig'n Area (adjusted for slope)	375 m ²	Z													
Application Rate (Design):	2.0 mm	Z1													

Species:	Kg/ha.yr	pH	Species:	Kg/ha.yr	pH	Species:	Kg/ha.yr	pH
Ryegrass	200	5.6-8.5	Bent grass	170	5.6-6.9	Grapes	200	6.1-7.9
Eucalyptus	90	5.6-6.9	Couch grass	280	6.1-6.9	Lemons	90	6.1-6.9
Lucerne	220	6.1-7.9	Clover	180	6.1-6.9	C cunn'a	220	6.1-7.9
Tall fescue	150-320	6.1-6.9	Buffalo (soft)	150-320	5.5-7.5	P radiata	150	5.6-6.9
Rye/clover	220		Sorghum	90	5.6-6.9	Poplars	115	5.6-8.5

Appendix E1: Land Capability Risk Rating

LAND FEATURE	LAND CAPABILITY RISK RATING				AMELIORATIVE MEASURES AND RISK REDUCTION
	LOW	MEDIUM	HIGH	LIMITING	
Available land for LAA	Exceeds LAA and duplicate LAA requirements	Meets LAA and duplicate LAA requirements	Meets LAA and partial duplicate LAA requirements	Insufficient LAA area	Non-limiting for trenches & beds: Full reserve area available. Non-limiting for subsurface irrigation: Full reserve area available.
Aspect	North, north-east and north-west	East, west, southeast, south-west	South	South, full shade	Faint Southerly aspect.
Exposure	Full sun and/or high wind or minimal shading	Dappled light (partial shade)	Limited light, little wind to heavily shaded all day	Perpetual shade	Full exposure to sunshine
Slope form	Convex or divergent side slopes	Straight sided slopes	Concave or convergent side slopes	Locally depressed	Free draining, no need for cut-off drains
Slope gradient:					
Trenches and beds	<5%	5% to 10%	10% to 15%	>15%	Slope non-limiting for trenches
Sub surface irrigation	<10%	10% to 30%	30% to 40%	>40%	Slope non limiting for sub surface irrigation
Site drainage run off / run on	LAA backs onto crest or ridge	Moderate likelihood	High likelihood	Cut-off drain not possible	Shallow dish drain place upslope from LAA
Land slip(1)	Potential	Potential	Potential	Existing	Not applicable
Erosion potential	Low	Moderate	High	No practical amelioration	Negligible risk
Flood / inundation	Never		<1% AEP	>5% AEP	No risk of flooding
Distance to surface waters [m]	Buffer distance complies with Code requirements		Buffer distance does not comply with Code requirements	Reduced buffer distance not acceptable	Closest proximity to dam is more than 100 metres (350 m).
Distance to groundwater bores	No bores on site or within a significant distance	Buffer distances comply with Code	Buffer distances do not comply with Code	No suitable treatment method	The Visualizing Victorias Groundwater web site shows two bores near the site however, both bores must have been decommissioned as there was no trace of a bore at the indicated locations.
Vegetation	Plentiful/healthy vegetation	Moderate vegetation	Sparse or no vegetation	Propagation not possible	Existing grasses suitable for sub-surface irrigation.
Depth to water table (potentiometric) [m]	>2	2 to 1.5	<1.5	Surface	Non limiting for sub surface irrigation. The Visualizing Victorias Groundwater web site shows a depth to water table of 10 metres or more.
Depth to water table (seasonal perched) [m]	>1.5	<0.5	0.5 to 1.5	Surface	Unremarkable, cut off drain upslope to LAA. LAA is designed for the limiting layer of soil.
Rainfall(2) (9th decile) [mm]	<500	500-750	750-1000	>1000	Limiting for trenches, non limiting for sub surface irrigation
Pan evaporation (mean) [mm]	1250 to 1500	1000 to 1250	750 to 1000	<750	Non limiting
SOIL PROFILE CHARACTERISTICS					
Structure	High or moderately structured	Weakly structured	Structureless, massive or hardpan		Water stable peds, non dispersive
Fill materials	Nil or mapped good quality topsoil	Mapped variable depth and quality materials	Variable quality and/or uncontrolled filling	Uncontrolled poor quality / unsuitable filling	Unremarkable, cut off drain upslope to LAA. LAA is designed for the limiting layer of soil.
Thickness [m]					
Trenches and beds	> 1.4		< 1.4	< 1.2	Limiting for trenches
Sub surface irrigation	> 1.5	1.0 to 1.5	0.75 to 1.0	< 0.75	
Permeability(3) (limiting horizon) [m/day]	0.15-0.3	0.15-0.3 0.3-0.6	0.01-0.03 0.6-3.0	> 3.0 < 0.03	An average kSat of 0.151 m/day was found with the field permeability tests.
Permeability(4) (buffer evaluation) [m/day]	< 0.3	0.3-3	3 to 5	> 5.0	Est 1 m/day for fractured meta sediments
Stoniness [%]	< 10	10 to 20	> 20		Unremarkable
Emerson number	4, 5, 6, 8	7	2, 3	1	Non dispersive
Dispersion index	0	1-8	8-15	> 15	DI = 0 as per SWEP soil analyses
Reaction trend (pH)	5.5 to 8.4	4.5 to 5.5	< 4.5 > 8		The pH ranges from 6.0 to 6.3 as per SWEP soil analysis, lime (9.2 T/ha) and dolomite (3.6 T/ha) can be added for agricultural purposes, no Gypsum required.
E.C. [dS/m]	< 0.8	0.8 to 2.0	> 2.0	> 2.0	The EC ranges between 17.7 and 23.4 µS/cm as per SWEP reports, this converts to an average of 0.0206 dS/m.
Sodicity (ESP) [%]	< 6	6 to 8	> 8	> 14	The ESP ranges between 0.63 and 0.64 as per SWEP soil analyses.
Free swell [%]	< 30	30-80	80-120	> 120	Low swelling clay

1 Landslip assessment based on proposed hydraulic loading, slope, profile characteristics and past and present land use.

2 9th decile monthly rainfalls used in water balance analyses.

3 Saturated hydraulic conductivity from insitu testing.

4 Saturated hydraulic conductivity estimated from AS/NZS1547:2012 and data base.

Appendix E2: Land Capability Risk Rating

LAND FEATURE	LAND CAPABILITY RISK RATING				REMARKS
	LOW	MEDIUM	HIGH	RISK RATING	
Distance to reservoir [km]	>15	2-15	<2	1	15+ kilometres to the Cairn Curran Reservoir.
Soil type rating (from Appendix C1)	1	2	3	1	Non-dispersive, well draining soil down to 1 m.
Distance to river [m]	>80	40-80	<40	1	At least 950 m from the Loddon River.
Distance to stream [m]	>80	40-80	<40	1	Closest stream is the Loddon River which runs at over 950 m from the closest point of the proposed site for the LAA.
Distance to drain [m]	>40	10-40	<10	1	No drains identified
Lot size [ha]	>10	2-10	0.2-2.0	3	0.4 ha proposed per lot
Density [houses/km ²]	<20	20-40	>40	2	Around 40 dwellings per km ²
LCA Rating (from appendix E1)	1 (low)	2 (medium)	3 (high)	2	See appendix E1
System fail rate [%]	<5	5-10	>10	1	Large lot with ample space for LAA and low risk of effluent running off site.

Appendix E3 Calculated Combined Risk Number

As part of the development of the Mansfield Shire WWMP, Dr Robert Edis identified major factors which influence the level of risk posed by an on-site system. These factors have a differing level of importance, or weighting, when considered relative to other factors and that the interaction between factors must also be considered.

The individual factors can be rated as low risk ($R_n < 2.5$) which reflects the range in which there is no expected consequential impact on water quality, medium risk ($R_n 2.5-5$) which reflects the range in which the factor may influence the risk to water quality, though as a minor component of the overall risk, and high risk ($R_n > 5$) which represents a significant influence on the risk to water quality.

The Edis risk algorithm weights the major factors appropriately in the context of protecting the integrity of the potable water supply, as shown below:

$$R_n = ((R_{Res} + R_{Soil}) \times (R_{Riv} + R_{Str} + R_{Drain} + R_{Lot}) + (2 \times R_{LCA}) + (3 \times R_{Fail} \times R_{Den}))/10$$

Where:

R_n = Combined Risk Number,

R_{Dres} = Distance to reservoir risk rating

R_{Soil} = Soil (or Land-Soil) risk rating

R_{Driv} = Distance to river risk rating

R_{Dstr} = Distance to stream risk rating

R_{Drain} = Distance to drain risk rating

R_{Lot} = Lot size risk rating

R_{LCA} = Land capability assessment risk rating (from Appendix C1)

R_{Fail} = System fail rate risk rating R_{Dens} = Density of development risk rating

Low Risk: $R_n < 2.5$

Moderate Risk: $R_n 2.5 - 5$

High Risk: $R_n > 5$

The combined risk number for this site is 2.2 (Low Risk - without limiting constraints).

The risk can be reduced to negligible levels if effluent is treated to a secondary level and disposed of via pressure compensated subsurface irrigation, as described in Section 4 of the land capability assessment.

Appendix F: Certificates of Currency of Public Liability and Professional Indemnity Insurance policies

Business Pack Insurance Certificate of Currency

Policy Number 61U189351BPK

QBE Insurance (Australia) Ltd
Head Office
Level 5, 2 Park Street
Sydney NSW 2000
ABN: 78 003 191 036
AFS Licence No: 238545



Issued By
QBE Insurance (Australia) Ltd

Period of Insurance
From: 14/06/2020
To: 14/06/2021 at 4pm

This certificate acknowledges that the policy referred to is in force for the period shown.
Details of the cover are listed below.

The Insured

SANAE SERVICES PTY LTD
ABN Number Not Provided

Cover Details

Location 20 JUBILEE LAKE LANE, DAYLESFORD VIC 3450
Business SEPTIC TANK INSTALLATION
Interested Party None Noted

Risk Number 1

Broadform Liability Section

Particulars	Total Sum Insured	Limit
Limit of liability, any one occurrence		\$10,000,000
Property in Your physical and legal control	As per the policy wording	
Excess	\$500 for property damage claims only \$0 for personal injury claims	

Clauses

• I45

PROPERTY DAMAGE TO FIXED PROPERTY

The Liability Section of this Policy does not cover liability in respect of damage to or as a result of damage to roads, sewers, water pipes, gas pipes, electric, fibre optic or telecommunications wires or cables or their supports or to any land or fixed property whatsoever and/or the contents thereof unless You have ascertained from the relevant authorities the actual position of any such pipes, mains, cables and wires before commencing any operation.

QW1103-1/2017

Business Pack Insurance Certificate of Currency

Policy Number 61U189351BPK

QBE Insurance (Australia) Ltd
Head Office
Level 5, 2 Park Street
Sydney NSW 2000
ABN: 78 003 191 035
AFS Licence No: 239545



Cover Details *continued*

Location 20 JUBILEE LAKE LANE, DAYLESFORD VIC 3450
Business SEPTIC TANK INSTALLATION

Risk Number 1

Clauses *continued*

- **IS6**

REMOVAL/WEAKENING OF SUPPORTS

The Liability Section of this Policy does not cover liability in respect of damage to any land or fixed property arising directly or indirectly from the removal or weakening of or interference with support to land, buildings or any other property.

- **CIP**

Austrorakers Commercial/Retail/Industrial Policy wording QM511 applies when BUSINESS PACK INSURANCE is shown on the policy schedule.
QBE Trade Policy QM207 applies when TRADES PACK INSURANCE is shown on the policy schedule.
QBE Office Policy QM208 applies when OFFICE PACK INSURANCE is shown on the policy schedule.

- **IB2**

PRINCIPALS ENDORSEMENT

The following is deemed to be an insured under the Liability section of this Policy to the extent described in "Cover for others" part (f):
The Hepburn Shire Council

End of Certificate



Certificate of Currency
Solution ONE Insurance

Policy Number: AD453304851PIND
Insured: Sanae Services Pty Ltd
Address/Premises: 20 Jubilee Lake Lane, Daylesford VIC 3460
Business: Advice and Consulting Services regarding Septic System as declared
Period of Insurance: From: 4pm on 14/06/2020
 To: 4pm on 14/06/2021

Part A: - Professional Indemnity

Limit of Indemnity: \$5,000,000 any one Claim and
 \$10,000,000 in the aggregate
Excess: \$500 each and every Claim inclusive of Defence Costs
Retroactive Date: 14/06/2016 excluding all known Claims and circumstances

Part B: - General Liability

Section: N/A

Part C: - Management Liability

Section: N/A

Premium: As Agreed
Policy Wording: Solution Underwriting Solution ONE Insurance Policy - SU CL 0619
Security: Chubb Insurance Australia Limited
Territorial Limits: Anywhere in the world other than the United States of America or Canada
 or their territories, protectorates or dependencies
Jurisdiction: Anywhere in the world other than the United States of America or Canada
 or their territories, protectorates or dependencies
Endorsements: See Policy Schedule

Date and Place of Issue: Melbourne on 15 June 2020

Signed for and on behalf of Solution Underwriting Agency Pty Ltd



Rhys Mills – Managing Director

Please use block letters

Planning & Environment Act 1987

WHO IS OBJECTING:

Name: [REDACTED]

Property address: [REDACTED]

Postal Address (if different to above) [REDACTED]

Tel: [REDACTED] Email: [REDACTED]

WHAT APPLICATION DO YOU OBJECT TO?

Permit application no. **PA 3005, PA :**

Proposal: **Secondary subdivisions creating a total of 7 ne**

Who has applied for the permit: **James Iles, iPlanning Services Pt**

WHAT ARE THE REASONS FOR YOUR OBJECTION?

1. Infrastructure issues: Glenlyon, a small rural town with no town water or sewerage has insufficient infrastructure to accommodate these additional residences and population. There are water supply and effluent issues; also, the power infrastructure already struggles - we have frequent black-outs and it's possible or even likely that the grid will be unable to accommodate input from the extra solar panels should new residents wish to install solar power.

2. Water/waste issues: The second tier of subdivisions means small blocks with potentially large houses (4 bedroom residences are the norm these days.) This poses potential difficulty with securing enough space on the block for an adequate sewerage field; with the danger of sewerage overflow and/or seepage. Seepage could possibly find its way into the Glenlyon Dam and Loddon River. Also there is the issue of water supply. Will new residents be satisfied with tank water? If not they may seek to install a bore, which poses difficulties of sufficient space on the block as a bore needs to be at least 20 metres from the sewerage field; also there's

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

1. As a resident of Glenlyon water and effluent issues potentially affect us. We live down hill from the development in Dysart St. and our block backs onto the area of land potentially affected by effluent seepage.

2. The removal of trees along Spring St. is an issue that potentially affects all local residents. These trees are not only aesthetically an attribute to the local area, they undoubtedly provide habitat for native birds and animals and the preservation of trees is an important environmental issue.

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Signature: Or Tick Box ☒ Date: **19/01/202**

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Please use block letters

Planning & Environment Act 1987

WHO IS OBJECTING:

Name/s: [REDACTED]

Property address: [REDACTED]

Postal Address (if different to above) [REDACTED]

Tel: [REDACTED] Email: [REDACTED]

WHAT APPLICATION DO YOU OBJECT TO?

Permit application no. PA 3005, PA 3006, P

Proposal: Secondary subdivisions creating a total of 7 new lots at 764 Daylesford

Who has applied for the permit: James Iles, iPlanning Services Pty Ltd.

WHAT ARE THE REASONS FOR YOUR OBJECTION?

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Signature: K. Buell Or Tick Box ☒ Date: 19/01/2021

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Tel: [REDACTED] Email: [REDACTED]

WHAT APPLICATION DO YOU OBJECT TO?

Permit application no. PA 3005, PA 3006, PA 3007, PA 3008, PA 3009, PA 3010

Proposal: Secondary subdivisions creating a total of 7 new lots at 764 Daylesford-Malmsbury Rd, bringing total lots to 27

Who has applied for the permit: James Iles, iPlanning Services Pty Ltd.

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Objection to the ‘Hamlet’ subdivision of a subdivision: Glenlyon has profound environmental problems – lack of mains sewerage and water supply makes “suburban” subdivision developments unsustainable. The 1861 town plan (used for The Hamlet) is an anachronism and inappropriate development template for Glenlyon 2021 for these reasons:

- **2021 Glenlyon will never have sewerage and mains water supply** (pop required 3000 currently 380-400 approx.) 3000 min. required as advised by planners and staff of HSC on numerous occasions – *“it will never happen”*
- **Every site in Glenlyon is its own sewage farm.**
- **Every site in Glenlyon needs its own water supply from rainwater and/or groundwater – both sources are being depleted through climate change.** The Farmers Federation acknowledges the reality of climate change.
- **On every site in Glenlyon with a ground water bore – (most sites have one)** – risk of cross contamination of human effluent via the onsite effluent fields entering the groundwater via the bore penetration. The smaller the site the higher the risk. eg the Hamlet sites now reduced to 31.43 m width.
- **Risk from lack of oversight** by underfunded and over committed statutory bodies: HSC, GMW, EPA all struggling to provide any due diligence with regard to development. Most sites in Glenlyon have never been inspected.
- **All sites in Township Glenlyon are very high maintenance – with no mains water and no sewerage** - everything in Glenlyon is completely owner operated with contamination risks associated and the multiplier effect of more and smaller subdivisions. Multiple pumps & frequent power failures.
- **Glenlyon in the Loddon catchment, risk of human effluent contamination.**
- **Hepburn Shire has a commitment to combat climate change:** but this is not fulfilled with “suburban” style higher density developments like “the Hamlet”
- **High carbon footprint development** – very little local employment – no schools and retail - Glenlyon Travel: 10 km to Daylesford and 29.5 km to Kyneton. A 20 km to 59 km round trip for the most basic supplies.
- **Impact on Existing Township Conditions / High Amenity Loss:** There are no design development / neighbourhood character guidelines in Township Zone. **The impact on existing conditions is not factored into any appraisals on any grounds: aesthetic, environmental, water loss, human effluent risk.** Standards are either non existent or to the bare minimum on all fronts. Loss of trees (eg the Hamlet: already trees are threatened), increased traffic etc.

Conclusion: I am opposed to the Hamlet subdivision of subdivisions and request an independent study of existing conditions in Glenlyon to confirm future development is sustainable: with a focus on environmental impact of development, lack of mains water supply and sewerage, groundwater renewal rates and consideration of “Township character” and aesthetics.



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► OBJECTION TO A PLANNING APPLICATION

Please use block letters

Planning & Environment Act 1987

WHO IS OBJECTING:

Name/s: [REDACTED]

Property address: [REDACTED]

Postal Address (if different to above): [REDACTED]

Tel: [REDACTED]

Email: [REDACTED]

WHAT APPLICATION DO YOU OBJECT TO?

Permit application no. 3010

Proposal: TWO (2) LOT SUBDIVISION

Who has applied for the permit: JAMES ILES, PLANNING SERVICES P.L.
BAKERY Hill.

WHAT ARE THE REASONS FOR YOUR OBJECTION?

- MISLEADING INFORMATION IN APPLICANT'S STATEMENT - SECTION 3. CHENLYON PRIMARY SCHOOL CLOSED 1993.
- SAFETY ISSUE RE SCHOOL BUS STOP MAHMSBURY RD. / ↑ TRAFFIC IMMEDIATE VICINITY / ACCESS TO MAHMSBURY RD.
- INFILL DEVELOPMENT AT ODDS WITH HEPPBURN SHIRE CONSULTATION WITH CHENLYON RESIDENTS RESPONSES PUBLISHED IN "STAKEHOLDER & COMMUNITY ENGAGEMENT REPORT" FEB. 2020. BY HEPPBURN S.C.

REASONS FOR OBJECTION ^{P. 2.} ATTACHMENT 10.2.2

- DEVELOPMENT PROCEEDING WITHOUT A TOWN PLAN. COULD RUSH TOWN PLAN UNSUITABLE FOR A SMALL RURAL VILLAGE IN 2021.
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- HEPBURN SHIRE COUNCIL DOES NOT INSPECT CULVERTION EFFLUENT SYSTEMS CURRENTLY. THIS SUBDIVISION'S SUB-SURFACE IRRIGATION SYSTEM REQUIRES EXACT COMPLIANCE BY THE OWNER & STRICT MONITORING BY H. S. C. & OTHER AUTHORITIES.
"URBAN STORM WATER: BEST PRACTICE ENVIRONMENTAL MANAGEMENT GUIDELINES," 1999
- INCREASED GENERATION OF PHOSPHATE LEVELS IN SOIL & RUN-OFF WATER FROM SEWAGE & RECYCLED GREY WATER, RE BORDERING AGRICULTURE & SURROUNDING NATIVE VEGETATION.
- SUBDIVISION RISKS COMPACTION BY FOOT TRAFFIC & VEHICLES TO SUB-SURFACE IRRIGATION ^{WASTE} SYSTEM, CAUSING FAILURE OF THE SYSTEMS EMITTERS.
- MISPLACED RELIANCE ON SLIGHT SOIL PERMEABILITY TO ^{PHOSPHATES} DOES NOT APPLY TO STORM RAIN FALL.

► OBJECTION TO A PLANNING APPLICATION

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

- THIS SUBDIVISION, IF GRANTED, WILL ADD TO MY CONCERN ABOUT THE UNPLANNED DEVELOPMENT OF OUR VILLAGE.
 - IT WILL ALSO INCREASE MY GREAT DISAPPOINTMENT IN THE FAILURE OF H. S. C. TO ACT IN THE BEST INTERESTS OF CHENLYN RESIDENTS.
 - I HAVE ANXIETY ABOUT THE FUTURE OF OUR VILLAGES.
- If insufficient space, please attach separate sheet
- Signature: Date: 17/01/21.
- Chia*

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Please use block letters

Planning & Environment Act 1987

WHO IS OBJECTING:

Name/s: [REDACTED]

Property address: [REDACTED]

Postal Address (if different to above): [REDACTED]

Tel: [REDACTED]

Email: [REDACTED]

WHAT APPLICATION DO YOU OBJECT TO?

Permit application no. 3009

Proposal: LOT TWO(2) LOT SUBDIVISION

Who has applied for the permit: JAMES ILES, PLANNING SERVICES P.L.
BAKERY Hill.

WHAT ARE THE REASONS FOR YOUR OBJECTION?

- MISLEADING INFORMATION IN APPLICANT'S STATEMENT - SECTION 3. CHENLYON PRIMARY SCHOOL CLOSED 1993.
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See over page >

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► OBJECTION TO A PLANNING APPLICATION

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11. MINUTES - ORDINARY MEETING OF COUNCIL - 20 JULY 2021 pgs 443

▶ OBJECTION TO A PLANNING APPLICATION

Please use block letters

Planning & Environment Act 1987

WHO IS OBJECTING:

Name/s: [REDACTED]

Property address: [REDACTED]

Postal Address (if different to above): [REDACTED]

Tel: [REDACTED]

Email: [REDACTED]

WHAT APPLICATION DO YOU OBJECT TO?

Permit application no. 3008

Proposal: TWO (2) LOT SUBDIVISION

Who has applied for the permit: JAMES ILES, PLANNING SERVICES P.L.

BAKERY Hill.

WHAT ARE THE REASONS FOR YOUR OBJECTION?

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► OBJECTION TO A PLANNING APPLICATION

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11. MINUTES - ORDINARY MEETING OF COUNCIL - 20 JULY 2021 pgs 446

Hepburn

SHIRE COUNCIL

OBJECTION TO A PLANNING APPLICATION

Please use block letters

Planning & Environment Act 1987

WHO IS OBJECTING:

Name/s:

Property address:

Postal Address (if different to above)

Tel:

Email:

WHAT APPLICATION DO YOU OBJECT TO?

Permit application no. PA 3005, PA 3006, PA 3007, PA 3008,
PA 3009, PA 3010

Proposal: SUBDIVISIONS OF A TOTAL OF 7 NEW LOTS
AT 764 DAYLESTON - MALMESBURY ROAD

Who has applied for the permit: JAMES IRES, PLANNING SERVICE
PIL

WHAT ARE THE REASONS FOR YOUR OBJECTION?

a) OVER DEVELOPMENT WHERE THERE IS NO INFRASTRUCTURE
TO COPE WITH CURRENT WASTE WATER DISPOSAL.
GLENLYON DOES NOT HAVE RETICULATED WATER
OR A SEWERAGE SYSTEM. THE CURRENT
ELECTRICITY DISTRIBUTION GRID IS ALREADY
AT CAPACITY.

THERE MUST BE SERIOUS ISSUES WITH WASTE
DISPOSAL ADJACENT TO FARM LAND WHICH
PRODUCES FOOD AND LIKELY LOWERING OF
GROUND WATER TABLE DUE TO APPLICATIONS
OF BORES.

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

I AM ALREADY A GLENLYON RESIDENT
WHICH WILL BE AFFECTED BY DAMAGE
TO ENVIRONMENTAL WASTE WATER DISPOSAL
+ LIKELIHOOD OF INCREASED TRAFFIC +
MORE POWER BLACKOUTS.

GLENLYON MUST CONSIDER ISSUING OF SUCH
PERMITS AS IT DOES NOT HAVE THE
INFRASTRUCTURE TO COPE IN SUCH A
UNIQUE SMALL TOWNSHIP.

If insufficient space, please attach separate sheet

Privacy Collection Notice

Your objection and the personal information on this form is collected by council for the purposes of the planning process as set out in the Planning and Environment Act 1987 (PE Act). If you do not provide your name and address, council will not be able to consider your objection. Your objection will be available at the council office for any person to inspect and copies may be made available on request to any person for the relevant period set out in the PE Act.

You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright. You can request access to your personal information by contacting Councils Governance Department.

Signature: _____ Or Tick Box ☐ Date: 15-1-2021

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Please use block letters

Planning & Environment Act 1987

WHO IS OBJECTING:

Name/s: [REDACTED]

Property address: [REDACTED]

Postal Address (if different to above) [REDACTED]

Tel: [REDACTED] Email: [REDACTED]

WHAT APPLICATION DO YOU OBJECT TO?

Permit application no. PA 3005, PA 3006, PA 3007, PA 3008, PA 3009, PA 3010

Proposal: Secondary subdivisions creating a total of 7 new lots at 764 Daylesford-Malmsbury Rd, bringing total lots to 27

Who has applied for the permit: James Iles, iPlanning Services Pty Ltd.

WHAT ARE THE REASONS FOR YOUR OBJECTION?

1. Infrastructure issues: Glenlyon, a small rural town with no town water or sewerage has insufficient infrastructure to accommodate these additional residences and population. There are water supply and effluent issues; also, the power infrastructure already struggles - we have frequent black-outs and it's possible or even likely that the grid will be unable to accommodate input from the extra solar panels should new residents wish to install solar power.

2. Water/waste issues: The second tier of subdivisions means small blocks with potentially large houses (4 bedroom residences are the norm these days.) This poses potential difficulty with securing enough space on the block for an adequate sewerage field, with the danger of sewerage overflow and/or seepage. Seepage could possibly find its way into the Glenlyon Dam and Loddon River. Also there is the issue of water supply. Will new residents be satisfied with tank water?

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

1. As a resident of Glenlyon water and effluent issues potentially affect us. We live down hill from the development in Dysart St. and our block backs onto the area of land potentially affected by effluent seepage.

2. The removal of trees along Spring St. is an issue that potentially affects all local residents. These trees are not only aesthetically an attribute to the local area, they undoubtedly provide habitat for native birds and animals and the preservation of trees is an important environmental issue.

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If insufficient space, please attach separate sheet

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Signature: Or Tick Box ☒ Date: 19/01/2021

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Please use block letters

Planning & Environment Act 1987

WHO IS OBJECTING:

Name/s: [REDACTED]

Property address: [REDACTED]

Postal Address (if different to above) [REDACTED]

Tel: [REDACTED] Email: [REDACTED]

WHAT APPLICATION DO YOU OBJECT TO?

Permit application no. PA 3005, PA 3006, PA 3007, PA 3008, PA 3009, PA 3010

Proposal: Secondary subdivisions creating a total of 7 new lots at 764 Daylesford-Malmsbury Rd, bringing total lots to 27

Who has applied for the permit: James Iles, iPlanning Services Pty Ltd.

WHAT ARE THE REASONS FOR YOUR OBJECTION?

1. Infrastructure issues: Glenlyon, a small rural town with no town water or sewerage has insufficient infrastructure to accommodate these additional residences and population. There are water supply and effluent issues; also, the power infrastructure already struggles - we have frequent black-outs and it's possible or even likely that the grid will be unable to accommodate input from the extra solar panels should new residents wish to install solar power.

2. Water/waste issues: The second tier of subdivisions means small blocks with potentially large houses (4 bedroom residences are the norm these days.) This poses potential difficulty with securing enough space on the block for an adequate sewerage field, with the danger of sewerage overflow and/or seepage. Seepage could possibly find its way into the Glenlyon Dam and Loddon River. Also there is the issue of water supply. Will new residents be satisfied with tank water?

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

1. As a resident of Glenlyon water and effluent issues potentially affect us. We live down hill from the development in Dysart St. and our block backs onto the area of land potentially affected by effluent seepage.

2. The removal of trees along Spring St. is an issue that potentially affects all local residents. These trees are not only aesthetically an attribute to the local area, they undoubtedly provide habitat for native birds and animals and the preservation of trees is an important environmental issue.

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Signature: Or Tick Box ☒ Date: 19/01/2021

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► OBJECTION TO A PLANNING APPLICATION

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Planning & Environment Act 1987

WHO IS OBJECTING:

Name/s: [REDACTED]

Property address: [REDACTED]

Postal Address (if different to above): [REDACTED]

Tel: [REDACTED] Email: [REDACTED]

WHAT APPLICATION DO YOU OBJECT TO?

Permit application no. PA 3005, PA 3006 PA 3007 PA 3008 PA 3009 PA 3010

Proposal: Subdivisions creating a total of 7 new lots at 764 Daylesford-Malmsbury Road bringing the total lots to 27

Who has applied for the permit: James Hes Planning Services Pty-Ltd.

WHAT ARE THE REASONS FOR YOUR OBJECTION?

1. General:

- a. Over development. Crown Allotments drawn up in 1860s which supply the allotments on the Hamlet are inappropriate for 2021 and beyond.
- b. THERE IS NO OVERALL PLAN. The Council is allowing development, single lot by single lot and not considering the big picture and the standards required in 2021 not 1861.
- c. Previous Councillor Cottrell used to say that there are 180 lots available for development in Glenlyon. We are well on our way towards "infill". Glenlyon infrastructure will not cope with this amount of development.
- d. Further subdivision of the lots in The Hamlet creates an unfortunate precedent for unsustainable development at Glenlyon.
- e. 180 development lots each with a 4 bedroom residence will each have the capacity and permit to create 600 litres of waste water per day in Glenlyon. That is 108,000 litres per day over all. This will surely have an impact on Glenlyon township and the local water way and the local food producing farms.
- f. Storm water currently runs down Barkly Street and adjacent to my property at 64 Barkly Street, across my property and down to the Loddon. This already erodes my drive. What will happen when there is storm water running in gutters all around Glenlyon from the 180 infill developments with tanks and tank overflow - possible according to the town plan?
- g. Neighbourhood character. Likelihood of 28 X4 bedroom homes to be built on the edge of Glenlyon if extra subdivision goes ahead. And another 150 + because this Hamlet development is the precedent for further development and infill around Glenlyon.
- h. Road safety impacts of not only this development but the further development of Glenlyon because of this precedent. Traffic is heavy already on Daylesford-Malmsbury road. Access from Spring Street, Collins road and Gooches Lane will increase the traffic and make the main road more dangerous.

2. Current infrastructure

- a. Goulburn Murray water does not appear to be limiting access to ground water (bores) for the new residences. Two new bores were drilled in Glenlyon before Christmas 2020. How many more and with what effect on the water supply for agriculture and horticulture ie our food.
- b. Consequences of excessive bore permits on adjacent Farm Zone which grows FOOD.
- c. Application for subdivision mentions rainwater tanks for potable water for residences, but mainly in relation to reducing storm water flow. City people moving here will likely go for bores not rainwater.
- d. Individual LCAs may show suitability for waste water disposal on each separate block but the **total impact** of 28 septic systems in this small area is not considered
- e. No sewage means waste water treatment is left to individual property owners. The Hepburn Shire Council does not currently enforce its own requirements for 3 monthly or yearly inspections. Individual property owners will not ensure compliance with inspection regime if Council doesn't enforce. There is a stinking foul pit oozing water into Barkly Street -the house that recently sold for \$1 million+
- f. The accumulation of phosphates in the soil is not addressed and will leach to affect food growing farmland.
- g. Current electricity grid in Glenlyon is already dodgy. With 28 and possibly 180 new residences in the future, the grid will likely have more frequent blackouts

3. Spring Street Access

- a. The very large cost to Council of creating a new road for at least 8 residences. Dust and traffic hazard. This will be even worse when the land to the east of Spring Street is made available for development and man trees will have to be removed to allow access from the east side of Spring Street when those Crown Allotments are sold for development.
- b. The cost to the natural environment of lopping and removing trees to create the Spring Street extension. Compacting of soil and its effect on the old, significant trees there.

4. Inaccuracies in the submissions for subdivision

- a. Misleading prospective buyers by suggesting there is a primary school in Glenlyon
- b. Claim grey water can be used for gardens: This is not legal for the waste water disposal systems described in the application for planning permit – pressure compensated irrigation field.

Consequence of no primary school when many families appear in Glenlyon: Dangerous bus stop at the corner of Collins Road and Daylesford-Malmsbury Road where an increased number of school buses would have to stop to pick up school children.

5. Hepburn Shire Council Biodiversity Strategy

- a. Strategy is **to protect and enhance biodiversity**. The development treats the land as terra nullius. Nothing there so nothing to replace. This development doesn't include any strategy for enhancement of Biodiversity. More likely it will add to the destruction of biodiversity with the road works required to extend Spring Street and the significant old trees along the road reserve.

6. Hepburn Shire Towards Zero Emissions.

- a. If the Glenlyon Fire Station could not get a permit to feed in solar PV what likelihood is there that current infrastructure would allow solar pv for the Hamlet? To reduce emissions?
- b. In general, increased consumption of electricity due to 28 new residences in this development alone, (Plus the remaining 150 infill possibilities)

► OBJECTION TO A PLANNING APPLICATION

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

I am a resident of Glenlyon who will be affected by increased traffic, increased power blackouts, the likely damage to the environment by waste water disposal and all of the reasons for my objection on pages 1 and 2 of this objection.

If insufficient space,
 please attach separate sheet

Signature: Date:



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1. **Over Development**

These 6 applications for subdivision affect an area of land on the outskirts of the Glenlyon township. There are 19 crown allotments on this less than one hectare of land. The applications being objected to seek to increase the number of allotments from 19 to 26 with the potential for 26 new dwellings. The original subdivision was created in the mid to late nineteenth century when Glenlyon was designated as a growth area with plans for the railway and a major township. Ultimately Daylesford was the area developed with all the necessary infrastructure. This original subdivision is no longer appropriate in the 21st century, particularly in view of the fact that there is neither town water nor sewerage.

The strategy for growth as contained in the Hepburn Planning Scheme (page 18) is to “Encourage average overall densities in the growth areas of a minimum of 15 dwellings per net developable hectare, and over time, seek an overall increase in residential densities to more than 20 dwellings per net developable hectare.” This area of land is less than a hectare and the effect of the proposed subdivision would be to increase the density to 26 dwellings. This type of development needs to have a planned overall approach and not just treating each application for subdivision and building permit one by one. There needs to be sustainable development which looks at the character of Glenlyon.

2. **Lack of infrastructure and services**

As stated above, Glenlyon neither has a reticulated water supply nor reticulated sewerage. Electricity came to Glenlyon in around 1956 and the supply of electricity still has its problems with regular blackouts. With more and more residential dwellings requiring power it is expected there will be more blackouts. There is a general store in Glenlyon but it is geared more towards tourists as it is not open every day and often closes with little or no notice. It is not possible to reliably obtain the daily necessities from it.

There is no local primary school as stated in the Application for a Planning Permit (page 3 of 18). It was closed some decades ago by the Kennett Government.

The application states that each dwelling will need tanks for potable water and have an onsite waste water system. To my knowledge the Shire does not supervise the efficacy of the waste water systems on each property. There is a property on the main street (Barkly Street) discharging grey water into the open street drain. There appears to be no capping on the number of water bores allowed. Two new ones were drilled in the township just before Christmas 2020.

3. **Traffic and public transport**

There is no public transport to Glenlyon. The increased number of dwellings in Glenlyon will lead to more traffic on the roads and the need for an increased school bus service. The consequent increased motor vehicle usage is contrary to the Shire’s greenhouse emissions policy.

4. **Groundwater and mineral springs**

Water will become a major issue. It is likely that the new dwellings will not be able to harvest sufficient rainwater and as a consequence more water bores will be developed. How will this affect the supply of groundwater for agriculture as well as

residences? What is the effect on groundwater and the mineral springs of the unsupervised release of grey water on the land. This development is close to the Glenlyon Mineral Springs and the Loddon River.

5. Landscape/Townscape

The land the subject of the applications was largely cleared years ago for agricultural use and more recently for the training of trotting horses. However the extension of Spring Street (which has never been built) has a number of gumtrees on it. As these trees are decades old they will be housing quite a bit of fauna and avian life. If the number of accesses to the allotments along Spring Street are limited there may not be a need to destroy those beautiful old eucalypts.

A cluster of 26 dwellings on the outskirts of Glenlyon will mean a loss of the townscape and landscape character of Glenlyon.

Who is objecting ?

[REDACTED]

What Application do you object to

PA 3005

What are the reasons for objection?

1. Overdevelopment in a small township
2. Too many septic tanks in a small area, how will this impact on existing potable groundwater?
3. The Hepburn Shire's own planning scheme states that planning should recognise and contribute towards:
 - " prevention of pollution to land, water and air"
 - " protection of environmentally sensitive areas and natural resources"
 - "Planning is to prevent environmental and amenity problems created by siting incompatible land uses close together"
 - "Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns."
4. In relation to the above, there are 3 food producers in close proximity to the Hamlet.
 - Adsum (vegetables and fruit)
 - The Nutty Fruit Farm (fruit)
 - Leonards farm (potatoes)
5. There is no indication on plan of how the subdivisions are to be done.
6. There is no indication on plan of exit points and onto which road they go.
7. I quote the Hepburn Shire Planning Scheme to you:

Strategies

Focus investment and growth in places of state significance in Metropolitan Melbourne and the major regional cities of Ballarat, Bendigo, Geelong, Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga.

Support sustainable development of the regional centres of Ararat, Bacchus Marsh, Bairnsdale, Benalla, Castlemaine, Colac, Echuca, Gisborne, Hamilton, Kyneton, Leongatha, Maryborough, Portland, Sale, Swan Hill, Warragul/Drouin and Wonthaggi.

* Councillors please note that Glenlyon does not appear in this list. So much for our previous one term Councillor Mr Cottrell stating we were in a growth corridor. We are a rural area attractive to tourists. That attraction will not last if we become overdeveloped.

Please use block letters

Planning & Environment Act 1987

WHO IS OBJECTING:

Name/s: [REDACTED]

Property address: [REDACTED]

Postal Address (if different to above) [REDACTED]

[REDACTED] Email: [REDACTED]

WHAT APPLICATION DO YOU OBJECT TO?

Permit application no. PA 3005, PA 3006, P

Proposal: Secondary subdivisions creating a total of 7 new lots at 764 Daylesford

Who has applied for the permit: James Iles, iPlanning Services Pty Ltd.

WHAT ARE THE REASONS FOR YOUR OBJECTION?

1. Infrastructure issues: Glenlyon, a small rural town with no town water or sewerage has insufficient infrastructure to accommodate these additional residences and population. There are water supply and effluent issues; also, the power infrastructure already struggles - we have frequent black-outs and it's possible or even likely that the grid will be unable to accommodate input from the extra solar panels should new residents wish to install solar power.

2. Water/waste issues: The second tier of subdivisions means small blocks with potentially large houses (4 bedroom residences are the norm these days.) This poses potential difficulty with securing enough space on the block for an adequate sewerage field, with the danger of sewerage overflow and/or seepage. Seepage could possibly find its way into the Glenlyon Dam and Loddon River. Also there is the issue of water supply. Will new residents be satisfied with tank water?

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

1. As a resident of Glenlyon water and effluent issues potentially affect us. We live down hill from the development in Dysart St. and our block backs onto the area of land potentially affected by effluent seepage.

2. The removal of trees along Spring St. is an issue that potentially affects all local residents. These trees are not only aesthetically an attribute to the local area, they undoubtedly provide habitat for native birds and animals and the preservation of trees is an important environmental issue.

WHAT ARE THE REASONS FOR YOUR OBJECTION?

Subdivision of PA 3005, PA 3006, PA 3007, PA 3008, PA 3009, PA 3010.

This whole subdivision of farmland at the entrance to the hamlet of Glenlyon threatens one of the highlights of Hepburn Shire's tourism amenity.

The sizes of the properties need to be in keeping with the rural feel of the surrounding area of Glenlyon, not only in the direction towards the centre of the hamlet. This is farmland. To be consistent with the surrounding land it should not be divided up into such small lots.

It is sad and shameful that this agricultural land has at some point been included into the town zone when it is in fact prime agricultural land, rich red basalt topsoil which should not be covered in housing.

Why is Hepburn Shire allowing top agricultural land to be turned into housing sites. This is against the Planning Scheme, and against State Government policy to protect and enhance farming opportunities, whereby agricultural land is to be protected and not developed for housing.

If this land was not subdivided further (as is requested in these permit applications) then those larger sections would still be able to be farmed for viable intensive horticulture in which large acreage is not required to the same extent.

A subdivision leading to town expansion like this is inconsistent with the quiet village town character, damaging the residential amenity as it increases traffic, lighting and noise.

Furthermore water is one of the main issues here. Drainage being another glaring issue. Glenlyon has no sewerage system and is unlikely to in the foreseeable future.

So adding a dense subdivision into a rural area, (even if the developer repeatedly says it is not dense) with 23 households having septic tanks in close confine on porous land.

Unless the residents are very careful or there are restrictions (or education), these areas eventually become toxic with the build up of chemicals and heavy metals from household products such as soaps, detergents, disinfectants, and countless other products; and this will be draining eventually into the aquifer of Glenlyon and potentially affecting the surrounding agricultural food producing land over the boundaries.

With no structure plans for Glenlyon there will be no control and this sounds like suburbia without conditions or guidelines which is a problem. It would be considered inappropriate development to have massive housing developments of modern styles and new vegetation, all inconsistent with the heritage and cultural feel of Glenlyon. So obviously building and landscaping conditions are urgently required before it is too late.

I notice there is no ban on making bores for water. The permit just says they will have tanks. But the pressure on the Glenlyon aquifer is already known to be a lot. And what about the rest of this development on this land - are there being compliance issues brought up? Where is it stated that none of these sections will be permitted to make bores into the aquifer? This restriction needs to be made loud and clear.

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

I am a long term resident of Hepburn Shire.

This proposed development of rural land into small lots on the entrance to Glenlyon achieves neither the tourism, the heritage, nor the agricultural, nor the biodiversity, nor the environmental significance strategic objectives for land use in this part of Hepburn Shire. Nor does it align with the Vision Statements of Hepburn Shire.

In Council's own words:

The Planning Scheme has recently been reviewed because Council is to ensure that it is achieving the strategic objectives for land use and development that are aspired to.

With no structure plans for Glenlyon there will be no control. I am affected by this loss of amenity of Hepburn. My sense of justice, of fairness and of caring for the place, I am affected by the environmental degradation that would happen with so many houses when there is no sewerage. I am concerned by the amount of water which will be used when water is required for the environment and for agriculture and our Shire needs to protect its water. I am concerned by what kind of house will be built - will they be unsuitable townhouses, large houses on small blocks?



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Who is objecting ?

[REDACTED]

What Application do you object to

PA 3008

What are the reasons for objection?

1. Overdevelopment in a small township
2. Too many septic tanks in a small area, how will this impact on existing potable groundwater?
3. The Hepburn Shire's own planning scheme states that planning should recognise and contribute towards:
 - " prevention of pollution to land, water and air"
 - " protection of environmentally sensitive areas and natural resources"
 - "Planning is to prevent environmental and amenity problems created by siting incompatible land uses close together"
 - "Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns."
4. In relation to the above, there are 3 food producers in close proximity to the Hamlet.
 - Adsum (vegetables and fruit)
 - The Nutty Fruit Farm (fruit)
 - Leonards farm (potatoes)
5. There is no indication on plan of how the subdivisions are to be done.
6. There is no indication on plan of exit points and onto which road they go.
7. I quote the Hepburn Shire Planning Scheme to you:

Strategies

Focus investment and growth in places of state significance in Metropolitan Melbourne and the major regional cities of Ballarat, Bendigo, Geelong, Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga.

Support sustainable development of the regional centres of Ararat, Bacchus Marsh, Bairnsdale, Benalla, Castlemaine, Colac, Echuca, Gisborne, Hamilton, Kyneton, Leongatha, Maryborough, Portland, Sale, Swan Hill, Warragul/Drouin and Wonthaggi.

* Councillors please note that Glenlyon does not appear in this list. So much for our previous one term Councillor Mr Cottrell stating we were in a growth corridor. We are a rural area attractive to tourists. That attraction will not last if we become overdeveloped.

Who is objecting ?

[REDACTED]

What Application do you object to

PA 3009

What are the reasons for objection?

1. Overdevelopment in a small township
2. Too many septic tanks in a small area, how will this impact on existing potable groundwater?
3. The Hepburn Shire's own planning scheme states that planning should recognise and contribute towards:
 - " prevention of pollution to land, water and air"
 - " protection of environmentally sensitive areas and natural resources"
 - "Planning is to prevent environmental and amenity problems created by siting incompatible land uses close together"
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Who is objecting ?

[REDACTED]

What Application do you object to

PA 3010

What are the reasons for objection?

1. Overdevelopment in a small township
2. Too many septic tanks in a small area, how will this impact on existing potable groundwater?
3. The Hepburn Shire's own planning scheme states that planning should recognise and contribute towards:
 - " prevention of pollution to land, water and air"
 - " protection of environmentally sensitive areas and natural resources"
 - "Planning is to prevent environmental and amenity problems created by siting incompatible land uses close together"
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► OBJECTION TO A PLANNING APPLICATION

Please use block letters

Planning & Environment Act 1987

WHO IS OBJECTING:

Name/s: [REDACTED]

Property address: [REDACTED]

Postal Address (if different to above)

Tel: [REDACTED]

Email: [REDACTED]

WHAT APPLICATION DO YOU OBJECT TO?

Permit application no. PA 3005, PA 3006, PA 3007, PA 3008, PA 3009, PA 3010

Proposal: Subdivision creating a total of 7 new lots at 764 Daylesford Malmsbury Road, bringing the total lots to 26.

Who has applied for the permit: James Iles iPlanning Services Pty Ltd

WHAT ARE THE REASONS FOR YOUR OBJECTION?

1. General - over development. Crown Allotments drawn up in 1860s, on which the allotments on The Hamlet are based, are inappropriate for 2021 and beyond. There appears to be no overall plan - Council is allowing development, single plot by single plot, and not considering the big picture. Standards required in 2021 and beyond are not those of 1860. Further subdivision of the lots in The Hamlet creates an appalling precedent for unsustainable development in Glenlyon, and will destroy the neighbourhood character. DELWP document https://planning-schemes.api.delwp.vic.gov.au/__data/assets/pdf_file/0003/463953/Hepburn_PS_Ordinance.pdf?_ga=2.165571574.898885614.1610089951-1594439468.1610089951 which includes reference to needing to maintain the rural aspect of many areas along the Daylesford Malmsbury Road corridor from Coomoora to Glenlyon. The sight of a mini-Melton on the edge of Glenlyon does not fit this rural aspect, nor does it fit with the desires of the current residents (several local surveys provide this information).

2. Current infrastructure. Glenlyon has little infrastructure - no reticulated water, no sewage, no public transport and no retail (the currently named General Store, is not a general store which could be used for provisioning the locals).

Ten years ago an employee of Goulburn Murray Water advised residents that there would no more bores drilled in the area. This has proven to be not the case. Bores have continued to be sunk, and as recently as two months ago two new bores were installed. If every property at 764 Daylesford Malmsbury Road has a bore, what effect will that have on ground water used for nearby agriculture and horticulture (ie our food)? Will building permits contain a covenant restricting water consumption to rain water tanks, and no bores to be drilled?

No universal sewage system means waste water treatment is left to individual property owners. The Hepburn Shire does not currently enforce its own requirements for three monthly and annual inspections. If the shire does not meet their own requirements, then property owners are unlikely to comply.

See over page >

It appears the current Glenlyon power grid is unable to meet the needs of current users, with frequent power black outs. Additional residences in Glenlyon will put even greater pressure on the grid.

3. Hepburn Shire Council Biodiversity Strategy. The HSC strategy is to protect and enhance biodiversity. The development treats the land as terra nullius. Nothing there so nothing to replace. There appears to be no strategy for enhancement of biodiversity, and the likely removal of significant old trees on Spring Street, to create a road, will destroy habitat for fauna and avian life.

4. Spring Street access. Collins Road is a narrow, winding, unmade road where speeding cars raise a large amount of dust. The existing Spring Street is an unmade road. What will it cost Hepburn Shire Council to build a new road for eight residences? Making any road will cause compaction of soil, radically affecting the old significant trees.

5. Inaccuracies in the submissions for subdivision. Content in the planning application misleads prospective buyers by suggesting there is a primary school in Glenlyon (closed during the Kennett era). The consequence of no primary school in Glenlyon is that children have to be driven or bused to schools in Daylesford and/or Kyneton and beyond. The school bus stop at the corner of Collins Road and Daylesford Malmsbury Road is in a dangerous position. With the potential increase (in Glenlyon) of school age children will see the need for more school buses, stopping to pick up and drop off children. Already, crossing the Daylesford Malmsbury Road is a dicey action given drivers not adhering to speed limits, corners preventing visibility and the increased and increasing number of extremely large trucks which use this road.

In addition the PA claims grey water can be used for gardens - this is not legal for the wastewater disposal system (pressure compensated irrigation field) described in the application.

► OBJECTION TO A PLANNING APPLICATION

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

I am a resident of Glenlyon, living very close to this development (and no - I am not being a NIMBY - not in my backyard). I will be greatly affected by increased traffic, increased traffic on dusty unmade roads, power blackouts (already we have had some 7-8 blackouts over the past month), the very likely damage to the environment by waste water disposal, and other points as outlined in previous pages.

We understand that landowners have every right to sell their land and that Glenlyon will have many more blocks built on. BUT an overall plan, appropriate for 2021 and not something devised over a hundred years ago, is required - not the adhoc approach currently being employed by council. A clear and transparent system governing permit applications, LCA's, block sizes etc. needs to be developed and the concerns of Glenlyon residents must be part of the development process



*If insufficient space,
please attach separate sheet*

Signature: Date: 18 January 2021

IMPORTANT NOTES ABOUT OBJECTIONS TO PLANNING PERMIT APPLICATIONS

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Please use block letters

Planning & Environment Act 1987

WHO IS OBJECTING:

Name/s: [REDACTED]

Property address: [REDACTED]

Postal Address (if different to above) [REDACTED]

Tel: [REDACTED] Email: [REDACTED]

WHAT APPLICATION DO YOU OBJECT TO?

Permit application no. PA 3005, PA 3006, P

Proposal: Secondary subdivisions creating a total of 7 new lots at 764 Daylesford

Who has applied for the permit: James Iles, iPlanning Services Pty Ltd.

WHAT ARE THE REASONS FOR YOUR OBJECTION?

1. Infrastructure issues: Glenlyon, a small rural town with no town water or sewerage has insufficient infrastructure to accommodate these additional residences and population. There are water supply and effluent issues; also, the power infrastructure already struggles - we have frequent black-outs and it's possible or even likely that the grid will be unable to accommodate input from the extra solar panels should new residents wish to install solar power.

2. Water/waste issues: The second tier of subdivisions means small blocks with potentially large houses (4 bedroom residences are the norm these days.) This poses potential difficulty with securing enough space on the block for an adequate sewerage field, with the danger of sewerage overflow and/or seepage. Seepage could possibly find its way into the Glenlyon Dam and Loddon River. Also there is the issue of water supply. Will new residents be satisfied with tank water?

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

1. As a resident of Glenlyon water and effluent issues potentially affect us. We live down hill from the development in Dysart St. and our block backs onto the area of land potentially affected by effluent seepage.

2. The removal of trees along Spring St. is an issue that potentially affects all local residents. These trees are not only aesthetically an attribute to the local area, they undoubtedly provide habitat for native birds and animals and the preservation of trees is an important environmental issue.

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If insufficient space, please attach separate sheet

Privacy Collection Notice

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You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright. You can request access to your personal information by contacting Councils Governance Department.

Signature: Or Tick Box ☒ Date: **19/01/2021**

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Dear James

ATTACHMENT 10.2.2

I have reviewed the modified application and would like to make a further objection.

Our family will be impacted by Spring street upgrade.

The retention of as many native trees as possible is paramount as it helps reduce land degradation and salinity problems .
Removing these native trees will impact our environmental surrounds and aspects of Glenlyon.

Furthermore by retaining as many trees as possible it will reduce and slow traffic.
The expected increase in traffic and likely speeding alongside this development is of concern.

It is recommended that Spring Street become a no through road.

In order to do this the north access to allotments from Collins rd end in a 16 metre turning circle.
The south Access to allotments from Gooches lane also end in a 16 metre turning circle

By modifying the road to two access roads (that is no through road) many native trees can be saved.

It is estimated that making this road modification will save a further (6) trees from destruction.

Please take the above objections into consideration and please provide any further updates on this application as it becomes available

regards

N

Hi James

Please accept this email as my objection to the planned roadworks associated with the above applications to subdivide Crown Allotments 4, 5 and 6. ATTACHMENT 10.2.2

The building of the road is to serve currently 3 blocks. There is an application to subdivide each of those 3 blocks in to 2 blocks. The road traffic will be minimal.

On this basis the road is designed for far greater traffic flow than would reasonably be required.

Trees numbered 1 and 2 could be saved if the road were made a no through road.

Trees 24 and 27 are very large trees and have sequestered a lot of carbon. It would be a great pity if those trees were destroyed. Although I note that the professional advice states that there is no requirement for trees destroyed to be replaced elsewhere I would argue that there should be replacement tree plantings on the road reserve around the whole development known as 764 Daylesford - Malmesbury Road. Some of the blocks are so small that by the time a large portion of the block is taken up with septic out flow lines there will be no room to grow a decent tree. The township of Glenlyon is known for its trees and more should be planted on the road reserves around this development.

The policy of this Shire is to work towards zero net emissions and this policy is assisted by more trees being planted. The policy is also to save as much native vegetation as possible and this application is not consistent with that.

Collins Street is an attractive road meandering through the trees which is consistent with the amenity of the area and there is no reason why a similar streetscape cannot be created in Spring Street.

I would hope that a discussion with the objectors, the developers and the Council would achieve a better outcome than that attached.

Regards

MINUTES -

Please use block letters

Planning & Environment Act 1987

WHO IS OBJECTING:

Name/s: [REDACTED]

Property address: [REDACTED]

Postal Address (if different to above):

Tel: [REDACTED] Email: [REDACTED]

WHAT APPLICATION DO YOU OBJECT TO?

Permit application no. PA 3008, PA 3009

Proposal: Tree removal in Spring St Glenlyon

Who has applied for the permit:

WHAT ARE THE REASONS FOR YOUR OBJECTION?

I have lodged an objection to the subdivisions along Spring St.
 There are other solutions to the removal of the trees shown on the plan sent by James McInnes on April 30th.
 One solution has been developed by Simon Hill and will already have been received by council.
 The trees along Collins Rd meander through trees. This is in keeping with the settlement character in areas of Glenlyon that are not main or made roads. Council should be endeavouring to maintain this policy.
 Spring St could easily become a one way street thus solving the issue of cars passing each other - a wider road becomes unnecessary.
 If blocks along Spring St are to be subdivided there will be 6 houses requiring septic fields. Those blocks will not be able to have trees planted on them. The trees already there are a valuable asset - is HSC working towards becoming carbon neutral??

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

As a resident of Glenlyon for 26 years I have seen much change. More will come and soon.
 The old growth trees in our town should be treated as elder citizens not a nuisance to be removed if profit is to be made.
 I am concerned that this precedence sets the scene for Glenlyon to lose its settlement character and to become another ugly Melton-like eyesore.

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Signature: Or Tick Box ☒ Date: 24/5/2021

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Attention: James McInnes,
Statutory Planner,
Hepburn Shire Council

ATTACHMENT 10.2.2

re: Objection to tree removal Spring St – PA3005 & PA3008 – 3010
Proposal for two nos. “No Through Roads”

Dear James,

Please find attached my objection to tree removal
on the Spring St extension between Collins Rd and Goochs Lane.

This proposal saves seven trees by creating two “No Through Roads”
along the proposed Spring St extension,
while providing access to all the subdivided lots at The Hamlet.

Also refer to the plan - SK01 showing this proposal.

PROPOSAL: TO SAVE TREES ON SPRING ST WITH TWO “NO THROUGH ROADS”.



Width between the two large manna gums at Collins Rd end is 10 m – adequate width for 4 m wide road with 1.5 m verges both sides. This allows for the 7 metres required with 3 metres to spare. There is no justification for removing any trees at the Collins Rd end of Spring St.

[REDACTED] OBJECTION TO TREE REMOVAL SPRING ST – PA3005 & PA3008 – 3010
PROPOSAL FOR 2 NOS. NO THROUGH ROADS: SPRING ST OFF COLLINS RD AND SPRING ST OFF GOOCHES LANE

Proposal to save trees in Spring St extension by creating two "No Through Roads"
ATTACHMENT 10.2.2
Objection to tree removal Spring St – PA3005 & PA3008 – 3010

Attention: James McInnes,
Statutory Planner,
Hepburn Shire Council
re: Objection to tree removal Spring St – PA3005 & PA3008 – 3010
Proposal for two nos. "No Through Roads"

Please find attached my proposed plan to save trees in the Spring St Extension - SK01.
This proposal saves seven trees by creating two "No Through Roads" along the proposed Spring St extension, while providing access to all the subdivided lots at The Hamlet.

Proposal to save trees refer to SK01 attached:

(i) Trees saved at the Collins Rd – north end of Spring St:

The width between the two large manna gums at Collins Rd end is approximately 10 m. This is more than adequate for a 4 m wide road with 1.5 m verges both sides. This 10 m allows for the 7 metres of road plus verges required and leaves 3 metres to spare. Based on these widths there is no justification for removing any trees at the Collins Rd end of Spring St.

(ii) Trees saved by the proposed two new turning circles in the Spring St extension:
By making two emergency vehicle width turning circles and two "No Through Roads" a further 4 trees can be retained and additional trees planted in this area between the north and south of the Spring St extension.

Two new "No Through Roads" proposal:

This proposal is for two "No Through Roads" along the proposed Spring St extension, one from the north off Collins Rd and one from the south off Gooches Lane. These two "No Through Roads" access all the subdivided lots at The Hamlet.

The benefits will be to prevent the proposed additional tree removal and reduce vehicle speed and volume with no shortcut to the Daylesford Malmsbury Rd available along Spring St. This creates two minor streets with an emphasis on wildlife, pedestrian and cyclist safe speeds with a maximum vehicle speed of 15 KPH.

Saving trees objective is in keeping with the aims of the following sections of the HSC Planning Scheme:

- **Clause 32 TZ township zone**
Clause 32.05-13 Decision Guidelines: "including the retention of vegetation"
- **Clause 42 - ES01 - Environmental Significance Overlay**
Clause 42 - 2.0, 3.0 and 6.0 Environmental Objective to be achieved
-preservation of soils
-the need to prevent erosion
-the need to retain vegetation



- **Clause 56 Subdivision**

- Please Note - All the subdivided lots at the Hamlet breach the DWMP**

- The subdivided lots are less than 4000 sq m and are in breach of the Domestic Wastewater Management plan. This DWMP was adopted by Hepburn Shire Council vote in June 2014. The DWMP allows development in Townships such as Glenlyon to exceed 1 dwelling per 40 hectares. This DWMP is published on the HSC website and linked from the Goulburn Murray Water website.

- June 2014 council minutes

- <https://www.hepburn.vic.gov.au/wp-content/uploads/2015/01/17-06-2014-CouncilMeetingMinutes.pdf> page 93 states "Hepburn Shire Council adopted its Domestic Wastewater Management Plan (DWMP) in June 2014."

- **Clause 56.03-5 STANDARD C6 - Neighbourhood Character Objective:**

- "Protect significant vegetation and site features"*

- **Clause 56.04-2 STANDARD C8 - Lot Area and Building Envelopes Objective**

- "Lot dimensions and building envelopes should protect:*

- significant vegetation and site features"*

- **Clause 56.05-1 STANDARD C12 - Integrated urban landscape objectives**

- "Protect and enhance native habitat and discourage planting of noxious weeds"*

- maintain significant vegetation where possible.....*

- protect and enhance any significant natural and cultural features*

- protect and link areas of local habitat where appropriate*

- promote the use of drought tolerant and low maintenance plants*

- ensure landscaping.....provides shade in streets, parks and public open space*

- verges of sufficient width to accommodate.....street tree planting*

- A street detailed plan***

- Location of existing vegetation to be retained and proposed treatment to ensure its health*

- **Clause 56.06-8 STANDARD C21 - Lot access objective**

- Two no through roads create MINOR STREETS with pedestrian emphasis 15 KPH

- **Clause 56.07-4 STANDARD C25 - Stormwater Management objectives**

- To encourage stormwater management that encourages the retention and reuse of stormwater*

- To encourage stormwater management that contributes to cooling,*

- local habitat improvements and provision of attractive and enjoyable spaces*

- include water sensitive urban design features to manage stormwater in streets and public open space*

- **Clause 56.08-1 STANDARD C26 - Site Management objectives**

- A subdivision application must describe how the site will be managed*

- Erosion and Sediment*

- Dust*

- run off*

- vegetation and natural features planned for retention*

- **Clause 56.09-3 STANDARD C29 Fire Hydrants Objective**

This is a significant problem in a township with no mains water supply – adding to the permanent bushfire hazard risk for properties in Glenlyon, and problems associated with expanding the township without proper infrastructure.

RESPONSE TO THE CLAUSES ABOVE – WHY TREES SHOULD BE RETAINED AND NEW TREES PLANTED ALONG THE SPRING ST EXTENSION.

- **Retention of NATIVE TREES: assists with all the objectives as stated in the Planning Scheme:** - Native Trees clean the air.

CO2 absorption: A single tree can absorb as much as 21 kg of carbon dioxide each year and by maturity (eg 40 years) a native tree can sequester 1 tonne of carbon dioxide. Trees absorb odours and pollutant gases such as nitrogen oxides, ammonia, sulphur dioxide and ozone, and filter particulates out of the air by trapping them on their leaves and bark.

- **Wildlife and Birdlife sanctuary:**

In Glenlyon Native Trees provide a significant sanctuary for birdlife and wildlife. By providing a low vehicle speed these "No Through Roads" will provide safer links for wildlife and Birdlife movement through our semi rural township.

- **Stormwater mitigation – Spring St is on the lower east side of the Hamlet development:** These existing trees plus new trees planted in the road easement will slow water runoff and help retain and reuse stormwater by absorption through the top soil reducing erosion and sediment build up, and reducing dust, run off.
- Native Trees absorb substantial volumes of stormwater. Flash flooding can be significantly reduced by planting trees. Large Native trees can intercept more than 3800 litres of water annually when fully grown, which helps recharge underground aquifers.

Refer to the link below – the aquifers of Glenlyon may still be recharging from the millennium drought of 1997-2010

<https://www.abc.net.au/news/science/2021-05-14/water-catchments-may-not-recover-from-droughts/100131400>

- **Soil Erosion:** Trees help prevent soil erosion by binding the top soil against erosion, sediment build up, reducing dust and run off. A tree's root system binds the soil. Leaves provide a barrier to the wind and rain; thus preventing soil erosion.
- **Noise pollution:** Trees help buffer noise pollution.
Trees that are planted at strategic points in a neighborhood or around your house can abate major noises. This is especially relevant near an increasingly high traffic road such as the Daylesford – Malmsbury Rd.
- **Trees reduce temperatures** by shading homes and streets, breaking up "heat islands", and releasing water vapor into the air through their leaves.
- **Save on energy costs:** strategically placed trees can save on energy by providing shade in the summer and windbreaks in the winter.
- **AMENITY** Trees provide beauty and are a stunning part of the natural landscape.

DROUGHT breaking benefits of trees refer to this link:

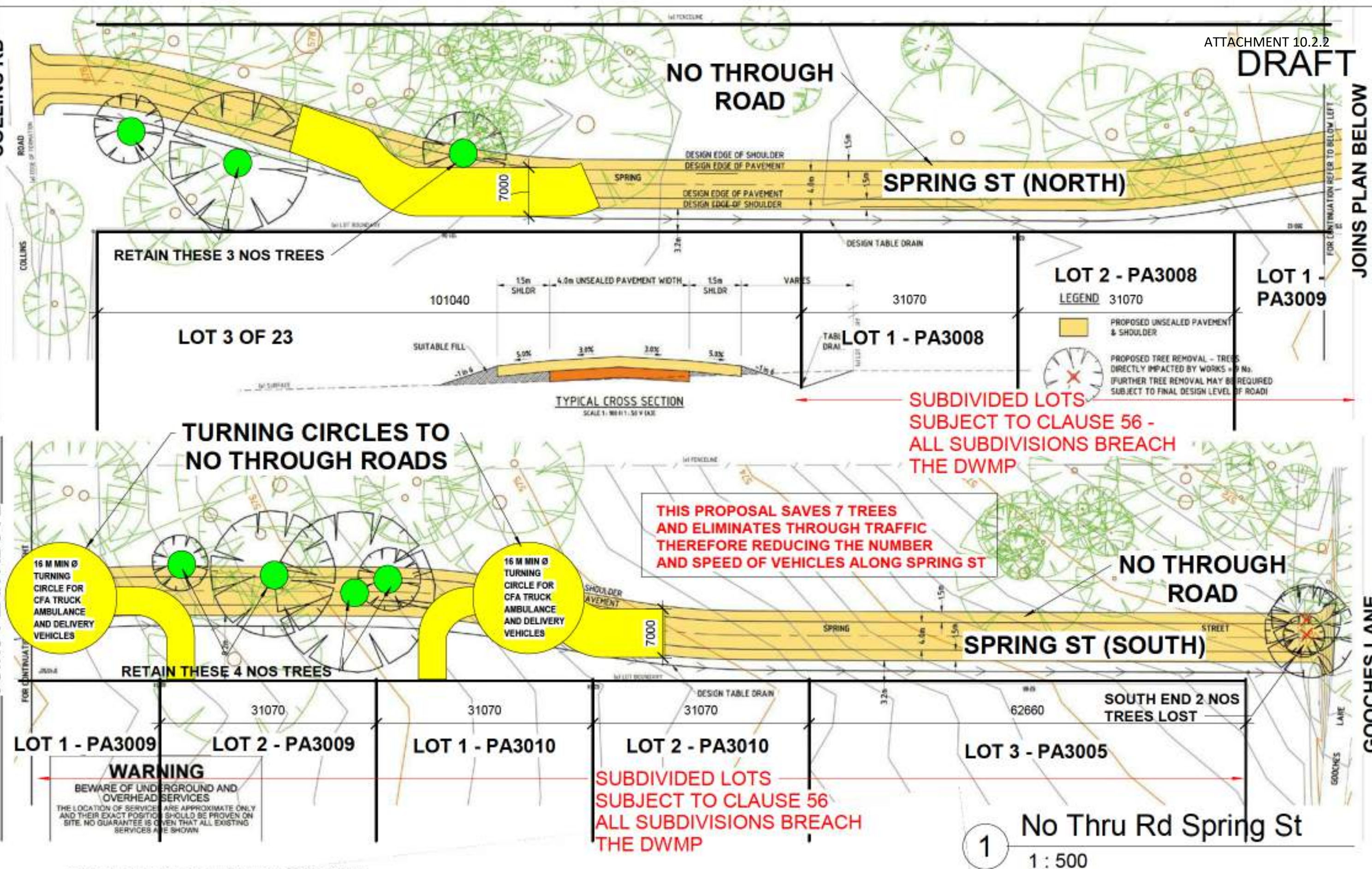
<https://www.abc.net.au/news/2018-08-03/how-trees-can-be-used-as-drought-busters/10069318>



JOINS PLAN ABOVE.

JOINS PI AN BEI OW

COUCHES I ANE



OBJECTION TO TREE REMOVAL
PROPOSED NEW "NO THROUGH ROADS" ON SPRING ST - OBJECTION TO TREE REMOVAL SPRING ST – PA3005 & PA3008 – 3010

PROPOSAL

1. TWO NOS "NO THROUGH ROADS"
2. RETAIN ALL TREES ALONG SPRING ST EXCEPT TWO NOS TREES AT THE GOOCHES LANE END

SKO1

1 : 500

24TH MAY 2021



From www.planning.vic.gov.au on 17 May 2021 11:30 AM

PROPERTY DETAILS

Address: **764 DAYLESFORD-MALMSBURY ROAD GLENLYON 3461**
 Lot and Plan Number: **Lot 12 PS845777**
 Standard Parcel Identifier (SPI): **12\PS845777**
 Local Government Area (Council): **HEPBURN**
 Council Property Number: **101515**
 Planning Scheme: **Hepburn**
 Directory Reference: **VicRoads 59 E6**

www.hepburn.vic.gov.au

planning-schemes.delwp.vic.gov.au/schemes/hepburn

This property has 19 parcels. For full parcel details get the free Basic Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**
 Urban Water Corporation: **Central Highlands Water**
 Melbourne Water: **outside drainage boundary**
 Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**
 Legislative Assembly: **MACEDON**







Planning Zones

[TOWNSHIP ZONE \(TZ\)](#)

[SCHEDULE TO THE TOWNSHIP ZONE \(TZ\)](#)



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 FZ - Farming	 PCRZ - Public Conservation & Resource	 PPRZ - Public Park & Recreation
 RDZ1 - Road - Category 1	 RLZ - Rural Living	 TZ - Township

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 (1) of the Sale of Land Act 1962 (Vic).

PLANNING PROPERTY REPORT: 764 DAYLESFORD-MALMSBURY ROAD GLENLYON 3461

Page 1 of 4

Planning Overlay

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)



 ESO - Environmental Significance

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

BUSHFIRE MANAGEMENT OVERLAY (BMO)

HERITAGE OVERLAY (HO)

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



 BMO - Bushfire Management

 HO - Heritage

 LSIO - Land Subject to Inundation

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in 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 (1) of the Sale of Land Act 1962 (Vic).

Further Planning Information

Planning scheme data last updated on 12 May 2021.

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 <http://mapshare.maps.vic.gov.au/vicplan>

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

Designated Bushfire Prone Area

This property is in a designated bushfire prone area.
 Special bushfire construction requirements apply. Planning provisions may apply.



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <http://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

Hello James

Please accept this email as my objection to the planned roadworks associated with the above applications to subdivide each of those 3 blocks in to 2 blocks. Despite that, the road traffic will be minimal, which indicates that the proposed road has been overdesigned to meet a greater traffic flow than would reasonably be required.

Trees numbered 1 and 2 could be saved if the road were made a no through road.

Trees 24 and 27 are very large trees and have sequestered a lot of carbon. It would be a great pity if those trees were destroyed. Although I note that the professional advice states that there is no requirement for trees destroyed to be replaced elsewhere I would argue that there should be replacement tree plantings on the road reserve around the whole development known as 764 Daylesford - Malmsbury Road. Some of the blocks are so small that by the time a large portion of the block is taken up with septic out flow lines there will be no room to grow a decent tree. The township of Glenlyon is known for its trees and more should be planted on the road reserves around this development.

The policy of this Shire is to work towards zero net emissions and this policy is assisted by more trees being planted. The policy is also to save as much native vegetation as possible and this application is not consistent with that.

The meandering Collins Road has met the traffic needs of locals, and there is no reason why a similar streetscape cannot be created in Spring Street.

I hope that further discussion, especially with local residents who are anxious to maintain the character of Glenlyon, would be in order.

een

Assessment Table - Two (2) Lot Subdivision (Clause 56)

PA 3009 – 764 Daylesford-Malmsbury Road GLENLYON (CA 5 SEC 23)

Refer to Clause 56 of the Planning Scheme for objectives, decision guidelines and a full description of standards.

Neighbourhood Character

Clause 56.03

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
C6 Neighbourhood Character objective To design subdivisions that respond to neighbourhood character.	1. 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.	✓ Complies
	2. Respond to and integrate with the surrounding urban environment	✓ Complies
	3. Protect significant vegetation and site features.	✓ Complies
	Comment: The existing pattern of subdivision and development throughout the township area of Glenlyon sees a mixed subdivision and development character prevail, particularly closer to the edge of the township area. The proposed lot sizes will allow for future development which is consistent with this character. Both proposed lots will front Spring Street to the east, maintaining appropriate integration with the surrounding urban environment through appropriately sized street frontages and access to the road network. The large trees identified for removal as part of the required road creation works have not been identified as being significant. There are no other significant site features.	

Lot Design

Clause 56.04

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
C8 Lot area and building envelopes objective 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. infrastructure and services.	An application to subdivide land that creates lots of less than 300 square metres should be accompanied by information that shows:	
	<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 of this standard. 	- N/A

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, <u>or</u> 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. <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>	- N/A
	<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
	<p>Comment:</p> <p>The proposed lots both being 4063 sq m sq m in area, and being appropriately dimensioned, are able to contain a building envelope of 10m by 15m, as well as contain adequate remaining space for the provision of appropriately sized wastewater treatment systems, required easements, and other required infrastructure and services.</p>	
<p>C9</p> <p>Solar orientation of lots objective</p> <p>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>	
	<p>Lots have appropriate solar orientation when:</p>	
	<ol 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 	<p>✓ Complies</p> <p>- N/A</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	3. 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.	✓ Complies
	Comment: The proposed lots are adequately sized with an appropriately east-west orientation to ensure solar access can be achieved for future development on the lot.	
C11 Common area objectives To identify common areas and the purpose for which the area is commonly held. To ensure the provision of common area is appropriate and that necessary management arrangements are in place. To maintain direct public access throughout the neighbourhood street network.	An application to subdivide land that creates common land must be accompanied by a plan and a report identifying: <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. 	- N/A No common areas proposed.

Access and Mobility Management

Clause 56.06

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
C21 Lot access objective To provide for safe vehicle access between roads and lots.	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. 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. The design and construction of a crossover should meet the requirements of the relevant road authority	✓ Complies
	Comment: Each proposed lot will have access to Spring Street to the east, which is to be provided to the satisfaction of Council being the relevant road authority in accordance with the Council Engineering access conditions of any permit to be issued.	

Integrated Water Management

Clause 56.07

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
C22 Drinking water objective 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
	Comments: Future development of dwellings upon the proposed lots will be required to have a potable water supply, with appropriate storage capacity, to the satisfaction of the responsible authority in accordance with the mandatory requirements of the Township Zone for dwellings. Development of the site for a dwelling, given the site is affected by the Environmental Significance Overlay – Schedule 1, will require a planning permit. Appropriate mandatory conditions can be included on any future development applications for the site.	

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
C23 Reused and recycled water objective 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:	
	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.	- N/A
	Provided to the boundary of all lots in the subdivision where required by the relevant water authority.	- N/A
	Comments: No reused or recycled water systems are proposed. The application was referred to the relevant water authority who provided no conditions requiring the construction of such a system.	
C24 Waste water management objective 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. Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.	✓ Complies
	Comment The application was referred to the relevant water authority (Goulburn Murray Water (GMW)), who responded with conditional consent to the issuing of a planning permit on the basis that the proposed lots will be able to contain an appropriately sized wastewater treatment system which is in accordance with the applicable EPA guidelines and the requirements of conditions provided by GMW.	

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>C25 Urban run-off management objectives</p> <p>To minimise damage to properties and inconvenience to residents from urban run-off.</p> <p>To ensure that the street operates adequately during major storm events and provides for public safety.</p> <p>To minimise increases in stormwater run-off and protect the environmental values and physical characteristics of receiving waters from degradation by urban run-off.</p>	<p>The urban stormwater management system must be:</p> <ul style="list-style-type: none"> Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority. 	<p>✓ Complies</p>
<p>Comment:</p> <p>The application was internally referred to Council's Engineering Department, who have provided conditions requiring the developer to prepare a Stormwater Strategy Plan to identify and record how the quantity and quality of stormwater shall be managed for the catchment, and to demonstrate measures to avoid impact on neighbouring properties and surrounding road network. This is required to be prepared prior to consideration of drainage design plans and application for legal point of discharge. Additionally, appropriate conditions will be included on any permit to be issued for the developer to meet the requirements for stormwater quality as stated in the Best Practice Environmental Management Guidelines.</p>		

Site Management

Clause 56.08

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>C26 Site management objectives</p> <p>To protect drainage infrastructure and receiving waters from sedimentation and contamination.</p> <p>To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.</p> <p>To encourage the re-use of materials from the site and recycled</p>	<p>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:</p> <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. <p>Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.</p>	<p>✓ Complies</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
materials in the construction of subdivisions where practicable.	<p>Comment:</p> <p>Appropriate amenity protection conditions will be included on any permit to be issued to ensure that nuisance to nearby properties is appropriately minimised during the construction of works required under the permit. This will include requirements to maintain the site on an ongoing basis throughout such time that works are being conducted. Also required will be conditions for the submission of a site/construction management plan to be submitted to responsible authority which is to the satisfaction of the responsible authority.</p> <p>Appropriate conditions for the protection of vegetation to be retained within the road reserve will be included on any permit to be issued. This will include the requirement for tree/vegetation protection zones in accordance with the conditions provided by DELWP, and the requirement for the developer to provide notification of the permit conditions to all persons undertaking vegetation removal or works on the site.</p>	

Utilities

Clause 56.09

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>C27</p> <p>Shared trenching objectives</p> <p>To maximise the opportunities for shared trenching.</p> <p>To minimise constraints on landscaping within street reserves.</p>	<p>Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimize construction costs and land allocation for underground services.</p>	<p>✓ Complies</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	<p>Comments:</p> <p>Shared trenching will be utilised where possible and in accordance with the requirements of the relevant servicing authority and the responsible authority.</p> <p>A 4m wide easement for underground powerlines is shown on the proposed plan of subdivision for both proposed Lots 1 and 2, located at the rear of the lot so as to not constrain any landscaping works across the site, or within the road reserve.</p>	

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>C28 Electricity, telecommunications and gas objectives</p> <p>To provide public utilities to each lot in a timely, efficient and cost effective manner.</p> <p>To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.</p>	<p>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.</p> <p>Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged.</p> <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.</p> <p>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>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>Comments: As the proposal is for a two-lot subdivision, referral to public utility providers was not required under the planning scheme. Mandatory conditions for the connection of relevant services will be included on any permit to be issued in accordance with Clause 66.01-1 of the <i>Hepburn Planning Scheme</i>.</p>	<p>✓ Complies</p>



Department of Environment,
Land, Water and Planning

ATTACHMENT 10.2.4

402-406 Mair Street
Ballarat, VIC 3350
03 5336 6856

Our ref: SP475792
Your ref: PA3009

17 May 2021

Nathan Aikman
Planning Coordinator
Hepburn Shire Council
PO Box 21
Daylesford 3460

Dear Mr Aikman,

Planning Application: PA3009

Proposal: Two lot subdivision and native vegetation removal from road reserve

Address: CA5, 764 Daylesford-Malmsbury Road, GLENLYON

Thank you for your correspondence dated 19 April 2021 and received at this office on 19 April 2021, in respect of Planning Permit Application PA3009 for the above address.

The application has been forwarded to the Department of Environment, Land, Water and Planning (DELWP) under Section 55 of the *Planning and Environment Act 1987*.

This application proposes to subdivide an existing allotment into two lots. DELWP notes two other planning applications each seeking approval for 2 lot subdivision also. Collectively, the submitted three applications (i.e. PA3008, PA3009 and PA3010) will result in the subdivision of three existing allotments into a total of six lots.

All new allotments are proposed to gain access from Spring Street to the east. A section of Spring Street appears to be an unbuilt road reserve with the presence of native vegetation. This application proposes to remove 0.209 hectares of native vegetation to provide access to the new allotments.

DELWP notes that a Native Vegetation Removal report (report ID: 329-20210416-010, dated: 16 April 2021) has been submitted with all of the submitted three applications outlining the requirements of the removal of the same amount of native vegetation for access to the new allotments.

DELWP has assessed this application in accordance with the 'intermediate assessment pathway' of the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017) and, does not object to the granting of the planning permit subject to the following conditions being included in the permit:

Permit Conditions Notification of permit conditions

1. Before works start, the permit holder must advise all persons undertaking the vegetation removal or works on site of all relevant permit conditions and associated statutory requirements or approvals.

Native vegetation permitted to be removed, destroyed or lopped

2. The native vegetation permitted to be removed, destroyed or lopped under this permit is comprised of
 - a) 0.209 hectares of native vegetation,
 - b) including three (3) large trees,
 - c) with a strategic biodiversity value of 0.498.

Any personal information about you or a third party in your correspondence will be protected under the provisions of the *Privacy and Data Protection Act 2014*. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorized by law. Enquiries about access to information about you held by the Department should be directed to foi.unit@delwp.vic.gov.au or FOI Unit, Department of Environment, Land, Water and Planning, PO Box 500, East Melbourne, Victoria 8002.



OFFICIAL

Protection of retained vegetation

3. Before works start, a plan to the satisfaction of the responsible authority identifying all native vegetation to be retained and describing the measures to be used to protect the identified vegetation during construction, must be prepared and submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will form part of this permit. All works constructed or carried out must be in accordance with the endorsed plan.
4. Except with the written consent of the responsible authority, within the area of native vegetation to be retained and any tree or vegetation protection zone associated with the permitted use and/or development, the following is prohibited:
 - a) vehicular or pedestrian access
 - b) trenching or soil excavation
 - c) storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products
 - d) entry and exit pits for the provision of underground services
 - e) any other actions or activities that may result in adverse impacts to retained native vegetation.

Native vegetation offsets

5. To offset the removal of 0.209 hectares of native vegetation, the permit holder must secure a native vegetation offset in accordance with *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017), as specified below:

A general offset of 0.071 general habitat units must meet the following criteria:

- a) located within the North Central Catchment Management Authority boundary or Hepburn Shire Council municipal area.
- b) with a minimum strategic biodiversity score of at least 0.398, and
- c) The offset(s) secured must also protect three (3) large trees.

Considering the same Native Vegetation Removal report (report ID: 3029-20210416-010, dated: 16 April 2021) has been submitted for the planning applications PA3008, PA3009 and PA3010, a copy of the offset evidence including the above requirements will be considered satisfactory for all three planning applications.

Offset evidence

6. Before the commencement of works approved by this permit, evidence that the required offset by this permit has been secured must be provided to the satisfaction of the responsible authority. This evidence must be one or both of the following:
 - a) an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10-year management actions and ongoing management of the site, and/or
 - b) credit extract(s) allocated to the permit from the Native Vegetation Credit Register.
7. A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit. Within 30 days of endorsement of the offset evidence, a copy of the endorsed offset evidence must be provided to Planning Approvals at the Department of Environment, Land, Water and Planning - Grampians regional office via email: grampians.planning@delwp.vic.gov.au.

Permit Notes:

- 1) Please note before any works on public land start, a permit to take protected flora under the *Flora and Fauna Guarantee (FFG) Act 1988* may be required. To obtain an FFG permit or further information, please contact a Natural Environment Program officer at the Grampians

regional office of the Department of Environment, Land, Water and Planning on
grampians.environment@delwp.vic.gov.au.

In accordance with Section 66 of the *Planning and Environment Act 1987*, would you please provide a copy of the permit, if one is issued, or any notice to grant or refusal to grant a permit for the above application.

For any further queries, please do not hesitate to contact me on 0436 633 487 or contact us by email to grampians.planning@delwp.vic.gov.au.

Yours sincerely



Munshi Nawaz

Planning and Approvals Program Officer
Grampians Region

Copy to applicant: james.ips@iinet.net.au



GMW Ref: PP-20-01311
Doc ID: A3868172

Hepburn Shire Council
Planning Department
shire@hepburn.vic.gov.au

13 December 2020

Dear Sir and/or Madam,

Planning Permit Application - Subdivision - 2 lot subdivision

Application No. PA 3009
Applicant: Iplanning Services Pty Ltd
Location: 764 Daylesford-Malmsbury Road GLENLYON
V 12232 F 177 CA 5 Sect 23 Glenlyon

Thank you for your letter and information received 24 November 2020 in accordance with Section 55 of the *Planning and Environment Act 1987*.

Goulburn-Murray Water's (GMW's) areas of interest are surface water and groundwater quality, use and disposal. GMW requires that development proposals do not impact detrimentally on GMW's infrastructure and the flow and quality of surface water and groundwater. Applicants must ensure that any required water supplies are available from an approved source.

The property is located in the Cairn Curran Special Water Supply Catchment and subject to ESO1. The land is also within the Township Zone and GMW understands the applicant is seeking planning permission to subdivide the land into 2 allotments with an area of 4063 m². No water features have been identified on site. The Land Capability Assessment (LCA) outlines that there are no springs or creeks on the land and the property is above the 1:100 flood level. The soil type have been identified as low risk in terms of wastewater disposal given non-dispersive and well-draining properties. The LCA recommends that wastewater from any future development of the site should be treated to a secondary standard and disposed of via sub-surface irrigation.

The LCA includes wastewater disposal field calculations for up to 8 bedrooms. A water balance for wastewater disposal calculations based on a 4 bedroom dwelling has been provided recommending a disposal area of 375m². It is noted that the site has a gentle slope of 1.6% and the rainfall retained figure is 75%. Based on the slope GMW considers this figure should be 100% resulting in a much larger field size. Accordingly, this should be noted for any future development of the site and the number of bedrooms suitable based on site conditions. Density of unsewered development in Glenlyon is high and further subdivision of land creating additional unsewered lots poses a high risk to ground and surface water quality. Therefore in terms of wastewater disposal it is critical that any future development of these sites is managed appropriately to mitigate any potential risks to water quality.

Based on the information provided and in accordance with Section 56 (b) of *the Planning and Environment Act 1987*, Goulburn-Murray Water has no objection to this planning permit being granted subject to the following conditions:

1. Any Plan of Subdivision lodged for certification must be referred to Goulburn-Murray Rural Water Corporation pursuant to Section 8(1)(a) of the Subdivision Act 1988.
2. Prior to Statement of Compliance being issued, the owner shall enter into an Agreement with the Responsible Authority and Goulburn Murray Water under Section 173 of the Planning and Environment Act ensuring that:
 - a) If a community effluent disposal system or reticulated sewerage system becomes available, each lot in the subdivision must be connected to the system for the management of wastewater and all on-site wastewater treatment and disposal systems must be decommissioned.
 - b) The wastewater treatment and disposal facility be installed, operated and maintained as required by the EPA.
 - c) Lots in this subdivision cannot be further subdivided unless each lot is connected to a community effluent disposal system or reticulated sewerage.
 - d) The owner shall meet the cost of the registration of the agreement on the title.
 - e) This agreement must be registered on title.
 - f) This agreement is cancelled if (a) above is satisfied.

If you require further information please e-mail planning.referrals@gmwater.com.au or contact 1800 013 357.

Yours sincerely

(Original signed by Ranine McKenzie)

Ranine McKenzie
SECTION LEADER STATUTORY PLANNING

NCCMA Ref: NCCMA-F-2020-01396
Document No: 1
Council Ref: PA 3009
Other Ref:
Date: 01 December 2020

James McInnes
Statutory Planner
Hepburn Shire Council
Po Box 21,
Daylesford Vic 3460

Dear James

Planning Permit Application No: PA 3009
Development Description: 2 Lot Subdivision
Street Address: 764 Daylesford-Malmsbury Road Glenlyon Vic 3461
Cadastral Location: CA 5 Section 23, Parish of Glenlyon
Applicant: James Iles, iPlanning Services Pty Ltd

Thank you for your referral under Section 55 of the *Planning and Environment Act, 1987* dated 24 November 2020, and received by North Central Catchment Management Authority (CMA) on 24 November 2020, regarding the above matter.

North Central CMA, pursuant to *Section 56* of the *Planning and Environment Act 1987*, **does not object** to the granting of a permit **subject to the following conditions:**

Advice to Applicant / Council

Flood levels for the 1% AEP probability (100 year ARI) have not been determined for this area under the *Water Act 1989*. However, information available at North Central CMA indicates that in the event of a 1% AEP flood event it is highly unlikely that the property may be subject to inundation from a designated waterway.

Should you have any queries, please do not hesitate to contact me on **(03) 5440 1896**. To assist the CMA in handling any enquiries and the supply of further information, please ensure you quote **NCCMA-F-2020-01396** in your correspondence.

Yours sincerely

A handwritten signature in black ink that reads "Nathan Treloar".

Nathan Treloar

Waterways and Floodplain Officer

Cc: James Iles, iPlanning Services Pty Ltd

Information contained in this correspondence is subject to the definitions and disclaimers attached.



*Attached: Definitions and Disclaimers***Definitions and Disclaimers**

1. The area referred to in this letter as the 'proposed development location' is the land parcel(s) that, according to the Authority's assessment, represent(s) the location identified by the applicant. The identification of the 'proposed development location' on the Authority's GIS has been done in good faith and in accordance with the information given to the Authority by the applicant(s) and/or local government authority.
2. While every endeavour has been made by the Authority to identify the proposed development location on its GIS using VicMap Parcel and Address data, the Authority accepts no responsibility for or makes no warranty with regard to the accuracy or naming of this proposed development location according to its official land title description.
3. **AEP** as Annual Exceedance Probability – is the likelihood of occurrence of a flood of given size or larger occurring in any one year. AEP is expressed as a percentage (%) risk and may be expressed as the reciprocal of ARI (Average Recurrence Interval).

Please note that the 1% probability flood is not the probable maximum flood (PMF). There is always a possibility that a flood larger in height and extent than the 1% probability flood may occur in the future.

4. **ARI** as Average Recurrence Interval - is the likelihood of occurrence, expressed in terms of the long-term average number of years, between flood events as large as or larger than the design flood event. For example, floods with a discharge as large as or larger than the 100-year ARI flood will occur on average once every 100 years.
5. **AHD** as Australian Height Datum - is the adopted national height datum that generally relates to height above mean sea level. Elevation is in metres.
6. No warranty is made as to the accuracy or liability of any studies, estimates, calculations, opinions, conclusions, recommendations (which may change without notice) or other information contained in this letter and, to the maximum extent permitted by law, the Authority disclaims all liability and responsibility for any direct or indirect loss or damage which may be suffered by any recipient or other person through relying on anything contained in or omitted from this letter.
7. This letter has been prepared for the sole use by the party to whom it is addressed and no responsibility is accepted by the Authority with regard to any third party use for the whole or any part of its contents. Neither the whole nor any part of this letter or any reference thereto may be included in any document, circular or statement without the Authority's written approval of the form and context in which it will appear.
8. The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.

**10.3 PLANNING APPLICATION 3010 - TWO LOT SUBDIVISION AND ASSOCIATED WORKS, INCLUDING NATIVE VEGETATION REMOVAL - CA 6 SEC 23 - 764 DAYLESFORD-MALMSBURY ROAD GLENLYON
DIRECTOR INFRASTRUCTURE AND DEVELOPMENT SERVICES**

In providing this advice to Council as the Statutory Planner, I James McInnes have no interests to disclose in this report.

ATTACHMENTS

1. PA 3010 - Application - 764 Daylesford-Malmsbury Road Glenlyon [**10.3.1** - 131 pages]
2. PA 3008, PA 3009, PA 3010 - All objections [**10.3.2** - 63 pages]
3. PA 3010 Clause 56 Assessment [**10.3.3** - 9 pages]
4. PA 3010 - External Referral Authority Responses [**10.3.4** - 8 pages]

EXECUTIVE SUMMARY

The purpose of this report is for Council to determine planning application PA 3010 for the two (2) lot subdivision of land at 764 Daylesford-Malmsbury Road Glenlyon, known as Crown Allotment 6 Section 23 Township of Glenlyon Parish of Glenlyon.

It is proposed to subdivide the existing single lot into two lots, with both lots fronting Spring Street to the east. Road creation works which include native vegetation removal will be required for both lots to have adequate mandatory vehicle access. Both proposed lots will be vacant.

The application was notified and twelve (12) objections were received.

OFFICER'S RECOMMENDATION

That Council, having caused notice of Planning Application PA 3010 to be given under Section 52 of the Planning and Environment Act 1987, and having considered all the matters required under Section 60 of the Act, determines to issue a Notice of Decision to Grant a Permit for the two (2) lot subdivision, including native vegetation removal and associated works at 764 Daylesford-Malmsbury Road, Glenlyon (Crown Allotment 6 Section 23 Township of Glenlyon Parish of Glenlyon) in accordance with the endorsed plans, subject to the following conditions:

Layout must not be altered

1. *The layout of the subdivision as shown on the endorsed plans must not be altered or modified unless otherwise agreed in writing by the Responsible Authority.*

Amenity standards

2. *Any works associated with the subdivision must be managed so that the amenity of the area is not detrimentally affected through the:*
 - a. *transport of materials, goods, or commodities to or from the land;*
 - b. *appearance of any buildings, works, or materials;*

- c. *emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise.*

To the satisfaction of the Responsible Authority.

- 3. *The permit holder is to ensure that dust suppression is undertaken in the form of constant water spraying or other natural based proprietary dust suppressant to ensure that dust caused by vehicles moving along the access road or throughout the site does not cause a nuisance to surrounding properties to the satisfaction of the Responsible Authority.*

Mandatory

- 4. *The owner of the land must enter into an agreement with:*
 - a. *a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and,*
 - b. *a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.*
- 5. *Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:*
 - a. *a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and,*
 - b. *a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.*
- 6. *The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.*
- 7. *All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision*

submitted for certification in favour of the relevant authority for which the easement or site is to be created.

8. *The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.*

Council Engineering

9. Stormwater Drainage:

- a. *All stormwater discharged from the subject land shall be connected to the legal point of discharge to the satisfaction of the Responsible Authority. No concentrated stormwater shall drain or discharge from the land to adjoining properties.*
- b. *Each lot requires a separate point of discharge.*
- c. *It is the responsibility of the developer, to prepare a Stormwater Strategy Plan to identify and record the manner by which the quantity and quality of stormwater shall be managed for the catchment. The stormwater strategy plan must demonstrate how to avoid adverse impact on neighbouring properties and surround road network due to the development. Drainage design plans and legal point of discharge will not be considered until the drainage strategy has been established.*
- d. *It is the responsibility of the developer to meet the requirements for stormwater quality as stated in the BPEM (Best Practice Environmental Management) Guidelines*

Note: Additional information for requirements can be found at <https://www.epa.vic.gov.au/business-and-industry/guidelines/water-guidance/urban-stormwater-bpemq>

10. Access:

- a. *Vehicle access/crossing to the land is to be located, constructed and maintained to the satisfaction of the Responsible Authority.*
- b. *Prior to the occupation the following will be constructed for approval.*
 - i. *Vehicle access/crossing is to be constructed in accordance with Infrastructure Design Manual Standard Drawing SD 255 or to approval of responsible authority*
 - ii. *Vehicle access/crossing to the land shall be located so that adequate sight distance is achieved to comply with Australian Standard AS2890.1:2004 Section 3.2.4 and as specified in Ausroad's Guide to Road Design Part 4A Section 3.4 - 'Sight Distance at Property Entrance'.*
 - iii. *Minimum 10.0m and 9.0m clearance shall be maintained from any road intersection and between adjacent crossovers respectively.*

- iv. *Any proposed vehicular crossing shall have satisfactory clearance to any side-entry pit, power or Telecommunications pole, manhole cover or marker, or street tree. Any relocation, alteration or replacement required shall be in accordance with the requirements of the relevant Authority and shall be at the applicant's expense.*
 - c. *The final location and construction of the vehicle crossing is to be approved by the Responsible Authority via a "Consent to Work within the Road Reserve", prior to the undertaking of works.*
11. *Road Upgrade Works:*
- a. *It is the responsibility of this permit holder(s) to construct Spring Street as a sealed road from Goochs Lane to Collins Road to the satisfaction of Responsible Authority*
 - b. *The road shall be designed and constructed to relevant Australian and VicRoads standards and in accordance with the requirements of Infrastructure Design Manual (IDM) and IDM standard drawing SD600*
 - c. *Professionally prepared plans designed by a suitably qualified engineer based on site tests are to be submitted to the Responsible Authority for approval prior to construction.*
 - d. *Plan shall account for the protection of the existing vegetation.*
 - e. *The road pavement shall be designed by a suitably qualified engineer based on site tests but at a minimum shall include: 4.0m pavement width comprising*
 - i. *200mm compacted depth class 3, 20mm FCR sub base and 100mm compacted depth class 2, 20mm FCR base pavement.*
 - ii. *1.5m unsealed shoulders.*
 - f. *The Supervising Consulting Engineer shall provide to Council a report of hold points and inspections for the construction and verification that the roads and drains have been designed and constructed in compliance with the above standards, by providing a list verifying the results of all tests undertaken and corresponding results. The minimum tests required to be provided to the Responsible Authority are:*
 - i. *Road Sub-grade (Proof Roll)*
 - ii. *Pavement sub-base and base (density test and proof roll)*
 - iii. *Pavement prior to sealing or asphalt application*
 - iv. *Drainage trench and bedding*
 - v. *Drainage infrastructure prior to backfill*
 - vi. *Drainage pits*
 - g. *The developer shall prepare all documents required for obtaining approval from Dja Dja Wurrung Clans Aboriginal Corporation for road works and submitted to the Responsible Authority for forwarding them to the Dja Dja Wurrung Clans Aboriginal Corporation. All costs*

incurred in complying with the Dja Dja Wurrung Clans Aboriginal Corporation requirements shall be borne by the developer.

12. Native Vegetation Assessment

- a. Prior to the commencement of any works , the permit holder must submit site /construction management plans to the satisfaction of the Responsible Authority demonstrating appropriate measures to put in place to protect the native vegetation and associated habitats identified in the native vegetation assessment report. The Native Vegetation Assessment shall include qualified arborist reposit on the health and status of all large trees in the construction zone. All works undertaken during the construction and development stage must be in accordance with the management plan to the satisfaction of the Responsible Authority.*

13. Prior to commencement of use it is the responsibility of the developer to meet the requirements and standards as set out in the IDM (Infrastructure Design Manual) version 5.20

14. All above Council Engineering works must be constructed and completed prior to statement of compliance.

15. All costs incurred in complying with the above Council Engineering conditions shall be borne by the permit holder

Standard Council Environmental Health

16. Before works start for a dwelling upon the lots shown on the endorsed plans an application to install a septic tank system must be submitted to the responsible authority.

17. The wastewater system must be an EPA approved Aerobic Wastewater Treatment System capable of achieving the 20/30 standard and must be installed in accordance with the EPA Code of Practice – onsite wastewater management July 2016 (EPA publication 891.4) unless otherwise agreed in writing by the responsible authority.

18. The wastewater management system including effluent disposal fields must be located in an area that is able to satisfy minimum setbacks identified within Table 5 of the EPA Code of Practice – onsite wastewater management July 2016 (EPA publication 891.4).

Goulburn Murray Water

19. Any Plan of Subdivision lodged for certification must be referred to Goulburn-Murray Rural Water Corporation pursuant to Section 8(1)(a) of the Subdivision Act 1988.

20. Prior to Statement of Compliance being issued, the owner shall enter into an Agreement with the Responsible Authority and Goulburn Murray Water under Section 173 of the Planning and Environment Act ensuring that:

- a. If a community effluent disposal system or reticulated sewerage system becomes available, each lot in the subdivision must be*

connected to the system for the management of wastewater and all on-site wastewater treatment and disposal systems must be decommissioned.

- b. The wastewater treatment and disposal facility be installed, operated and maintained as required by the EPA.*
- c. Lots in this subdivision cannot be further subdivided unless each lot is connected to a community effluent disposal system or reticulated sewerage.*
- d. The owner shall meet the cost of the registration of the agreement on the title.*
- e. This agreement must be registered on title.*
- f. This agreement is cancelled if (a) above is satisfied.*

Department of Environment, Land, Water and Planning

21. Notification of permit conditions:

Before works start, the permit holder must advise all persons undertaking the vegetation removal or works on site of all relevant permit conditions and associated statutory requirements or approvals.

22. Native vegetation permitted to be removed, destroyed, or lopped:

The native vegetation permitted to be removed, destroyed or lopped under this permit is comprised of:

- a. 0.209 hectares of native vegetation,*
- b. including three (3) large trees,*
- c. with a strategic biodiversity value of 0.498.*

23. Protection of retained vegetation:

- a. Before works start, a plan to the satisfaction of the responsible authority identifying all native vegetation to be retained and describing the measures to be used to protect the identified vegetation during construction, must be prepared and submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will form part of this permit. All works constructed or carried out must be in accordance with the endorsed plan.*
- b. Except with the written consent of the responsible authority, within the area of native vegetation to be retained and any tree or vegetation protection zone associated with the permitted use and/or development, the following is prohibited:*
 - i. vehicular or pedestrian access*
 - ii. trenching or soil excavation*
 - iii. storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products*
 - iv. entry and exit pits for the provision of underground services*

- v. *any other actions or activities that may result in adverse impacts to retained native vegetation.*

24. Native vegetation offsets:

To offset the removal of 0.209 hectares of native vegetation, the permit holder must secure native vegetation offset in accordance with Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017), as specified below:

A general offset of 0.071 general habitat units must meet the following criteria:

- a. *located within the North Central Catchment Management Authority boundary or Hepburn Shire Council municipal area.*
- b. *with a minimum strategic biodiversity score of at least 0.398, and*
- c. *The offset(s) secured must also protect three (3) large trees.*

Considering the same Native Vegetation Removal report (report ID: 3029-20210416-010, dated 16 April 2021) has been submitted for the planning applications PA 3008, PA 3009 and PA 3010, a copy of the offset evidence including the above requirements will be considered satisfactory for all three planning applications.

25. Offset evidence:

- a. *Before the commencement of works approved by this permit, evidence that the required offset by this permit has been secured must be provided to the satisfaction of the responsible authority. This evidence must be one or both of the following:*
 - i. *an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10-year management actions and ongoing management of the site, and/or*
 - ii. *credit extract(s) allocated to the permit from the Native Vegetation Credit Register.*
- b. *A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit. Within 30 days of endorsement of the offset evidence, a copy of the endorsed offset evidence must be provided to Planning Approvals at the Department of Environment, Land, Water and Planning - Grampians regional office via email: grampians.planning@delwp.vic.gov.au*

Permit expiry

26. This permit will expire if one of the following circumstances applies:

- a. *The plan of subdivision is not certified within two (2) years of the date of this permit;*

- b. The registration of the relevant stage of subdivision is not completed within five (5) years from the date of certification of the plan of subdivision.*

The Responsible Authority may extend the permit if a request is made in writing in accordance with Section 69 of Planning and Environment Act 1987.

PERMIT NOTES:

Department of Environment, Land, Water and Planning

Please note before any works on public land start, a permit to take protected flora under the Flora and Fauna Guarantee (FFG) Act 1988 may be required. To obtain an FFG permit or further information, please contact a Natural Environment Program officer at the Grampians regional office of the Department of Environment, Land, Water and Planning on grampians.environment@delwp.vic.gov.au

North Central Catchment Management Authority

Flood levels for the 1% AEP probability (100 year ARI) have not been determined for this area under the Water Act 1989. However, information available at North Central CMA indicates that in the event of a 1% AEP flood event it is highly unlikely that the property may be subject to inundation from a designated waterway.

Mr James Iles addressed Council in support of the application.

Mr Sean Lenaghan addressed Council in support of the application.

MOTION

That Council, having caused notice of Planning Application PA 3010 to be given under Section 52 of the Planning and Environment Act 1987, and having considered all the matters required under Section 60 of the Act, determines to issue a Notice of Decision to Grant a Permit for the two (2) lot subdivision, including native vegetation removal and associated works at 764 Daylesford-Malmsbury Road, Glenlyon (Crown Allotment 6 Section 23 Township of Glenlyon Parish of Glenlyon) in accordance with the endorsed plans, subject to the following conditions:

Layout must not be altered

- 1. The layout of the subdivision as shown on the endorsed plans must not be altered or modified unless otherwise agreed in writing by the Responsible Authority.*

Amenity standards

- 2. Any works associated with the subdivision must be managed so that the amenity of the area is not detrimentally affected through the:
 - a. transport of materials, goods, or commodities to or from the land;**

- b. appearance of any buildings, works, or materials;*
- c. emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise.*

To the satisfaction of the Responsible Authority.

- 3. The permit holder is to ensure that dust suppression is undertaken in the form of constant water spraying or other natural based proprietary dust suppressant to ensure that dust caused by vehicles moving along the access road or throughout the site does not cause a nuisance to surrounding properties to the satisfaction of the Responsible Authority.*

Mandatory

- 4. The owner of the land must enter into an agreement with:

 - a. a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and,*
 - b. a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.**
- 5. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:

 - a. a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and,*
 - b. a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.**
- 6. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.*

7. *All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.*
8. *The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.*

Council Engineering

9. Stormwater Drainage:

- a. *All stormwater discharged from the subject land shall be connected to the legal point of discharge to the satisfaction of the Responsible Authority. No concentrated stormwater shall drain or discharge from the land to adjoining properties.*
- b. *Each lot requires a separate point of discharge.*
- c. *It is the responsibility of the developer, to prepare a Stormwater Strategy Plan to identify and record the manner by which the quantity and quality of stormwater shall be managed for the catchment. The stormwater strategy plan must demonstrate how to avoid adverse impact on neighbouring properties and surround road network due to the development. Drainage design plans and legal point of discharge will not be considered until the drainage strategy has been established.*
- d. *It is the responsibility of the developer to meet the requirements for stormwater quality as stated in the BP EM (Best Practice Environmental Management) Guidelines*

Note: Additional information for requirements can be found at <https://www.epa.vic.gov.au/business-and-industry/guidelines/water-guidance/urban-stormwater-bpemg>

10. Access:

- a. *Vehicle access/crossing to the land is to be located, constructed and maintained to the satisfaction of the Responsible Authority.*
- b. *Prior to the occupation the following will be constructed for approval.*
 - i. *Vehicle access/crossing is to be constructed in accordance with Infrastructure Design Manual Standard Drawing SD 255 or to approval of responsible authority*
 - ii. *Vehicle access/crossing to the land shall be located so that adequate sight distance is achieved to comply with Australian Standard AS2890.1:2004 Section 3.2.4 and as specified in Ausroad's Guide to Road Design Part 4A Section 3.4 - 'Sight Distance at Property Entrance'.*

- iii. *Minimum 10.0m and 9.0m clearance shall be maintained from any road intersection and between adjacent crossovers respectively.*
- iv. *Any proposed vehicular crossing shall have satisfactory clearance to any side-entry pit, power or Telecommunications pole, manhole cover or marker, or street tree. Any relocation, alteration or replacement required shall be in accordance with the requirements of the relevant Authority and shall be at the applicant's expense.*
- c. *The final location and construction of the vehicle crossing is to be approved by the Responsible Authority via a "Consent to Work within the Road Reserve", prior to the undertaking of works.*

11. Road Upgrade Works:

- a. *It is the responsibility of this permit holder(s) to construct Spring Street as a sealed road from Goochs Lane to Collins Road to the satisfaction of Responsible Authority*
- b. *The road shall be designed and constructed to relevant Australian and VicRoads standards and in accordance with the requirements of Infrastructure Design Manual (IDM) and IDM standard drawing SD600*
- c. *Professionally prepared plans designed by a suitably qualified engineer based on site tests are to be submitted to the Responsible Authority for approval prior to construction.*
- d. *Plan shall account for the protection of the existing vegetation.*
- e. *The road pavement shall be designed by a suitably qualified engineer based on site tests but at a minimum shall include: 4.0m pavement width comprising*
 - i. *200mm compacted depth class 3, 20mm FCR sub base and 100mm compacted depth class 2, 20mm FCR base pavement.*
 - ii. *1.5m unsealed shoulders.*
- f. *The Supervising Consulting Engineer shall provide to Council a report of hold points and inspections for the construction and verification that the roads and drains have been designed and constructed in compliance with the above standards, by providing a list verifying the results of all tests undertaken and corresponding results. The minimum tests required to be provided to the Responsible Authority are:*
 - i. *Road Sub-grade (Proof Roll)*
 - ii. *Pavement sub-base and base (density test and proof roll)*
 - iii. *Pavement prior to sealing or asphalt application*
 - iv. *Drainage trench and bedding*
 - v. *Drainage infrastructure prior to backfill*
 - vi. *Drainage pits*

- g. The developer shall prepare all documents required for obtaining approval from Dja Dja Wurrung Clans Aboriginal Corporation for road works and submitted to the Responsible Authority for forwarding them to the Dja Dja Wurrung Clans Aboriginal Corporation. All costs incurred in complying with the Dja Dja Wurrung Clans Aboriginal Corporation requirements shall be borne by the developer.*

12. Native Vegetation Assessment

- a. Prior to the commencement of any works , the permit holder must submit site /construction management plans to the satisfaction of the Responsible Authority demonstrating appropriate measures to put in place to protect the native vegetation and associated habitats identified in the native vegetation assessment report. The Native Vegetation Assessment shall include qualified arborist reposit on the health and status of all large trees in the construction zone. All works undertaken during the construction and development stage must be in accordance with the management plan to the satisfaction of the Responsible Authority.*
- 13. Prior to commencement of use it is the responsibility of the developer to meet the requirements and standards as set out in the IDM (Infrastructure Design Manual) version 5.20**
- 14. All above Council Engineering works must be constructed and completed prior to statement of compliance.**
- 15. All costs incurred in complying with the above Council Engineering conditions shall be borne by the permit holder**

Standard Council Environmental Health

- 16. Before works start for a dwelling upon the lots shown on the endorsed plans an application to install a septic tank system must be submitted to the responsible authority.**
- 17. The wastewater system must be an EPA approved Aerobic Wastewater Treatment System capable of achieving the 20/30 standard and must be installed in accordance with the EPA Code of Practice – onsite wastewater management July 2016 (EPA publication 891.4) unless otherwise agreed in writing by the responsible authority.**
- 18. The wastewater management system including effluent disposal fields must be located in an area that is able to satisfy minimum setbacks identified within Table 5 of the EPA Code of Practice – onsite wastewater management July 2016 (EPA publication 891.4).**

Goulburn Murray Water

- 19. Any Plan of Subdivision lodged for certification must be referred to Goulburn-Murray Rural Water Corporation pursuant to Section 8(1)(a) of the Subdivision Act 1988.**

20. *Prior to Statement of Compliance being issued, the owner shall enter into an Agreement with the Responsible Authority and Goulburn Murray Water under Section 173 of the Planning and Environment Act ensuring that:*
- a. If a community effluent disposal system or reticulated sewerage system becomes available, each lot in the subdivision must be connected to the system for the management of wastewater and all on-site wastewater treatment and disposal systems must be decommissioned.*
 - b. The wastewater treatment and disposal facility be installed, operated and maintained as required by the EPA.*
 - c. Lots in this subdivision cannot be further subdivided unless each lot is connected to a community effluent disposal system or reticulated sewerage.*
 - d. The owner shall meet the cost of the registration of the agreement on the title.*
 - e. This agreement must be registered on title.*
 - f. This agreement is cancelled if (a) above is satisfied.*

Department of Environment, Land, Water and Planning

21. *Notification of permit conditions:*

Before works start, the permit holder must advise all persons undertaking the vegetation removal or works on site of all relevant permit conditions and associated statutory requirements or approvals.

22. *Native vegetation permitted to be removed, destroyed, or lopped:*

The native vegetation permitted to be removed, destroyed or lopped under this permit is comprised of:

- a. 0.209 hectares of native vegetation,*
- b. including three (3) large trees,*
- c. with a strategic biodiversity value of 0.498.*

23. *Protection of retained vegetation:*

- a. Before works start, a plan to the satisfaction of the responsible authority identifying all native vegetation to be retained and describing the measures to be used to protect the identified vegetation during construction, must be prepared and submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will form part of this permit. All works constructed or carried out must be in accordance with the endorsed plan.*
- b. Except with the written consent of the responsible authority, within the area of native vegetation to be retained and any tree or vegetation protection zone associated with the permitted use and/or development, the following is prohibited:*
 - i. vehicular or pedestrian access*

- ii. *trenching or soil excavation*
- iii. *storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products*
- iv. *entry and exit pits for the provision of underground services*
- v. *any other actions or activities that may result in adverse impacts to retained native vegetation.*

24. Native vegetation offsets:

To offset the removal of 0.209 hectares of native vegetation, the permit holder must secure native vegetation offset in accordance with Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017), as specified below:

A general offset of 0.071 general habitat units must meet the following criteria:

- a. *located within the North Central Catchment Management Authority boundary or Hepburn Shire Council municipal area.*
- b. *with a minimum strategic biodiversity score of at least 0.398, and*
- c. *The offset(s) secured must also protect three (3) large trees.*

Considering the same Native Vegetation Removal report (report ID: 3029-20210416-010, dated 16 April 2021) has been submitted for the planning applications PA 3008, PA 3009 and PA 3010, a copy of the offset evidence including the above requirements will be considered satisfactory for all three planning applications.

25. Offset evidence:

- a. *Before the commencement of works approved by this permit, evidence that the required offset by this permit has been secured must be provided to the satisfaction of the responsible authority. This evidence must be one or both of the following:*
 - i. *an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10-year management actions and ongoing management of the site, and/or*
 - ii. *credit extract(s) allocated to the permit from the Native Vegetation Credit Register.*
- b. *A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit. Within 30 days of endorsement of the offset evidence, a copy of the endorsed offset evidence must be provided to Planning Approvals at the Department of Environment, Land, Water and Planning - Grampians regional office via email: grampians.planning@delwp.vic.gov.au*

Permit expiry

26. *This permit will expire if one of the following circumstances applies:*
- a. *The plan of subdivision is not certified within two (2) years of the date of this permit;*
 - b. *The registration of the relevant stage of subdivision is not completed within five (5) years from the date of certification of the plan of subdivision.*

The Responsible Authority may extend the permit if a request is made in writing in accordance with Section 69 of Planning and Environment Act 1987.

PERMIT NOTES:

Department of Environment, Land, Water and Planning

Please note before any works on public land start, a permit to take protected flora under the Flora and Fauna Guarantee (FFG) Act 1988 may be required. To obtain an FFG permit or further information, please contact a Natural Environment Program officer at the Grampians regional office of the Department of Environment, Land, Water and Planning on grampians.environment@delwp.vic.gov.au

North Central Catchment Management Authority

Flood levels for the 1% AEP probability (100 year ARI) have not been determined for this area under the Water Act 1989. However, information available at North Central CMA indicates that in the event of a 1% AEP flood event it is highly unlikely that the property may be subject to inundation from a designated waterway.

Moved: Cr Don Henderson

Seconded: Cr Brian Hood

Carried

BACKGROUND

Site and Surrounds

The subject site is a rectangular shaped allotment, approx. 8126 sq m in area, which fronts the unmade road reserve of Spring Street to the east. The site is relatively flat, with only a small downslope to the south-eastern and south-western corners. There is a small amount of vegetation along the eastern boundary, with the rest of the lot clear, excepting for pastoral grasses. The road reserve to the east is populated with scattered mature native vegetation, Blackwood and Manna Gum trees, as well as several exotic species of grasses, thistle, and weed.

The immediately surrounding area is zoned Township Zone, with the Environmental Significance Overlay – Schedule 1 covering all surrounding land. The immediately surrounding area is made up of vacant allotments which vary in size from approx. 3950 sq m to 9130 sq m in area, and the unmade north-to-south road reserve of Spring Street. Further to the south on the southern site of Goochs Lane there are several large allotments zoned Farming Zone, varying in size from approx. 4.9 ha to

8.4 ha in area. These lots are currently used for agricultural purposes, predominately animal grazing and crop raising. The prevailing pattern of subdivision throughout the area sees lot sizes increase as distance from the centre of the township increases. Most mature vegetation throughout the surrounding area is within road reserves, with most private land being cleared of such vegetation.

Proposal

The application proposed the two (2) lot subdivision of the existing single lot which constitutes the subject site. Both Lots 1 and 2 are proposed to be 4063 sq m in area, and both will front and have access to Spring Street to the east.

Road upgrade and creation works are also proposed to meet Council Engineering requirements, and the requirements of the Infrastructure Design Manual. These works themselves do not require a planning permit, however to meet the required road construction standards native vegetation is proposed to be removed within the road reserve, requiring a planning permit. A total of 0.209ha of native vegetation removal is proposed, being made up of three large trees, with a total of nine trees expected to be removed.

It should be noted that the proposed road works and native vegetation removal is part of wider proposed road works for the upgrade of Spring Street between Goochs Lane and Collins Road. This is proposed to service not just the proposed lots but also several proposed lots proposed by two other planning permit applications for subdivision currently under consideration by Council. The amount of vegetation proposed to be removed and referenced above is the total required to be removed to upgrade and create the length of the road reserve to service all of these lots.

Relevant Planning Ordinance applying to the site and proposal

Zoning:	32.05 Township Zone (TZ)
Overlays:	42.01 Environmental Significance Overlay – Schedule 1 (ESO1)
Particular Provisions	53.01 Public Open Space Contribution and Subdivision 56 Residential Subdivision 52.17 Native Vegetation
Relevant Provisions of the PPF	11.01-1S Settlement 11.01-1R Settlement – Central Highlands 11.02-1S Supply of urban land 11.02-3S Sequencing of development 12.01-1S Protection of biodiversity 12.01-2S Native vegetation management 13.02-1S Bushfire planning 14.02-1S Catchment planning and management 14.02-2S Water quality 15.01-3S Subdivision design 15.01-5S Neighbourhood character

	16.01-1S Housing supply 16.01-2S Housing affordability 18.02-3S Road system 19.03-2S Infrastructure design and provision 21.01 Municipal Profile 21.03 Vision and Strategic Framework 21.05 Settlement and Housing 21.09 Environment and Heritage 22.01 Catchment and Land Protection	
Under what clause(s) is a permit required?	32.05-5 (TZ)	A permit is required to subdivide land
	42.01-2 (ESO1)	A permit is required to subdivide land
	52.17-1 (Native Vegetation)	A permit is required to remove, destroy, or lop native vegetation
Objections?	Twelve (12)	

KEY ISSUES

Settlement planning, housing supply, and access

The subdivision of this single lot into two almost equally sized lots is considered appropriate with respect to the broader state and local policies for settlement planning, as well as with respect to the zoning and overlay controls applicable to the site. The proposed subdivision design provides lots which are large enough in size to support development that will respect the existing character of the area whilst also providing land which will contribute to ensuring housing supply meets diverse needs through providing for a mix of housing types. It will also aid in ensuring housing affordability can be maintained.

Access planning has been appropriately considered, and in meeting the Council Engineering conditions of any permit to be issued, road upgrade works will be required for the proposed lots to gain adequate access to the road network. These upgrade works will be beneficial not only for these proposed lots, but others proposed and existing which adjoin the site, and for access planning for the south-western portion of the Glenlyon township more broadly.

The proposal responds strongly to and accords with the relevant aspects of the planning scheme relating to settlement planning, housing supply, and access.

Township Zone

The proposal aligns with the purposes of the zoning to provide for residential development in small towns, and to encourage development that respects the neighbourhood character of the area. The proposed pattern of subdivision, whilst more dense than existing, appropriately provides lot sizes which will facilitate development that is respecting of the existing and preferred character of the existing

township. The scale and intensity of future development upon the proposed lots is not foreseen as inappropriate in this respect.

Utility services will be provisioned to each proposed lot in accordance with the mandatory subdivision conditions to be included on any permit to be issued as required by the planning scheme. Mandatory conditions for potable water supply and treatment of wastewater for use of the land for a dwelling within the Township Zone will be included on any future application to develop the land for a dwelling. The capability of each proposed lot to treat and retain all wastewater in accordance with the applicable aspects of the *Environment Protection Act 1970* will be addressed in greater detail later in this report.

Those aspects of the residential subdivision objectives and standards required to be considered for subdivision application under the Township Zone are addressed in later in this report, and in more detail in the attached Clause 56 assessment. The proposed pattern of subdivision will see no issues arise from the likely spacing of buildings upon development of the proposed lots.

The proposal accords with the applicable purposes and decision guidelines of the Township Zone.

Environmental Significance Overlay – Schedule 1

The environmental constraints identified by the statement of significance within the Environmental Significance Overlay – Schedule 1 primarily relate to the protection of the quality of catchment water for catchments linked to Port Phillip Bay or the Murray River. Of particular importance are areas where these catchments provide domestic water supply.

In accordance with the applicable referral provisions of the *Hepburn Planning Scheme* and the *Planning and Environment Act 1987*, the application was referred to Goulburn Murray Water (GMW) and North Central Catchment Management Authority (NCCMA). GMW, who's areas of interest are surface water and groundwater quality, use and disposal, identified the site as being within the Cairn Curran Special Water Supply Catchment, however identified no water features on the site, and posited that the soil type across the site is low risk in terms of wastewater disposal given non-dispersive and well-draining properties. GMW provided conditional consent to the granting of a planning permit, subject to inclusion of conditions relating to requirements for the owner to enter into a Section 173 agreement restricting further subdivision of the land unless community effluent disposal or reticulated sewerage becomes available to the site, requirement for connection to such a system should it become available, and for standards of wastewater treatment to be adhered to on an ongoing basis. NCCMA provided consent to the issuing of a planning permit, with no conditions provided. Standard Council Environmental Health conditions requiring a septic permit application to be

made prior to works commencing for any dwelling on the proposed lots as shown on the endorsed plans will also be included on any permit to be issued.

Given GMW's expertise in this space, it is considered that in meeting the conditions provided by them, together with the drainage conditions provided by Council's Engineering department, that the proposed subdivision appropriately responds to issues surrounding pollution of waterways and groundwater, water quality at a local and regional level, the preservation of and impact on soils and the need to prevent erosion, and the prevention and reduction of the concentration or diversion of stormwater.

In meeting the relevant conditions of any permit to be issued, the proposal will accord with the applicable purposes, statement of significance, and decision guidelines of the Environmental Significance Overlay – Schedule 1.

Residential Subdivision

A complete Clause 56 assessment is attached to this report. A summary is provided below:

The proposal has a high degree of compliance with the applicable residential subdivision standards and objectives, with compliance being achieved for all standards and objectives.

Native Vegetation

The purpose of the native vegetation provisions are to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation, and to manage this to minimise land and water degradation. This is achieved through avoiding the removal, destruction, or lopping of native vegetation, minimising the impacts from removal, destruction or lopping that cannot be avoided, and through providing an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy, or lop native vegetation.

Road upgrade and creation works are proposed to meet Council Engineering requirements and the requirements of the Infrastructure Design Manual. These works themselves do not require a planning permit, however, to meet the required road construction standards, native vegetation is required to be removed within the road reserve, requiring a planning permit. An arborists report and engineering plans for the road works submitted with the application outline a total of nine trees to be removed, including three large trees (Manna Gum) across three areas of patch native vegetation. A Native Vegetation Removal Report (NVRR) has also been submitted providing information in support of the application to remove the native vegetation.

In accordance with the referral requirements of the *Hepburn Planning Scheme* and Section 55 of the *Planning and Environment Act 1987*, the application was referred to the Department of Environment, Land, Water and Planning (DELWP). DELWP responded to the referral with conditional consent to the issuing of a planning

permit, subject to the inclusion of conditions for notification of permit conditions to those working on the site, limitation of native vegetation to be removed to that outlined within the NVR, requirement for protection of retained vegetation, vegetation offset requirements, and providing of offset evidence.

Given the expertise and area of interest of DELWP in this space, it is considered that in meeting the provided conditions that the proposed native vegetation removal is considered appropriate with regards to the decision guidelines of *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017) as required to be considered under the native vegetation removal provisions of the *Hepburn Planning Scheme*.

It should be further noted that consultation between the applicant and Council's Engineering Department occurred in relation to the proposed road design which resulted in an amendment to the originally proposed design, minimising the amount of vegetation required to be removed for the proposed lots to gain access.

The proposal accords with the applicable purposes and decision guidelines of the native vegetation provisions.

POLICY AND STATUTORY IMPLICATIONS

This application meets Council's obligations as Responsible Authority under the *Planning and Environment Act 1987*.

GOVERNANCE ISSUES

The implications of this report have been assessed in accordance with the requirements of the Victorian Charter of Human Rights and Responsibilities.

SUSTAINABILITY IMPLICATIONS

There are no sustainability implications associated with this report.

FINANCIAL IMPLICATIONS

Any application determined by Council or under delegation of Council is subject to appeal rights and may incur costs at VCAT if appealed.

RISK IMPLICATIONS

No risks to Council other than those already identified.

COMMUNITY AND STAKEHOLDER ENGAGEMENT

The application has been advertised by sending notification of the proposal to adjoining and adjacent owners. As a result, twelve (12) objections have been received. The issues raised in the objections are addressed individually as follows:

- Overdevelopment

In consideration of the prevailing pattern of subdivision throughout Glenlyon, the existing densities throughout the township, and the comments of the applicable referral authorities, it is not foreseen that the proposed subdivision will result in overdevelopment of the area. This is not a consideration made in isolation, as it is understood there are currently two other two (2) lot subdivision applications in close proximity to the subject site, as well as three other subdivision permits issued within the last 6 months slightly further to the south. The total increase in density will see an additional 7 lots created across an area of approx. 9.36 ha. Given the prevailing pattern of subdivision is to remain largely the same, with lots still generally increasing in area with increasing distance from the centre of the township, overdevelopment is not foreseen in this circumstance.

- Out of character

The proposal seeks to create lots which are able to contain development which will remain in character with the existing pattern of development throughout the township. This is further reinforced through the high degree of compliance with the residential subdivision provisions, which is further detailed in the Clause 56 assessment attached at the end of this report.

- Wastewater and impact on groundwater supply

The application was referred to GMW as required by the *Hepburn Planning Scheme* and the *Planning and Environment Act*. There were no water features determined to be on the site, and in meeting the conditions provided by GMW, it is believed that the impact from treatment of wastewater generated on each created lot as a result of future development will be appropriately mitigated. It should be noted that as the site is not connected to reticulated sewerage and is covered by the Environmental Significance Overlay – Schedule 1, a planning permit will be required for any proposed use or development upon the site which stands to result in the generation of additional wastewater, meaning a detailed assessment of future development for each site can be made.

- Depletion of groundwater supply

It is outside of the purview of the *Hepburn Planning Scheme* to consider the depletion of groundwater supply in relation to applications made under the *Water Act 1989* for a works licence to construct a domestic bore. These considerations are to be made by the relevant rural water corporation, Goulburn Murray Water.

As outlined throughout this report, the impact of the treatment of wastewater for future development of the proposed lots have been appropriately considered by this assessment.

- Issues with electricity supply

This application was not required under the relevant referral provisions of the planning scheme to be referred to the relevant electricity authority. However, conditions will be included on any permit requiring the owner to enter into an

agreement with said authority for servicing of each lot as shown on the endorsed plan in accordance with the authority's requirements and relevant legislation.

- Removal of native vegetation

Efforts have been made through consultation between Council Engineering and the applicant to minimise native vegetation removal through finding the appropriate balance for required standards to which the road is to be constructed to be in accordance with the IDM, and native vegetation retention. Whilst the proposed road works will result in the removal of native vegetation within the road reserve, given conditional consent has been provided by DELWP, none of those trees to be removed are considered significant trees (i.e. none are contained within the *Hepburn Significant Tree Register*), and appropriate native vegetation offsets are to be provided, this aspect of the application is seen to be appropriately considered and the proposed works accord with the guidelines for native vegetation removal.

- Impact on nearby farming activities

There is not expected to be undue impact upon the nearby farming activities to the south of the subject site. Whilst there may be some cross-amenity impacts between the two uses, given the lower density of the likely development throughout the area and the use of the Farming Zone land for crop raising and animal grazing, these cross-amenity impacts are arguably to be expected and accepted in areas such as this. Given the zoning applicable to the subject site, there is limited scope to consider these cross-amenity impacts in relation to the uses of the land, and any impacts resulting from wastewater and drainage has been appropriately considered under the Environmental Significance Overlay – Schedule 1.

AMENDMENT TO PLANNING APPLICATION

Pursuant to Sections 50, 50A and 57A of the Planning and Environment Act 1987

Is this form for me? This form is for making amendments to an application that has been lodged with Council, but which has not yet been decided.

Planning Permit

Permit number:PA3008

Address of the Land: CA4 of 23 764 Daylesford-Malmsbury Road, Glenlyon

The Applicant

Name: James Iles

Organisation: iPlanning Services Pty Ltd

Postal Address: CA4 of 23 764 Daylesford-Malmsbury Road, Glenlyon

Postcode: 3461

Telephone no (Business hours):0408 577 880

Mobile phone no:0408 577 880

Email Address:james.ips@iinet.net.au

Fax no:

Amendment sought

Location of easements for Powercor.....

Attach a full schedule of all changes, including all changes to plans. If plans are to be amended, three full sets of amended plans are required.

If the amendment changes the description of the use or development, please make that clear.

Does the amendment breach a registered covenant, section 173 agreement or restriction on Title? ☐Yes ☐No

Prescribed Fee

To amend an application before advertising
To amend an application after advertising

No fee

40% of application fee for the relevant class of permit

Declaration

I declare that I am the applicant and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the amendment to the application.

Name: James Iles Date: 10/12/20 Signature: _____

Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

Lodgement

Please lodge the completed form, appropriate fee and supporting documents with:

Planning Department
Hepburn Shire Council
Duke Street

Daylesford VIC 3460
Telephone: (03) 5348 1577
email: shire@hepburn.vic.gov.au


Privacy Statement


Privacy Statement
Your application and the personal information on this form is collected by council for the purposes of the planning process as set out in the Planning and Environment Act 1987 (PE Act). If you do not provide your name and address, council will not be able to consider your application. Your application will be available at the council office for any person to inspect and copies may be made available on request to any person for the relevant period set out in the PE Act


You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright. You can request access to your personal information by contacting Councils Governance Department.


Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

 Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any questions, please contact Council's planning department.

 Questions marked with an asterisk (*) must be completed.

 If the space provided on the form is insufficient, attach a separate sheet

 Click for further information.

Clear Form

The Land


Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.: 764	St. Name: Daylesford-Malmsbury Road
Suburb/Locality: Glenlyon		Postcode: 3461

Formal Land Description *


Complete either A or B.


 This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.


A	Lot No.:	<input type="radio"/> Lodged Plan <input checked="" type="radio"/> Title Plan <input type="radio"/> Plan of Subdivision	No.: 386361W
OR			
B	Crown Allotment No.: 6	Section No.: 23	
Parish/Township Name: Glenlyon			


The Proposal

 You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application


 For what use, development or other matter do you require a permit? *

Two (2) Lot Subdivision

 Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

 Estimated cost of any development for which the permit is required *

Cost \$0

 You may be required to verify this estimate. Insert '0' if no development is proposed.


Existing Conditions

ATTACHMENT 10.3.1

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Vacant Land


 Provide a plan of the existing conditions. Photos are also helpful.

Title Information

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ☐ Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- ☐ No
- ☒ Not applicable (no such encumbrance applies).

 Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant and Owner Details

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Please provide at least one contact phone number *

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:

Title: Mr

First Name: James

Surname: Iles

Organisation (if applicable): iPlanning Services Pty Ltd

Postal Address:

If it is a P.O. Box, enter the details here:

Unit No.:

St. No.:

St. Name: PO Box 1401

Suburb/Locality: Bakery Hill

State: Vic

Postcode: 3354

Contact information for applicant OR contact person below

Business phone: 0408 577 880

Email: james.ips@iinet.net.au

Mobile phone: 0408 577 880

Fax:

Contact person's details*

Same as applicant ☒

Name:

Title:

First Name:

Surname:

Organisation (if applicable):

Postal Address:

If it is a P.O. Box, enter the details here:

Unit No.:

St. No.:

St. Name:

Suburb/Locality:

State:

Postcode:

Name:

Same as applicant ☐

Title: Mr

First Name: Sean

Surname: Lenaghan

Organisation (if applicable): 764 Glenlyon Pty Ltd

Postal Address:

If it is a P.O. Box, enter the details here:

Unit No.:

St. No.: 89

St. Name: Hornsby Street

Suburb/Locality: Windsor

State:

Postcode: 3181


Owner's Signature (Optional):

Date:

day / month / year

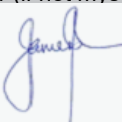
Declaration

This form must be signed by the applicant *

 Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature:



Date: 13.11.2020

day / month / year

If completing this form electronically, please tick the box to the right, include a date and type your name above to serve as a declaration that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

☐

Need help with the Application?

General information about the planning process is available at planning.vic.gov.au

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application

Has there been a pre-application meeting with a council planning officer

☒ No

☐ Yes

If 'Yes', with whom?:

Date:

day / month / year

Checklist

Have you:



Filled in the form completely?



Paid or included the application fee?



Most applications require a fee to be paid. Contact Council to determine the appropriate fee.



Provided all necessary supporting information and documents?



A full, current copy of title information for each individual parcel of land forming the subject site.



A plan of existing conditions.



Plans showing the layout and details of the proposal.



Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.



If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts)



Completed the relevant council planning permit checklist?



Signed the declaration above?

Lodgement

Lodge the completed and signed form, the fee and all documents with:

Planning Department
Hepburn Shire Council
PO Box 21
Daylesford VIC 3460

Customer Service Centre
Cnr Duke & Albert Streets
Daylesford VIC 3460

Contact information:

Phone: (03) 5348 1577

Email: shire@hepburn.vic.gov.au

Deliver application in person, by post or by electronic lodgement.

Privacy Statement

Your application and the personal information on this form is collected by council for the purposes of the planning process as set out in the Planning and Environment Act 1987 (PE Act). If you do not provide your name and address, council will not be able to consider your application. Your application will be available at the council office for any person to inspect and copies may be made available on request to any person for the relevant period set out in the PE Act.

You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright. You can request access to your personal information by contacting Councils Governance Department.

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

VOLUME 12232 FOLIO 178

Security no : 124086092215J
Produced 16/10/2020 02:58 PM

LAND DESCRIPTION

Crown Allotment 6 Section 23 Township of Glenlyon Parish of Glenlyon.
PARENT TITLE Volume 08652 Folio 541
Created by instrument AT397515K 02/07/2020

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
764 GLENLYON PTY LTD of "B/A ACCOUNTANTS" 89 HORNBY STREET WINDSOR VIC 3181
AT326695F 11/06/2020

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP386361W FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	STATUS	DATE
AT397515K	APPLICATION FOR A NEW FOL Registered	15/07/2020

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

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

Street Address: 764 DAYLESFORD-MALMSBURY ROAD GLENLYON VIC 3461

ADMINISTRATIVE NOTICES

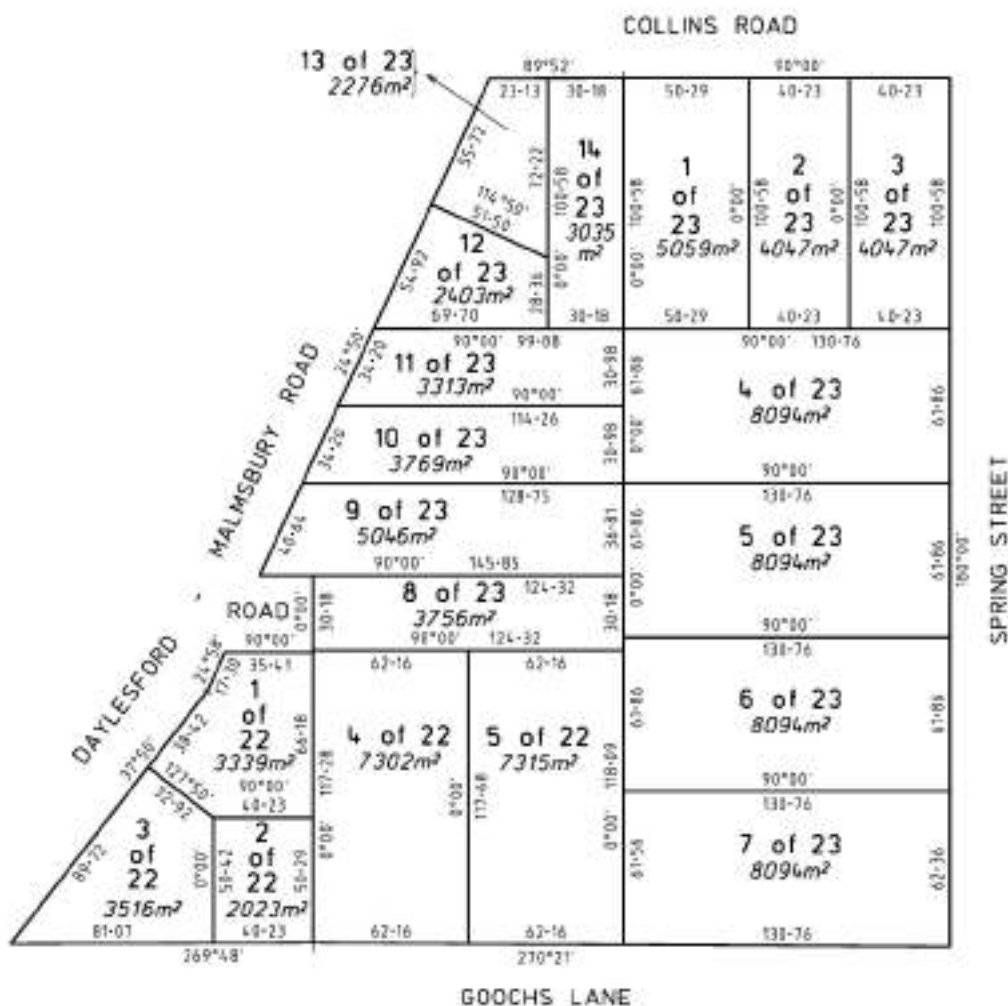
NIL

eCT Control 21078Q MILLS OAKLEY
Effective from 15/07/2020

DOCUMENT END

The information supplied has been obtained by SAI Global Property Division Pty Ltd who is licensed by the State

TITLE PLAN

ATTACHMENT 10.3.1
TP 386361WM.S.
scale 1:500

SURVEYOR-GENERAL VICTORIA
DEPARTMENT OF ENVIRONMENT,
LAND, WATER AND PLANNING

SCALE
20 0 20 40 60 80
LENGTHS ARE IN METRES

SCALE
1:2000

SHEET SIZE
A3

SURVEYOR-GENERAL

DATE 30 June 2020

FILE REF: PD-13900(320)

SHEET 2

~~ATTACHMENT 10.3.1~~

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

TP386361W

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

[illegible]

iPlanning Services P/L

**PO Box 1401
Bakery Hill Vic 3354
ABN 45 160 262 000**

ATTACHMENT 10.3.1



13 November 2020

Our Reference: P-00801

Your Reference:

Mr Nathan Aikman
Coordinator Statutory Planning
Hepburn Shire Council
PO Box 21
DAYLESFORD VIC 3460

Dear Nathan,

RE: Proposed Planning Permit Application
Two (2) Lot Subdivision
Crown Allotment 6, Section 23, TP386361W, 764 Daylesford-Malmsbury Road, Glenlyon

I enclose a planning permit application for a two (2) lot subdivision located at Crown Allotment 6, Section 23, TP386361W, 764 Daylesford-Malmsbury Road, Glenlyon.

I provide the following information:

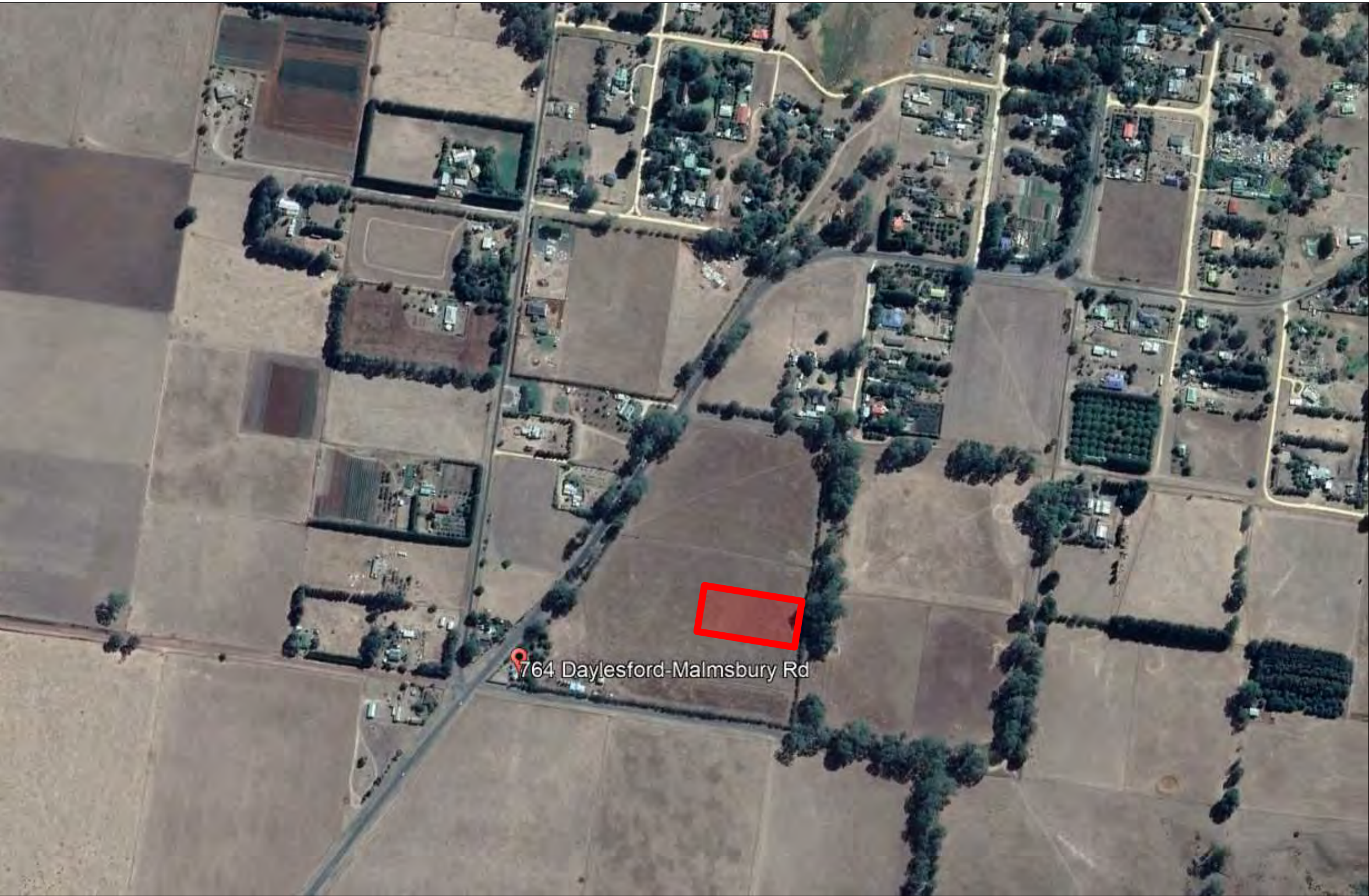
- *Planning Permit Application form;*
- *Copy of title;*
- *Detailed Planning Report addressing the requirements of the Hepburn Planning Scheme;*
- *Land Capability Assessment prepared by Sanae Services; and,*
- *A proposed plan of subdivision.*

If you have any issues, please don't hesitate to contact me on 0408 577 880 or email james.ips@inet.net.au.

Yours faithfully,
iPLANNING SERVICES P/L

A handwritten signature in black ink, appearing to read "James Iles".

James Iles
Director/Town Planner



ATTACHMENT 10.3.1
DISTANCES

- Glenlyon General Store
2.0 kilometres
- Glenlyon Primary School
1.3 kilometres
- Daylesford
8 kilometres



iPlanning Services Pty. Ltd
PO Box 1401
Bakery Hill 3354

Telephone: 0408 577 880
Email: james.ips@iinet.net.au

PROJECT:

Two (2) Lot Subdivision

CA6, Sec 23 TP386361W, 764 Daylesford-
Malmsbury Road, Glenlyon

NOTATIONS:



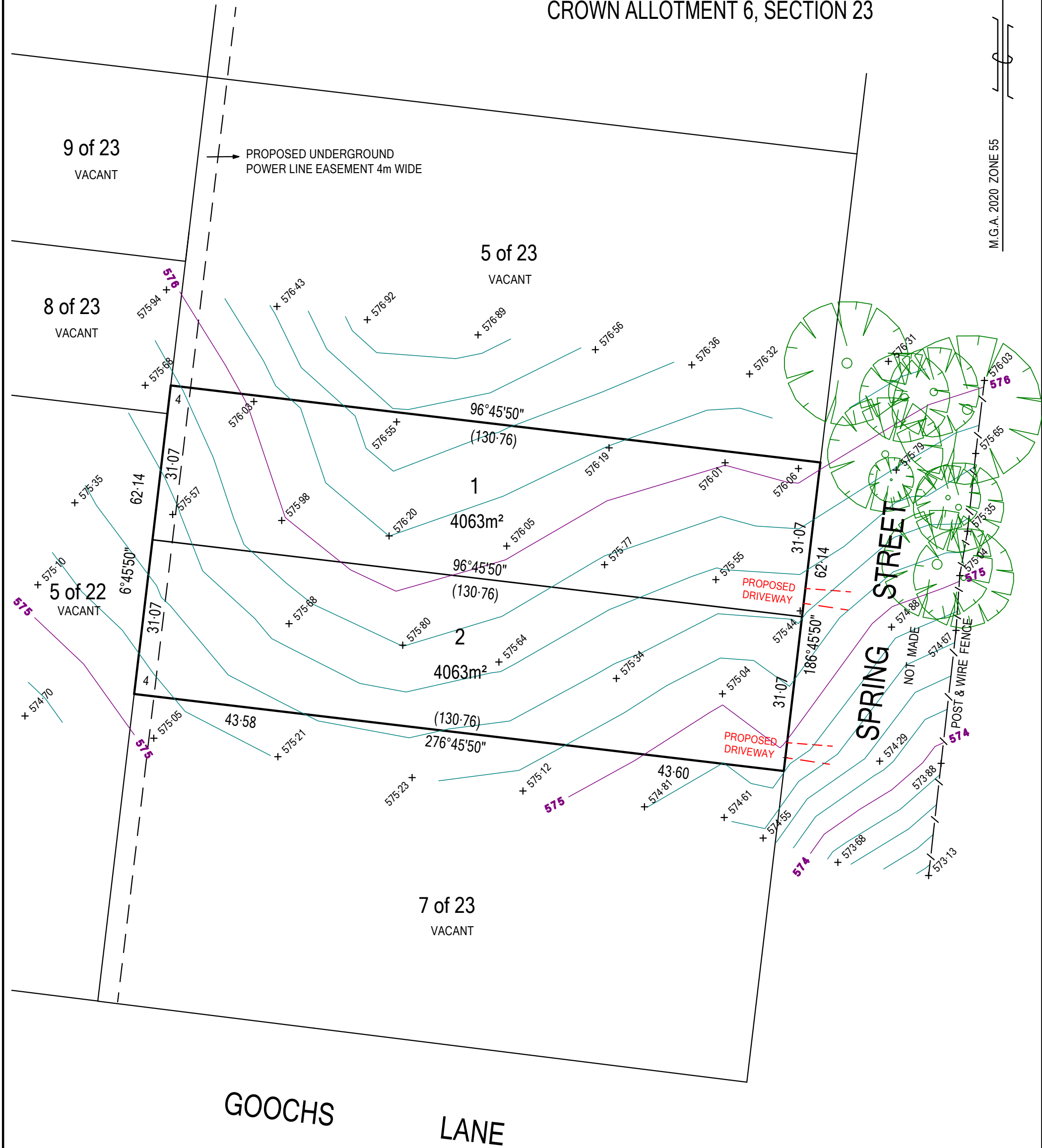
SITE AND CONTEXT PLAN

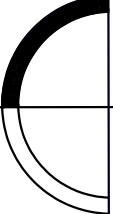
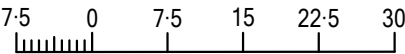
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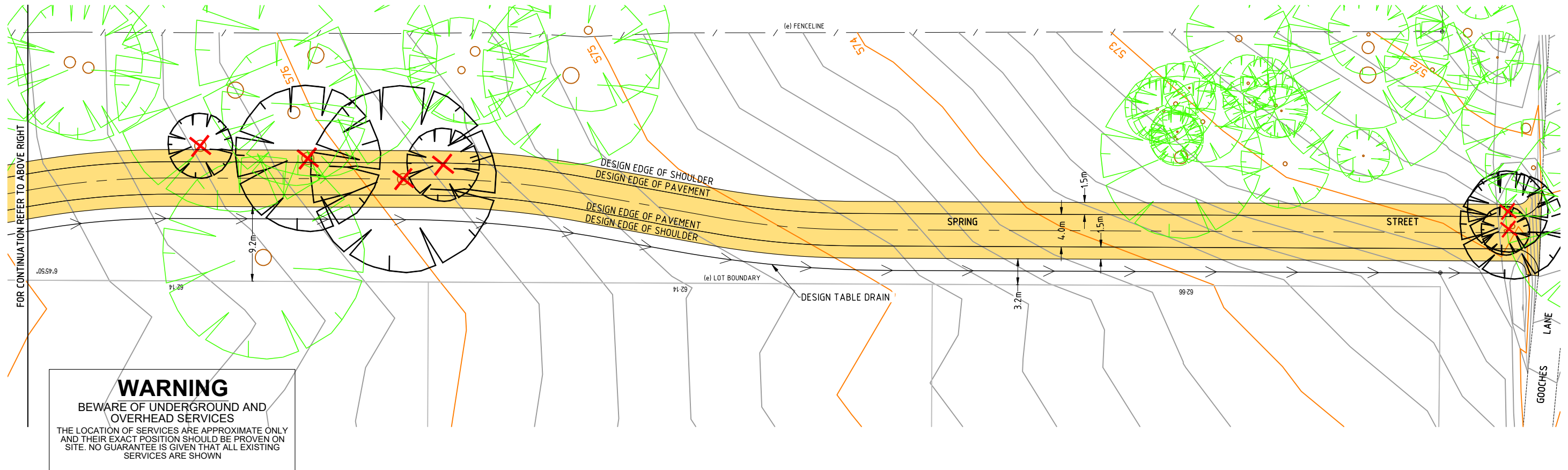
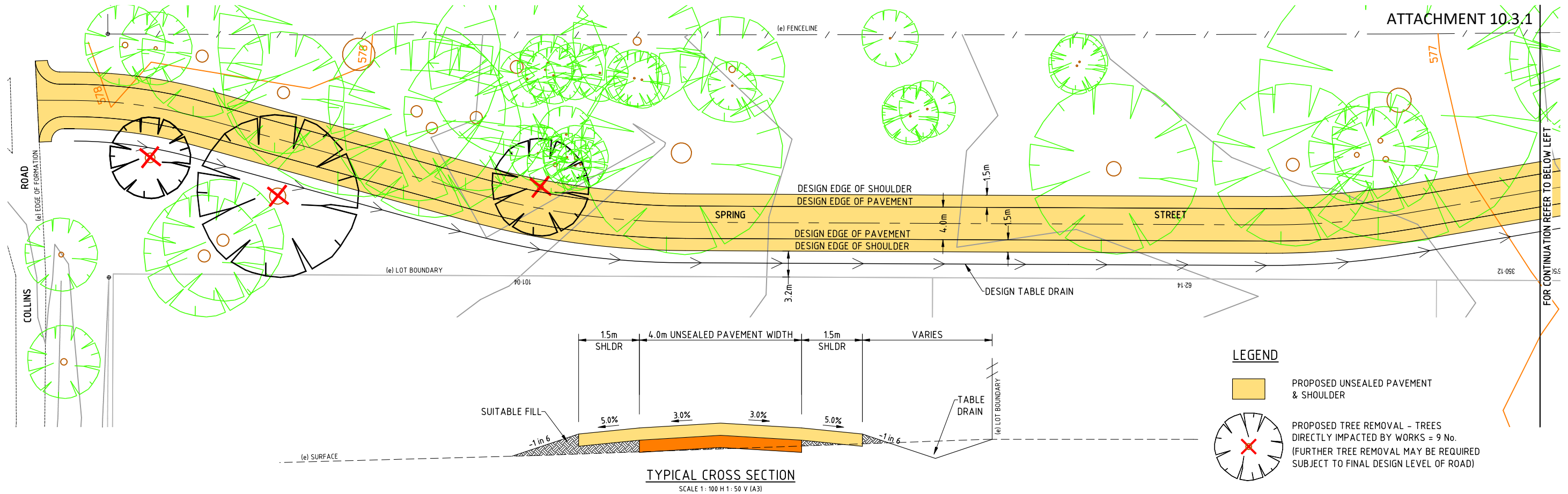
PROPOSED PLAN OF SUBDIVISION

764 DAYLESFORD - GLENLYON ROAD
GLENLYON
CROWN ALLOTMENT 6, SECTION 23

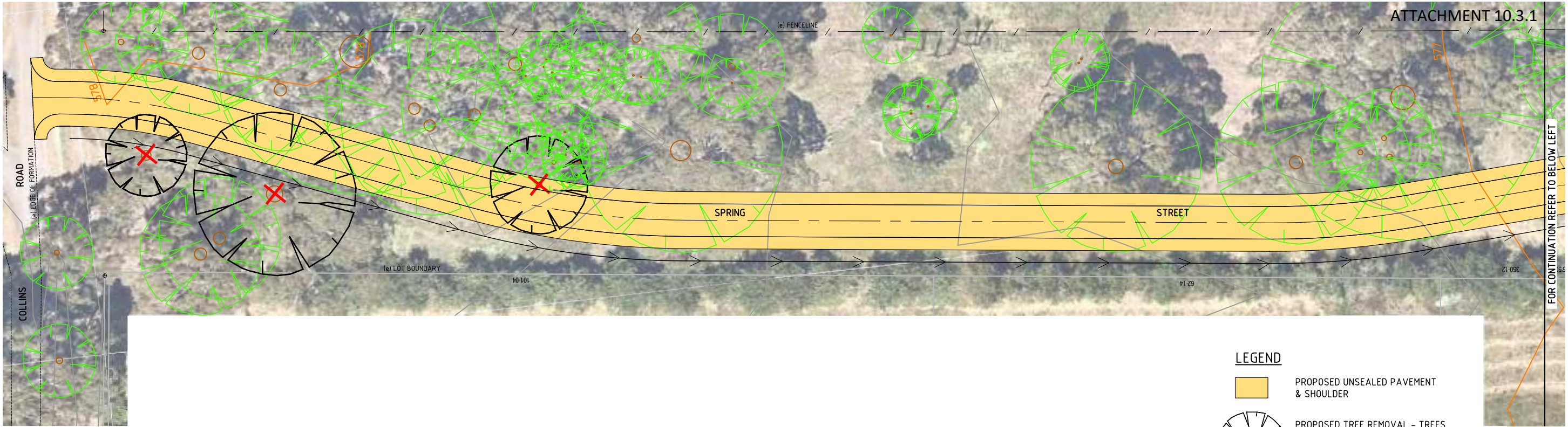
M.G.A. 2020 ZONE 55



 WALSH MOBBS LAND SURVEYORS PO BOX 77, DAYLESFORD 3460 M 0408 994 985 admin@walshmobbs.com.au www.walshmobbs.com.au	SCALE 1:750	 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	Sheet 1 of 1
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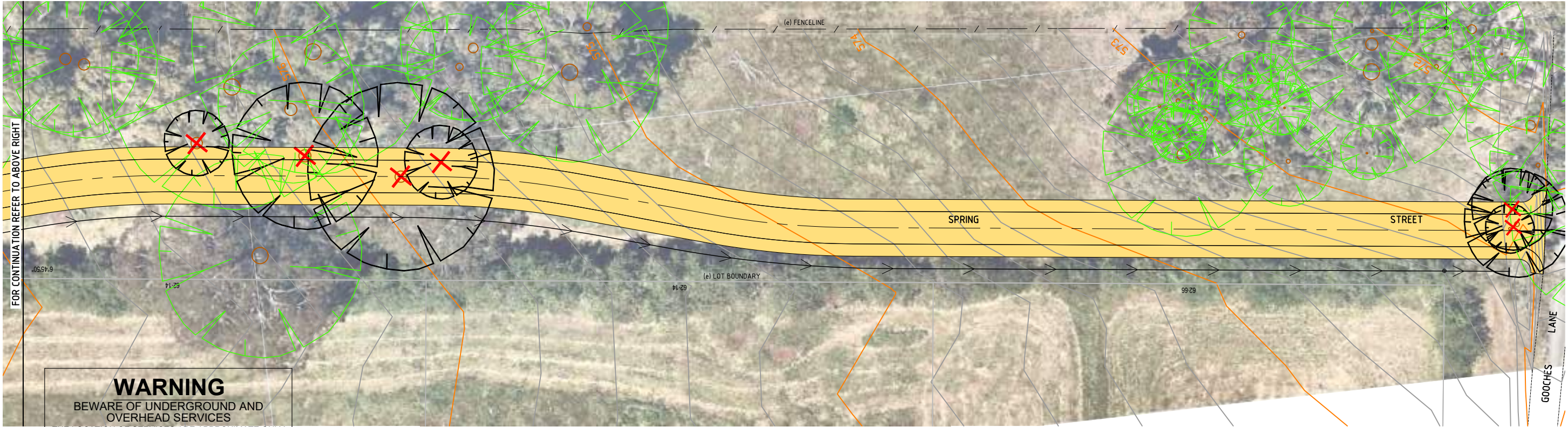
E				<div>GENERAL NOTES:</div> <div></div>	<div></div>	DESIGNED:	J. BARKER	AUGUST 2020	<div>SPRING STREET HEPBURN SHIRE COUNCIL CONCEPT DESIGN Concept Option 2 4.0m Unsealed Pavement & 1.5m Shoulders</div>	DRAWING NO	REV
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C	Amended Concept Design - Final Version	AS	23/3/21			APPROVED:				SHEET No.	1 of 2
B	Amended Concept Design	AS	1/3/21			SCALE:	1: 500 (A3)			FILE NAME	
A	Concept	AS	25/8/20								
REVISION	DATE	APPROVED	DATE								



LEGEND

PROPOSED UNSEALED PAVEMENT & SHOULDER

PROPOSED TREE REMOVAL - TREES DIRECTLY IMPACTED BY WORKS = 9 No.
(FURTHER TREE REMOVAL MAY BE REQUIRED SUBJECT TO FINAL DESIGN LEVEL OF ROAD)



WARNING
BEWARE OF UNDERGROUND AND OVERHEAD SERVICES
THE LOCATION OF SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN

E				<div>GENERAL NOTES:</div> <div></div>		DESIGNED: J. BARKER AUGUST 2020	<div>SPRING STREET</div> <div>HEPBURN SHIRE COUNCIL</div> <div>CONCEPT DESIGN</div> <div>Concept Option 2</div> <div>4.0m Unsealed Pavement & 1.5m Shoulders</div> <div>(with Aerial Photo)</div>	DRAWING NO 6389	REV C
D						CHECKED: A. SEWELL AUGUST 2020		SHEET No. 2 of 2	FILE NAME
C	Amended Concept Design - Final Version	AS	23/3/21			APPROVED:			
B	Amended Concept Design	AS	1/3/21			SCALE: 1 : 500 (A3)			
A	Concept	AS	25/8/20						
REVISION	AMENDMENTS	APPROVED	DATE						



tel: 0433 712 732 | rachael@uberarbor.com.au | uberarbor.com.au

Addendum report

Addendum report to
210114CamlenDaylesfordMalmsburyGlenlyonTMP

Commissioned by 764 Glenlyon Pty Ltd C/- Sean Lenaghan of Camlen Property
Group

Completed on Wednesday 17th March, 2021

**Rachael Tonkin – Uber Arbor – Adv. Dip. App. Sci. Hort. (Arb)
Grad. Cert. Arb.**

rachael@uberarbor.com.au

This addendum was commissioned by 764 Glenlyon Pty Ltd C/- Sean Lenaghan of Camlen Property Group in response to a proposed alteration in the method of construction and positioning for the roadway at Spring Street, Glenlyon.

The new design and placement of the road development at Spring Street, Glenlyon has moved away from tree number 9 and is now proposed to be a 4 m wide gravel/mountain sand road with a table drain only to the western side of the road.

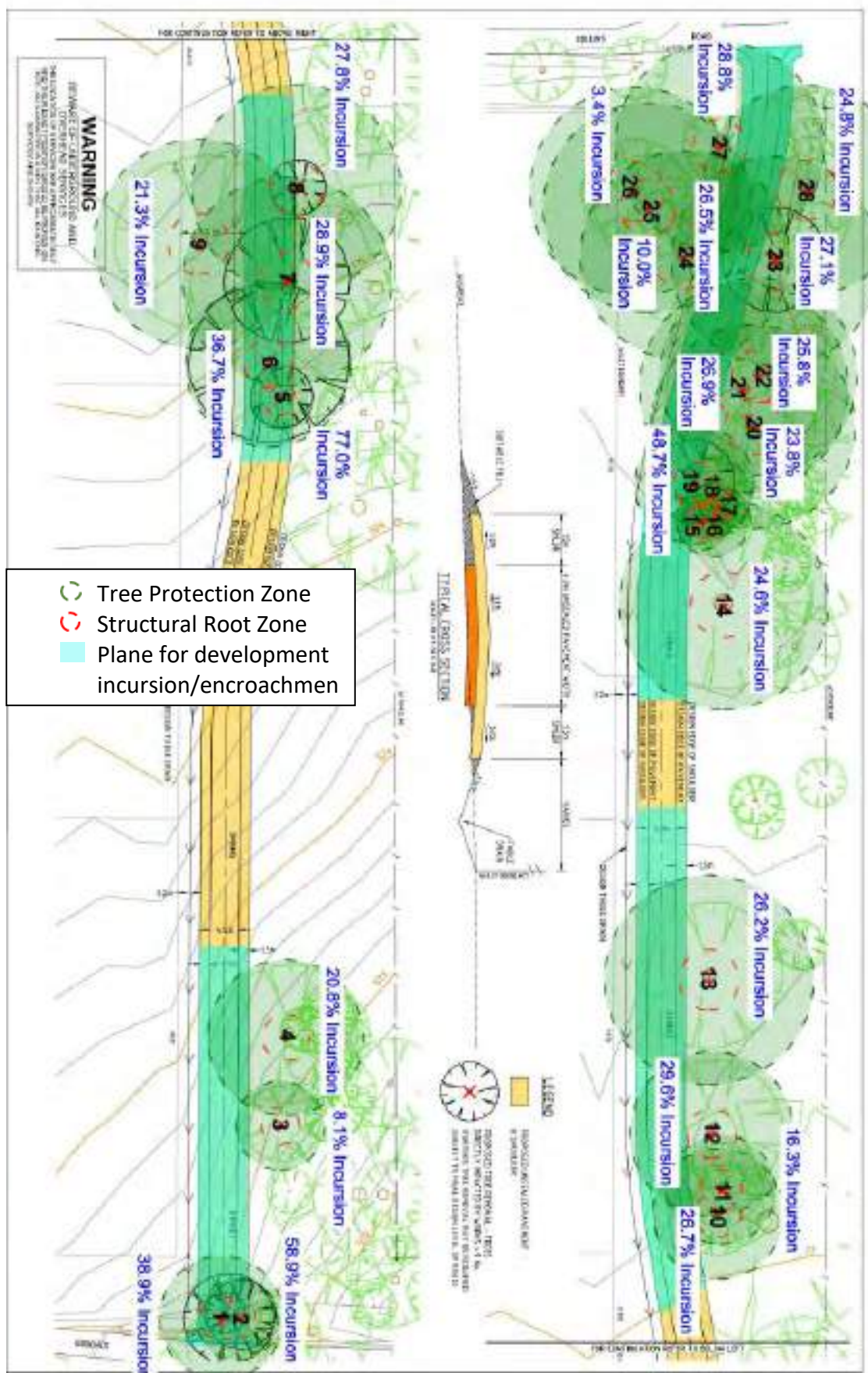
This new design and placement allows for greater tree retention ensuring that the tree protection measures stated in this report are adhered to.

This report is to be read in conjunction with 210114CamlenDaylesfordMalmsburyGlenlyonTMP.

AS 4970-2009 Protection of Trees on Development Sites gives examples of activities that should not be performed inside the TPZ. This includes but is not limited to:

- Machine excavation including trenching.
- Excavation for silt fencing.
- Cultivation.
- Storage.
- Preparation of chemicals, including preparation of cement products.
- Parking of vehicles and plant.
- Refuelling.
- Dumping of waste.
- Wash down and cleaning of equipment.
- Placement of fill.
- Lighting of fires.
- Soil level changes
- Temporary or permanent installation of utilities and signs, and
- Physical damage to the tree.

All trees are to be protected in conjunction with AS 4970-2009 Protection of Trees on Development Sites.

Tree Protection Zones – Spring Street, Glenlyon, Victoria

Tree Protection Zone

The TPZ is the area around the tree that must be protected in order for the tree to remain viable and stable. It is calculated by multiplying the Diameter at Breast Height (DBH) by 12.

Encroachments may be acceptable provide a qualified arborist can justify that the trees will be likely to cope and recommend any additional maintenance to aid in the recovery of the trees.

Encroachment/incursion of the proposed road into the trees at Springs Street Glenlyon is as follows:

Tree #	% TPZ encroachment	Tree #	% TPZ encroachment	Tree #	% TPZ encroachment	Tree #	% TPZ encroachment	Tree #	% TPZ encroachment
1	38.9	7	28.9	13	26.2	19	48.7	25	10
2	58.9	8	27.8	14	24.6	20	23.8	26	3.4
3	8.1	9	21.3	15	26.6	21	26.9	27	28.8
4	20.8	10	26.7	16	18.1	22	25.8	28	24.8
5	77	11	16.3	17	0	23	27.1		
6	36.7	12	29.6	18	25.1	24	26.5		

The following trees are within the new proposed road design and placement and cannot be retained: Tree numbers 1, 2, 5, 6, 7, 8 and 19.

The following trees have their Tree Protection Zones encroached but do not have their Structural Root Zones encroached and can be retained in light of the new proposed road design and placement: Tree numbers 3, 4, 9, 10, 11, 12, 14, 16, 17, 18, 20, 22, 25, 26 and 28

The following trees have their Structural Root Zone encroached in light of the new proposed road design and placement at Spring Street, Glenlyon: Tree numbers 13, 15, 21, 23, 24, 27. The encroachment in to the SRZ of tree numbers 24 and 27 is deemed as too great and it is highly likely that construction within these areas will cause significant failures with the trees. These trees cannot be retained in light of the new proposed road design and placement. The remaining trees, numbers 13, 15, 21 and 23 can be retained provided that the following tree protection measures are adhered to.

Guidelines during construction**Prior to construction**

- Trees recommended for removal must be removed prior to the commencement of the road construction.
- Tree protection fencing must be installed and stay in place for the duration of the construction. The fencing should comprise of chain wire mesh panels with shade cloth attached to limit dust, chemicals, and liquid from entering the restricted area. These panels must be held in place with concrete or plastic feet. This fencing must be a minimum of 1.8 in height.

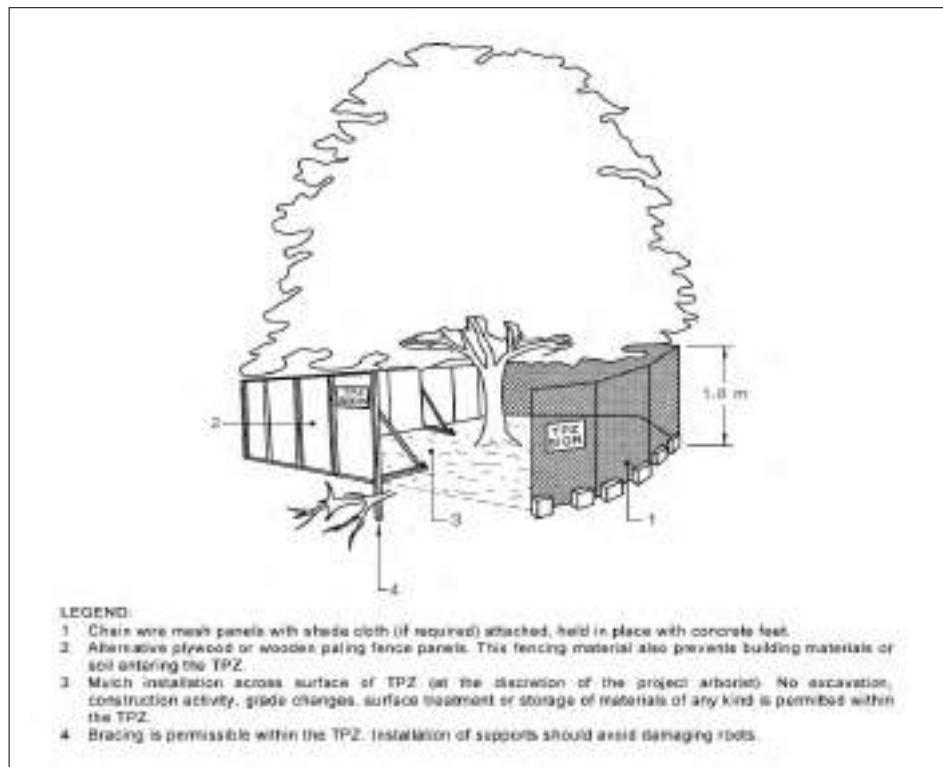


Figure 1: page 17, AS 4970-2009 Protection of trees on development sites

- Tree protection fencing cannot be implemented for the entirety of the tree protection zones as the construction will be encroaching into these zones. Therefore, the protection zones must be fenced to the edge of the construction and no activities are to be conducted any further into these zones than the construction itself.
- All personnel working on site must be aware of the Tree Protection Zones and the limitations inside the zones.
- Clear signage must be installed onsite to highlight the Tree Protection Zones and the details of the project arborist.
- Trunk and lower branches may require protection from construction. This is to occur using boards and padding that will prevent damage to the bark and are to be strapped to trees, not nailed or screwed.

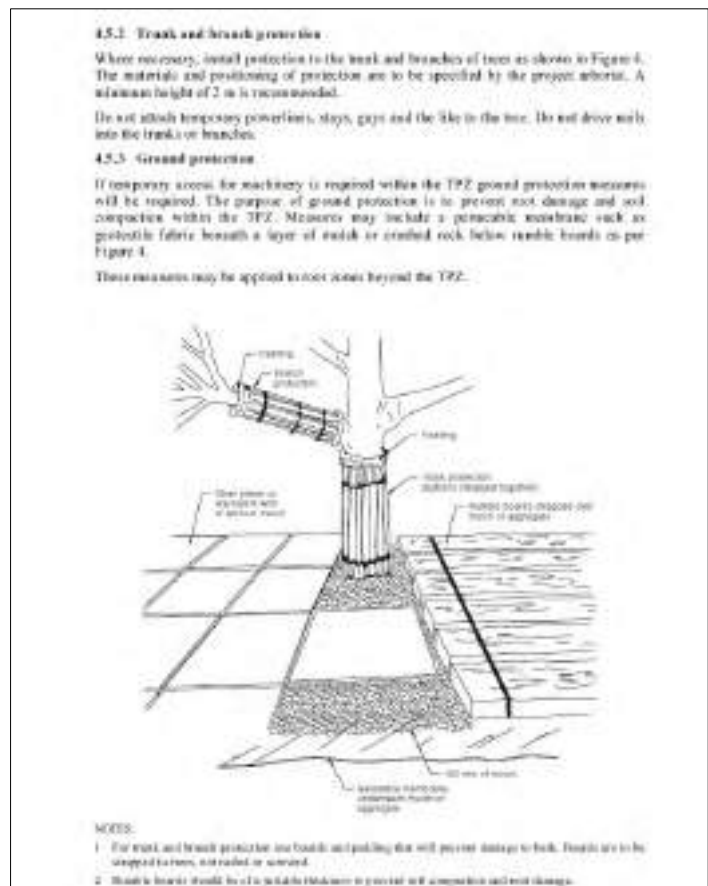


Figure 2: page 17, AS 4970-2009 Protection of trees on development sites

During construction

- Tree protection fencing must remain in place for the duration of the construction.
- When working within protection zones of trees to be retained the road is to be constructed ensuring only a minimal scrape of no greater than 100 mm and without the use of tynes.
- There can be no construction of kerb and channel or table drain within the Structural Root Zones of trees to be retained.
- Minimal machinery is to be used and no machinery is to be parked in the Tree Protection Zones of trees at any time.

After construction

- Trees that have been retained should have an application of mulch no less than 300 mm thick to the edge of the Tree Protection Zone (where possible) and additional irrigation for a period of 3 months if in the warmer months (November to March).
- Tree protection can only be removed once the construction is completed and machinery has been removed from the site.

Summary of recommended tree retention and removal

Trees recommended for retention: 3, 4, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 25, 26 and 28.

Trees recommended for removal: 1, 2, 5, 6, 7, 8, 19, 24 and 27

At all times, trees onsite must be protected in conjunction with AS 4970-2009 Protection of Trees on Development Sites

Limitation of Liability

Arborists are tree specialists who use their qualifications, education, knowledge, training, diagnostic tools and experience to examine trees, we recommend measures to enhance the beauty of trees and attempt to reduce the risk of living near trees.

Clients may choose to accept or disregard the recommendations of this assessment or report.

An Arborist cannot detect every condition that could possibly lead to the structural failure of a tree.

Trees are living organisms that fail in ways the Arboricultural industry does not fully understand.

Conditions are often hidden in trees and below ground. Unless otherwise stated, observations have been made visually from ground level.

An Arborist cannot guarantee that a tree will be healthy or safe under all circumstances or for a specific period of time.

Likewise, remedial treatments cannot be guaranteed. Treatment and removal / pruning of trees can involve considerations beyond the scope of An Arborist, services such as property boundaries and ownerships, disputes between neighbours, site lines, landline tenant matters and related incidents.

The Arborist cannot take such issues into account unless complete and accurate information is given in writing prior to or at the time of the site inspection.

Likewise, an Arborist cannot accept responsibility for the authorisation or non-authorisation of any recommended treatment or remedial measures undertaken. In the event that we recommend re testing or inspection of trees at stated intervals or installs any cables, bracing systems and support systems we must inspect the system installed at intervals of not greater than 6 months, unless otherwise specified in written reports.

It is the client's responsibility to make arrangements with us to conduct the re inspection.

Trees can be managed but not controlled. To live or work near a tree involves a degree of risk.

The only way to eliminate all risk associated with a tree is to eliminate the tree.

All written reports must be read in their entirety.

At no time shall part of the written assessment be referred to unless taken in full context of the whole written report.

If this report is to be used in a court of law or a legal situation, we must be advised in writing prior to the written assessment being presented in any form to any other party.

At no time can Rachael Tonkin Arborist be held responsible for the compliance to any relevant council regulation or development condition arising from recommendations contained in this report or for the standard of work completed that other persons undertake.

While Arborists can have specific knowledge in some local laws it is the owners' responsibility to obtain the relevant approvals and information for any tree work.

If you require further information or clarification, please contact me.

Regards,

Rachael Tonkin

Uber Arbor

M : 0433 712 732

764 Daylesford-Malmsbury Road
Glenlyon

Spring Street
Vegetation Assessment
and
Native Vegetation Removal Report

Prepared for
764 Glenlyon Pty Ltd

Prepared by:
Mark Trengove Ecological Services

April 2021

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Mark Trengove Ecological Services
2200 Geelong-Ballan Rd Anakie
PO Box 1502 Geelong 3220
mtrengove@pipeline.com.au
ph 0428 298087

1 Introduction

1.1 Project Background

This report was commissioned by 764 Glenlyon Pty Ltd to undertake an ecological assessment for a section of Spring Street, in support of a town planning application at 764 Daylesford-Malmsbury Road, Glenlyon.

Under Clause 52.17 of the Victorian Planning Scheme, the State has gazetted the Native Vegetation Permitted Clearing Regulations. The regulations 'introduce a risk based approach to assessing applications to remove native vegetation' (DELWP Website vi). Refer to Section 3.3 for further discussion.

1.2 Aims

The aims of the study are to -

- Determine the extent of any native vegetation that exists in the study area.
- Describe the vegetation of the study area.
- Undertake an assessment of any native vegetation (patch or scattered tree) that may be impacted on by the proposal.
- Respond to relevant legislation (Clause 52.17, FFG Act and ESO1).
- Prescribe offset requirements for the removal of native vegetation from the study area.

1.3 Study Area

The subject site consists of approximately 360m of road reserve land located at a section of Spring Street, between Collins Road and Goochs Lane, as part of the residential subdivision at 764 Daylesford-Malmsbury Road Glenlyon. The study area is Spring Street.

The study area is located within the Hepburn Shire Council, which is located within in the North Central Catchment Management Authority area. The study area is within the Central Victorian Uplands bioregion (DELWP website i). Under the Hepburn Planning Scheme, the study area is zoned Township Zone (TZ) and is subject to Environment Protection Overlay 1 (ESO1).

The vegetation of the study area can be described as follows:

- Disturbed vegetation with predominately exotic plant species.
- Partially intact native vegetation, being mature Eucalyptus and Acacia trees.

Refer to Figure 1 for the location of the study area.



Figure 1. Study area location.

1.4 Potential Impacts

The area of potential impact is comprised of a proposed road upgrade to access parts of the residential sub-division.

Although native vegetation will be retained, it is assessed that a permit to remove native vegetation will be required as appropriate permanent protection of all the native vegetation cannot be achieved given the constraints of the proposal.

Refer to Figure 2 for the existing Title Plan.

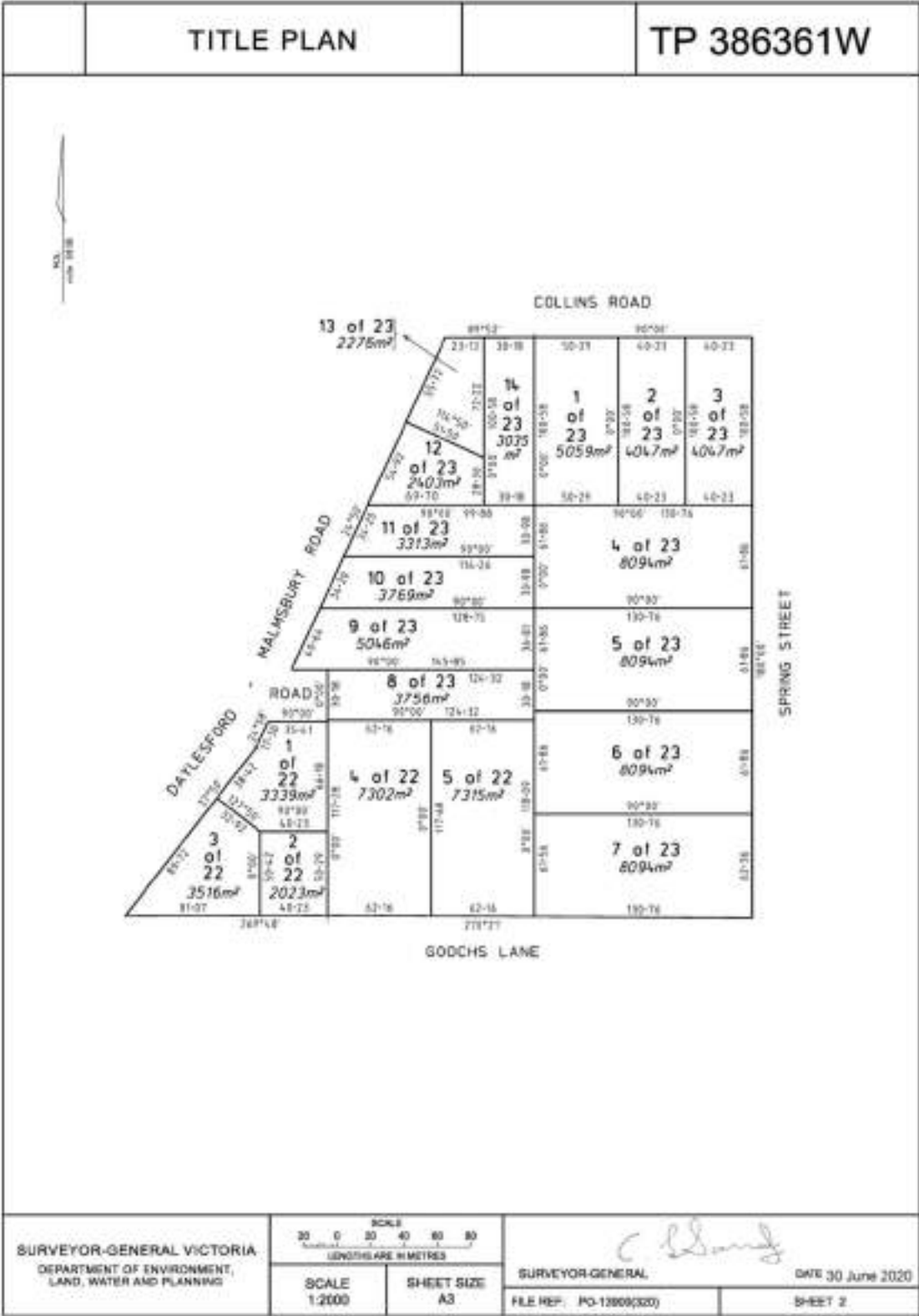


Figure 2. Title Plan.

2 Survey Methods

2.1 Taxonomy

Scientific names for plants follow the Flora of Victoria (RBG website). Common names for plants follow the Flora of Victoria Vols 2-4 (Walsh and Entwisle 1994-1999).

2.2 Literature and Database Review

Relevant literature, online resources and databases were reviewed to provide an up-to-date assessment of ecological values associated with the study area and surrounds, including:

- The Victorian Department of Environment, Land, Water and Planning (DELWP) NVIM tool (DELWP website i) for:
 - Modelled data for remnant vegetation patches and habitat for rare or threatened species and
 - the extent of historic and current Ecological Vegetation Classes (EVCs).
- The Victorian Biodiversity Atlas (VBA) (DELWP website iv) for previously documented flora and fauna records within the project locality (to approximately 10 kilometres of the study area).
- Aerial photography of the study area (Google maps).

2.3 Field methodology

The site was inspected on foot on the 8th of July 2020 and on the 11th of January 2021. The entire site was traversed. Records were taken of all indigenous vascular plant species. Observations were made of the existing habitat values and dominant exotic vascular plant species.

2.4 Limitations

The data collection was conducted during winter, a time of year that is suitable for the detection of most flora species likely to occur on site. Due to the mostly degraded nature of the study area vegetation and the favourable conditions for survey, the site inspection is considered to be sufficient to assess the ecological values of the proposed impact site. As a result, there are not considered to be any significant limitations to the finding of the study.

The survey includes only vascular flora. As Habitat Hectare assessments were not required (*refer to 3.3*) non-vascular flora (mosses, lichens, fungi, etc.) are not assessed.

2.5 Defining Vegetation Significance

A number of criteria are applied in order to assess the significance of flora species and vegetation communities. The definition of the criteria is detailed in Appendix 1.

2.6 Defining and Assessing Native Vegetation

Native vegetation in Victoria has been defined by DELWP as belonging to two categories. These are:

Patch native vegetation

Patch native vegetation is either:

- any area of vegetation where at least 25 per cent of the total perennial understorey plant cover is native
- any area with three or more native canopy trees where the canopy foliage cover is overlapping.
- Areas of current wetlands as mapped by DELWP.

Scattered tree native vegetation

Scattered tree native vegetation is:

- a native canopy tree that does not form part of a patch.

Habitat hectares

Habitat hectares (Vegetation Quality Assessment v1.3) is a site-based measure that combines extent and condition of native vegetation. The current condition of native vegetation is assessed against a benchmark for its Ecological Vegetation Class (EVC). EVCs are classifications of native vegetation types. The benchmark for an EVC describes the attributes of the vegetation type in its mature natural state, which reflects the pre-settlement circumstances. The condition score of native vegetation at a site can be determined through undertaking a habitat hectare assessment.

The habitat hectares of native vegetation is calculated by multiplying the current condition of the vegetation (condition score) by the extent of native vegetation.

(DELWP Website vi).

3 Results

3.1 Ecological Vegetation Class

Ecological Vegetation Classes (EVCs) are the primary level of classification of vegetation communities within Victoria. An EVC contains one or more plant (floristic) community and represents a grouping of vegetation communities with broadly similar ecological attributes.

The EVC mapping of the study area undertaken by DELWP (DELWP website i) indicates that the study area and immediate surrounds contains vegetation that aligns with the characteristics of EVC 55 Plains Grassy Woodland. The current survey recorded native vegetation that accords with EVC 55 Plains Grassy Woodland for the proposed development site.

The bioregional conservation status of EVC 55 Plains Grassy Woodland is 'Endangered'. Endangered is defined as an EVC where between less than 10% of pre-european extent remains.

Refer to Figure 3 for the distribution of pre 1750 EVCs (DELWP website i). Refer below (3.3) for further discussion.



Figure 3. Distribution of pre 1750 EVCs (DELWP data).

3.2 Flora

3.2.1 Indigenous Plant Species

A total of 2 indigenous (native) vascular plant species were recorded for the study area. Refer to Table 1 for a list of indigenous vascular plant species; including conservation significance recorded this survey. Refer to Table 2 for a list of exotic vascular plant species recorded this survey. Refer to Plates 1-5 for photographs of the vegetation existing conditions.

Table 1 Indigenous plant species, conservation significance and vegetation type recorded this assessment.

Botanical Name	Common Name	Status	Vegetation type
<i>Acacia melanoxylon</i>	Blackwood	Local	Patch
<i>Eucalyptus viminalis</i>	Manna Gum	Local	Patch and scattered tree

Status

Local- Local conservation significance

3.2.2 Exotic Plant Species

Table 2 Dominant Naturalised Exotic Plant Species recorded this assessment.

Botanical Name	Common Name
<i>Agrostis capillaris</i>	Creeping Bent-grass
<i>Anthoxanthum odoratum</i>	Sweet Vernal Grass
<i>Cirsium vulgare</i>	Spear Thistle
<i>Dactylis glomeratus</i>	Cock's-foot Grass
<i>Holcus lanatus</i>	Yorkshire Fog-grass
<i>Hypochaeris radicata</i>	Flat-weed
<i>Phalaris aquatica</i>	Canary-grass

3.2.3 Significant Plant Species

The 2 recorded native plant species are assessed to be of Local conservation significance. Refer to Table 1 and Appendix 1.

3.2.4 Condition of the Vegetation

The vegetation of the study area is described as follows:

- **Partially intact native vegetation.** This vegetation covers sections of the study area. it is comprised of mature Manna Gum specimens and several mature Blackwood specimens with degraded exotic understory vegetation.
- **Degraded exotic vegetation.** This vegetation occurs across the majority of the study area and is dominated by exotic pasture grasses and ruderal weeds.

3.3 State Native Vegetation Permitted Clearing Regulations

3.3.1 Description

Under Particular Provision (Native Vegetation Clause 52.17) the State has gazetted the Native Vegetation Permitted Clearing Regulations. The Regulations introduce a risk-based approach to assessing applications to remove native vegetation (DELWP website vi).

The objective for the permitted clearing of native vegetation (*refer to 2.6*) is that it results in no net loss. This means permitted clearing has a neutral impact on Victoria's biodiversity.

When native vegetation removal is permitted, an offset must be secured which achieves a no net loss outcome for biodiversity. To achieve this, the offset makes a contribution to Victoria's biodiversity that is equivalent to the contribution made by the native vegetation that was removed. The type and amount of offset required depends on the native vegetation being removed and the contribution it makes to Victoria's biodiversity.

Under the Native Vegetation Permitted Clearing Regulations, any 'patch' or 'scattered tree' native vegetation that is proposed to be removed is subject to protection/and or recruitment offsets, depending upon the characteristics of the site.

Refer to Figure 4 for the distribution of vegetation in the study area according to 'Location'.

Implications for the current proposal are discussed as follows.

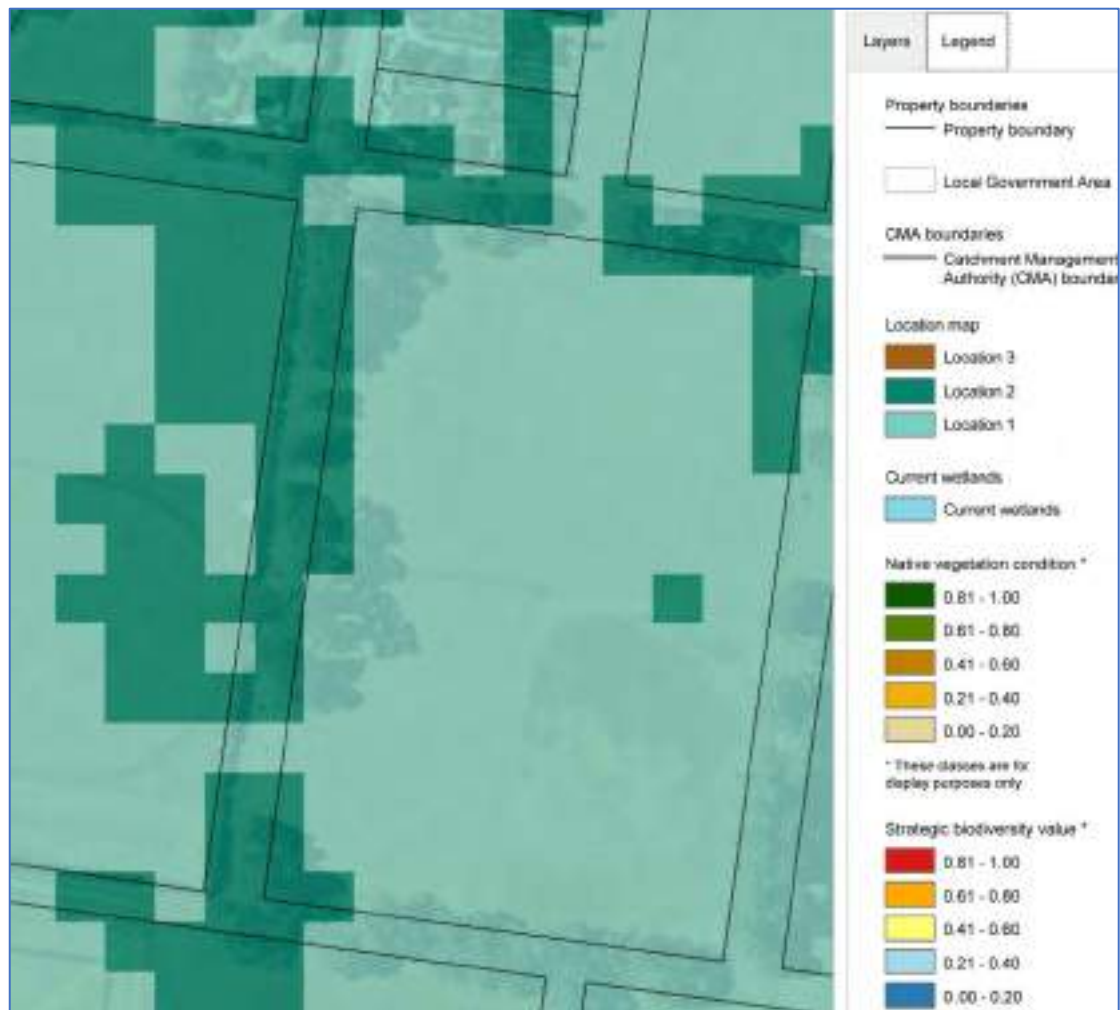


Figure 4. Distribution of vegetation according to 'Location'. Light green equates to 'Location 1' (i.e., least risk), Dark green equates to 'Location 2' (i.e., medium risk) (DELWP website i). The study area is sited within Location 1 and Location 2.

3.3.2 Patch Native Vegetation

Under the Native Vegetation Permitted Clearing Regulations, any areas of patch native vegetation that are proposed to be removed are subject to protection/and or recruitment offsets, depending upon the characteristics of the site.

Three areas of patch native vegetation, including three large trees, were recorded that are proposed to be impacted on (Manna Gum trees).

3.3.3 Scattered Tree Native Vegetation

Under the Native Vegetation Permitted Clearing Regulations, any scattered native canopy trees that are proposed to be removed are subject to protection/and or recruitment offsets, depending upon the characteristics of the site. Within the CVU bioregion, EVC 55 has *Eucalyptus* spp as 'canopy trees'.

No scattered trees are proposed to be impacted on.

Refer to Table 3 for tree data including DBH and TPZ calculations.

Table 3 Large trees proposed to be impacted on

Tree #	Botanical Name	DBH (cm)	TPZ (m)	Status	Removal
A	<i>Eucalyptus viminalis</i>	93	11.2	P	No impact.
B	<i>Eucalyptus viminalis</i>	99	11.9	P	To be impacted.
C	<i>Eucalyptus viminalis</i>	139	16.7 (15)	P	To be impacted.
D	<i>Eucalyptus viminalis</i>	138	16.6 (15)	P	To be impacted.
E	<i>Eucalyptus viminalis</i>	164	19.7 (15)	P	No impact.
F	<i>Eucalyptus viminalis</i>	203	24.4 (15)	P	No impact.
G	<i>Eucalyptus viminalis</i>	122	14.6	P	No impact.
H	<i>Eucalyptus viminalis</i>	156	18.7 (15)	P	No impact.
I	<i>Eucalyptus viminalis</i>	118	14.4	P	No impact.
J	<i>Eucalyptus viminalis</i>	131	15.7 (15)	P	No impact.
K	<i>Eucalyptus viminalis</i>	208	25 (15)	P	No impact.
L	<i>Eucalyptus viminalis</i>	136	16.3 (15)	P	No impact.
M	<i>Eucalyptus viminalis</i>	163	19.6 (15)	P	No impact.
N	<i>Eucalyptus viminalis</i>	128	15.4 (15)	P	No impact.
O	<i>Eucalyptus viminalis</i>	157	18.8 (15)	P	No impact.
P	<i>Eucalyptus viminalis</i>	161	19.3 (15)	ST	No impact.

Table 3. Patch and scattered large trees, botanical name, diameter at breast height (DBH), status (scattered tree), tree protection zone (TPZ) and implications for Clause 52.17.

Tree protection zones are calculated in accordance with Australian Standard AS4970-2009 *Protection of trees on development sites*. Refer to Appendix 4.

Some native vegetation is to be retained. However due to Council requirements and site constraints, a permit will be required for vegetation removal (Refer to Figure 5 and Plate 1-5).

Note that impacts are in keeping with the Uber Arbor Arboricultural Report for 764 Daylesford Malmsbury Rd Glenlyon addendum dated March 17 2021.



Figure 5. Location of the existing native vegetation.



Figure 6. Location of the native vegetation proposed to be removed.

3.3.4 Application Information

Topographic and land information

The impact site is relatively flat to gently sloping with no obvious erosion.

Previous clearing

No clearing of native vegetation has occurred within the last 5 years.

Defendable space

The proposed clearing is not to create defendable space.

3.3.5 Avoid and minimise

Areas of degraded native vegetation are exploited, thereby minimizing impacts. Native vegetation is proposed to be removed to comply with Council requirements.

3.3.6 Offset Implications

As native vegetation is assessed to be impacted on, there are implications for the Native Vegetation Permitted Clearing Regulations.

A total of 0.209 ha of native vegetation, including 3 large trees, is required to be offset. In keeping with the Regulations, the DELWP NVIM tool is utilised to generate a Native Vegetation Removal Report and offset implications. Refer to Appendix 2 Native Vegetation Removal (Report ID: 329-20210416-010). The application is an Intermediate Assessment Pathway application.

Refer to Figures 5 and 6 for mapping of native vegetation and native vegetation proposed to be removed.

Assuming a permit for removal of the above identified native vegetation was granted, the offset requirements for that removal would be the generation of 0.071 general habitat units, with a minimum strategic biodiversity score of 0.398, plus 3 large trees, to be achieved within the North Central CMA or Hepburn Shire Council region. Refer to Appendix 2 for the Native vegetation removal report.

3.3.7 Achieving offsets.

Vegetation offsets are to be achieved by 3rd party offset purchase. There is reasonable assurance that offset will be available. Refer to Appendix 3 Report of available native vegetation credits (Report ID: 8544). (<https://nvcr.delwp.vic.gov.au/Search/GHU>).

3.4 ESO1 Proclaimed Catchment Protection

Environmental objective to be achieved

To protect the quality of domestic water supplies within the Shire and the broader region.

To maintain and where practicable enhance the quality and quantity of water within watercourses.

To prevent increased runoff or concentration of surface water leading to erosion or siltation of watercourses.

To prevent erosion of banks, streambeds adjoining land and siltation of watercourses, drains and other features.

To prevent pollution and increased turbidity and nutrient levels of water in natural watercourses, water bodies and storages.

(http://planningschemes.dpcd.vic.gov.au/schemes/hepburn/ordinance/42_01s01_hepb.pdf)

Implications

Under ESO1 a permit will not be required for the removal of vegetation as the area of vegetation proposed to be impacted on is less than 1 ha in size.

3.5 State Flora and Fauna Guarantee Act

The *Flora and Fauna Guarantee Act 1988* (FFG Act) is the key piece of Victorian legislation for the conservation of threatened species and communities and for the management of potentially threatening processes.

The flora and fauna conservation and management objectives, as outlined under the *Flora and Fauna Guarantee Act 1988*, are:

- (a) to guarantee that all taxa of Victoria's flora and fauna can survive, flourish and retain their potential for evolutionary development in the wild
- (b) to conserve Victoria's communities of flora and fauna
- (c) to manage potentially threatening processes
- (d) to ensure that any use of flora or fauna by humans is sustainable
- (e) to ensure that the genetic diversity of flora and fauna is maintained
- (f) to provide programs:
 - (i) of community education in the conservation of flora and fauna
 - (ii) to encourage co-operative management of flora and fauna through, amongst other things, the entering into of land management co-operative agreements under the *Conservation, Forests and Lands Act 1987*
 - (iii) of assisting and giving incentives to people, including landholders, to enable flora and fauna to be conserved
- (g) to encourage the conserving of flora and fauna through co-operative community endeavours. (DELWP website v).

Implications

The study area is located on Crown land. Consequently, a permit may be required for the removal of native vegetation under the FFG Act.

4 Conclusions

The subject site consists of approximately 360m of road reserve land located at a section of Spring Street, between Collins Road and Goochs Lane, as part of the residential subdivision at 764 Daylesford-Malmsbury Road Glenlyon.

This report finds that the proposed impact site is partly comprised of partially intact native vegetation that accords with EVC 55 Plains Grassy Woodland. The bioregional conservation status of EVC 55 Plains Grassy Woodland is 'endangered'. Two locally significant native plant species were recorded by this assessment.

The vegetation of the study area can be described as follows:

- Disturbed with predominately exotic plant species.
- Partially intact indigenous vegetation, being predominately mature trees (patch and scattered tree native vegetation).

A total of 0.209 ha of native vegetation, including 3 large trees, is required to be offset. The application is an Intermediate Assessment Pathway application.

Assuming a permit for removal of the identified native vegetation was granted, the offset requirements for that removal would be the generation of 0.071 general habitat units, with a minimum strategic biodiversity score of 0.398, plus 3 large trees, to be achieved within the North Central CMA or Hepburn Shire Council region.

A permit to remove areas of native vegetation under the Victorian Flora and Fauna Guarantee Act (1988) may be required as the native vegetation is on public land.

A permit for the removal of vegetation will not be required under ESO1.

There are no significant limitations to the findings of this report.

5 References

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Appendix 1 - Assessing conservation significance

Conservation significance is assessed at a range of scales, including national, state, regional and local. Criteria used for determining the conservation significance of flora at national to local scales are presented below for botanical conservation significance.

Botanical Significance

National botanical significance applies to an area when it supports one or more of the following attributes:

- a population of at least one nationally threatened plant species listed by Briggs and Leigh (1996) or plant species listed on the schedules to the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.

- A nationally threatened ecological community listed on the schedules of the *Environment Protection and Biodiversity Conservation Act 1999*.

State botanical significance applies to an area when it supports one or more of the following attributes:

- A population of at least one plant species threatened in Victoria, as listed by Gullan et al. (1990), NRE (2000a) or more recently in the unpublished records of the Flora Information System (NRE), or on the schedules to the Victorian *Flora and Fauna Guarantee Act 1988*.

- An ecological community considered threatened in Victoria through its listing on the schedules of the *Flora and Fauna Guarantee Act 1988*.

Regional botanical significance applies to an area that supports one or more of the following attributes:

- Supports a population of one or more regionally depleted species defined in a valid regional assessment of biodiversity (eg. Regional Native Vegetation Plan, Environment Conservation Council Report or Comprehensive Regional Assessment documents).

- An ecological vegetation class that is considered endangered or vulnerable in a particular bioregion (based on Conn 1993 and the Regional Native Vegetation Plan), in which case the area is of **High Regional** significance.


- An ecological vegetation class that is considered depleted in a particular bioregion (based on Conn 1993 and the Regional Native Vegetation Plan), in which case it is of **Regional** significance.


Local botanical significance applies to all remnant native vegetation that does not meet the above criteria. In much of Victoria native vegetation has been so depleted by past clearing and disturbance that all remaining vegetation must be considered to be of at least local conservation significance.

Appendix 2 Native vegetation removal report

Native vegetation removal report													
<p>A report to support an application to remove, destroy or lop native vegetation in the Intermediate Assessment Pathway using the modelled condition score</p> <p>This report provides information to support an application to remove native vegetation in accordance with the <i>Guidelines for the removal, destruction or lopping of native vegetation</i>. The report is not an assessment by DELWP or local council of the proposed native vegetation removal. Biodiversity information and offset requirements have been calculated using modelled condition scores contained in the <i>Native vegetation condition map</i>.</p> <p>Date and time: 16 April 2021 10:48 AM</p> <p>Lat./Long.: -37.3029332221726, 144.240366607034</p> <p>Address: Address unknown 24 COLLINS ROAD GLENLYON 3461</p> <p>Native vegetation report ID: 329-20210416-010</p>													
<h3>Assessment pathway</h3> <p>The assessment pathway and reason for the assessment pathway</p> <table border="1"> <thead> <tr> <th>Assessment pathway</th> <th>Intermediate Assessment Pathway</th> </tr> </thead> <tbody> <tr> <td>Extent of past plus proposed native vegetation removal</td> <td>0.209 hectares</td> </tr> <tr> <td>No. large trees</td> <td>3 large tree(s)</td> </tr> <tr> <td>Location category</td> <td>Location 2 The native vegetation is in an area mapped as an Endangered Ecological Vegetation Class. Removal of less than 0.5 hectares of native vegetation will not have a significant impact on any habitat for a rare or threatened species.</td> </tr> </tbody> </table>		Assessment pathway	Intermediate Assessment Pathway	Extent of past plus proposed native vegetation removal	0.209 hectares	No. large trees	3 large tree(s)	Location category	Location 2 The native vegetation is in an area mapped as an Endangered Ecological Vegetation Class. Removal of less than 0.5 hectares of native vegetation will not have a significant impact on any habitat for a rare or threatened species.				
Assessment pathway	Intermediate Assessment Pathway												
Extent of past plus proposed native vegetation removal	0.209 hectares												
No. large trees	3 large tree(s)												
Location category	Location 2 The native vegetation is in an area mapped as an Endangered Ecological Vegetation Class. Removal of less than 0.5 hectares of native vegetation will not have a significant impact on any habitat for a rare or threatened species.												
<h3>Offset requirement</h3> <p>The offset requirement that will apply if the native vegetation is approved to be removed</p> <table border="1"> <tbody> <tr> <td>Offset type</td> <td>General offset</td> </tr> <tr> <td>Offset amount</td> <td>0.071 general habitat units</td> </tr> <tr> <td>Offset attributes</td> <td></td> </tr> <tr> <td>Vicinity</td> <td>North Central Catchment Management Authority (CMA) or Hepburn Shire Council</td> </tr> <tr> <td>Minimum strategic biodiversity value score</td> <td>0.388</td> </tr> <tr> <td>Large trees</td> <td>3 large tree(s)</td> </tr> </tbody> </table>		Offset type	General offset	Offset amount	0.071 general habitat units	Offset attributes		Vicinity	North Central Catchment Management Authority (CMA) or Hepburn Shire Council	Minimum strategic biodiversity value score	0.388	Large trees	3 large tree(s)
Offset type	General offset												
Offset amount	0.071 general habitat units												
Offset attributes													
Vicinity	North Central Catchment Management Authority (CMA) or Hepburn Shire Council												
Minimum strategic biodiversity value score	0.388												
Large trees	3 large tree(s)												
<p>Native vegetation removal report – report ID 329-20210416-010</p>													

Native vegetation removal report				
Biodiversity information about the native vegetation				
Description of any past native vegetation removal				
Any native vegetation that was approved to be removed, or was removed without the required approvals, on the same property or on contiguous land in the same ownership, in the five year period before the application to remove native vegetation is lodged is detailed below.				
Permit/PIN number	Extent of native vegetation (hectares)			
None entered	0 hectares			
Description of the native vegetation proposed to be removed				
Extent of all mapped native vegetation	0.209 hectares			
Condition score of all mapped native vegetation	0.300			
Strategic biodiversity value score of all mapped native vegetation	0.498			
Extent of patches native vegetation	0.209 hectares			
1	0.010 hectares			
2	0.187 hectares			
3	0.012 hectares			
Extent of scattered trees	0 hectares			
No. large trees within patches	3 large tree(s)			
No. large scattered trees	0 large tree(s)			
No. small scattered trees	0 small tree(s)			
Additional information about trees to be removed, shown in Figure 1				
Tree ID	Tree circumference (cm)	Benchmark circumference (cm)	Scattered / Patch	Tree size
A	320	251	Patch	Large
B	450	251	Patch	Large
C	440	251	Patch	Large
Native vegetation removal report – report ID 529-25210415-010				

 <h2>Native vegetation removal report</h2>	
<h3>Other information</h3>	
<p>Applications to remove, destroy or lop native vegetation must include all the below information. If an appropriate response has not been provided the application is not complete.</p>	
<p>Photographs of the native vegetation to be removed</p> <p>Recent, dated photographs of the native vegetation to be removed must be provided with the application. All photographs must be clear, show whether the vegetation is a patch of native vegetation or scattered trees, and identify any large trees. If the area of native vegetation to be removed is large, provide photos that are indicative of the native vegetation.</p> <p>Ensure photographs are attached to the application. If appropriate photographs have not been provided the application is not complete.</p>	
<p>Topographical and land information</p> <p>Description of the topographic and land information relating to the native vegetation to be removed, including any ridges, crests and hilltops, wetlands and waterways, slopes of more than 20 percent, drainage lines, low lying areas, saline discharge areas, and areas of existing erosion, as appropriate. This may be represented in a map or plan. This is an application requirement and your application will be incomplete without it.</p>	
<div>relatively flat land no erosion no drainage lines</div>	
<p>Avoid and minimise statement</p> <p>This statement describes what has been done to avoid the removal of, and minimise impacts on the biodiversity and other values of native vegetation. This is an application requirement and your application will be incomplete without it.</p>	
<div>road is designed to minimise impacts as possible, while being in line with Council requirements</div>	
<p>Defendable space statement</p> <p>Where the removal of native vegetation is to create defendable space, a written statement explaining why the removal of native vegetation is necessary. This statement must have regard to other available bushfire risk mitigation measures. This statement is not required if your application also includes an application under the Bushfire Management Overlay.</p>	
<div>N/A</div>	
<p>Offset statement</p> <p>An offset statement that demonstrates that an offset is available and describes how the required offset will be secured. This is an application requirement and your application will be incomplete without it.</p>	
<div>3rd party offset to be obtained</div>	
<p>Native vegetation removal report – report ID 329-20210416-010</p>	



Native vegetation removal report

Next steps

Applications to remove, destroy or lop native vegetation must address all the application requirements specified in *Guidelines for the removal, destruction or lopping of native vegetation*. If you wish to remove the mapped native vegetation you are required to apply for a permit from your local council. This *Native vegetation removal report* must be submitted with your application and meets most of the application requirements. The following needs to be added as applicable.

Property Vegetation Plan

Landowners can manage native vegetation on their property in the longer term by developing a Property Vegetation Plan (PVP) and entering in to an agreement with DELWP.

If an approved PVP applies to the land, ensure the PVP is attached to the application.

Applications under Clause 52.16

An application to remove, destroy or lop native vegetation is under Clause 52.16 if a Native Vegetation Precinct Plan (NVPP) applies to the land, and the proposed native vegetation removal is not in accordance with the relevant NVPP. If this is the case, a statement that explains how the proposal responds to the NVPP considerations must be provided.

If the application is under Clause 52.16, ensure a statement that explains how the proposal responds to the NVPP considerations is attached to the application.

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Authorised by the Victorian Government, 8 Nicholson Street, East Melbourne.

For more information contact the DELWP Customer Service Centre 136 136

www.delwp.vic.gov.au

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Obtaining this publication does not guarantee that an application will meet the requirements of Clauses 52.16 or 52.17 of planning schemes in Victoria or that a permit to remove native vegetation will be granted.

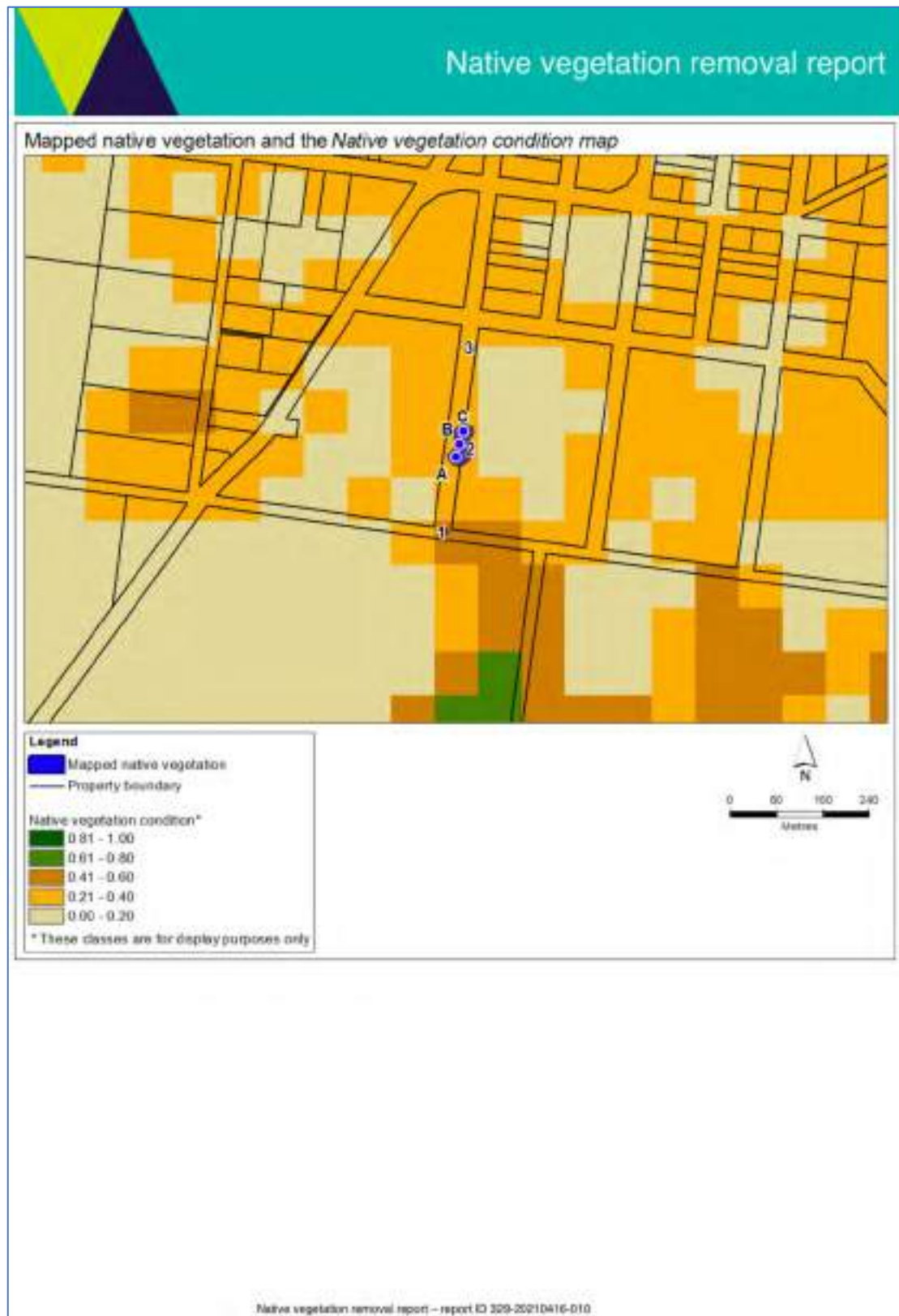
Notwithstanding anything else contained in this publication, you must ensure that you comply with all relevant laws, legislation, awards or orders and that you obtain and comply with all permits, approvals and the like that affect, are applicable or are necessary to undertake any action to remove, lop or destroy or otherwise deal with any native vegetation or that apply to matters within the scope of Clauses 52.16 or 52.17 of planning schemes in Victoria.

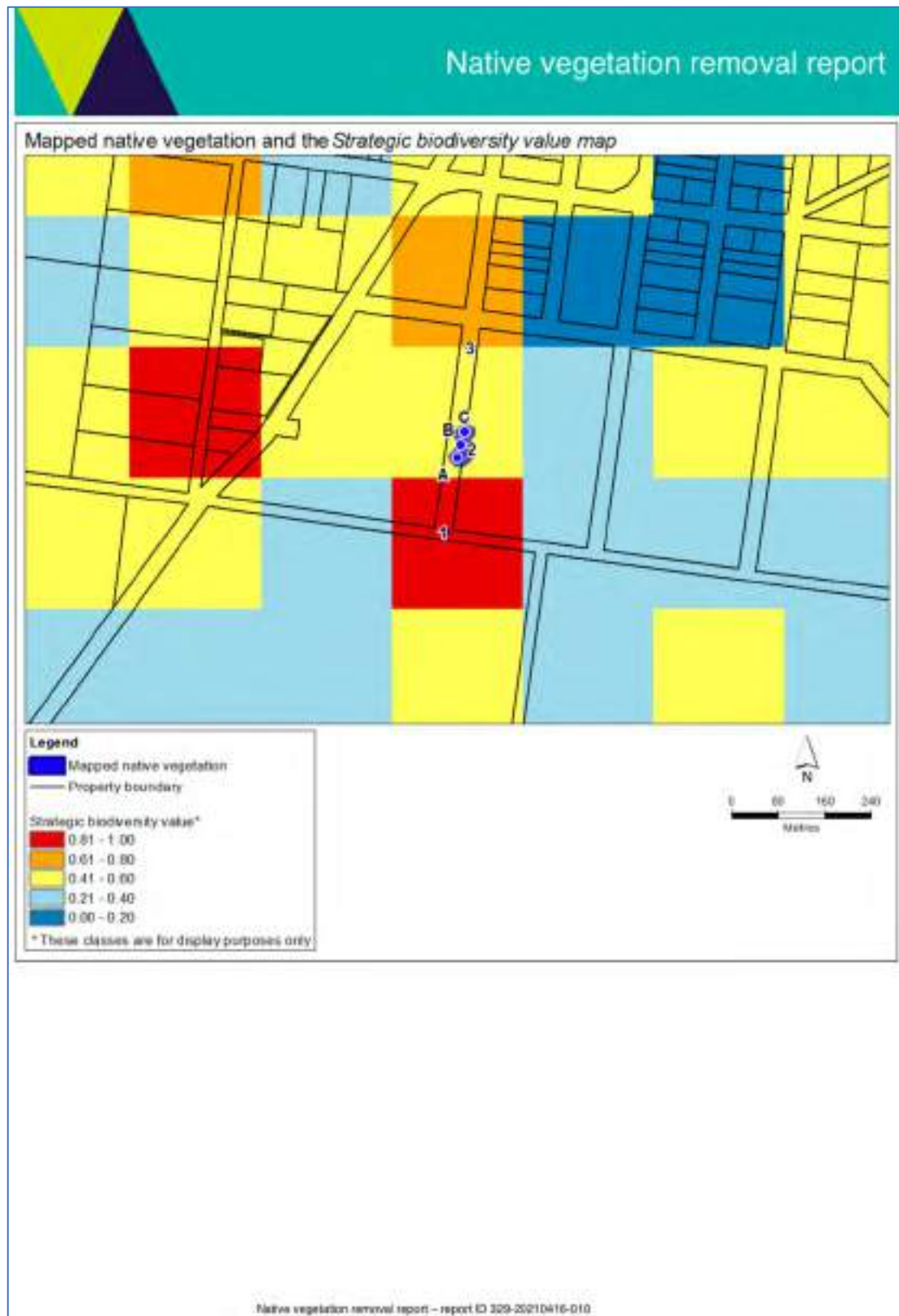
Native vegetation removal Report – report ID 329-20210416-010












Native vegetation removal report		
Appendix 1 - Details of offset requirements		
Native vegetation to be removed		
Extent of all mapped native vegetation (for calculating habitat hectares)	0.209	The area of land covered by a patch of native vegetation and/or a scattered tree, measured in hectares. Where the mapped native vegetation includes scattered trees, each tree is assigned a standard extent and converted to hectares. A small scattered tree is assigned a standard extent defined by a circle with a 10 metre radius and a large scattered tree a circle with a 15 metre radius. The extent of all mapped native vegetation is an input to calculating the habitat hectares.
Condition score*	0.300	The condition score of native vegetation is a site-based measure that describes how close native vegetation is to its mature natural state. The condition score is the weighted average condition score of the mapped native vegetation calculated using the Native vegetation condition map.
Habitat hectares	0.063	Habitat hectares is a site-based measure that combines extent and condition of native vegetation. It is calculated by multiplying the extent of native vegetation by the condition score. Habitat hectares = extent x condition score
Strategic biodiversity value score	0.408	The strategic biodiversity value score represents the complementary contribution to Victoria's biodiversity of a location, relative to other locations across the state. This score is the weighted average strategic biodiversity value score of the mapped native vegetation calculated using the Strategic biodiversity value map.
General landscape factor	0.749	The general landscape factor is an adjusted strategic biodiversity value score. It has been adjusted to reduce the influence of landscape scale information on the general habitat score.
General habitat score	0.047	The general habitat score combines site-based and landscape scale information to obtain an overall measure of the biodiversity value of the native vegetation. The general habitat score is calculated as follows: General habitat score = habitat hectares x general landscape factor
* Offset requirements for partial removal: If your proposal is to remove parts of the native vegetation in a patch (for example only understorey plants) the condition score must be adjusted. This will require manual editing of the condition score and an update to the calculations that the native vegetation removal tool has provided: habitat hectares, general habitat score and offset amount.		
Offset requirements		
Offset type	General offset	A general offset is required when the removal of native vegetation does not have a significant impact on any habitat for rare or threatened species. All proposals in the Basic and Intermediate assessment pathways will only require a general offset.
Offset multiplier	1.5	This multiplier is used to address the risk that the predicted outcomes for gain will not be achieved, and therefore will not adequately compensate the biodiversity loss from the removal of native vegetation.
Offset amount (general habitat units)	0.071	The general habitat units are the amount of offset that must be secured if the application is approved. This offset requirement will be a condition to any permit or approval for the removal of native vegetation. General habitat units required = general habitat score x 1.5
Minimum strategic biodiversity value score	0.398	The offset site must have a strategic biodiversity value score of at least 80 per cent of the strategic biodiversity value score of the native vegetation to be removed. This is to ensure offsets are located in areas with a strategic biodiversity value that is comparable to the native vegetation to be removed.
Vicinity	North Central CMA or Hepburn Shire Council	The offset site must be located within the same Catchment Management Authority boundary or municipal district as the native vegetation to be removed.
Large trees	3 large tree (s)	The offset site must protect at least one large tree for every large tree removed. A large tree is a native canopy tree with a Diameter at Breast Height greater than or equal to the large tree benchmark for the local Ecological Vegetation Class. A large tree can be either a large scattered tree or a large patch tree.
Native vegetation removal report - report ID 329-33210416-010		

Appendix 3 Report of available native vegetation credits



Report of available native vegetation credits

This report lists native vegetation credits available to purchase through the Native Vegetation Credit Register.

This report is **not evidence** that an offset has been secured. An offset is only secured when the units have been purchased and allocated to a permit or other approval and an allocated credit extract is provided by the Native Vegetation Credit Register.

Date and time: 16/04/2021 10:54 **Report ID:** 8544

What was searched for?

General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)	
0.071	0.398	3	CMA	North Central
			or LGA	Hepburn Shire

Details of available native vegetation credits on 16 April 2021 10:54

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-0074	0.208	18	North Central	Northern Grampians Shire	Yes	Yes	No	VegLink
BBA-0797	0.192	16	North Central	Northern Grampians Shire	Yes	Yes	No	Bio Offsets
BBA-1053	4.267	33	North Central	Gannawarra Shire	Yes	Yes	No	Contact NVDR
BBA-2389	0.277	5	North Central	Loddon Shire	Yes	Yes	No	VegLink
BBA-2606	0.125	15	North Central	Campaspe Shire	Yes	Yes	No	VegLink
BBA-3006	18.833	3	North Central	Greater Bendigo City	No	Yes	No	Ethos
BBA-3006	18.833	3	North Central	Greater Bendigo City	No	Yes	No	Contact NVDR
BBA-3031	9.861	179	North Central	Pyrenees Shire	Yes	Yes	No	VegLink
BBA-3052_01	13.668	287	North Central	Northern Grampians Shire	Yes	Yes	No	VegLink
TPN-C1640	1.072	3	North Central	Hepburn Shire	Yes	Yes	No	VegLink
TPN-C1702	16.952	16	North Central	Gannawarra Shire	Yes	Yes	No	TPN
TPN-C1854	4.733	7	North Central	Macedon Ranges Shire	No	Yes	No	VegLink
VC_CFL-3071_01	3.299	156	North Central	Loddon Shire	Yes	Yes	No	VegLink
VC_CFL-3076_01	9.719	60	North Central	Pyrenees Shire	Yes	Yes	No	Bio Offsets
VC_CLO-3451_01	19.100	146	North Central	Greater Bendigo City	No	Yes	No	Contact NVDR
VC_CLO-3046_01	5.026	175	North Central	Greater Bendigo City	No	Yes	No	Contact NVDR

These sites meet your requirements using alternative arrangements for general offsets.								
Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
There are no sites listed in the Native Vegetation Credit Register that meet your offset requirements when applying the alternative arrangements as listed in section 11.2 of the Guidelines for the removal, destruction or lopping of native vegetation.								
These potential sites are not yet available, land owners may finalise them once a buyer is confirmed.								
Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
There are no potential sites listed in the Native Vegetation Credit Register that meet your offset requirements.								
LT - Large Trees			CMA - Catchment Management Authority			LGA - Municipal District or Local Government Authority		

Appendix 4 Determining the Tree Protection Zone

Determining the Tree Protection Zone (TPZ)

The radius of the TPZ is calculated for each tree by multiplying its DBH x 12. $TPZ = DBH \times 12$ (Australian Standard AS4970-2009 *Protection of trees on development sites*)

Where

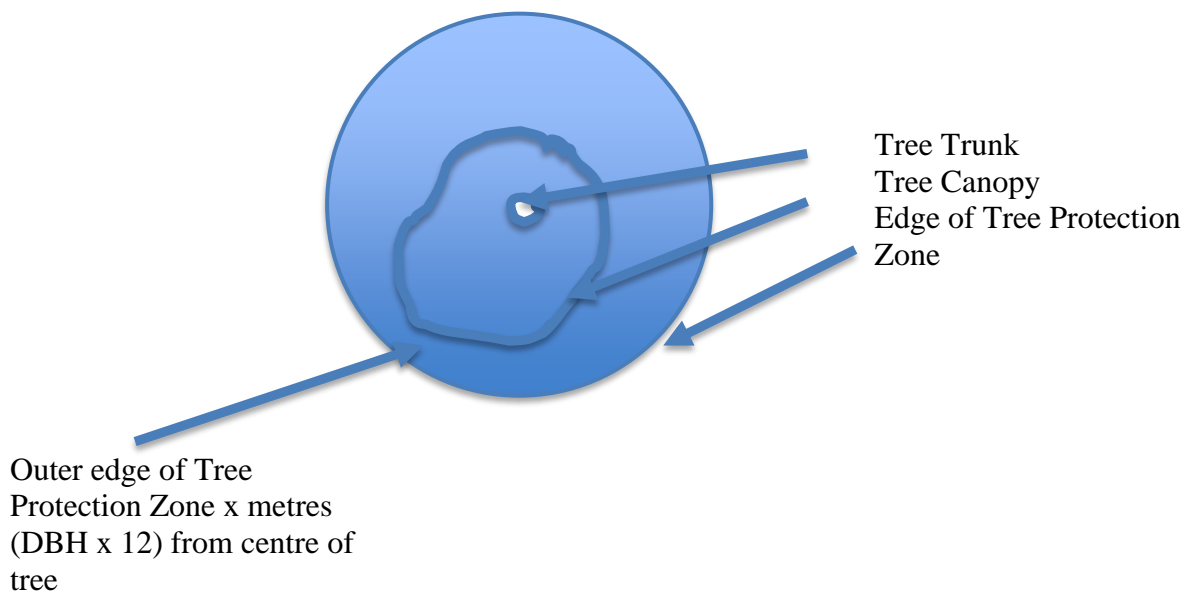
DBH = trunk diameter measured at 1.4 metres above ground.

Radius is measured from the centre of the stem at ground level.

A TPZ should not be less than 2 metres no greater than 15 metres (except where crown protection is required). Some instances may require variations to the TPZ.

A tree is deemed to be impacted upon if greater than 10% of the TPZ area is to be disturbed.

Indicative Size of Tree Protection Zone



Plates 1–5 Vegetation existing conditions



Plate 1. Manna Gum patch.



Plate 2. Manna Gum patch.



Plate 3. Manna Gum patch.



Plate 4. Blackwood patch native vegetation. No impacts.



Plate 5. Manna Gum patch.

Native vegetation removal report

A report to support an application to remove, destroy or lop native vegetation in the **Intermediate Assessment Pathway** using the modelled condition score

This report provides information to support an application to remove native vegetation in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation*. The report is not an assessment by DELWP or local council of the proposed native vegetation removal. Biodiversity information and offset requirements have been calculated using modelled condition scores contained in the *Native vegetation condition map*.

Date and time: 16 April 2021 10:48 AM

Lat./Long.: -37.3029332221726,144.240366607034

Native vegetation report ID:

Address: Address unknown

329-20210416-010

24 COLLINS ROAD GLENLYON 3461

Assessment pathway

The assessment pathway and reason for the assessment pathway

Assessment pathway	Intermediate Assessment Pathway
Extent of past plus proposed native vegetation removal	0.209 hectares
No. large trees	3 large tree(s)
Location category	Location 2 The native vegetation is in an area mapped as an Endangered Ecological Vegetation Class. Removal of less than 0.5 hectares of native vegetation will not have a significant impact on any habitat for a rare or threatened species.

Offset requirement

The offset requirement that will apply if the native vegetation is approved to be removed

Offset type	General offset
Offset amount	0.071 general habitat units
Offset attributes	
Vicinity	North Central Catchment Management Authority (CMA) or Hepburn Shire Council
Minimum strategic biodiversity value score	0.398
Large trees	3 large tree(s)

Native vegetation removal report

Biodiversity information about the native vegetation

Description of any past native vegetation removal

Any native vegetation that was approved to be removed, or was removed without the required approvals, on the same property or on contiguous land in the same ownership, in the five year period before the application to remove native vegetation is lodged is detailed below.

Permit/PIN number	Extent of native vegetation (hectares)
None entered	0 hectares

Description of the native vegetation proposed to be removed

Extent of all mapped native vegetation	0.209 hectares
Condition score of all mapped native vegetation	0.300
Strategic biodiversity value score of all mapped native vegetation	0.498
Extent of patches native vegetation	0.209 hectares
1	0.010 hectares
2	0.187 hectares
3	0.012 hectares
Extent of scattered trees	0 hectares
No. large trees within patches	3 large tree(s)
No. large scattered trees	0 large tree(s)
No. small scattered trees	0 small tree(s)

Additional information about trees to be removed, shown in Figure 1

Tree ID	Tree circumference (cm)	Benchmark circumference (cm)	Scattered / Patch	Tree size
A	320	251	Patch	Large
B	450	251	Patch	Large
C	440	251	Patch	Large

Native vegetation removal report

Other information

Applications to remove, destroy or lop native vegetation must include all the below information. If an appropriate response has not been provided the application is not complete.

Photographs of the native vegetation to be removed

Recent, dated photographs of the native vegetation to be removed must be provided with the application. All photographs must be clear, show whether the vegetation is a patch of native vegetation or scattered trees, and identify any large trees. If the area of native vegetation to be removed is large, provide photos that are indicative of the native vegetation.

Ensure photographs are attached to the application. If appropriate photographs have not been provided the application is not complete.

Topographical and land information

Description of the topographic and land information relating to the native vegetation to be removed, including any ridges, crests and hilltops, wetlands and waterways, slopes of more than 20 percent, drainage lines, low lying areas, saline discharge areas, and areas of existing erosion, as appropriate. This may be represented in a map or plan. **This is an application requirement and your application will be incomplete without it.**

relatively flat land no erosion no drainage lines

Avoid and minimise statement

This statement describes what has been done to avoid the removal of, and minimise impacts on the biodiversity and other values of native vegetation. **This is an application requirement and your application will be incomplete without it.**

road is designed to minimise impacts as possible, while being in line with Council requirements

Defendable space statement

Where the removal of native vegetation is to create defendable space, a written statement explaining why the removal of native vegetation is necessary. This statement must have regard to other available bushfire risk mitigation measures. This statement is not required if your application also includes an application under the Bushfire Management Overlay.

N/A

Offset statement

An offset statement that demonstrates that an offset is available and describes how the required offset will be secured. **This is an application requirement and your application will be incomplete without it.**

3rd party offset to be obtained

Native vegetation removal report

Next steps

Applications to remove, destroy or lop native vegetation must address all the application requirements specified in *Guidelines for the removal, destruction or lopping of native vegetation*. If you wish to remove the mapped native vegetation you are required to apply for a permit from your local council. This *Native vegetation removal report* must be submitted with your application and meets most of the application requirements. The following needs to be added as applicable.

Property Vegetation Plan

Landowners can manage native vegetation on their property in the longer term by developing a Property Vegetation Plan (PVP) and entering into an agreement with DELWP.

If an approved PVP applies to the land, ensure the PVP is attached to the application.

Applications under Clause 52.16

An application to remove, destroy or lop native vegetation is under Clause 52.16 if a Native Vegetation Precinct Plan (NVPP) applies to the land, and the proposed native vegetation removal is not in accordance with the relevant NVPP. If this is the case, a statement that explains how the proposal responds to the NVPP considerations must be provided.

If the application is under Clause 52.16, ensure a statement that explains how the proposal responds to the NVPP considerations is attached to the application.

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Authorised by the Victorian Government, 8 Nicholson Street, East Melbourne.

For more information contact the DELWP Customer Service Centre 136 186

www.delwp.vic.gov.au

Disclaimer

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

Obtaining this publication does not guarantee that an application will meet the requirements of Clauses 52.16 or 52.17 of planning schemes in Victoria or that a permit to remove native vegetation will be granted.

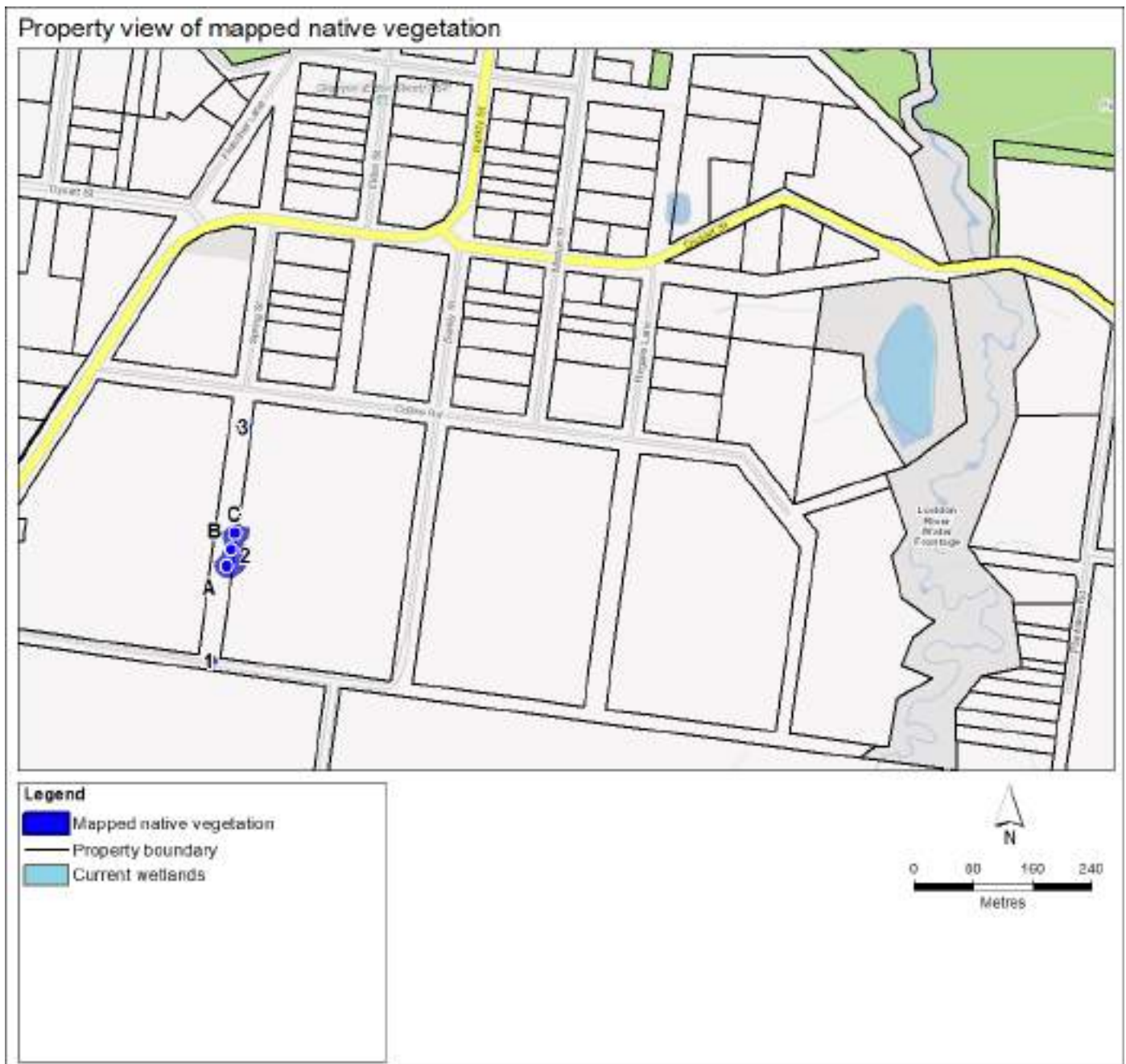
Notwithstanding anything else contained in this publication, you must ensure that you comply with all relevant laws, legislation, awards or orders and that you obtain and comply with all permits, approvals and the like that affect, are applicable or are necessary to undertake any action to remove, lop or destroy or otherwise deal with any native vegetation or that apply to matters within the scope of Clauses 52.16 or 52.17 of planning schemes in Victoria.

Native vegetation removal report

Figure 1 – Map of native vegetation to be removed, destroyed or lopped

Native vegetation removal report

Figure 2 – Map of property in context

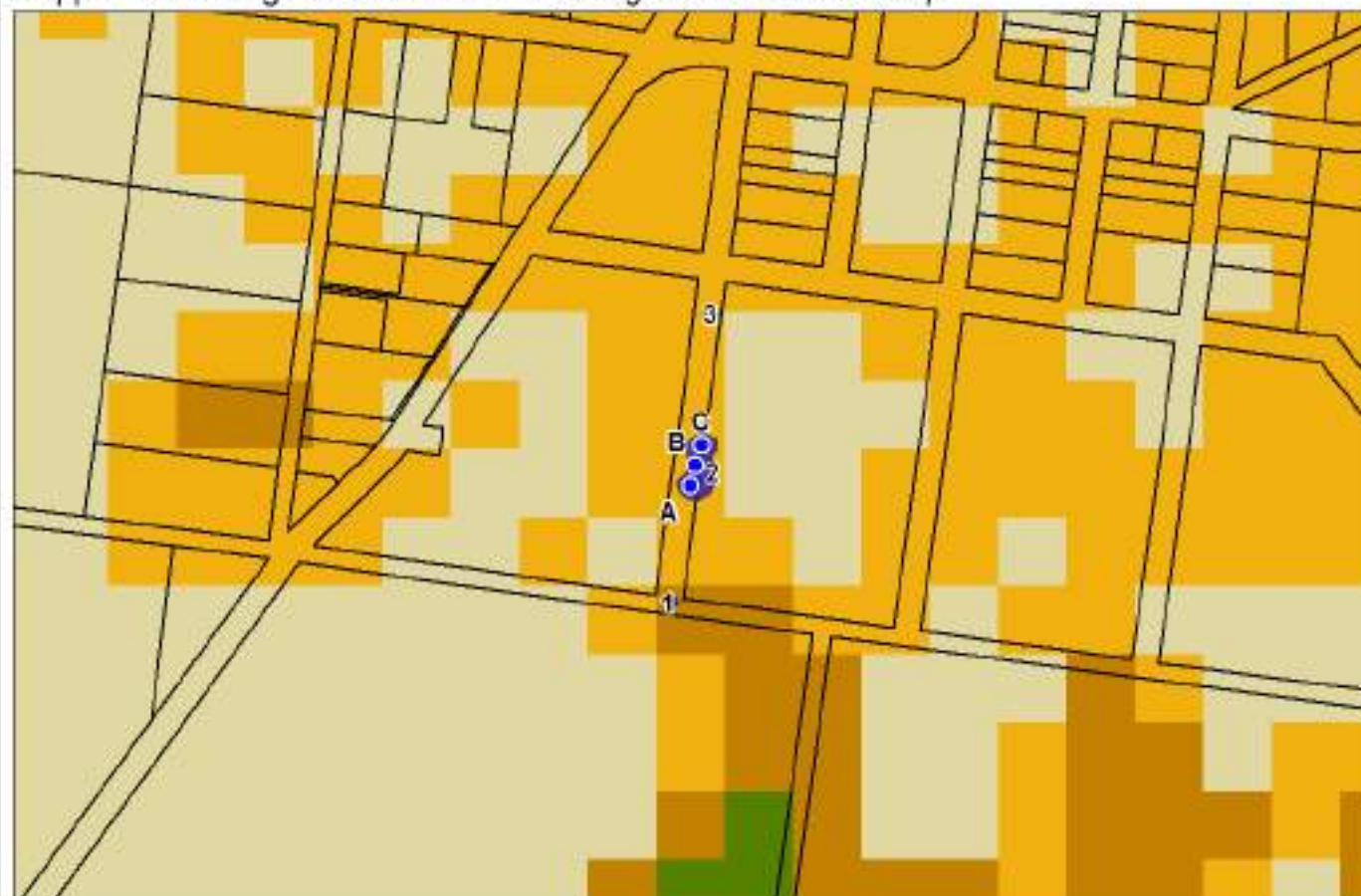


Native vegetation removal report

Figure 3 – Biodiversity information maps



Native vegetation removal report

Mapped native vegetation and the *Native vegetation condition map***Legend**

■ Mapped native vegetation

— Property boundary

Native vegetation condition*

■ 0.81 - 1.00

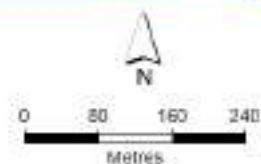
■ 0.61 - 0.80

■ 0.41 - 0.60

■ 0.21 - 0.40

■ 0.00 - 0.20

* These classes are for display purposes only



Native vegetation removal report

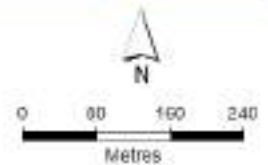
Mapped native vegetation and the *Strategic biodiversity value map***Legend**

- Mapped native vegetation
- Property boundary

Strategic biodiversity value*

- 0.81 - 1.00
- 0.61 - 0.80
- 0.41 - 0.60
- 0.21 - 0.40
- 0.00 - 0.20

* These classes are for display purposes only



Native vegetation removal report

Appendix 1 - Details of offset requirements

Native vegetation to be removed

Extent of all mapped native vegetation (for calculating habitat hectares)	0.209	The area of land covered by a patch of native vegetation and/or a scattered tree, measured in hectares. Where the mapped native vegetation includes scattered trees, each tree is assigned a standard extent and converted to hectares. A small scattered tree is assigned a standard extent defined by a circle with a 10 metre radius and a large scattered tree a circle with a 15 metre radius. The extent of all mapped native vegetation is an input to calculating the habitat hectares.
Condition score*	0.300	The condition score of native vegetation is a site-based measure that describes how close native vegetation is to its mature natural state. The condition score is the weighted average condition score of the mapped native vegetation calculated using the <i>Native vegetation condition map</i> .
Habitat hectares	0.063	Habitat hectares is a site-based measure that combines extent and condition of native vegetation. It is calculated by multiplying the extent of native vegetation by the condition score: Habitat hectares = extent x condition score
Strategic biodiversity value score	0.498	The strategic biodiversity value score represents the complementary contribution to Victoria's biodiversity of a location, relative to other locations across the state. This score is the weighted average strategic biodiversity value score of the mapped native vegetation calculated using the <i>Strategic biodiversity value map</i> .
General landscape factor	0.749	The general landscape factor is an adjusted strategic biodiversity value score. It has been adjusted to reduce the influence of landscape scale information on the general habitat score.
General habitat score	0.047	The general habitat score combines site-based and landscape scale information to obtain an overall measure of the biodiversity value of the native vegetation. The general habitat score is calculated as follows: General habitat score = habitat hectares x general landscape factor

* **Offset requirements for partial removal:** If your proposal is to remove parts of the native vegetation in a patch (for example only understorey plants) the condition score must be adjusted. This will require manual editing of the condition score and an update to the calculations that the native vegetation removal tool has provided: habitat hectares, general habitat score and offset amount.

Offset requirements

Offset type	General offset	A general offset is required when the removal of native vegetation does not have a significant impact on any habitat for rare or threatened species. All proposals in the Basic and Intermediate assessment pathways will only require a general offset.
Offset multiplier	1.5	This multiplier is used to address the risk that the predicted outcomes for gain will not be achieved, and therefore will not adequately compensate the biodiversity loss from the removal of native vegetation.
Offset amount (general habitat units)	0.071	The general habitat units are the amount of offset that must be secured if the application is approved. This offset requirement will be a condition to any permit or approval for the removal of native vegetation. General habitat units required = general habitat score x 1.5
Minimum strategic biodiversity value score	0.398	The offset site must have a strategic biodiversity value score of at least 80 per cent of the strategic biodiversity value score of the native vegetation to be removed. This is to ensure offsets are located in areas with a strategic biodiversity value that is comparable to the native vegetation to be removed.
Vicinity	North Central CMA or Hepburn Shire Council	The offset site must be located within the same Catchment Management Authority boundary or municipal district as the native vegetation to be removed.
Large trees	3 large tree (s)	The offset site must protect at least one large tree for every large tree removed. A large tree is a native canopy tree with a Diameter at Breast Height greater than or equal to the large tree benchmark for the local Ecological Vegetation Class. A large tree can be either a large scattered tree or a large patch tree.



Hepburn Planning Scheme Planning Report for a Two (2) Lot Subdivision

Address: CA6, Section 23, TP386361W, 764
Daylesford-Malmsbury Road, Glenlyon
Reference: P-00801

Hepburn Shire Council

iPlanning Services Pty Ltd – November 2020



Prepared for:

764 Glenlyon Pty Ltd

Prepared by:

iPlanning Services Pty Ltd
PO Box 1401
Bakery Hill
Ballarat Vic 3354
T 0408 577 880
E james.ips@iinet.net.au
ABN 45 160 262 000

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Prepared by	James Iles

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1. Introduction

iPlanning Services Pty. Ltd. has been engaged by 764 Glenlyon Pty Ltd to submit a Planning Permit Application on their behalf for a two (2) lot subdivision located at Crown Allotment 6 Section 23, TP386361W, 764 Daylesford-Malmsbury Road, Glenlyon.

2. Permit Trigger/s

A Planning Permit is required for the above proposal under the following provisions of the Planning Scheme:

- | | | |
|--------------------------------------|----------------|---------------------|
| ▪ Township Zone | Clause 32.05-4 | Subdivision of land |
| ▪ Environmental Significance Overlay | Clause 42.01-2 | Subdivision |

3. Subject Site and Site Context

The subject site is located on the west side of Spring Street. The site consists of one Title and it is described as Vol. 12232 Fol. 171 Lot 6 of 23 on Title Plan No. 386361W. The site is regular in shape with a frontage of approximately 61.86 metres to Spring Street, a northern boundary of approximately 130.76 metres, a western boundary of approximately 61.86 metres and a southern boundary of approximately 130.76 metres with a total land area of approximately 8,094m².



The site is currently vacant of any buildings and vegetation. The land slopes from the northeast to the southeast with a fall of approximately 1.5 metres. The site is currently fenced with post and wire fencing.



The surrounding development includes mainly large allotments that are currently being used for farming purposes, but are within a Township Zone. There are smaller parcels of land in the immediate vicinity that contain a dwelling and outbuildings. There is limited vegetation on the adjoining land, however there is vegetation located within the existing road reserves.



The site is located on the outskirts of the Glenlyon which is a small township located in the Shire. The town has its amazing general store which includes a bar and restaurant. This is located approximately 2.0 kilometres to the north of the site on the Daylesford-Malmsbury Road. There is also the local public primary school also located on the Daylesford-Malmsbury Road which is located approximately 1.3 kilometres to the north.

The subject site and the surrounding land to the north, east and west is located within the Township Zone. The land to the south is located within the Farming Zone. The land and the surrounding land is also included within the Environmental Significance Overlay.

Spring Street is an unmade road with existing native vegetation scattered on the road reserve. There are no footpaths or services within the road reserve. Spring Street is controlled and maintained by Hepburn Shire Council.

4. Proposal

The proposal is for a two (2) lot subdivision and the following is a breakdown of the proposal:

- Lots 1 and 2 will have areas of 4,063m² with a frontage of approximately 31.07 metres to Spring Street, a western boundary of approximately 31.07metres, a northern and southern boundary of approximately 130.76 metres.

Access to each lot will be via **Spring Street which will require construction to meet Council's standard**. The services that will be provided to each will comprise power and telecommunications. A potable water supply will be provided by the use of tank water and wastewater will be collected and treated in an approved septic tank. Each lot will be provided with a driveway that comprises a culvert with an endwall located in the open drain.

5. Planning Controls

5.1 Zoning

The subject site is situated within the Township Zone (TZ).



Clause 32.05 of the Planning Scheme refers to the Township Zone and the purpose of the Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for residential development and a range of commercial, industrial and other uses in small towns.
- To encourage development that respects the neighbourhood character of the area.
- To implement neighbourhood character policy and adopted neighbourhood character guidelines.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Response:

The proposed lots will provide a variety of densities and dwelling types in the area, to meet the housing needs for family types. The overall subdivision takes into regard the existing pattern of surrounding residential blocks.

5.2 Subdivision

Under Clause 32.05-5 of the Planning Scheme, a Planning Permit is required to subdivide land included within the Township Zone.

An application to subdivide land.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- Must meet all of the objectives included in the clauses specified in the following table.

- Should meet all of the standards included in the clauses specified in the following table

Class of subdivision	Objectives and standards to be met
60 or more lots	All except Clause 56.03-5.
16 – 59 lots	All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.
3 – 15 lots	All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.
2 lots	Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.

Each lot must be provided with reticulated sewerage, if available. If reticulated sewerage is not available, the application must be accompanied by:

- A land assessment which demonstrates that each lot is capable of treating and retaining all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
- A plan which shows a building envelope and effluent disposal area for each lot.

Response:

A full assessment of the application against Clause 56 is located at Section 7.3 of this report. All the lots will be required to install an onsite wastewater system that is in accordance with the SEPPS (Waters of Victoria) and the Septic Tank Code of Practice. A Land Capability Assessment is provided with the application which indicates that the wastewater be treated to a secondary level by a suitable EPA approved treatment system and the effluent applied to land via sub-surface irrigation.

6. Overlays

6.1 Environmental Significance Overlay

The subject site is included within the Environmental Significance Overlay (ESO1).



Clause 42.01 of the Planning Scheme refers to the Environmental Significance Overlay Schedule 1 and the purpose of the Overlay is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To identify areas where the development of land may be affected by environmental constraints.
- To ensure that development is compatible with identified environmental values.

Schedule 1 of Clause 42.01 of the Planning Scheme refers to the Environmental Significance Overlay Schedule 1 and specifically to the Proclaimed Catchment Protection, the statement of significance states:

Hepburn Shire is situated in the Central Highlands at the source of a number of catchments linked to Port Phillip Bay or the Murray River. Protection of the quality of this water has significant local and regional implications, especially where these catchments provide domestic water supply.

The environmental objective to be achieved includes:

- To protect the quality of domestic water supplies within the Shire and the broader region.
- To maintain and where practicable enhance the quality and quantity of water within watercourses.
- To prevent increased runoff or concentration of surface water leading to erosion or siltation of watercourses.
- To prevent erosion of banks, streambeds adjoining land and siltation of watercourses, drains and other features.
- To prevent pollution and increased turbidity and nutrient levels of water in natural watercourses, water bodies and storages.

Section 3.0 of the schedule outlines the following mandatory requirements:

- All on-site wastewater must be treated and disposed of in accordance with the relevant EPA Code of Practice – On Site Wastewater Management.
- All stormwater must be managed and discharged to the satisfaction of the responsible Authority and generally in accordance with the principles described in Urban Stormwater: Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999).

Under the provisions of Clause 42.01 of the Planning Scheme, a permit is not required to subdivide land if:

- The subdivision is for existing buildings that are connected to reticulated water and reticulated sewerage system.
- The subdivision is a two-lot subdivision and each lot is connected to reticulated water and reticulated sewerage system.

Under the provisions of Clause 42.01 of the Planning Scheme, a permit is not required for buildings and works if:

- Buildings and works for a dwelling connected to a reticulated sewer system.
- Buildings and works associated with an existing dwelling provided the building and works are:
 - Extensions which do not generate additional waste water i.e. any domestic waste water other than stormwater.
 - Connected to a reticulated sewer system.
- Buildings and works if all of the following conditions are met:
 - all waste water (if any) is discharged to a reticulated sewerage system
 - any site cut required is less than one metre in depth
 - any site cut required is less than 300 square metres in area
 - no effluent is discharged less than 100 metres from a waterway
 - no stormwater is discharged less than 100 metres from a waterway unless into an approved drainage system.
- Buildings and works for a sign or fence.
- Constructing a dam under 3ML capacity if they are not on a waterway and is for stock and domestic purposes only.
- Development undertaken by a public authority to regulate the flow of water in a watercourse, regulate flooding or to construct or redirect a watercourse.
- Activities conducted on public land by or on behalf of the Department of Sustainability and Environment under the relevant provisions of the Reference Areas Act 1978, the National Parks Act 1975, the Fisheries Act 1995, the Wildlife Act 1975, the Land Act 1958, the Crown Land (Reserves) Act 1978 or the Forests Act 1958.
- The construction of a building or carrying out of works associated with a utility installation required for the Goldfields Superpipe Project. The building and works must be in accordance with the Project Impact Assessment and Environmental Management Plan approved by the Secretary of the Department of Sustainability and Environment and the native vegetation offset plan approved by the Minister for Environment.

Response:

All the lots will be required to install an onsite wastewater system that is in accordance with the SEPPS (Waters of Victoria) and the Septic Tank Code of Practice. A Land Capability Assessment is provided with the application which indicates that the wastewater be treated to a secondary level by a suitable EPA approved treatment system and the effluent applied to land via sub-surface irrigation.

Any storm or surface water runoff will be discharged to the current legal point of discharge.

7. Particular Provisions

7.1 Public Open Space Contribution and Subdivision

Under the provisions of Clause 53.01, a person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under Section 18 of the *Subdivision Act 1988*.

Response:

No public open space contribution of 5% is required for a two (2) lot subdivision as required under Section 18 of the *Subdivision Act 1988*.

7.2 Native Vegetation

Clause 52.17 of the Planning Scheme refers to Native Vegetation requirements and the purpose of the Clause is:

- To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):
 - Avoid the removal, destruction or lopping of native vegetation.
 - Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
 - Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.
 - To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.

Clause 52.17-1 Permit Requirement states that a permit is required to remove, destroy or lop native vegetation, including dead native vegetation. This does not apply:

- If the table to Clause 52.17-7 specifically states that a permit is not required.
- If a native vegetation precinct plan corresponding to the land is incorporated into this scheme and listed in the schedule to Clause 52.16.

- To the removal, destruction or lopping of native vegetation specified in the schedule to this clause.

Response:

No native vegetation is to be removed as part of the application.

7.3 Residential Subdivision

Clause 56 of the Planning Scheme sets out various objectives and standards which Planning Permit applications for residential subdivision must meet.

Clause	Comment
<p>56.03-5 – Neighbourhood Character objective (Standard C6)</p> <p>To design subdivisions that respond to neighbourhood character.</p>	<p>Complies - Refer to Section 3 of the attached Planning Report for further details.</p> <p>The surrounding residential land comprises a variety of lot sizes, including some smaller lots.</p>
<p>56.04-2 – Lot Area and Building Envelopes objective (Standard C8)</p> <p>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>Complies – The lot areas are approximately 4,063m² and are suitably dimensioned to allow for the construction of a dwelling and for the onsite treatment of wastewater.</p>
<p>56.04-3 – Solar Orientation of Lots objective (Standard C9)</p> <p>To provide good solar orientation of lots and solar access for future dwellings.</p>	<p>Complies – Both lots are of sufficient size to have appropriate solar orientation.</p>
<p>56.04-5 – Common Area objectives (Standard C11)</p> <p>To identify common areas and the purpose for which the area is commonly held.</p>	<p>Not applicable.</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>56.06-8 – Lot Access objective (Standard C21)</p> <p>To provide for safe vehicle access between roads and lots.</p>	<p>Complies – Each lot will have its own access from Spring Street.</p>
<p>56.07-1 – Drinking Water Supply objectives (Standard C22)</p> <p>To reduce the use of drinking water.</p> <p>To provide an adequate, cost-effective supply of drinking water.</p>	<p>Complies – Water supply will be provided by way of water tanks on site.</p>
<p>56.07-2 – Reused and Recycled Water objective (Standard C23)</p> <p>To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</p>	<p>N/A – The use of recycled water is not proposed as part of this development.</p>
<p>56.07-3 – Waste Water Management objective (Standard C24)</p> <p>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.</p>	<p>Complies – Each lot will be installed with an approved septic system that meets EPA requirements.</p>
<p>56.07-4 – Stormwater Management objectives (Standard C25)</p> <p>To minimise damage to properties and inconvenience to residents from stormwater.</p> <p>To ensure that the street operates adequately during major storm events and provides for public safety.</p>	<p>Complies – Site drainage will be consistent with current best practice design principles. Any future dwelling will have installed rainwater tanks in line with current Building Regulations to further reduce stormwater runoff from the sites.</p>

<p>To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.</p> <p>To encourage stormwater management that maximises the retention and reuse of stormwater.</p> <p>To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.</p>	
<p>56.08-1 – Site Management objectives (Standard C26)</p> <p>To protect drainage infrastructure and receiving waters from sedimentation and contamination.</p> <p>To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.</p> <p>To encourage the reuse of materials from the site and recycled materials in the construction of subdivisions where practicable.</p>	<p>Complies – A detailed site management plan will be not available until such time as the civil works are put out to tender and the successful tenderer provides full details of site management and containment plans. Such information will be provided to Council when available prior to the commencement of construction works.</p>
<p>56.09-1 – Shared Trenching objectives (Standard C27)</p> <p>To maximise the opportunities for shared trenching.</p> <p>To minimise constraints on landscaping within street reserves.</p>	<p>Complies – Trenching will be shared where possible.</p>
<p>56.09-2 – Electricity, Telecommunications and Gas objectives (Standard C28)</p> <p>To provide public utilities to each lot in a timely, efficient and cost effective manner.</p> <p>To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.</p>	<p>Complies – The lots will be connected to electricity and telecommunications in accordance with the relevant requirements of the supply/servicing agency.</p>

8. General Provisions

8.1 Decision Guidelines

Under the provisions of Clause 65.02, before deciding on an application to subdivide land, the responsible authority must also consider, as appropriate:

Clause 65.02 – Application to subdivide land	Comments
The suitability of the land for subdivision	The land is suitable for subdivision. Moreover, the subdivision finds support in the Local Planning Policy Frameworks including the Municipal Strategic Statement (MSS), and is consistent with the purpose of the Township Zone.
The existing use and possible future development of the land and nearby land	This is a subdivision that creates larger residential lots in a small township that mainly comprises larger residential lots. The resulting lots will be developed for the proposed single dwellings. Nearby and adjacent land is also zoned township and will remain for residential use and development.
The availability of subdivided land in the locality, and the need for the creation of further lots	This subdivision presents itself as a residential infill and urban consolidation opportunity.
The effect of development on the use or development of other land which has a common means of drainage	The subdivision will not adversely affect the drainage regime that is associated with adjoining land or other land in the vicinity of the subject site.
The subdivision pattern having regard to the physical characteristics of the land including existing vegetation	Having regard to the physical characteristics of the subject land and its surrounding context, it is submitted that the pattern and rhythm of the subdivision is appropriate for the subject land. The subdivision will facilitate development that is in keeping with the existing and preferred neighbourhood character.
The density of the proposed development	The subdivision intends to create two (2) lots and there are a number of existing large township lots in the immediate area that have lots sizes similar in size to the lots proposed for this site.
The area and dimensions of each lot in the subdivision	The proposed subdivision will create two (2) new residential lots all capable of containing a dwelling and wastewater area.
The layout of roads having regard to their function and relationship to existing roads	A new crossovers from Spring Street will be constructed for each lot. A gravel driveway and a culvert with endwalls located in the open drain.
The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots	There is no footpath located in Spring Street. Pedestrian access will be via the existing naturestrip area.
The provision and location of reserves for public open space and other community facilities	Not applicable.
The staging of the subdivision	Not applicable.
The design and siting of buildings having regard to safety and the risk of spread of fire	Any proposed dwelling to be built on these lots will be well segregated, with internal setbacks of at least 5

	metre from all boundaries making a 10 metre separation between proposed dwellings, therefore the risk of the spread of fire is considered minimal.
The provision of off-street parking	Sufficient land is available on each of the proposed lots to accommodate off-street car parking in association with a proposed dwelling.
The provision and location of common property	Not applicable.
The functions of any body corporate	Not applicable.
The availability and provision of utility services, including water, sewerage, drainage, electricity and gas	The proposed subdivision can be serviced by the following utility services, which are all available to it: <ul style="list-style-type: none"> ▪ Drainage; ▪ Electricity; and ▪ Telecommunications.
If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.	An approved onsite wastewater system will be installed on each lot in accordance with EPA requirements. A land capability assessment has been provided with the planning application.
Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas	Not applicable.

9. Policy Context

It is considered the proposal is consistent with the relevant Planning and Local Planning Policies as outlined below:-

9.1 Planning Policy Framework

[Clause 12.01 – Biodiversity](#) – Contains policies relating to the protection of habitat and native vegetation management.

Response:

No native vegetation is to be removed from the site.

[Clause 12.04 – Significant Environments and Landscapes](#) – Contains policies relating to environmentally sensitive areas and landscapes.

Response:

All lots are to be installed with an approved onsite wastewater system that is in accordance with the EPA. Potable water will be stored in rainwater tanks.

[Clause 15.01 – Urban Environment](#) – Contains policies relating to urban design, urban design principles, neighbourhood and subdivision design, density and safety and cultural identity and neighbourhood character.

Clause 15.02 – Sustainable Development – More specifically 15.02-1S Energy and Resource Efficiency aims to encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.

Response:

The proposal will provide an orderly infill development of this established township area, and the proposed lots will not compromise the existing streetscape as lots are large in area, have similar frontages to other lots of similar size and provide sufficient land around a proposed dwelling that will allow for vegetation and outbuildings. The proposal is consistent with orderly and sustainable development within Glenlyon.

Clause 16.01 – Residential Development – Contains policies relating to integrated housing, location of residential development, housing diversity and housing affordability.

Response:

The proposal will add to the range of available housing and will assist an anticipated demand in this area. The site is located within the established township of Glenlyon and the subdivision will help to consolidate the urban area without consuming additional land for residential purposes. The design is appropriate to the existing character of the area. The site is only 10 minutes from Daylesford where there is major shopping, supermarket, schools and other community facilities.

Clause 19.03-2S – Water Supply, Sewerage and Drainage – This policy aims to plan for the provision of water supply, sewerage and drainage services that efficiently and effectively meet State and community needs and protect the environment.

Response:

The services to be provided to each lot include electricity, telecommunications and drainage. Potable water will be supplied in rain tanks and wastewater will be disposed of and treated onsite in an approved septic tank.

9.2 Local Planning Policy Framework

9.2.1 Municipal Strategic Statement

Clause 21.05 - Settlement and Housing – aims:

- To achieve a sustainable urban form for towns by containing most future development within the urban growth boundaries shown on service town Structure Plans.
- To retain and enhance the compact form and heritage and townscape character of town centres.
- To protect and enhance the heritage, landscape and townscape character of towns.

The strategies relevant to this application are:

- Residential growth in rural settlements and villages should occur within designated Township or Low Density Residential Zones.

Response:

There is no designated Structure Plan area for Glenlyon in the Planning Scheme. It is assumed that the urban growth boundary of Glenlyon is the land that is designated by the Township Zone. The proposed subdivision complies with the above strategy as the land is within the Township Zone and the lot sizes and frontages are in keeping with the character of the area.

Clause 21.06 - Infrastructure – aims:

- To encourage appropriate development in serviced areas, support industrial and residential growth and to encourage alternative on-site effluent disposal.

The strategy that is relevant to this application is:

- Encourage infill development in existing or proposed serviced urban areas and provide scope for diverse development options.

Response:

The proposed subdivision is located in the existing township of Glenlyon. There are no reticulated services in the township except for power and telecommunications any development or subdivision will require tank water and septic tanks. Each lot will be required to install a septic system once development occurs and that a water tank will need to be installed for potable water.

Clause 21.09 - Environment and Heritage – aims:

- To encourage water and energy efficiency in all development, including subdivision, construction of buildings and infrastructure.

The strategies relevant to this application are:

- Promoting residential development that acknowledges and enhances the valued character of neighbourhood areas.
- Require use of rainwater tanks and grey water reuse in new development.

Response:

The proposal will provide infill development without compromising the character of Glenlyon. Water tanks will be required for potable water and septic systems will be installed which will allow the treated wastewater to be used for watering of gardens.

9.2.2 Local Planning Policies

Clause 22.01 Catchment and Land Protection – aims:

- To ensure the sustainable use of natural resources including soil and water in water catchment areas.
- To ensure that the use and development of land and water is undertaken with consideration of impacts on long term resource quality and quantity.

- To promote consistency with regional catchment strategies and other regional land and water management plans.

Response:

All lots are to be connected to an onsite wastewater system. The proposed subdivision meets the objectives of the overlay and will not be of any detriment to the water catchment capabilities within the area.

Any storm or surface water runoff will be discharged to the current legal point of discharge. The proposal will not increase stormwater runoff.

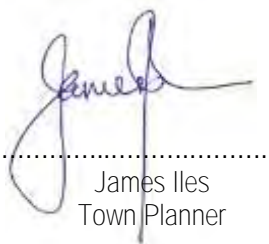
10. Conclusion

In summary, it is respectfully submitted that this proposed subdivision is consistent with the objectives and strategies of both the Planning and Local Planning Policy Framework of the Hepburn Planning Scheme, which seek to encourage urban development which respects the existing character of its rural Townships.

In conclusion, it is considered that the proposed subdivision is appropriate to the site and its surrounds given the following:

- The proposal meets the State and Local planning policy objectives.
- The proposal is consistent with the purpose of the Township Zone.
- The proposal is consistent with the provisions of the Environmental Significance Overlay.
- The proposal responds positively to the decision guidelines of Clause 65.02.
- The resulting lot sizes and configuration are such that they are respectful of and not at odds with the existing residential subdivision pattern of the area.
- This proposed residential subdivision is respectful of the established character of the neighbourhood.
- The proposal is considered to be an appropriate outcome for the site.

For all of the reasons outlined above, which have been expanded upon throughout this report, it is respectfully requested that the Hepburn Shire Council support the application and issue a planning permit to allow for a two (2) lot subdivision at Lot 6 of 23, TP386361W, 764 Daylesford-Malmsbury Road, Glenlyon.



James Iles
Town Planner

Land Capability Assessment Report

Land Capability Assessment Crown Allotment 6, Section 23 Township of Glenlyon, Victoria

Prepared for: 764 Glenlyon Pty Ltd. C/- Camlen Pty Ltd.
Prepared by: Koos Hulst, MSc
Sanae Services
PO Box 1040
Daylesford VIC 3460
Telephone: 03 5348 4852 / 0437 747 619
Email: koos.hulst@sanae-svcs.com.au



DATE: September 2020
REVISION 0



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1. Table of Revisions

PAGE	DESCRIPTION OF REVISION
-	First issue



2. Introduction

THE CONSULTANTS

Sanae Holdings Pty Ltd, trading as Sanae Services, has been engaged to undertake a Land Capability Assessment (LCA) for Crown Allotment 6, Section 23, Township of Glenlyon in support of a proposed 2-lot subdivision. The field investigation and report have been undertaken and prepared by suitably experienced staff. Sanae Services has appropriate professional indemnity insurance for this type of work. The Certificate of Currency of our public liability and professional indemnity insurance policies is included with this report as Appendix F.

SITE OVERVIEW

The site is a rectangular shaped 0.81 ha block of land, to the East lies Spring Street and to the West lie Crown Allotment 5 of Section 22 and Allotment 8 of Section 23, to the North lies Crown Allotment 5 of Section 23, and to the South lies Crown Allotment 7 of Section 23. The land is more or less flat with a gentle slope of 1.6% towards the South.

There are no springs or creeks on the land. Each proposed lot of approximately 4,063 square metres has sufficient land available for sustainable onsite effluent management that maintains the required buffers to protect the surface waters.

REPORT SUMMARY

This report has been prepared to support the owners' application for a proposed 2-lot subdivision and this LCA report may also be utilised for the benefit of the purchasers of the lots, once subdivided.

This document provides information about the site and soil conditions. It also provides a detailed LCA and a recommendation for a conceptual design of a suitable onsite wastewater management system, including recommendations for monitoring and management requirements.

The best option is provided for the land application area (LAA); The wastewater should be treated to secondary level by a suitable EPA-approved treatment system and the effluent applied to land via sub-surface irrigation.



3. Description of the Development

Site Address: Crown Allotment 6, Section 23, Township of Glenlyon (Figure 3 below)

Owner/Developer: 764 Glenlyon Pty Ltd. C/- Camlen Pty Ltd.

Postal Address: Level 20, 41 Exhibition Street, Melbourne, VIC 3000

Contact: Ph: 0448 903 740, Mr Sean Lenaghan

Council Area: Hepburn Shire Council

Zoning: Township (TZ)

Allotment Size: 8,126 square metres (proposed to be subdivided into 2 lots of 4,063 square metres each)

Domestic Water Supply: Onsite roof water collection only

Anticipated Wastewater Load per allotment: (Source: Table 4 of the EPA Code of Practice 891.4 July 2016)

Number of bedrooms / habitable spaces	Wastewater load [l/d]		
	Full water reduction fixtures	Standard water fixtures	BOD load [g/d]
1	300	360	120
2	450	540	180
3	600	720	240
4	750	900	300
5	900	1,080	360
6	1,050	1,260	420
7	1,200	1,440	480
8	1,350	1,620	540

Availability of Sewer: The area is unsewered and highly unlikely to be sewerred within the next 10-20 years, due to low development density in the area and the considerable distance from existing wastewater treatment services.



North-West corner looking South



North-East corner looking West



South-East corner looking West

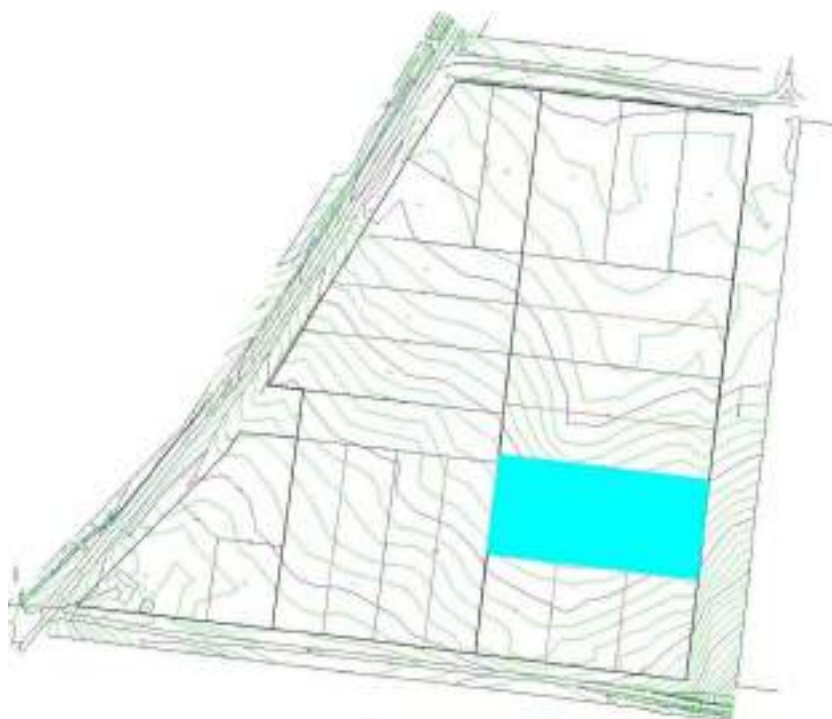
4. Site and Soil Assessment

The field work for the site and soil assessment was conducted on 11 August and 28 September 2020 by Koos Hulst.

Figure 1 below provides a locality plan and indicates the location of the site of the proposed development (marked in blue at the bottom) and its location relative to the township of Glenlyon.



Figure 2 below provides a site plan showing contour lines at 0.2 m intervals, illustrating the minimal slope at the sub division.





4.1. Site Key Features

Table 1 summarises the key features of the site in relation to effluent management proposed for the site.

NOTE:

- The site is located in a potable water supply catchment area;
- The site experiences negligible stormwater run-on from Daylesford-Malmsbury Road to the West;
- There is no evidence of a shallow watertable or other significant constraints, and
- The risk of effluent transport offsite is low.

Table 1: Site Assessment

Feature	Description	Level of Constraint	Mitigation Measures
Buffer Distances	All relevant buffer distances in Table 5 of the Code (891.4 July 2016) are achievable from the proposed effluent management area.	Nil	NN*
Climate	Average annual rainfall 877 mm (Daylesford Climate Station No. 088020), max. average 105.2 mm in June, min. average 44.9 mm in March. Average annual pan evaporation is 1210.1 mm (Creswick Climate Station No. 088019).	Minor	NN
Drainage	No visible signs of surface dampness, spring activity or hydrophilic vegetation in the proposed effluent management area or surrounds.	Nil	NN
Erosion & Landslip	No evidence of sheet or rill erosion; the erosion hazard is low. No evidence of landslip and landslip potential is low.	Nil	NN
Exposure & Aspect	Cleared, with high sun and wind exposure.	Nil	NN
Flooding	The proposed effluent management area is located above the 1:100 year flood level.	Nil	NN
Groundwater	No signs of shallow groundwater tables to 1.0 m depth. No known groundwater bores within 250 m of the proposed effluent management area. According to the Visualizing Victoria's Groundwater web site, there is a bore more or less in the centre of the subdivision however, no trace of any bore was found at the given location.	Nil	NN
Imported Fill	No imported fill material was observed anywhere on the site.	Nil	NN
Land Available for LAA	Considering all the constraints and buffers, this lot has ample suitable land for land application of treated effluent.	Nil	NN
Landform	Upper plateau with negligible slope	Nil	NN
Rock Outcrops	No evidence of surface rocks or outcrops.	Nil	NN
Run-on & Runoff	Negligible stormwater run-on and minor run-off hazard.	Minor	NN
Slope	The proposed effluent management area is quite flat with gradients less than 2 percent, generally to the South.	Nil	NN

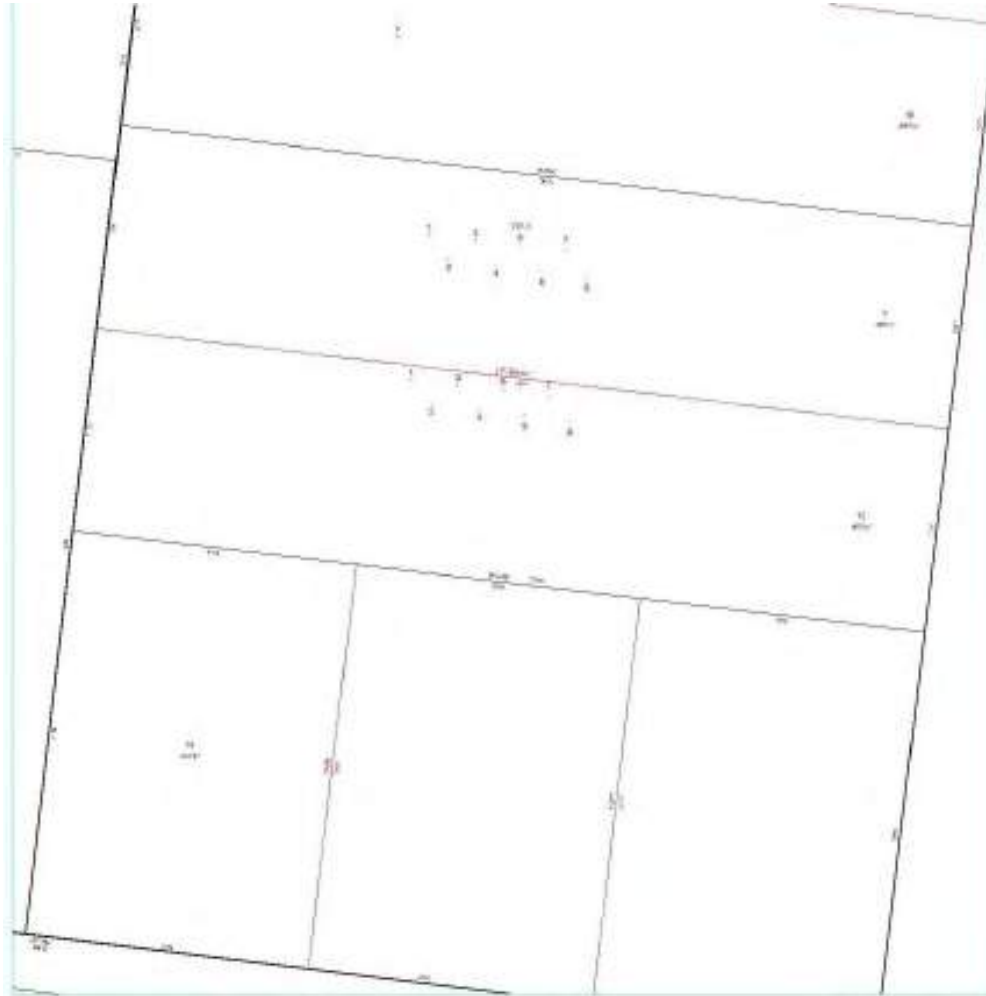
NN* = Not needed

Based on the most constraining site feature (landform), the overall land capability of the site to sustainably manage all effluent onsite is very satisfactory. The proposed effluent management area is located above the 1:100 flood level and by using secondary treatment and pressure-compensating sub-surface irrigation, there will be ample protection of surface waters and groundwater.

[illegible]

4.3. Soil Survey and Analysis

On 28 September 2020, soil surveys were carried out at the site to determine suitability for application of treated effluent. The soil investigation was conducted at two locations (TP-1, and TP-2), as shown in Figure 4 below.



Sixteen holes were dug using a hand auger and test pits were dug to a target depth of 1.0 m. This was sufficient to adequately characterise the soils as only minor variation would be expected throughout the area of interest.

Three soil types were encountered in these investigations. A full profile description is provided in Appendix A1, and A2. Samples of the soil layer were collected for subsequent laboratory analysis of pH, electrical conductivity and Emerson Aggregate Class. Table 2 describes the soil constraints in detail for each of the soils encountered.

TP1, and TP2 soil profile - Estimated slope 1.6%

Very gently sloping plain, pasture

A1 0 – 25 cm Very dark brown 7.5YR 3/3 dry colour, silty clay loam, very strong fine polyhedral structure, very friable when moist, dense fine root mass, clear transition to:

B1 25 – 35 cm Reddish brown 5YR 4/4 dry colour, silty clay, strong fine angular blocky structure, firm when moist, plastic when wet, gradual transition to:

BC 35 – 90+ Dark brown 5YR3/3 dry colour, silty clay, moderate medium blocky structure, plastic when wet, common small fragments of volcanic rock.

Notes:

The bright brown to almost reddish brown colours of the soil profile indicate excellent natural drainage.

The reddish brown colours are due to iron oxides, especially Fe_2O_3 or hematite, coating the soil particles. These will bind strongly with phosphates of the effluent.

The strong development of soil; structure indicates excellent access to roots to penetrate the entire soil mass to obtain water and nutrients.

It appears the this soil has formed on volcanic ejecta, probably volcanic ash, or, alternatively basalt lavas, originating from the nearby Sugar Loaf or Spring Hill volcano, similar to soils in other parts of the subdivision, but here the soils tend to be somewhat more clayey throughout.



Soil profile captured on 11 August 2020 from TP1, topsoil is at the left of the photo



Close-up of subsoil from TP1



Soil profile captured on 11 August 2020 from TP2, topsoil is at the left of the photo



TP-2 terminated at 73 cm on some rocky fragments



Lot 11 on 28 September 2020



Lot 12 on 28 September 2020

Field work being conducted on Crown Allotment 6, Section 23

4.4. Geology And Geomorphology

The site is located at the slightly down-sloping edge of an ancient plateau on Tertiary basalt flows.

Rock weathering and soil formation began immediately after the last ash and basalt flows were deposited. It appears that much of the weathering and soil formation took place under a wet and warm climate, leading to thorough destruction of the basalt in the weathering zone and the formation of largely kaolinitic clay minerals, highly enriched with the iron oxides released by the weathering dark minerals in the basalt.

Thus, the soil has assumed the dominant brick red colour associated with ferric oxide (Fe_2O_3).

The upper part of the soil profile has also suffered a degree of loss of clay so its texture is lighter than the deeper portions. In terms of texture they are gradational profiles, going from lighter to heavier with depth.

These old basalt-derived soils are of high agricultural and horticultural value due to their having such stable, fine structure and excellent internal drainage.

The measurement of Ksat in a series of test holes demonstrates the high soil hydraulic conductivity.

However, these basalt soils are known for being very phosphate “hungry” and under cultivation, at least in the early years, require high phosphate fertiliser applications. The iron oxides have a strong affinity for phosphate. They have a very high phosphate binding ability.

Table 2 below provides an assessment of the physical and chemical characteristics of the soil.

Table 2: Soil Assessment – TP1, and TP2 on Crown Allotment 6, Section 23, Township of Glenlyon, soil samples were taken on 11 August 2020

Feature	Assessment	Level of Constraint	Mitigation Measures
Cation Exchange Capacity (CEC)	The calcium/magnesium ratios that were found vary between 3.00 and 4.63 and just outside the generally recommended bracket for optimal plant growth (2-4). The topsoil in the proposed effluent management area (only) could be improved by the application of lime and dolomite.	Minor	Soil amelioration recommended for LAA; Lime 0.79 kg/m ² , Dolomite 0.49 kg/m ² , Gypsum not required
Electrical Conductivity	EC (1:5 soil:water suspension) in the limiting soil layer was measured at values of 0.21 and 0.13 deciSiemens (dS) per metre (subsoil), which is very low.	Nil	NN
Emerson Aggregate Class	Topsoil: EA Class 0 (no dispersion).	Nil	NN
	Subsoil: EA Class 0 (no dispersion).	Nil	NN
pH	Subsoil at 6.4 and 6.0 for respective samples which is mildly acidic. Soil conditions do not appear to be affecting plant growth.	Nil	NN
Rock Fragments	Some found in sample from TP-2.	Nil	NN
Sodicity (ESP)	Exchangeable Sodium concentrations are minor with a tested ESP values between 0.79 and 0.74, well below the critical value of 5%.	Minor	NN



Sodium Absorption Ratio (SAR)	Exchangeable Sodium concentrations are significantly lower than the exchangeable Magnesium and Calcium concentrations in the tested sample	Nil	NN
Soil Depth	Topsoil: <250 mm	Nil	Shallow subsurface irrigation in topsoil recommended
	Subsoil: >250 mm. Total soil depth greater than 1.0 m and no hardpans occur.	Nil	NN
Soil Permeability & Design Loading Rates	Topsoil: Silty loam: 10.5 cm/day saturated conductivity (K_{sat}) (AS/NZS1547:2012); 4.0 mm/day Design Loading Rate (DLR) for irrigation system (EPA Code 891.4* July 2016).	Nil	NN
	Subsoil: Strong fine angular blocky structured silty clay loam tending to silty clay at depth (AS/NZS1547:2012); 3.5 mm/day DLR for irrigation system (EPA Code 891.4* July 2016).	Nil	Shallow subsurface irrigation in topsoil recommended
Soil Texture & Structure	Topsoil (<250 mm): Very strong fine polyhedral structure, very friable when moist (Category 4)	Nil	NN
	Subsoil (>250 mm): Strong fine angular blocky structure, friable when moist and more plastic when wet at depth (Category 5) in accordance with AS/NZS/NZS 1547:2012	Nil	Shallow subsurface irrigation in topsoil recommended
Watertable Depth	Groundwater not encountered, pit terminated at 0.90 and 0.73 m respectively.	Nil	Shallow subsurface irrigation recommended

NN: not needed

OVERALL LAND CAPABILITY RATING

Based on the results of the site and soil assessment tabled above and provided in the Appendices, the overall land capability of the proposed effluent management area for each proposed lot is very satisfactory.

5 Wastewater Management System

The following sections provide an overview of a suitable onsite wastewater management system, with sizing and design considerations and justification for its selection. Detailed design for the system should be undertaken at the time of the building application and submitted to Council.

TREATMENT SYSTEM

The secondary effluent quality required is:

- BOD < 20 mg/L;
- SS < 30 mg/L;

EFFLUENT MANAGEMENT SYSTEM

A range of possible land application systems have been considered, such as absorption trenches, evapotranspiration/absorption (ETA) beds, subsurface irrigation and mounds. The preferred system is pressure compensated subsurface irrigation. Subsurface irrigation will provide even and widespread dispersal of the treated effluent within the root-zone of plants. This system will provide beneficial reuse of effluent, which is desirable given that the site is not serviced by town water. It will also ensure that the risk of effluent being transported off-site will be negligible.

Description of the Irrigation System

A detailed irrigation system design is beyond the scope of this report, however a general description of subsurface irrigation is provided here for the information of the client and Council.

Subsurface irrigation comprises a network of drip-irrigation lines that is specially designed for use with wastewater. The pipe contains pressure compensating emitters (drippers) that employ a biocide to prevent build-up of slimes and inhibit root penetration. The lateral pipes are usually 0.6 to 1.0 m apart, installed parallel along the contour. Installation depth is 100-150 mm in accordance with AS/NZS 1547:2012. It is critical that the irrigation pump be sized properly to ensure adequate pressure and delivery rate to the irrigation network.

A filter is installed in the main line to remove fine particulates that could block the emitters. This must be cleaned regularly (typically monthly) following manufacturer's instructions. Vacuum breakers should be installed at the high point/s in the system to prevent air and soil being sucked back into the drippers when the pump shuts off. Flushing valves are an important component and allow periodic flushing of the lines, which should be done at six monthly intervals. Flush water can be either returned to the treatment system, or should be released to a small dedicated gravel-based trench.

All trenching used to install the pipes must be backfilled properly to prevent preferential subsurface flows along trench lines. Irrigation areas must not be subject to high foot traffic and vehicles and livestock must not have access to the area otherwise compaction around emitters can lead to premature system failure.

Sizing the Irrigation System

To determine the necessary size of the irrigation area water balance modelling has been undertaken using the method and water balance tool in the Victorian Land Capability Assessment Framework (2013) and the EPA Code 891.4 (2016). Based on the results shown in Appendix D: Water and Nitrogen Balance Calculations, a four-bedroom house with a daily effluent flow of 750 litres per day, we require an irrigation area of 375 m². The calculations are summarised below, with full details provided in Appendix D.

The water balance can be expressed by the following equation:

$$\text{Precipitation} + \text{Effluent Applied} = \text{Evapotranspiration} + \text{Percolation}$$

Data used in the water balance includes:

- Mean monthly rainfall (Daylesford);
- Mean monthly pan evaporation (Creswick);
- Average daily effluent load – 750 L (from Table 4 of the Code);
- Design irrigation rate (DIR) – 3.5 mm/day for silty clay loam (from Table 3 of the Code);
- Crop factor – 0.4 to 0.7 (pasture); and
- Retained rainfall – 75% (gently sloping site of approximately 1.6% gradient).

The nominated area method is used to calculate the area required to balance all inputs and outputs to the water balance. As a result of these calculations a land application area is required as per the last column in table 3 below. Since there is no reticulated water supply in Glenlyon, we have assumed that all dwellings will be fitted with full water reduction fixtures.

Table 3: Minimum required area for the LAA based on the number of bedrooms in the dwelling

Number of bedrooms	Wastewater load [l/d]		BOD load [g/d]	Required area for LAA [m ²]
	Full water reduction fixtures	Standard water fixtures		
1	300	360	120	150
2	450	540	180	225
3	600	720	240	300
4	750	900	300	375
5	900	1,080	360	450
6	1,050	1,260	420	525
7	1,200	1,440	480	600
8	1,350	1,620	540	675

Siting and Configuration of the Irrigation System

The site has a minor downward slope of 1.6% to the South and a very slight downward slope to the West. Therefore each LAA shall adhere to the setback distances as provided in Table 5 of the EPA code (July 2016).

This means that the setback distance to the Southern and Eastern boundary of the block of land shall be a minimum of 3 metres, while the setback distance to the Northern and Eastern boundary shall be a minimum of 1.5 metres. The above setbacks are based on effluent treated to secondary level.

The final placement and configuration of the irrigation system will be determined by the individual client and/or system installer, provided it remains within the above setbacks.

Whilst each block has ample area available for application of the effluent, it is equally important that appropriate buffer distances to the waterways be maintained. It is important to note that buffers are measured as the overland flow path for run-off water from the effluent irrigation area. Figure 2 on page 6 above shows the contours and flow path directions on the property.



It is recommended that the owner consult an irrigation expert familiar with effluent irrigation equipment to design the system, and an appropriately registered plumbing/drainage practitioner to install the system. The irrigation plan must ensure even application of effluent throughout the entire irrigation area.

Buffer Distances

Setback buffer distances from effluent land application areas and treatment systems are required to help prevent human contact, maintain public amenity and protect sensitive environments. The relevant buffer distances for this site, taken from Table 5 of the Code (July 2016) are:

- 20 metres from groundwater bores in loamy soils;
- 100 metres from waterways (potable water supply); and
- 3 metres if area up-gradient and 1.5 metres if area down-gradient of property boundaries, swimming pools and buildings (values for secondary treated effluent).

Installation of the Irrigation System

Installation of the irrigation system must be carried out by a suitably qualified, licensed plumber or drainer, experienced with effluent irrigation systems.

To ensure even distribution of effluent, it is essential that the pump capacity is adequate for the size and configuration of the irrigation system, taking into account head and friction losses due to changes in elevation, pipes, valves, fittings etc. An additional, optional measure to achieve even coverage is to divide the irrigation area into two or more separate sub-zones, dosed alternately using an automatic indexing or sequencing valve.

The irrigation area and surrounding area must be vegetated or revegetated immediately following installation of the system, preferably with turf. The area should be fenced or otherwise isolated (such as by landscaping), to prevent vehicle and stock access; and signs should be erected to inform householders and visitors of the extent of the effluent irrigation area and to limit their access and impact on the area.

Stormwater run-on is not expected to be a concern for the irrigation areas in this subdivision due to the landform of the site and its relatively gentle slopes. However, upslope diversion berms or drains may be constructed if this is deemed to be necessary during installation of the system, or in the future. Stormwater from roofs and other impervious surfaces must not be disposed of into the wastewater treatment system or onto the effluent management system.



6 Monitoring, Operation and Maintenance

Maintenance is to be carried out in accordance with the EPA Certificate of Approval of the secondary treatment system and Council's permit conditions. The treatment system will only function adequately if appropriately and regularly maintained.

To ensure the treatment system functions adequately, residents must:

- Have a suitably qualified maintenance contractor service the secondary treatment system at the frequency required by Council under the permit to use;
- Use household cleaning products that are suitable for septic tanks, avoiding biocides;
- Keep as much fat and oil out of the system as possible; and
- Conserve water (AAA rated fixtures and appliances are recommended).

To ensure the land application system functions adequately, residents must:

- Regularly harvest (mow) vegetation within the LAA and remove this to maximise uptake of water and nutrients;
- Monitor and maintain the subsurface irrigation system following the manufacturer's recommendations, including flushing the irrigation lines;
- Regularly clean in-line filters;
- Not erect any structures and paths over the LAA;
- Avoid vehicle and livestock access to the LAA, to prevent compaction and damage; and
- Ensure that the LAA is kept level by filling any depressions with good quality topsoil (not clay).



7 Conclusions

As a result of our investigations we conclude that the overall land capability of the property to sustainably manage wastewater onsite is very satisfactory and supports the applicant's proposed 2-lot subdivision, with appropriate mitigation measures, as outlined.

Specifically, we recommend the following:

- Secondary treatment of wastewater by an EPA approved AWTS;
- Land application of treated effluent to a (minimum) subsurface irrigation area, sized as per table 3 above. Each LAA may be subdivided into evenly sized zones using an indexing or sequencing valve;
- Provision of details by the designer / installer of the irrigation system, including the filter, manifold, irrigation line location and diameter, number and length of dripper lines, number and location of vacuum breaker(s), and location of flush valve(s);
- Installation of water saving fixtures and appliances in the new residence to reduce the effluent load;
- Use of low phosphorus and low sodium (liquid) detergents to improve effluent quality and maintain soil properties for growing plants; and
- Operation and management of the treatment and disposal system in accordance with manufacturer's recommendations, the EPA Certificate of Approval, the EPA Code of Practice (July 2016) and the recommendations made in this report.




8 References

- Environment Protection Authority (2003). *Guidelines for Environmental Management: Use of Reclaimed Water* Publication 464.2.
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- Geary, P. and Gardner, E. (1996). On-site Disposal of Effluent. In Proceedings from the one day conference *Innovative Approaches to the Management of Waste and Water*, Lismore 1996.
- Isbell, R.F. (1996). *The Australian Soil Classification*. CSIRO Publishing, Melbourne.
- Municipal Association of Victoria, Department of Environment and Sustainability and EPA Victoria (2014) *Victorian Land Capability Assessment Framework*.
- Standards Australia / Standards New Zealand (2012). AS/NZS 1547:2012 *On-site domestic-wastewater management*.
- USEPA (2002). *Onsite Wastewater Treatment Systems Manual*. United States Environmental Protection Agency.

Appendix A1: Soil Bore Log TP1 – 11 August 2020

[illegible]

Appendix A2: Soil Bore Log TP2 – 11 August 2020

Soil Bore Log					Sanae Services					
Client:	764 Glenlyon Pty Ltd. C/- Camlen Pty Ltd.				Test Pit No:	TP2				
Site:	Crown Alotment 6, Section 23				Excavated / logged by:	Koos Hulst				
Date:	11 August 2020				Excavation type:	Auger (90 mm diameter)				
Notes:										
PROFILE DESCRIPTION										
Depth [m]	Graphic Log	Sampling depth / name	Horizon	Texture	Structure	Colour	Mottles	Coarse fragments	Moisture condition	Comments
0.1		Top soil A1		Very friable when moist	Very strong fine polyhedral structure	Very dark brown 7.5YR 3/3 dry colour	None	-	Dry	Silty clay loam, dense fine roots
0.2										
0.3										
0.4		Sub soil B1		Firm when moist	Strong fine angular blocky structure	Reddish brown 5YR 4/4 dry colour	None	-	Dry	Silty clay
0.5		BC		Plastic when wet	Moderate medium blocky structure	Dark brown 5YR3/3 dry colour	None	-	Dry	Silty clay
0.6										
0.7										
Test pit terminated at 73 cm on rocky material										
0.8										
0.9										
1.0										
1.1										
1.2										
1.3										
1.4										
1.5										

Notes:

The bright brown to almost reddish brown colours of the soil profile indicate excellent natural drainage.

The reddish brown colours are due to iron oxides, especially Fe_2O_3 or hematite, coating the soil particles. These will bind strongly with phosphates of the effluent.

The strong development of soil; structure indicates excellent access to roots to penetrate the entire soil mass to obtain water and nutrients.

It appears the this soil has formed on volcanic ejecta, probably volcanic ash, or, alternatively basalt lavas, originating from the nearby Sugar Loaf or Spring Hill volcano, similar to soils in the northern part, but here the soils tend to be somewhat more clayey throughout.

Appendix B1: Soil Analysis from TP-1

A sample of the soil from each proposed lot was taken from a depth that represents the layer of soil which is considered to be the more limiting zone from a hydraulic conductivity perspective, being heavier in texture than the soil layers above. The results of the three analyses are shown below for each.

The soil on the site is the ultimate result of several millions of years of breakdown and weathering of the basaltic parent rock under a high rainfall regime. The most resistant and stable mineral components are left to make up the soil that is there today. Basalt rock is high in iron and when the iron is released from the minerals by weathering it immediately is oxidised and coats the soil particles as they form.

It is a soil with a high permeability where most of the rainfall percolates downwards and very little surface runoff can occur. This high permeability protects the area from erosion by minimising surface runoff.

Note that the average pH in water is 6.2, hence the soil is mildly acidic. The entire soil profile will be acidic as is typical for these very old and thoroughly leached soils that have developed on Tertiary or early Quaternary basalts.

Total soluble salts are at a very low level, as is also evident from the very low Electrical Conductivity (EC).

Exchangeable calcium, magnesium, potassium and sodium levels are low due to loss through leaching and they have been replaced by exchangeable hydrogen, which now controls the pH and renders it "mildly acid" at 6.2. The calcium/magnesium ratio is favourable for maintaining good, stable soil structure, as is the low Exchangeable Sodium Percentage (ESP).

At the low pH these soils will have a very high Phosphate Retention Index (PRI), meaning that phosphate contributed from the wastewater will almost totally be retained in the soil. Moreover, the soil contains a high level of iron oxide/iron hydroxide coating the soil clay and silt particles, rendering the dominant colour of the soil a rusty red brown, sometimes brick red, which act by binding phosphate. The iron compounds also create soil structure stability by acting as cementing bridges keeping the clay and silt particles together as larger soil domains, thus maintaining a high permeability.

The recommendations for soil improvement are intended for agricultural uses of the soil only. Lime and dolomite are needed to improve plant growth. If it is the intention of maximising pasture growth over the application area, then some lime and dolomite additions can be beneficial. Note that 1 ton/hectare equates to 0.1 kg/m².



FILE NO : 2008154053

DATE ISSUED 28/08/2020

SANAE HOLDINGS P/L T/A SANAE SERVICES
ATT: KODS HULST
PO BOX 1040
DAYLESPFORD, VIC 3640
kods.hulst@sanae-svcs.com.au

CLIENT ID : SAN047
PHONE : 03 5348 4852

SAMPLE ID : T64 DAYLESPFORD-MALMSBURY ROAD, GLENLYON - LOT 11 (D)
DEPTH OF SAMPLE (cm): 0 to 30
LAND USE : PASTURE

REFERENCE :
PHONE :
DATE RECEIVED : 24/08/2020
ANALYSIS REQUIRED : N P K

ITEMS	RESULTS			DESIRABLE LEVEL
DISPERSION INDEX	DI		9	
pH(1:5 Water)			6.4	5.5-7.5
pH(1:5 0.01M CaCl ₂)			5.77	
Electrical Conductivity	EC	µS/cm	12.8	< 300
TOTAL SOLUBLE SALT	TSS	ppm	42.24	< 300
AVAILABLE CALCIUM	Ca	ppm	1778	3000
AVAILABLE MAGNESIUM	Mg	ppm	230.4	407
AVAILABLE SODIUM	Na	ppm	42.09	< 275
AVAILABLE HYDROGEN	H	ppm	128	40
AVAILABLE NITROGEN	N	ppm	1.15	20
AVAILABLE PHOSPHORUS	P	ppm	0.31	30
AVAILABLE POTASSIUM	K	ppm	197.73	250
AVAILABLE SULPHUR	S	ppm	2.92	10 - 20
TOTAL ORGANIC MATTER	OM	%	3.24	> 10
EXCHANGEABLE CALCIUM	Ca	meq/100 of soil	8.04	14.70
EXCHANGEABLE MAGNESIUM	Mg	meq/100 of soil	1.01	3.20
EXCHANGEABLE SODIUM	Na	meq/100 of soil	0.19	< 1.13
EXCHANGEABLE POTASSIUM	K	meq/100 of soil	0.8	1.13
EXCHANGEABLE HYDROGEN	H	meq/100 of soil	12.8	< 3.50
ADJ. EXCHANG. HYDROGEN	H	meq/100 of soil	11.10	
CATION EXCHANGE CAPACITY	CEC	meq/100 of soil	24.23	
ADJUSTED CEC	ACEC	meq/100 of soil	22.01	
EXCH. SODIUM PERCENTAGE	ESP		0.74	< 5
CALCIUM / MAGNESIUM RATIO	Ca/Mg		4.83	2 - 4

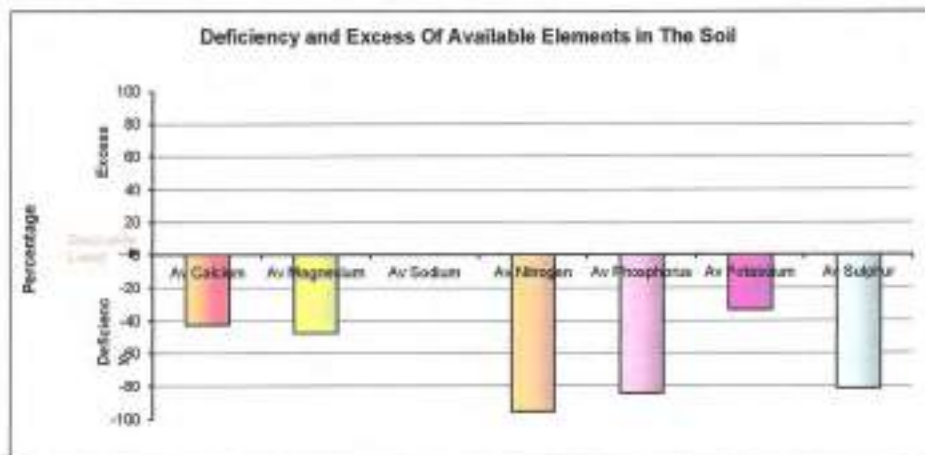
SWEP Analytical Laboratories
45 - 47 / 174 Bridge Road
Keysborough VIC 3173 Australia

Website: www.swep.com.au
E-mail: services@swep.com.au
Postal Address: P.O.Box 583 Noble Park VIC 3174

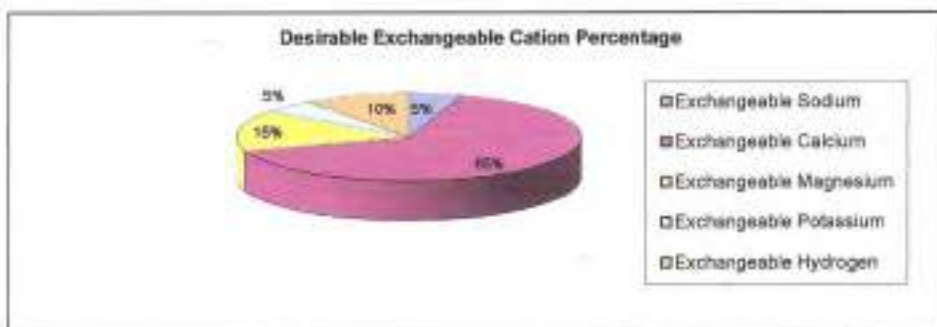
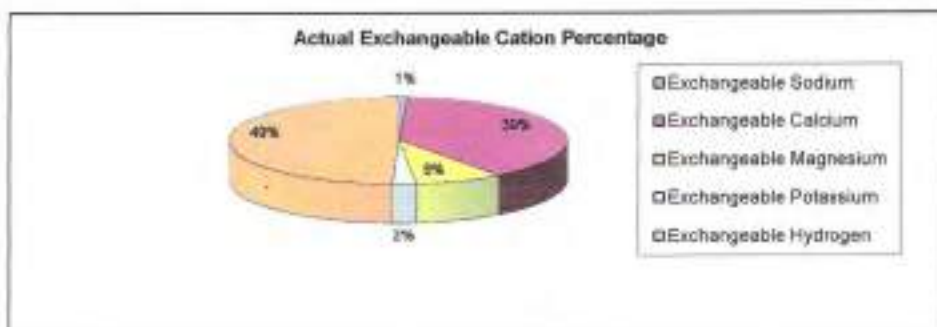
FILE NO: 2008154053

LAND USE PASTURE

PAGE NO: 2



This graph is limited to a maximum of 100% excess of Available Elements.



FILE NO :	2008154053	LAND USE PASTURE	PAGE NO : 3
ITEMS:		PERCENTAGE OF ADJUSTED CEC	
EXCHANGEABLE CALCIUM	Ca	39.1	
EXCHANGEABLE MAGNESIUM	Mg	8.4	
EXCHANGEABLE SODIUM	Na	0.8	
EXCHANGEABLE POTASSIUM	K	2.2	
EXCHANGEABLE HYDROGEN	H	85.4	

RECOMMENDATION

3515 kg of Calcium is needed to raise the Available Calcium to 66% and/or Exchangeable Calcium to 65%
 538 kg of Magnesium is needed to raise the Available Magnesium and Exchangeable Magnesium to 15%

GYPSUM REQUIREMENT	0 t/ha					
LIME REQUIREMENT	5.73 t/ha					
DOLOMITE REQUIREMENT	4.03 t/ha					
MAGNESIUM SULPHATE	0 kg/ha	or	MAGNESIUM OXIDE	0 kg/ha		
TOTAL FERTILIZER REQUIREMENT (kg/ha):		N	P	K	S	Ca
		25	30	80	25	135

NOTES:

- Lime Requirement is to increase the Calcium and decrease the hydrogen in the soil
- Lime Requirement is based on Lime containing 40% Calcium.
- We advise that Lime should be applied first in Autumn then followed by Fertiliser in Spring.
- Dolomite Requirement is to increase the Magnesium and Calcium and decrease the Hydrogen in the soil.
- Dolomite Requirement based on Dolomite containing 11% Magnesium and 25% Calcium.
- We advise that Dolomite should be applied first in Autumn then followed by Fertiliser in Spring.
- FOR DRYLAND AND IRRIGATED SOILS:
 Lime - maximum application 2.5 t/ha per year for DRYLAND soils or 5 t/ha per year for IRRIGATED soils.
 Dolomite - maximum application 2.5 t/ha per year for DRYLAND soils or 5 t/ha per year for IRR:

FILE NO : 3008154053

LAND USE PASTURE

PAGE NO : 4

ANALYTICAL METHODS

Items	Methods
pH (1:5 Water)	4A1
pH (1:5 CaCl ₂)	4B1
Electrical conductivity (1:5 Water)	3A1
Total Soluble Salts	Calculation from Electrical conductivity
Exchangeable Calcium	15D3 or 15C1
Exchangeable Magnesium	15D3 or 15C1
Exchangeable Sodium	15D3 or 15C1
Exchangeable Potassium	15D3 or 15C1
Exchangeable Hydrogen	Barium Chloride-Triethanolamine method*
Available Nitrogen	Copper-cadmium reductor column at a pH of 8.0
Available Phosphorus	Olsen extractable, 9C2a
Available Sulphur	KCl 40, 10D1
Total Organic Matter	modified Walkley & Black, 8A1

NB. For available iron and Manganese, SWEP uses the method developed by E.H. Mikhail (1980) due to the tendency for the standard EDTA method to produce erroneously high results.

For numbered test methods:


Rayment, G.E. & Lyons, D.J. (2011). *Soil Chemical Methods - Australasia*. CSIRO Publishing, 150 Oxford Street, Collingwood Vic 3066, Australia.

*Peech, M., Cowan, R.L. & Baker, J.H. (1962). *Soil Science Society American Procedures*, A critical study of the Barium chloride-Triethanolamine and ammonium acetate methods for determining exchangeable Hydrogen of soils.

SWEP Analytical Laboratories
45 - 47 / 174 Bridge Road
Keyborough VIC 3173 Australia

Website: www.swep.com.au
E-mail: services@swep.com.au
Postal Address: P.O.Box 583 Noble Park VIC 3174

Appendix B2: Soil Analysis from TP-2



SWEP
PTY. LTD.
ANALYTICAL LABORATORIES

1300 30 000 000
Tel: (03) 9701 9007
Fax: (03) 9701 6712

REPORT ON SAMPLE OF SOIL

FILE NO : 2008154054

DATE ISSUED 28/08/2020

SANAE HOLDINGS P/L T/A SANAE SERVICES
 ATT: KOOS HULST
 PO BOX 1040
 DAYLESPORD, VIC 3640
 koos.hulst@sanae-svcs.com.au

CLIENT ID : SAND47
PHONE : 03 5348 4852

SAMPLE ID : 704 DAYLESPORD-MALMSBURY ROAD, GLENLYON - LOT 12 (D/
DEPTH OF SAMPLE (cm): 0 to 30
LAND USE : PASTURE

REFERENCE :
PHONE :
DATE RECEIVED : 24/08/2020
ANALYSIS REQUIRED : N P K

ITEMS	RESULTS	DESIRABLE LEVEL
DISPERSION INDEX	DI	8
pH(1:5 Water)	8	5.5-7.5
pH(1:5 0.01M CaCl2)	8.39	
Electrical Conductivity	EC $\mu\text{S/cm}$	20.8
TOTAL SOLUBLE SALT	TSS ppm	47.98
AVAILABLE CALCIUM	Ca ppm	1044
AVAILABLE MAGNESIUM	Mg ppm	108.8
AVAILABLE SODIUM	Na ppm	49.09
AVAILABLE HYDROGEN	H ppm	109
AVAILABLE NITROGEN	N ppm	8.391
AVAILABLE PHOSPHORUS	P ppm	5.83
AVAILABLE POTASSIUM	K ppm	77.22
AVAILABLE SULPHUR	S ppm	7.81
TOTAL ORGANIC MATTER	OM %	3.88
EXCHANGEABLE CALCIUM	Ca meq/100 of soil	8.17
EXCHANGEABLE MAGNESIUM	Mg meq/100 of soil	1.72
EXCHANGEABLE SODIUM	Na meq/100 of soil	6.20
EXCHANGEABLE POTASSIUM	K meq/100 of soil	6.2
EXCHANGEABLE HYDROGEN	H meq/100 of soil	15.9
ADJ. EXCHANG. HYDROGEN	H meq/100 of soil	13.91
CATION EXCHANGE CAPACITY	CEC meq/100 of soil	25.27
ADJUSTED CEC	ACEC meq/100 of soil	21.28
EXCH. SODIUM PERCENTAGE	ESP	1.2
CALCIUM / MAGNESIUM RATIO	Ca/Mg	3

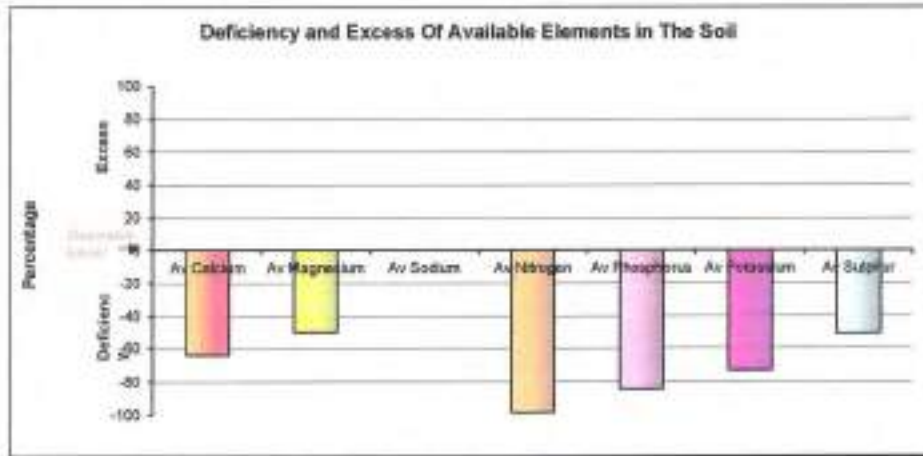
SWEP Analytical Laboratories
 45 - 47 / 174 Bridge Road
 Keysborough VIC 3173 Australia

Website: www.sweep.com.au
 E-mail: services@sweep.com.au
 Postal Address: P.O.Box 582 Noble Park VIC 3174

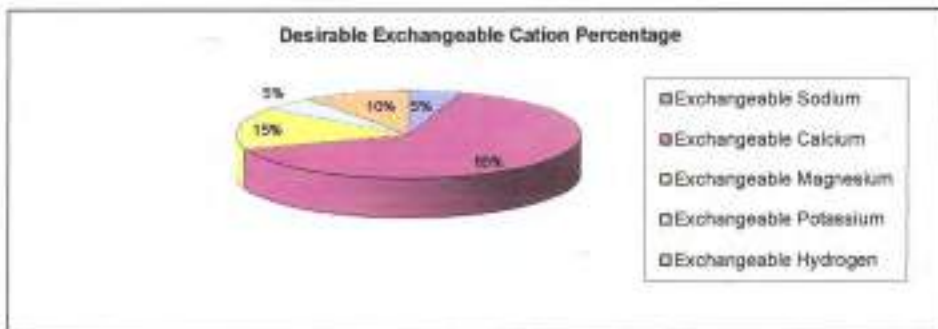
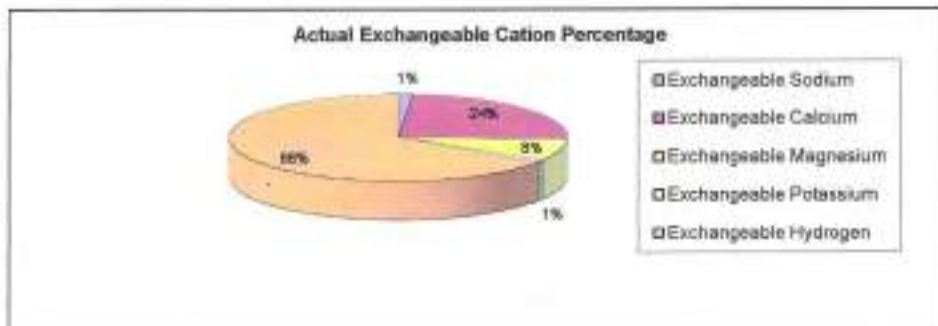
FILE NO : 2008154054

LAND USE PASTURE

PAGE NO : 2



This graph is limited to a maximum of 100% excess of Available Elements



FILE NO : 3008154054

LAND USE PASTURE

PAGE NO : 3

ITEMS	PERCENTAGE OF ADJUSTED CEC	
EXCHANGEABLE CALCIUM	Ca	24.3
EXCHANGEABLE MAGNESIUM	Mg	8.1
EXCHANGEABLE SODIUM	Na	1.3
EXCHANGEABLE POTASSIUM	K	8.9
EXCHANGEABLE HYDROGEN	H	65.4

RECOMMENDATION

5186 kg of Calcium is needed to raise the Available Calcium to 85% and/or Exchangeable Calcium to 65%

526 kg of Magnesium is needed to raise the Available Magnesium and Exchangeable Magnesium to 15%

GYPSUM REQUIREMENT	0 t/ha					
LIME REQUIREMENT	9.39 t/ha					
DOLomite REQUIREMENT	4.8 t/ha					
MAGNESIUM SULPHATE	0 kg/ha	or	MAGNESIUM OXIDE	0 kg/ha		
TOTAL FERTILIZER REQUIREMENT (kg/ha)		N	P	K	S	Ca
		38	30	80	25	128

NOTES :

- Lime Requirement is to increase the Calcium and decrease the hydrogen in the soil
- Lime Requirement is based on Lime containing 40% Calcium.
- We advise that Lime should be applied first in Autumn then followed by Fertiliser in Spring.
- Dolomite Requirement is to increase the Magnesium and Calcium and decrease the Hydrogen in the soil.
- Dolomite Requirement based on Dolomite containing 11% Magnesium and 25% Calcium.
- We advise that Dolomite should be applied first in Autumn then followed by Fertiliser in Spring.
- FOR DRYLAND AND IRRIGATED SOILS
- Lime - maximum application 2.5 t/ha per year for DRYLAND soils or 5 t/ha per year for IRRIGATED soils.
- Dolomite - maximum application 2.5 t/ha per year for DRYLAND soils or 5 t/ha per year for IRR.

FILE NO : 2008154054

LAND USE PASTURE

PAGE NO : 4

ANALYTICAL METHODS

Items	Methods
pH (1:5 Water)	4A1
pH (1:5 CaCl ₂)	4B1
Electrical conductivity (1:5 Water)	3A1
Total Soluble Salts	Calculation from Electrical conductivity
Exchangeable Calcium	15D3 or 15C1
Exchangeable Magnesium	15D3 or 15C1
Exchangeable Sodium	15D3 or 15C1
Exchangeable Potassium	15D3 or 15C1
Exchangeable Hydrogen	Barium Chloride-Triethanolamine method*
Available Nitrogen	Copper-cadmium reductor column at a pH of 8.0
Available Phosphorus	Olsen extractable, 9C2a
Available Sulphur	KCl 40, 10D1
Total Organic Matter	modified Walkley & Black, 8A1

NB. For available iron and Manganese, SWEP uses the method developed by E.H. Mikhail (1980) due to the tendency for the standard EDTA method to produce erroneously high results.

For numbered test methods:

Rayment, G.E. & Lyons, D.J. (2011). *Soil Chemical Methods - Australasia*. CSIRO Publishing, 150 Oxford Street, Collingwood Vic 3066, Australia.

*Peech, M., Cowan, R.L. & Baker, J.H. (1962). *Soil Science Society American Procedures*, A critical study of the Barium chloride-Triethanolamine and ammonium acetate methods for determining exchangeable Hydrogen of soils.

SWEP Analytical Laboratories
45 - 47 / 174 Bridge Road
Keysborough VIC 3173 Australia

Website: www.swep.com.au
E-mail: services@swep.com.au
Postal Address: P.O.Box 582 Noble Park VIC 3174

Appendix C: In Situ Constant Head Hydraulic Conductivity Testing

EPA Publication 891.4 strongly advocates the measurement of soil permeability, K_{sat} , using the method described in AS/NZS 1547:2012 as the constant head well permeameter:

3.6.1 LCA procedure

Soil permeability testing conducted in situ using the constant head well permeameter method (AS/NZS 1547) to determine the likely rate of flow of wastewater through the soil of the dispersal area is best practice. In situ permeability testing must be conducted on the limiting soil layer (frequently the B horizon) unless soil saturation or high swelling clays or cracked low-to-moderate swelling clays are present. The visual or tactile estimation of indicative permeability based on the latest version of AS/NZS 1547 'Site-and-Soil Evaluation' procedures, which includes soil texture, structure and swell potential tests, may be used as a substitute for actual measurements of soil permeability.

Sanae Services have used this method for the current land capability assessment.

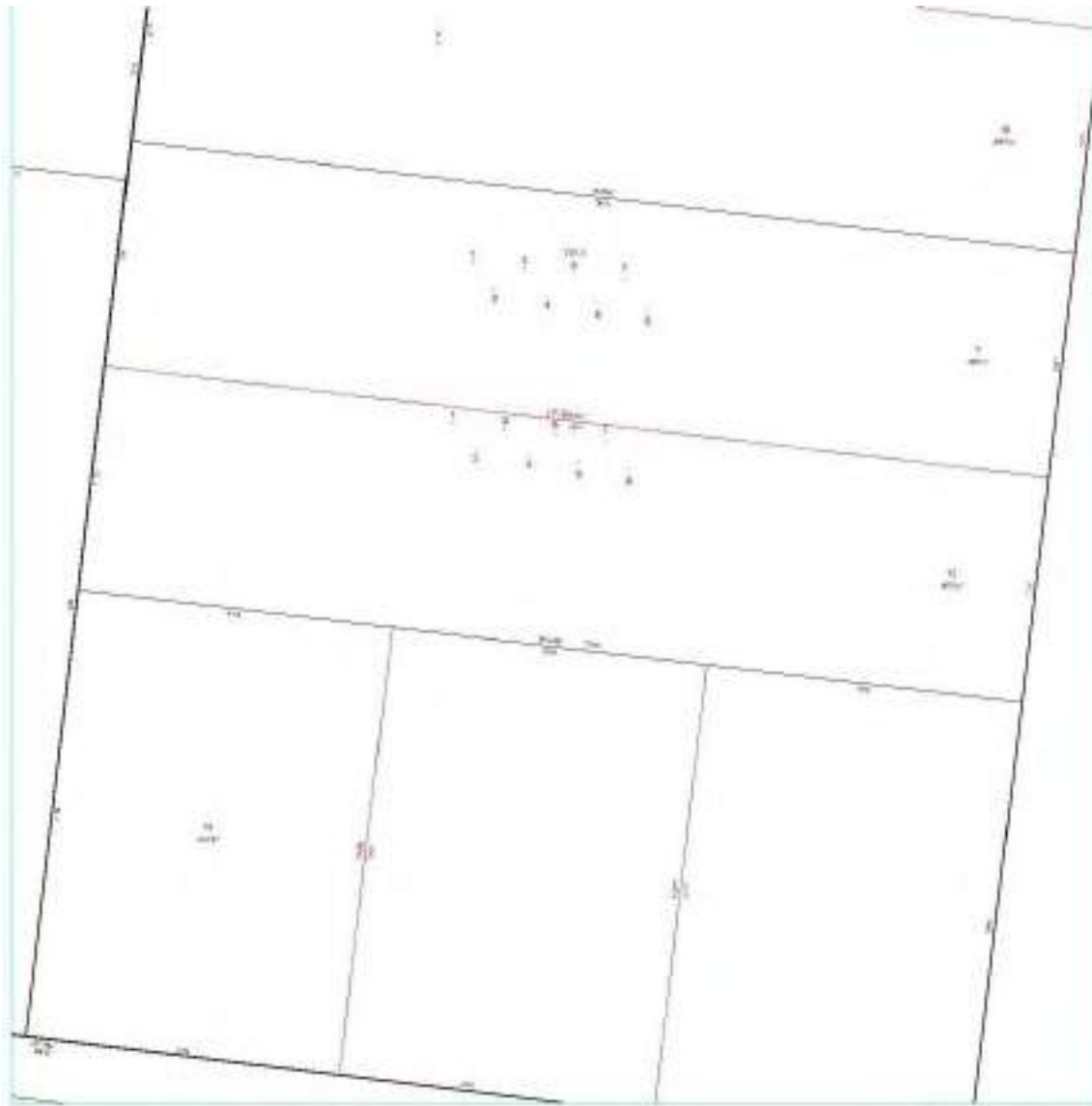
Following this test procedure in the most efficient manner requires augering a series of test holes, usually 6 to 8, to the required depth of the soil receiving the effluent and filling them with water in order to allow the soil around the holes to become wetted before the permeameters are inserted. The method relies on the soil mantle around the wetted internal surface becoming saturated so that the rate of water entry into the soil is not affected by the filling up of empty soil pores, but only by the stable rate of water transmission into the surrounding soil, reflecting a true K_{sat} value.

Pre wetting thus ensures that less time is lost during the actual test, ensuring the recorded rate of water loss from the permeameters is exactly the same as the rate of water passing out through the soil around the hole.

During the testing at the property it was found that the soil was generally moderately but sometimes highly permeable, with the test holes emptying of water very rapidly, in a few minutes, after having been filled and before any testing could be started. This is often found in soils where large root holes, worm channels and other biological channels or drying cracks are common. Commonly, however, the filling of the test holes with water, may cause these major channels to collapse after a short time so that water entry slows down to a stable rate after an initial very fast rate. This stable rate is a true measure of the soil's permeability.

Very rapid emptying of a bore hole filled with water (TP2) was also encountered at this property, necessitating the testing to be completed for 15 out of 16 holes. Thus, the holes to be tested later were already exhibiting stable intake rates from the moment the test was started because the pre wetting had fully taken place.

For this LCA a total of 16 holes were augered to conduct the soil permeability tests. The figure below shows the approximate locations of the bore holes.



The soil permeability values obtained by the testing are shown in the spread sheets on the following two pages. We arrived at a K_{sat} ranging between 28.6 to 18.3 with an average value of 23.5 cm/day.

The site soil permeability is obtained by taking the geometric mean of all data. A geometric mean mitigates against extreme outlier values thus resulting in a more representative and conservative overall value.

One can see that on the second spread sheet the pre-wetting water in bore hole 2 had completely drained before the test started, hence no useful data was obtained from that hole.



A total of eighteen holes were augered



Extracting excess water from the hole



The drop in water level was recorded at three minute time intervals

The next pages show the spread sheets that were used to determine the K_{sat} for the proposed 2-lot subdivision.

Location : Lot 11 - 764 Daylesford-Malmsbury-Road, Glenllyon

Client : 764 Glenlyon Pty Ltd. C/- Camlen Pty Ltd.

Soil permeability test date: 28-September-2020

TP-1								
Auger hole	1	2	3	4	5	6	7	8
	4.9	11.2	10.7	19.4	13.0	10.5	8.5	10.2
	4.3	12.5	10.9	21.0	14.9	12.3	9.6	12.6
	4.5	12.2	11.3	30.8		9.9	8.3	10.8
	4.4	11.9	10.7	10.2		10.4	8.6	10.3
	4.9	11.9	11.1			10.0	7.0	10.8
	4.4		10.5			9.2	7.9	10.3
	4.6		9.9				7.1	9.6
	4.2						6.6	8.6
							</	

H [cm] = 20

Time Interval [min] = 3

		2*pi*H^2=		2513		cm^2		
Auger Hole	Radius of Auger Hole r [cm]	H/r [1]	Q [ml/min]	asinh(H/r)-1 [cm]	1.65Q(asinh(H/r)-1	Ksat [cm/min]	ksat [m/day]	Ksat geo mean [m/day]
1	4.5	4.44	10.95	1.20	21.62	0.01	0.12	
2	4.5	4.44	28.88	1.20	57.06	0.02	0.33	
3	4.5	4.44	25.95	1.20	51.27	0.02	0.29	
4	4.5	4.44	49.23	1.20	97.24	0.04	0.56	
5	4.5	4.44	33.75	1.20	66.66	0.03	0.38	
6	4.5	4.44	25.12	1.20	49.62	0.02	0.28	
7	4.5	4.44	19.23	1.20	37.99	0.02	0.22	
8	4.5	4.44	25.16	1.20	49.70	0.02	0.28	0.286

Talsma Tube

Area $\frac{\pi}{4}d^2/100$ [cm²]

Outer tube ID [mm]

32

8.04

Inner tube OD [mm]

10

0.79

Net area [cm²]

7.26

Location : Lot 12 - 764 Daylesford-Malmsbury-Road, Glenllyon

Client : 764 Glenlyon Pty Ltd. C/- Camlen Pty Ltd.

Soil permeability test date: 28-September-2020

	TP-1							
Auger hole	1	2	3	4	5	6	7	8
	10.1	7.9	11.1	5.1		4.0	6.5	6.0
	9.7	8.2	12.4	6.3		4.1	5.7	5.5
	9.4	7.7	11.5	5.4		4.2	6.6	5.1
	9.9	7.8	11.6	5.1		4.4	5.4	4.7
	9.6	7.5	12.0	5.7		3.8	6.3	5.9
	9.2	7.4	11.3	5.4		4.2	6.2	5.2
	8.9	5.5		5.2		3.6	5.6	5.9
Average Drop [cm]	9.54	7.43	11.65	5.46	#DIV/0!	4.04	6.04	5.47

H [cm] = 20

Time Interval [min] = 3

		2*pi*H^2=		2513		cm^2			
Auger Hole	Radius of Auger Hole r [cm]	H/r [1]	Q [ml/min]	asinh(H/r)-1 [cm]	1.65Q(asinh(H/r)-1	Ksat [cm/min]	ksat [m/day]	Ksat geo mean [m/day]	
1	4.5	4.44	23.08	1.20	45.60	0.02	0.26		
2	4.5	4.44	17.97	1.20	35.50	0.01	0.20		
3	4.5	4.44	28.18	1.20	55.67	0.02	0.32		
4	4.5	4.44	13.20	1.20	26.08	0.01	0.15		
5	4.5	4.44		1.20					
6	4.5	4.44	9.78	1.20	19.32	0.01	0.11		
7	4.5	4.44	14.62	1.20	28.88	0.01	0.17		
8	4.5	4.44	13.24	1.20	26.15	0.01	0.15	0.183	

Talsma Tube

Area $\pi/4 \cdot d^2/100$ [cm²]

Outer tube ID [mm]

32

8.04

Inner tube OD [mm]

10


0.79

Net area [cm²]

7.26

Appendix D: Water and Nitrogen Balance Calculations

We acknowledge Paul Williams Pty Ltd. for providing the spread sheet for the water and nitrogen balance calculations. We have chosen the daily flow of 750 litres per day, corresponding to a 4-bedroom house. This results in a minimum area of 375 square metres for the LAA.



Sanae Services

WATER/NITROGEN BALANCE (20/30): With no wet month storage.

Rainfall Station: **Daylesford**/ Evaporation Station: **Creswick**
Location: **Crown Alotment 6, Section 23**
Date: **28 September 2020**
Client: **764 Glenlyon Pty Ltd. C/- Camlen Pty Ltd.**

ITEM	UNIT	#	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR	
Days in month:		D	31	28	31	30	31	30	31	31	30	31	30	31	365	
Evaporation (Mean)	mm	A	205	176	124	75	47	27	27	43	66	105	126	152	1168	
Rainfall (9th Decile wet year adjusted)	mm	B1	45	45	45	78	118	148	141	144	119	103	73	55	1114	
Effective rainfall	mm	B2	34	34	34	58	88	111	106	108	89	77	55	41	836	
Peak seepage Loss ¹	mm	B3	164	148	164	159	164	159	164	164	159	164	159	164	1935	
Evapotranspiration(IXA)	mm	C1	144	123	87	45	24	12	11	19	36	68	88	106	763	
Waste Loading(C1+B3-B2)	mm	C2	274	238	217	146	99	60	69	76	106	155	192	229	1862	
Net evaporation from lagoons (10(0.8A-B1x)lagoon area(ha))	L	NL	0	0	0	0	0	0	0	0	0	0	0	0	0	
Volume of Wastewater	L	E	23250	21000	23250	22500	23250	22500	23250	23250	22500	23250	22500	23250	273750	
Total Irrigation Water(E-NL)/G	mm	F	62	56	62	60	62	60	62	62	60	62	60	62	730	
Irrigation Area(E/C2)annual.	m ²	G													375	
Surcharge	mm	H	-212	-182	-155	-86	-37	0	-7	-14	-46	-93	-132	-167	0	
Actual seepage loss	mm	J	-48	-33	9	73	127	159	157	150	113	71	27	-3	887	
Direct Crop Coefficient:		I	0.7	0.7	0.7	0.6	0.5	0.45	0.4	0.45	0.55	0.65	0.7	0.7	Pasture:	
Rainfall Retained:	75%	%	K	1. Seepage loss (peak) equals deep seepage plus lateral flow: 5.4mm (<10% ksat)												
Lagoon Area:	0	ha	L	CROP FACTOR												
Daily wastewater volume:	750	L	M	0.7	0.7	0.7	0.6	0.5	0.45	0.4	0.45	0.55	0.65	0.7	0.7	Pasture:
Seepage Loss (Peak):	5.3	mm	N	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	Shade:
Irrig'n Area(No storage):	375	m ²	P2	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	Buffalo:
Application Rate:	3.5	mm	Q	1	1	1	1	1	1	1	1	1	1	1	1	Woodlot
Nitrogen in Effluent:	30	mg/L	R	NITROGEN UPTAKE:												
Denitrification Rate:	20	%	S													
Plant Uptake:	220	kg/ha/yr	T													
Average daily seepage:	2.4	mm	U													
Annual N load:	6.57	kg/yr	V													
Area for N uptake:	299	m ²	W													
Application Rate:	2.5	mm	X													
Irrig'n Area (adjusted for slope)	375	m ²	Z													
Application Rate (Design):	2.0	mm	Z1													

Species:	Kg/ha.yr	pH	Species:	Kg/ha.yr	pH	Species:	Kg/ha.yr	pH
Ryegrass	200	5.6-8.5	Bent grass	170	5.6-6.9	Grapes	200	6.1-7.9
Eucalyptus	90	5.6-6.9	Couch grass	280	6.1-6.9	Lemons	90	6.1-6.9
Lucerne	220	6.1-7.9	Clover	180	6.1-6.9	C cunn'a	220	6.1-7.9
Tall fescue	150-320	6.1-6.9	Buffalo (soft)	150-320	5.5-7.5	P radiata	150	5.6-6.9
Rye/clover	220		Sorghum	90	5.6-6.9	Poplars	115	5.6-8.5

Appendix E1: Land Capability Risk Rating

LAND FEATURE	LAND CAPABILITY RISK RATING				AMELIORATIVE MEASURES AND RISK REDUCTION
	LOW	MEDIUM	HIGH	LIMITING	
Available land for LAA	Exceeds LAA and duplicate LAA requirements	Meets LAA and duplicate LAA requirements	Meets LAA and partial duplicate LAA requirements	Insufficient LAA area	Non-limiting for trenches & beds: Full reserve area available. Non-limiting for subsurface irrigation: Full reserve area available.
Aspect	North, north-east and north-west	East, west, southeast, south-west	South	South, full shade	Faint Southerly aspect.
Exposure	Full sun and/or high wind or minimal shading	Dappled light (partial shade)	Limited light, little wind to heavily shaded all day	Perpetual shade	Full exposure to sunshine
Slope form	Convex or divergent side slopes	Straight sided slopes	Concave or convergent side slopes	Locally depressed	Free draining, no need for cut-off drains
Slope gradient:					
Trenches and beds	<5%	5% to 10%	10% to 15%	>15%	Slope non-limiting for trenches
Sub surface irrigation	<10%	10% to 30%	30% to 40%	>40%	Slope non limiting for sub surface irrigation
Site drainage run off / run on	LAA backs onto crest or ridge	Moderate likelihood	High likelihood	Cut-off drain not possible	Shallow dish drain place upslope from LAA
Land slip(1)	Potential	Potential	Potential	Existing	Not applicable
Erosion potential	Low	Moderate	High	No practical amelioration	Negligible risk
Flood / inundation	Never		<1% AEP	>5% AEP	No risk of flooding
Distance to surface waters [m]	Buffer distance complies with Code requirements		Buffer distance does not comply with Code requirements	Reduced buffer distance not acceptable	Closest proximity to dam is more than 100 metres (350 m).
Distance to groundwater bores	No bores on site or within a significant distance	Buffer distances comply with Code	Buffer distances do not comply with Code	No suitable treatment method	The Visualizing Victorias Groundwater web site shows two bores near the site however, both bores must have been decommissioned as there was no trace of a bore at the indicated locations.
Vegetation	Plentiful/healthy vegetation	Moderate vegetation	Sparse or no vegetation	Propagation not possible	Existing grasses suitable for sub-surface irrigation.
Depth to water table (potentiometric) [m]	>2	2 to 1.5	<1.5	Surface	Non limiting for sub surface irrigation. The Visualizing Victorias Groundwater web site shows a depth to water table of 10 metres or more.
Depth to water table (seasonal perched) [m]	>1.5	<0.5	0.5 to 1.5	Surface	Unremarkable, cut off drain upslope to LAA. LAA is designed for the limiting layer of soil.
Rainfall(2) (9th decile) [mm]	<500	500-750	750-1000	>1000	Limiting for trenches, non limiting for sub surface irrigation
Pan evaporation (mean) [mm]	1250 to 1500	1000 to 1250	750 to 1000	<750	Non limiting
SOIL PROFILE CHARACTERISTICS					
Structure	High or moderately structured	Weakly structured	Structureless, massive or hardpan		Water stable peds, non dispersive
Fill materials	Nil or mapped good quality topsoil	Mapped variable depth and quality materials	Variable quality and/or uncontrolled filling	Uncontrolled poor quality / unsuitable filling	Unremarkable, cut off drain upslope to LAA. LAA is designed for the limiting layer of soil.
Thickness [m]					
Trenches and beds	> 1.4		< 1.4	< 1.2	Limiting for trenches
Sub surface irrigation	> 1.5	1.0 to 1.5	0.75 to 1.0	< 0.75	
Permeability(3) (limiting horizon) [m/day]	0.15-0.3	0.15-0.3 0.3-0.6	0.01-0.03 0.6-3.0	> 3.0 < 0.03	An average kSat of 0.151 m/day was found with the field permeability tests.
Permeability(4) (buffer evaluation) [m/day]	< 0.3	0.3-3	3 to 5	> 5.0	Est 1 m/day for fractured meta sediments
Stoniness [%]	< 10	10 to 20	> 20		Unremarkable
Emerson number	4, 5, 6, 8	7	2, 3	1	Non dispersive
Dispersion index	0	1-8	8-15	> 15	DI = 0 as per SWEP soil analyses
Reaction trend (pH)	5.5 to 8.4	4.5 to 5.5	< 4.5 > 8		The pH ranges from 6.0 to 6.3 as per SWEP soil analysis, lime (9.2 T/ha) and dolomite (3.6 T/ha) can be added for agricultural purposes, no Gypsum required.
E.C. [dS/m]	< 0.8	0.8 to 2.0	> 2.0	> 2.0	The EC ranges between 17.7 and 23.4 µS/cm as per SWEP reports, this converts to an average of 0.0206 dS/m.
Sodicity (ESP) [%]	< 6	6 to 8	> 8	> 14	The ESP ranges between 0.63 and 0.64 as per SWEP soil analyses.
Free swell [%]	< 30	30-80	80-120	> 120	Low swelling clay

1 Landslip assessment based on proposed hydraulic loading, slope, profile characteristics and past and present land use.

2 9th decile monthly rainfalls used in water balance analyses.

3 Saturated hydraulic conductivity from insitu testing.

4 Saturated hydraulic conductivity estimated from AS/NZS1547:2012 and data base.

Appendix E2: Land Capability Risk Rating

LAND FEATURE	LAND CAPABILITY RISK RATING				REMARKS
	LOW	MEDIUM	HIGH	RISK RATING	
Distance to reservoir [km]	>15	2-15	<2	1	15+ kilometres to the Cairn Curran Reservoir.
Soil type rating (from Appendix C1)	1	2	3	1	Non-dispersive, well draining soil down to 1 m.
Distance to river [m]	>80	40-80	<40	1	At least 950 m from the Loddon River.
Distance to stream [m]	>80	40-80	<40	1	Closest stream is the Loddon River which runs at over 950 m from the closest point of the proposed site for the LAA.
Distance to drain [m]	>40	10-40	<10	1	No drains identified
Lot size [ha]	>10	2-10	0.2-2.0	3	0.4 ha proposed per lot
Density [houses/km ²]	<20	20-40	>40	2	Around 40 dwellings per km ²
LCA Rating (from appendix E1)	1 (low)	2 (medium)	3 (high)	2	See appendix E1
System fail rate [%]	<5	5-10	>10	1	Large lot with ample space for LAA and low risk of effluent running off site.

Appendix E3 Calculated Combined Risk Number

As part of the development of the Mansfield Shire WWMP, Dr Robert Edis identified major factors which influence the level of risk posed by an on-site system. These factors have a differing level of importance, or weighting, when considered relative to other factors and that the interaction between factors must also be considered.

The individual factors can be rated as low risk ($R_n < 2.5$) which reflects the range in which there is no expected consequential impact on water quality, medium risk ($R_n 2.5-5$) which reflects the range in which the factor may influence the risk to water quality, though as a minor component of the overall risk, and high risk ($R_n > 5$) which represents a significant influence on the risk to water quality.

The Edis risk algorithm weights the major factors appropriately in the context of protecting the integrity of the potable water supply, as shown below:

$$R_n = ((R_{Res} + R_{Soil}) \times (R_{Riv} + R_{Str} + R_{Drain} + R_{Lot}) + (2 \times R_{LCA}) + (3 \times R_{Fail} \times R_{Den}))/10$$

Where:

R_n = Combined Risk Number,

R_{Dres} = Distance to reservoir risk rating

R_{Soil} = Soil (or Land-Soil) risk rating

R_{Driv} = Distance to river risk rating

R_{Dstr} = Distance to stream risk rating

R_{Drain} = Distance to drain risk rating

R_{Lot} = Lot size risk rating

R_{LCA} = Land capability assessment risk rating (from Appendix C1)

R_{Fail} = System fail rate risk rating R_{Dens} = Density of development risk rating

Low Risk: $R_n < 2.5$

Moderate Risk: $R_n 2.5 - 5$

High Risk: $R_n > 5$

The combined risk number for this site is 2.2 (Low Risk - without limiting constraints).

The risk can be reduced to negligible levels if effluent is treated to a secondary level and disposed of via pressure compensated subsurface irrigation, as described in Section 4 of the land capability assessment.

Appendix F: Certificates of Currency of Public Liability and Professional Indemnity Insurance policies

Business Pack Insurance Certificate of Currency

Policy Number 61U189351BPK

QBE Insurance (Australia) Ltd
Head Office
Level 5, 2 Park Street
Sydney NSW 2000
ABN: 78 003 191 035
AFS Licence No: 239545



Issued By
QBE Insurance (Australia) Ltd

Period of Insurance
From: 14/06/2020
To: 14/06/2021 at 4pm

This certificate acknowledges that the policy referred to is in force for the period shown.
Details of the cover are listed below.

The Insured

SANAE SERVICES PTY LTD
ABN Number Not Provided

Cover Details

Location 20 JUBILEE LAKE LANE, DAYLESFORD VIC 3450
Business SEPTIC TANK INSTALLATION
Interested Party None Noted

Risk Number 1

Broadform Liability Section

Particulars	Total Sum Insured	Limit
Limit of liability, any one occurrence		\$10,000,000
Property in Your physical and legal control	As per the policy wording	
Excess	\$500 for property damage claims only \$0 for personal injury claims	

Clauses

• I45

PROPERTY DAMAGE TO FIXED PROPERTY

The Liability Section of this Policy does not cover liability in respect of damage to or as a result of damage to roads, sewers, water pipes, gas pipes, electric, fibre optic or telecommunications wires or cables or their supports or to any land or fixed property whatsoever and/or the contents thereof unless You have ascertained from the relevant authorities the actual position of any such pipes, mains, cables and wires before commencing any operation.

CM1103-1/2017

Business Pack Insurance Certificate of Currency

Policy Number 61U189351BPK

QBE Insurance (Australia) Ltd
Head Office
Level 5, 2 Park Street
Sydney NSW 2000
ABN: 78 003 191 035
AFS Licence No: 239545



Cover Details *continued*

Location 20 JUBILEE LAKE LANE, DAYLESFORD VIC 3450
Business SEPTIC TANK INSTALLATION

Risk Number 1

Clauses *continued*

- **IS6**

REMOVAL/WEAKENING OF SUPPORTS

The Liability Section of this Policy does not cover liability in respect of damage to any land or fixed property arising directly or indirectly from the removal or weakening of or interference with support to land, buildings or any other property.

- **CIP**

Austrorakers Commercial/Retail/Industrial Policy wording QM511 applies when BUSINESS PACK INSURANCE is shown on the policy schedule.
QBE Trade Policy QM207 applies when TRADES PACK INSURANCE is shown on the policy schedule.
QBE Office Policy QM208 applies when OFFICE PACK INSURANCE is shown on the policy schedule.

- **IB2**

PRINCIPALS ENDORSEMENT

The following is deemed to be an insured under the Liability section of this Policy to the extent described in "Cover for others" part (f):
The Hepburn Shire Council

End of Certificate



Certificate of Currency
Solution ONE Insurance

Policy Number: AD453304851PIND
Insured: Sanae Services Pty Ltd
Address/Premises: 20 Jubilee Lake Lane, Daylesford VIC 3460
Business: Advice and Consulting Services regarding Septic System as declared
Period of Insurance: From: 4pm on 14/06/2020
 To: 4pm on 14/06/2021

Part A: - Professional Indemnity

Limit of Indemnity: \$5,000,000 any one Claim and
 \$10,000,000 in the aggregate
Excess: \$500 each and every Claim inclusive of Defence Costs
Retroactive Date: 14/06/2016 excluding all known Claims and circumstances

Part B: - General Liability

Section: N/A

Part C: - Management Liability

Section: N/A

Premium: As Agreed
Policy Wording: Solution Underwriting Solution ONE Insurance Policy - SU CL 0619
Security: Chubb Insurance Australia Limited
Territorial Limits: Anywhere in the world other than the United States of America or Canada
 or their territories, protectorates or dependencies
Jurisdiction: Anywhere in the world other than the United States of America or Canada
 or their territories, protectorates or dependencies
Endorsements: See Policy Schedule

Date and Place of Issue: Melbourne on 15 June 2020

Signed for and on behalf of Solution Underwriting Agency Pty Ltd



Rhys Mills – Managing Director

Please use block letters

Planning & Environment Act 1987

WHO IS OBJECTING:

Name: [REDACTED]

Property address: [REDACTED]

Postal Address (if different to above) [REDACTED]

Tel: [REDACTED] Email: [REDACTED]

WHAT APPLICATION DO YOU OBJECT TO?

Permit application no. **PA 3005, PA :**

Proposal: **Secondary subdivisions creating a total of 7 ne**

Who has applied for the permit: **James Iles, iPlanning Services Pt**

WHAT ARE THE REASONS FOR YOUR OBJECTION?

1. Infrastructure issues: Glenlyon, a small rural town with no town water or sewerage has insufficient infrastructure to accommodate these additional residences and population. There are water supply and effluent issues; also, the power infrastructure already struggles - we have frequent black-outs and it's possible or even likely that the grid will be unable to accommodate input from the extra solar panels should new residents wish to install solar power.

2. Water/waste issues: The second tier of subdivisions means small blocks with potentially large houses (4 bedroom residences are the norm these days.) This poses potential difficulty with securing enough space on the block for an adequate sewerage field; with the danger of sewerage overflow and/or seepage. Seepage could possibly find its way into the Glenlyon Dam and Loddon River. Also there is the issue of water supply. Will new residents be satisfied with tank water? If not they may seek to install a bore, which poses difficulties of sufficient space on the block as a bore needs to be at least 20 metres from the sewerage field; also there's

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

1. As a resident of Glenlyon water and effluent issues potentially affect us. We live down hill from the development in Dysart St. and our block backs onto the area of land potentially affected by effluent seepage.

2. The removal of trees along Spring St. is an issue that potentially affects all local residents. These trees are not only aesthetically an attribute to the local area, they undoubtedly provide habitat for native birds and animals and the preservation of trees is an important environmental issue.

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If insufficient space, please attach separate sheet

Privacy Collection Notice

Your objection and the personal information on this form is collected by council for the purposes of the planning process as set out in the Planning and Environment Act 1987 (PE Act). If you do not provide your name and address, council will not be able to consider your objection. Your objection will be available at the council office for any person to inspect and copies may be made available on request to any person for the relevant period set out in the PE Act.

You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright. You can request access to your personal information by contacting Councils Governance Department.

Signature: Or Tick Box ☒ Date: **19/01/202**

IMPORTANT NOTES ABOUT OBJECTIONS TO PLANNING PERMIT APPLICATIONS

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2. Make sure you clearly understand what is proposed before you make an objection. You should inspect the application at the Responsible Authority's office.
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 - state how you would be affected if a permit is granted.
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9. If you object before the Responsible Authority makes a decision, the Authority will tell you its decision.
10. If despite your objection the Responsible Authority decided to grant the permit, you can appeal against the decision. Details of the appeal procedures are set out on the back of the Notice of Decision which you will receive. An appeal must be made on a prescribed form (obtainable from the Victorian Civil and Administrative Tribunal) and accompanied by the prescribed fee. A copy must be given to the Responsible Authority. The closing date for appeals is 21 days of the Responsible Authority giving notice of its decision.
11. If the Responsible Authority refuses the application, the applicant can also appeal. The provisions are set out on the Refusal of Planning Application which will be issued at that time.

Please use block letters

Planning & Environment Act 1987

WHO IS OBJECTING:

Name/s: [REDACTED]

Property address: [REDACTED]

Postal Address (if different to above) [REDACTED]

Tel: [REDACTED] Email: [REDACTED]

WHAT APPLICATION DO YOU OBJECT TO?

Permit application no. PA 3005, PA 3006, P

Proposal: Secondary subdivisions creating a total of 7 new lots at 764 Daylesford

Who has applied for the permit: James Iles, iPlanning Services Pty Ltd.

WHAT ARE THE REASONS FOR YOUR OBJECTION?

1. Infrastructure issues: Glenlyon, a small rural town with no town water or sewerage has insufficient infrastructure to accommodate these additional residences and population. There are water supply and effluent issues; also, the power infrastructure already struggles - we have frequent black-outs and it's possible or even likely that the grid will be unable to accommodate input from the extra solar panels should new residents wish to install solar power.

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Please use block letters

Planning & Environment Act 1987

WHO IS OBJECTING:

Name/s: [REDACTED]

Property address: [REDACTED]

Postal Address (if different to above) [REDACTED]

Tel: [REDACTED] Email: [REDACTED]

WHAT APPLICATION DO YOU OBJECT TO?

Permit application no. PA 3005, PA 3006, PA 3007, PA 3008, PA 3009, PA 3010

Proposal: Secondary subdivisions creating a total of 7 new lots at 764 Daylesford-Malmsbury Rd, bringing total lots to 27

Who has applied for the permit: James Iles, iPlanning Services Pty Ltd.

WHAT ARE THE REASONS FOR YOUR OBJECTION?

1. Infrastructure issues: Glenlyon, a small rural town with no town water or sewerage has insufficient infrastructure to accommodate these additional residences and population. There are water supply and effluent issues; also, the power infrastructure already struggles - we have frequent black-outs and it's possible or even likely that the grid will be unable to accommodate input from the extra solar panels should new residents wish to install solar power.

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Signature: Or Tick Box ☒ Date: **19/01/2021**

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Please use block letters

Planning & Environment Act 1987

WHO IS OBJECTING:

Name/s: [REDACTED]

Property address: [REDACTED]

Postal Address (if different to above) [REDACTED]

Tel: [REDACTED] Email: [REDACTED]

WHAT APPLICATION DO YOU OBJECT TO?

Permit application no. PA 3005, PA 3006, PA 3007, PA 3008, PA 3009, PA 3010

Proposal: Secondary subdivisions creating a total of 7 new lots at 764 Daylesford-Malmsbury Rd, bringing total lots to 27

Who has applied for the permit: James Iles, iPlanning Services Pty Ltd.

WHAT ARE THE REASONS FOR YOUR OBJECTION?

1. Infrastructure issues: Glenlyon, a small rural town with no town water or sewerage has insufficient infrastructure to accommodate these additional residences and population. There are water supply and effluent issues; also, the power infrastructure already struggles - we have frequent black-outs and it's possible or even likely that the grid will be unable to accommodate input from the extra solar panels should new residents wish to install solar power.

2. Water/waste issues: The second tier of subdivisions means small blocks with potentially large houses (4 bedroom residences are the norm these days.) This poses potential difficulty with securing enough space on the block for an adequate sewerage field, with the danger of sewerage overflow and/or seepage. Seepage could possibly find its way into the Glenlyon Dam and Loddon River. Also there is the issue of water supply. Will new residents be satisfied with tank water?

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

1. As a resident of Glenlyon water and effluent issues potentially affect us. We live down hill from the development in Dysart St. and our block backs onto the area of land potentially affected by effluent seepage.

2. The removal of trees along Spring St. is an issue that potentially affects all local residents. These trees are not only aesthetically an attribute to the local area, they undoubtedly provide habitat for native birds and animals and the preservation of trees is an important environmental issue.

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If insufficient space, please attach separate sheet

Privacy Collection Notice

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You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright. You can request access to your personal information by contacting Councils Governance Department.

Signature: Or Tick Box ☒ Date: **19/01/2021**

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Objection to the ‘Hamlet’ subdivision of a subdivision: Glenlyon has profound environmental problems – lack of mains sewerage and water supply makes “suburban” subdivision developments unsustainable. The 1861 town plan (used for The Hamlet) is an anachronism and inappropriate development template for Glenlyon 2021 for these reasons:

- **2021 Glenlyon will never have sewerage and mains water supply** (pop required 3000 currently 380-400 approx.) 3000 min. required as advised by planners and staff of HSC on numerous occasions – *“it will never happen”*
- **Every site in Glenlyon is its own sewage farm.**
- **Every site in Glenlyon needs its own water supply from rainwater and/or groundwater – both sources are being depleted through climate change.** The Farmers Federation acknowledges the reality of climate change.
- **On every site in Glenlyon with a ground water bore – (most sites have one)** – risk of cross contamination of human effluent via the onsite effluent fields entering the groundwater via the bore penetration. The smaller the site the higher the risk. eg the Hamlet sites now reduced to 31.43 m width.
- **Risk from lack of oversight** by underfunded and over committed statutory bodies: HSC, GMW, EPA all struggling to provide any due diligence with regard to development. Most sites in Glenlyon have never been inspected.
- **All sites in Township Glenlyon are very high maintenance – with no mains water and no sewerage** - everything in Glenlyon is completely owner operated with contamination risks associated and the multiplier effect of more and smaller subdivisions. Multiple pumps & frequent power failures.
- **Glenlyon in the Loddon catchment,** risk of human effluent contamination.
- **Hepburn Shire has a commitment to combat climate change:** but this is not fulfilled with “suburban” style higher density developments like “the Hamlet”
- **High carbon footprint development** – very little local employment – no schools and retail - Glenlyon Travel: 10 km to Daylesford and 29.5 km to Kyneton. A 20 km to 59 km round trip for the most basic supplies.
- **Impact on Existing Township Conditions / High Amenity Loss:** There are no design development / neighbourhood character guidelines in Township Zone. **The impact on existing conditions is not factored into any appraisals on any grounds: aesthetic, environmental, water loss, human effluent risk.** Standards are either non existent or to the bare minimum on all fronts. Loss of trees (eg the Hamlet: already trees are threatened), increased traffic etc.

Conclusion: I am opposed to the Hamlet subdivision of subdivisions and request an independent study of existing conditions in Glenlyon to confirm future development is sustainable: with a focus on environmental impact of development, lack of mains water supply and sewerage, groundwater renewal rates and consideration of “Township character” and aesthetics.



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▶ OBJECTION TO A PLANNING APPLICATION

Please use block letters

Planning & Environment Act 1987

WHO IS OBJECTING:

Name/s: [REDACTED]

Property address: [REDACTED]

Postal Address (if different to above): [REDACTED]

Tel: [REDACTED]

Email: [REDACTED]

WHAT APPLICATION DO YOU OBJECT TO?

Permit application no. 3010

Proposal:

TWO (2) LOT SUBDIVISION

Who has applied for the permit: JAMES ILES, PLANNING SERVICES P.L.
BAKERY Hill.

WHAT ARE THE REASONS FOR YOUR OBJECTION?


- MISLEADING INFORMATION IN APPLICANT'S STATEMENT - SECTION 3. CHENLYON PRIMARY SCHOOL CLOSED 1993.
- SAFETY ISSUE RE SCHOOL BUS STOP MAHMSBURY RD. / ↑ TRAFFIC IMMEDIATE VICINITY / ACCESS TO MAHMSBURY RD.
- INFILL DEVELOPMENT AT ODDS WITH HEPBURN SHIRE CONSULTATION WITH CHENLYON RESIDENTS RESPONSES PUBLISHED IN "STAKEHOLDER & COMMUNITY ENGAGEMENT REPORT" FEB. 2020. BY HEPBURN S.C.

REASONS FOR OBJECTION ^{P. 2.} ATTACHMENT 10.3.2

- DEVELOPMENT PROCEEDING WITHOUT A TOWN PLAN. COLD RUSH TOWN PLAN UNSUITABLE FOR A SMALL RURAL VILLAGE IN 2021.
- LCA FOR AN INDIVIDUAL SEWAGE SYSTEM DOES NOT TAKE INTO ACCOUNT 28 SYSTEMS OPERATING IN ONE SMALL AREA.
- HEPBURN SHIRE COUNCIL DOES NOT INSPECT CULVERTION EFFLUENT SYSTEMS CURRENTLY. THIS SUBDIVISION'S SUB-SURFACE IRRIGATION SYSTEM REQUIRES EXACT COMPLIANCE BY THE OWNER & STRICT MONITORING BY H. S. C. & OTHER AUTHORITIES.
"URBAN STORM WATER: BEST PRACTICE ENVIRONMENTAL MANAGEMENT GUIDELINES," 1999
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► OBJECTION TO A PLANNING APPLICATION

NOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

- THIS SUBDIVISION, IF GRANTED, WILL ADD TO MY CONCERN ABOUT THE UNPLANNED DEVELOPMENT OF OUR VILLAGE.
 - IT WILL ALSO INCREASE MY GREAT DISAPPOINTMENT IN THE FAILURE OF H. S. C. TO ACT IN THE BEST INTERESTS OF CHENLYN RESIDENTS.
 - I HAVE ANXIETY ABOUT THE FUTURE OF OUR VILLAGES.
- Signature:*  *Date:* 17/01/21.

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► OBJECTION TO A PLANNING APPLICATION

Please use block letters

Planning & Environment Act 1987

WHO IS OBJECTING:

Name/s: [REDACTED]

Property address: [REDACTED]

Postal Address (if different to above): [REDACTED]

Tel: [REDACTED]

Email: [REDACTED]

WHAT APPLICATION DO YOU OBJECT TO?

Permit application no. 3009

Proposal: LOT TWO(2) LOT SUBDIVISION

Who has applied for the permit: JAMES ILES, PLANNING SERVICES P.L.
BAKERY Hill.

WHAT ARE THE REASONS FOR YOUR OBJECTION?

- MISLEADING INFORMATION IN APPLICANT'S STATEMENT - SECTION 3. CHENLYON PRIMARY SCHOOL CLOSED 1993.
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See over page >

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► OBJECTION TO A PLANNING APPLICATION

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Name/s: [REDACTED]

Property address: [REDACTED]

Postal Address (if different to above): [REDACTED]

Tel: [REDACTED]

Email: [REDACTED]

WHAT APPLICATION DO YOU OBJECT TO?

Permit application no. 3008

Proposal: TWO (2) LOT SUBDIVISION

Who has applied for the permit: JAMES ILES, PLANNING SERVICES P.L.

BAKERY Hill.

WHAT ARE THE REASONS FOR YOUR OBJECTION?


- MISLEADING INFORMATION IN APPLICANT'S STATEMENT - SECTION 3. CHENLYON PRIMARY SCHOOL (CLOSED) 1993.
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Hepburn

SHIRE COUNCIL

OBJECTION TO A PLANNING APPLICATION

Please use block letters

Planning & Environment Act 1987

WHO IS OBJECTING:

Name/s:

Property address:

Postal Address (if different to above)

Tel:

Email:

WHAT APPLICATION DO YOU OBJECT TO?

Permit application no. PA 3005, PA 3006, PA 3007, PA 3008,
PA 3009, PA 3010

Proposal: SUBDIVISIONS OF A TOTAL OF 7 NEW LOTS
AT 764 DAYLESTON - MALMESBURY ROAD

Who has applied for the permit: JAMES ILES, PLANNING SERVICE
PIL

WHAT ARE THE REASONS FOR YOUR OBJECTION?

a) OVER DEVELOPMENT WHERE THERE IS NO INFRASTRUCTURE
TO COPE WITH CURRENT WASTE WATER DISPOSAL.
GLENLYON DOES NOT HAVE RETICULATED WATER
OR A SEWERAGE SYSTEM. THE CURRENT
ELECTRICITY DISTRIBUTION GRID IS ALREADY
AT CAPACITY.

THERE MUST BE SERIOUS ISSUES WITH WASTE
DISPOSAL ADJACENT TO FARM LAND WHICH
PRODUCES FOOD AND LIKELY LOWERING OF
GROUND WATER TABLE DUE TO APPLICATIONS
OF BORES.

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

I AM ALREADY A GLENLYON RESIDENT
WHICH WILL BE AFFECTED BY DAMAGE
TO ENVIRONMENTAL WASTE WATER DISPOSAL
& LIKELIHOOD OF INCREASED TRAFFIC &
MORE POWER BLACKOUTS.

GLENLYON MUST CONSIDER ISSUING OF SUCH
PERMITS AS IT DOES NOT HAVE THE
INFRASTRUCTURE TO COPE IN SUCH A
UNIQUE SMALL TOWNSHIP.

If insufficient space, please attach separate sheet

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Signature: _____ Or Tick Box ☐ Date: 15-1-2021

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Name/s: [REDACTED]

Property address: [REDACTED]

Postal Address (if different to above) [REDACTED]

Tel: [REDACTED] Email: [REDACTED]

WHAT APPLICATION DO YOU OBJECT TO?

Permit application no. PA 3005, PA 3006, PA 3007, PA 3008, PA 3009, PA 3010

Proposal: Secondary subdivisions creating a total of 7 new lots at 764 Daylesford-Malmsbury Rd, bringing total lots to 27

Who has applied for the permit: James Iles, iPlanning Services Pty Ltd.

WHAT ARE THE REASONS FOR YOUR OBJECTION?

1. Infrastructure issues: Glenlyon, a small rural town with no town water or sewerage has insufficient infrastructure to accommodate these additional residences and population. There are water supply and effluent issues; also, the power infrastructure already struggles - we have frequent black-outs and it's possible or even likely that the grid will be unable to accommodate input from the extra solar panels should new residents wish to install solar power.

2. Water/waste issues: The second tier of subdivisions means small blocks with potentially large houses (4 bedroom residences are the norm these days.) This poses potential difficulty with securing enough space on the block for an adequate sewerage field, with the danger of sewerage overflow and/or seepage. Seepage could possibly find its way into the Glenlyon Dam and Loddon River. Also there is the issue of water supply. Will new residents be satisfied with tank water?

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

1. As a resident of Glenlyon water and effluent issues potentially affect us. We live down hill from the development in Dysart St. and our block backs onto the area of land potentially affected by effluent seepage.

2. The removal of trees along Spring St. is an issue that potentially affects all local residents. These trees are not only aesthetically an attribute to the local area, they undoubtedly provide habitat for native birds and animals and the preservation of trees is an important environmental issue.

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► OBJECTION TO A PLANNING APPLICATION

Please use block letters

Planning & Environment Act 1987

WHO IS OBJECTING:

Name/s: [REDACTED]

Property address: [REDACTED]

Postal Address (if different to above): [REDACTED]

Tel: [REDACTED] Email: [REDACTED]

WHAT APPLICATION DO YOU OBJECT TO?

Permit application no. PA 3005, PA 3006 PA 3007 PA 3008 PA 3009 PA 3010

Proposal: Subdivisions creating a total of 7 new lots at 764 Daylesford-Malmsbury Road bringing the total lots to 27

Who has applied for the permit: James Hes Planning Services Pty-Ltd.

WHAT ARE THE REASONS FOR YOUR OBJECTION?

1. General:

- a. Over development. Crown Allotments drawn up in 1860s which supply the allotments on the Hamlet are inappropriate for 2021 and beyond.
- b. THERE IS NO OVERALL PLAN. The Council is allowing development, single lot by single lot and not considering the big picture and the standards required in 2021 not 1861.
- c. Previous Councillor Cottrell used to say that there are 180 lots available for development in Glenlyon. We are well on our way towards "infill". Glenlyon infrastructure will not cope with this amount of development.
- d. Further subdivision of the lots in The Hamlet creates an unfortunate precedent for unsustainable development at Glenlyon.
- e. 180 development lots each with a 4 bedroom residence will each have the capacity and permit to create 600 litres of waste water per day in Glenlyon. That is 108,000 litres per day over all. This will surely have an impact on Glenlyon township and the local water way and the local food producing farms.
- f. Storm water currently runs down Barkly Street and adjacent to my property at 64 Barkly Street, across my property and down to the Loddon. This already erodes my drive. What will happen when there is storm water running in gutters all around Glenlyon from the 180 infill developments with tanks and tank overflow - possible according to the town plan?
- g. Neighbourhood character. Likelihood of 28 X4 bedroom homes to be built on the edge of Glenlyon if extra subdivision goes ahead. And another 150 + because this Hamlet development is the precedent for further development and infill around Glenlyon.
- h. Road safety impacts of not only this development but the further development of Glenlyon because of this precedent. Traffic is heavy already on Daylesford-Malmsbury road. Access from Spring Street, Collins road and Gooches Lane will increase the traffic and make the main road more dangerous.

2. Current infrastructure

- a. Goulburn Murray water does not appear to be limiting access to ground water (bores) for the new residences. Two new bores were drilled in Glenlyon before Christmas 2020. How many more and with what effect on the water supply for agriculture and horticulture ie our food.
- b. Consequences of excessive bore permits on adjacent Farm Zone which grows FOOD.
- c. Application for subdivision mentions rainwater tanks for potable water for residences, but mainly in relation to reducing storm water flow. City people moving here will likely go for bores not rainwater.
- d. Individual LCAs may show suitability for waste water disposal on each separate block but the **total impact** of 28 septic systems in this small area is not considered
- e. No sewage means waste water treatment is left to individual property owners. The Hepburn Shire Council does not currently enforce its own requirements for 3 monthly or yearly inspections. Individual property owners will not ensure compliance with inspection regime if Council doesn't enforce. There is a stinking foul pit oozing water into Barkly Street -the house that recently sold for \$1 million+
- f. The accumulation of phosphates in the soil is not addressed and will leach to affect food growing farmland.
- g. Current electricity grid in Glenlyon is already dodgy. With 28 and possibly 180 new residences in the future, the grid will likely have more frequent blackouts

3. Spring Street Access

- a. The very large cost to Council of creating a new road for at least 8 residences. Dust and traffic hazard . This will be even worse when the land to the east of Spring Street is made available for development and man trees will have to be removed to allow access from the east side of Spring Street when those Crown Allotments are sold for development.
- b. The cost to the natural environment of lopping and removing trees to create the Spring Street extension. Compacting of soil and its effect on the old, significant trees there.

4. Inaccuracies in the submissions for subdivision

- a. Misleading prospective buyers by suggesting there is a primary school in Glenlyon
- b. Claim grey water can be used for gardens: This is not legal for the waste water disposal systems described in the application for planning permit – pressure compensated irrigation field.

Consequence of no primary school when many families appear in Glenlyon: Dangerous bus stop at the corner of Collins Road and Daylesford-Malmsbury Road where an increased number of school buses would have to stop to pick up school children.

5. Hepburn Shire Council Biodiversity Strategy

- a. Strategy is **to protect and enhance biodiversity**. The development treats the land as terra nullius. Nothing there so nothing to replace. This development doesn't include any strategy for enhancement of Biodiversity. More likely it will add to the destruction of biodiversity with the road works required to extend Spring Street and the significant old trees along the road reserve.

6. Hepburn Shire Towards Zero Emissions.

- a. If the Glenlyon Fire Station could not get a permit to feed in solar PV what likelihood is there that current infrastructure would allow solar pv for the Hamlet? To reduce emissions?
- b. In general, increased consumption of electricity due to 28 new residences in this development alone, (Plus the remaining 150 infill possibilities)

► OBJECTION TO A PLANNING APPLICATION

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

I am a resident of Glenlyon who will be affected by increased traffic, increased power blackouts, the likely damage to the environment by waste water disposal and all of the reasons for my objection on pages 1 and 2 of this objection.

If insufficient space,
 please attach separate sheet

Signature: Date:



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1. **Over Development**

These 6 applications for subdivision affect an area of land on the outskirts of the Glenlyon township. There are 19 crown allotments on this less than one hectare of land. The applications being objected to seek to increase the number of allotments from 19 to 26 with the potential for 26 new dwellings. The original subdivision was created in the mid to late nineteenth century when Glenlyon was designated as a growth area with plans for the railway and a major township. Ultimately Daylesford was the area developed with all the necessary infrastructure. This original subdivision is no longer appropriate in the 21st century, particularly in view of the fact that there is neither town water nor sewerage.

The strategy for growth as contained in the Hepburn Planning Scheme (page 18) is to “Encourage average overall densities in the growth areas of a minimum of 15 dwellings per net developable hectare, and over time, seek an overall increase in residential densities to more than 20 dwellings per net developable hectare.” This area of land is less than a hectare and the effect of the proposed subdivision would be to increase the density to 26 dwellings. This type of development needs to have a planned overall approach and not just treating each application for subdivision and building permit one by one. There needs to be sustainable development which looks at the character of Glenlyon.

2. **Lack of infrastructure and services**

As stated above, Glenlyon neither has a reticulated water supply nor reticulated sewerage. Electricity came to Glenlyon in around 1956 and the supply of electricity still has its problems with regular blackouts. With more and more residential dwellings requiring power it is expected there will be more blackouts. There is a general store in Glenlyon but it is geared more towards tourists as it is not open every day and often closes with little or no notice. It is not possible to reliably obtain the daily necessities from it.

There is no local primary school as stated in the Application for a Planning Permit (page 3 of 18). It was closed some decades ago by the Kennett Government.

The application states that each dwelling will need tanks for potable water and have an onsite waste water system. To my knowledge the Shire does not supervise the efficacy of the waste water systems on each property. There is a property on the main street (Barkly Street) discharging grey water into the open street drain. There appears to be no capping on the number of water bores allowed. Two new ones were drilled in the township just before Christmas 2020.

3. **Traffic and public transport**

There is no public transport to Glenlyon. The increased number of dwellings in Glenlyon will lead to more traffic on the roads and the need for an increased school bus service. The consequent increased motor vehicle usage is contrary to the Shire’s greenhouse emissions policy.

4. **Groundwater and mineral springs**

Water will become a major issue. It is likely that the new dwellings will not be able to harvest sufficient rainwater and as a consequence more water bores will be developed. How will this affect the supply of groundwater for agriculture as well as

residences? What is the effect on groundwater and the mineral springs of the unsupervised release of grey water on the land. This development is close to the Glenlyon Mineral Springs and the Loddon River.

5. Landscape/Townscape

The land the subject of the applications was largely cleared years ago for agricultural use and more recently for the training of trotting horses. However the extension of Spring Street (which has never been built) has a number of gumtrees on it. As these trees are decades old they will be housing quite a bit of fauna and avian life. If the number of accesses to the allotments along Spring Street are limited there may not be a need to destroy those beautiful old eucalypts.

A cluster of 26 dwellings on the outskirts of Glenlyon will mean a loss of the townscape and landscape character of Glenlyon.

Who is objecting ?

[REDACTED]

What Application do you object to

PA 3005

What are the reasons for objection?

1. Overdevelopment in a small township
2. Too many septic tanks in a small area, how will this impact on existing potable groundwater?
3. The Hepburn Shire's own planning scheme states that planning should recognise and contribute towards:
 - " prevention of pollution to land, water and air"
 - " protection of environmentally sensitive areas and natural resources"
 - "Planning is to prevent environmental and amenity problems created by siting incompatible land uses close together"
 - "Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns."
4. In relation to the above, there are 3 food producers in close proximity to the Hamlet.
 - Adsum (vegetables and fruit)
 - The Nutty Fruit Farm (fruit)
 - Leonards farm (potatoes)
5. There is no indication on plan of how the subdivisions are to be done.
6. There is no indication on plan of exit points and onto which road they go.
7. I quote the Hepburn Shire Planning Scheme to you:

Strategies

Focus investment and growth in places of state significance in Metropolitan Melbourne and the major regional cities of Ballarat, Bendigo, Geelong, Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga.

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Please use block letters

Planning & Environment Act 1987

WHO IS OBJECTING:

Name/s: [REDACTED]

Property address: [REDACTED]

Postal Address (if different to above) [REDACTED]

[REDACTED] Email: [REDACTED]

WHAT APPLICATION DO YOU OBJECT TO?

Permit application no. PA 3005, PA 3006, P

Proposal: Secondary subdivisions creating a total of 7 new lots at 764 Daylesford

Who has applied for the permit: James Iles, iPlanning Services Pty Ltd.

WHAT ARE THE REASONS FOR YOUR OBJECTION?

1. Infrastructure issues: Glenlyon, a small rural town with no town water or sewerage has insufficient infrastructure to accommodate these additional residences and population. There are water supply and effluent issues; also, the power infrastructure already struggles - we have frequent black-outs and it's possible or even likely that the grid will be unable to accommodate input from the extra solar panels should new residents wish to install solar power.

2. Water/waste issues: The second tier of subdivisions means small blocks with potentially large houses (4 bedroom residences are the norm these days.) This poses potential difficulty with securing enough space on the block for an adequate sewerage field, with the danger of sewerage overflow and/or seepage. Seepage could possibly find its way into the Glenlyon Dam and Loddon River. Also there is the issue of water supply. Will new residents be satisfied with tank water?

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

1. As a resident of Glenlyon water and effluent issues potentially affect us. We live down hill from the development in Dysart St. and our block backs onto the area of land potentially affected by effluent seepage.

2. The removal of trees along Spring St. is an issue that potentially affects all local residents. These trees are not only aesthetically an attribute to the local area, they undoubtedly provide habitat for native birds and animals and the preservation of trees is an important environmental issue.

WHAT ARE THE REASONS FOR YOUR OBJECTION?

Subdivision of PA 3005, PA 3006, PA 3007, PA 3008, PA 3009, PA 3010.

This whole subdivision of farmland at the entrance to the hamlet of Glenlyon threatens one of the highlights of Hepburn Shire's tourism amenity.

The sizes of the properties need to be in keeping with the rural feel of the surrounding area of Glenlyon, not only in the direction towards the centre of the hamlet. This is farmland. To be consistent with the surrounding land it should not be divided up into such small lots.

It is sad and shameful that this agricultural land has at some point been included into the town zone when it is in fact prime agricultural land, rich red basalt topsoil which should not be covered in housing.

Why is Hepburn Shire allowing top agricultural land to be turned into housing sites. This is against the Planning Scheme, and against State Government policy to protect and enhance farming opportunities, whereby agricultural land is to be protected and not developed for housing.

If this land was not subdivided further (as is requested in these permit applications) then those larger sections would still be able to be farmed for viable intensive horticulture in which large acreage is not required to the same extent.

A subdivision leading to town expansion like this is inconsistent with the quiet village town character, damaging the residential amenity as it increases traffic, lighting and noise.

Furthermore water is one of the main issues here. Drainage being another glaring issue. Glenlyon has no sewerage system and is unlikely to in the foreseeable future.

So adding a dense subdivision into a rural area, (even if the developer repeatedly says it is not dense) with 23 households having septic tanks in close confine on porous land.

Unless the residents are very careful or there are restrictions (or education), these areas eventually become toxic with the build up of chemicals and heavy metals from household products such as soaps, detergents, disinfectants, and countless other products; and this will be draining eventually into the aquifer of Glenlyon and potentially affecting the surrounding agricultural food producing land over the boundaries.

With no structure plans for Glenlyon there will be no control and this sounds like suburbia without conditions or guidelines which is a problem. It would be considered inappropriate development to have massive housing developments of modern styles and new vegetation, all inconsistent with the heritage and cultural feel of Glenlyon. So obviously building and landscaping conditions are urgently required before it is too late.

I notice there is no ban on making bores for water. The permit just says they will have tanks. But the pressure on the Glenlyon aquifer is already known to be a lot. And what about the rest of this development on this land - are there being compliance issues brought up? Where is it stated that none of these sections will be permitted to make bores into the aquifer? This restriction needs to be made loud and clear.

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

I am a long term resident of Hepburn Shire.

This proposed development of rural land into small lots on the entrance to Glenlyon achieves neither the tourism, the heritage, nor the agricultural, nor the biodiversity, nor the environmental significance strategic objectives for land use in this part of Hepburn Shire. Nor does it align with the Vision Statements of Hepburn Shire.

In Council's own words:

The Planning Scheme has recently been reviewed because Council is to ensure that it is achieving the strategic objectives for land use and development that are aspired to.

With no structure plans for Glenlyon there will be no control. I am affected by this loss of amenity of Hepburn. My sense of justice, of fairness and of caring for the place, I am affected by the environmental degradation that would happen with so many houses when there is no sewerage. I am concerned by the amount of water which will be used when water is required for the environment and for agriculture and our Shire needs to protect its water. I am concerned by what kind of house will be built - will they be unsuitable townhouses, large houses on small blocks?



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If insufficient space, please attach separate sheet


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Signature:  Or Tick Box ☒ Date: 19/01/2021

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Who is objecting ?

[REDACTED]

What Application do you object to

PA 3008

What are the reasons for objection?

1. Overdevelopment in a small township
2. Too many septic tanks in a small area, how will this impact on existing potable groundwater?
3. The Hepburn Shire's own planning scheme states that planning should recognise and contribute towards:
 - " prevention of pollution to land, water and air"
 - " protection of environmentally sensitive areas and natural resources"
 - "Planning is to prevent environmental and amenity problems created by siting incompatible land uses close together"
 - "Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns."
4. In relation to the above, there are 3 food producers in close proximity to the Hamlet.
 - Adsum (vegetables and fruit)
 - The Nutty Fruit Farm (fruit)
 - Leonards farm (potatoes)
5. There is no indication on plan of how the subdivisions are to be done.
6. There is no indication on plan of exit points and onto which road they go.
7. I quote the Hepburn Shire Planning Scheme to you:

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Who is objecting ?

[REDACTED]

What Application do you object to

PA 3009

What are the reasons for objection?

1. Overdevelopment in a small township
2. Too many septic tanks in a small area, how will this impact on existing potable groundwater?
3. The Hepburn Shire's own planning scheme states that planning should recognise and contribute towards:
 - " prevention of pollution to land, water and air"
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Who is objecting ?

[REDACTED]

What Application do you object to

PA 3010

What are the reasons for objection?

1. Overdevelopment in a small township
2. Too many septic tanks in a small area, how will this impact on existing potable groundwater?
3. The Hepburn Shire's own planning scheme states that planning should recognise and contribute towards:
 - " prevention of pollution to land, water and air"
 - " protection of environmentally sensitive areas and natural resources"
 - "Planning is to prevent environmental and amenity problems created by siting incompatible land uses close together"
 - "Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns."
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 - The Nutty Fruit Farm (fruit)
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► OBJECTION TO A PLANNING APPLICATION

Please use block letters

Planning & Environment Act 1987

WHO IS OBJECTING:

Name/s: [REDACTED]

Property address: [REDACTED]

Postal Address (if different to above)

Tel: [REDACTED]

Email: [REDACTED]

WHAT APPLICATION DO YOU OBJECT TO?

Permit application no. PA 3005, PA 3006, PA 3007, PA 3008, PA 3009, PA 3010

Proposal: Subdivision creating a total of 7 new lots at 764 Daylesford Malmsbury Road, bringing the total lots to 26.

Who has applied for the permit: James Iles iPlanning Services Pty Ltd

WHAT ARE THE REASONS FOR YOUR OBJECTION?

1. General - over development. Crown Allotments drawn up in 1860s, on which the allotments on The Hamlet are based, are inappropriate for 2021 and beyond. There appears to be no overall plan - Council is allowing development, single plot by single plot, and not considering the big picture. Standards required in 2021 and beyond are not those of 1860. Further subdivision of the lots in The Hamlet creates an appalling precedent for unsustainable development in Glenlyon, and will destroy the neighbourhood character. DELWP document https://planning-schemes.api.delwp.vic.gov.au/__data/assets/pdf_file/0003/463953/Hepburn_PS_Ordinance.pdf?_ga=2.165571574.898885614.1610089951-1594439468.1610089951 which includes reference to needing to maintain the rural aspect of many areas along the Daylesford Malmsbury Road corridor from Coomoora to Glenlyon. The sight of a mini-Melton on the edge of Glenlyon does not fit this rural aspect, nor does it fit with the desires of the current residents (several local surveys provide this information).

2. Current infrastructure. Glenlyon has little infrastructure - no reticulated water, no sewage, no public transport and no retail (the currently named General Store, is not a general store which could be used for provisioning the locals).

Ten years ago an employee of Goulburn Murray Water advised residents that there would no more bores drilled in the area. This has proven to be not the case. Bores have continued to be sunk, and as recently as two months ago two new bores were installed. If every property at 764 Daylesford Malmsbury Road has a bore, what effect will that have on ground water used for nearby agriculture and horticulture (ie our food)? Will building permits contain a covenant restricting water consumption to rain water tanks, and no bores to be drilled?

No universal sewage system means waste water treatment is left to individual property owners. The Hepburn Shire does not currently enforce its own requirements for three monthly and annual inspections. If the shire does not meet their own requirements, then property owners are unlikely to comply.

See over page >

It appears the current Glenlyon power grid is unable to meet the needs of current users, with frequent power black outs. Additional residences in Glenlyon will put even greater pressure on the grid.

3. Hepburn Shire Council Biodiversity Strategy. The HSC strategy is to protect and enhance biodiversity. The development treats the land as terra nullius. Nothing there so nothing to replace. There appears to be no strategy for enhancement of biodiversity, and the likely removal of significant old trees on Spring Street, to create a road, will destroy habitat for fauna and avian life.

4. Spring Street access. Collins Road is a narrow, winding, unmade road where speeding cars raise a large amount of dust. The existing Spring Street is an unmade road. What will it cost Hepburn Shire Council to build a new road for eight residences? Making any road will cause compaction of soil, radically affecting the old significant trees.

5. Inaccuracies in the submissions for subdivision. Content in the planning application misleads prospective buyers by suggesting there is a primary school in Glenlyon (closed during the Kennett era). The consequence of no primary school in Glenlyon is that children have to be driven or bused to schools in Daylesford and/or Kyneton and beyond. The school bus stop at the corner of Collins Road and Daylesford Malmsbury Road is in a dangerous position. With the potential increase (in Glenlyon) of school age children will see the need for more school buses, stopping to pick up and drop off children. Already, crossing the Daylesford Malmsbury Road is a dicey action given drivers not adhering to speed limits, corners preventing visibility and the increased and increasing number of extremely large trucks which use this road.

In addition the PA claims grey water can be used for gardens - this is not legal for the wastewater disposal system (pressure compensated irrigation field) described in the application.

► OBJECTION TO A PLANNING APPLICATION

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

I am a resident of Glenlyon, living very close to this development (and no - I am not being a NIMBY - not in my backyard). I will be greatly affected by increased traffic, increased traffic on dusty unmade roads, power blackouts (already we have had some 7-8 blackouts over the past month), the very likely damage to the environment by waste water disposal, and other points as outlined in previous pages.

We understand that landowners have every right to sell their land and that Glenlyon will have many more blocks built on. BUT an overall plan, appropriate for 2021 and not something devised over a hundred years ago, is required - not the adhoc approach currently being employed by council. A clear and transparent system governing permit applications, LCA's, block sizes etc. needs to be developed and the concerns of Glenlyon residents must be part of the development process



*If insufficient space,
please attach separate sheet*

Signature: Date: 18 January 2021

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Please use block letters

Planning & Environment Act 1987

WHO IS OBJECTING:

Name/s: [REDACTED]

Property address: [REDACTED]

Postal Address (if different to above) [REDACTED]

Tel: [REDACTED] Email: [REDACTED]

WHAT APPLICATION DO YOU OBJECT TO?

Permit application no. PA 3005, PA 3006, P

Proposal: Secondary subdivisions creating a total of 7 new lots at 764 Daylesford

Who has applied for the permit: James Iles, iPlanning Services Pty Ltd.

WHAT ARE THE REASONS FOR YOUR OBJECTION?

1. Infrastructure issues: Glenlyon, a small rural town with no town water or sewerage has insufficient infrastructure to accommodate these additional residences and population. There are water supply and effluent issues; also, the power infrastructure already struggles - we have frequent black-outs and it's possible or even likely that the grid will be unable to accommodate input from the extra solar panels should new residents wish to install solar power.

2. Water/waste issues: The second tier of subdivisions means small blocks with potentially large houses (4 bedroom residences are the norm these days.) This poses potential difficulty with securing enough space on the block for an adequate sewerage field, with the danger of sewerage overflow and/or seepage. Seepage could possibly find its way into the Glenlyon Dam and Loddon River. Also there is the issue of water supply. Will new residents be satisfied with tank water?

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

1. As a resident of Glenlyon water and effluent issues potentially affect us. We live down hill from the development in Dysart St. and our block backs onto the area of land potentially affected by effluent seepage.

2. The removal of trees along Spring St. is an issue that potentially affects all local residents. These trees are not only aesthetically an attribute to the local area, they undoubtedly provide habitat for native birds and animals and the preservation of trees is an important environmental issue.

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Signature: Or Tick Box ☒ Date: 19/01/2021

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Dear James

ATTACHMENT 10.3.2

I have reviewed the modified application and would like to make a further objection.

Our family will be impacted by Spring street upgrade.

The retention of as many native trees as possible is paramount as it helps reduce land degradation and salinity problems .
Removing these native trees will impact our environmental surrounds and aspects of Glenlyon.

Furthermore by retaining as many trees as possible it will reduce and slow traffic.
The expected increase in traffic and likely speeding alongside this development is of concern.

It is recommended that Spring Street become a no through road.

In order to do this the north access to allotments from Collins rd end in a 16 metre turning circle.
The south Access to allotments from Gooches lane also end in a 16 metre turning circle

By modifying the road to two access roads (that is no through road) many native trees can be saved.

It is estimated that making this road modification will save a further (6) trees from destruction.

Please take the above objections into consideration and please provide any further updates on this application as it becomes available

regards



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Hi James

Please accept this email as my objection to the planned roadworks associated with the above applications to subdivide Crown Allotments 4, 5 and 6. ATTACHMENT 10.3.2

The building of the road is to serve currently 3 blocks. There is an application to subdivide each of those 3 blocks in to 2 blocks. The road traffic will be minimal.

On this basis the road is designed for far greater traffic flow than would reasonably be required.

Trees numbered 1 and 2 could be saved if the road were made a no through road.

Trees 24 and 27 are very large trees and have sequestered a lot of carbon. It would be a great pity if those trees were destroyed. Although I note that the professional advice states that there is no requirement for trees destroyed to be replaced elsewhere I would argue that there should be replacement tree plantings on the road reserve around the whole development known as 764 Daylesford - Malmesbury Road. Some of the blocks are so small that by the time a large portion of the block is taken up with septic out flow lines there will be no room to grow a decent tree. The township of Glenlyon is known for its trees and more should be planted on the road reserves around this development.

The policy of this Shire is to work towards zero net emissions and this policy is assisted by more trees being planted. The policy is also to save as much native vegetation as possible and this application is not consistent with that.

Collins Street is an attractive road meandering through the trees which is consistent with the amenity of the area and there is no reason why a similar streetscape cannot be created in Spring Street.

I would hope that a discussion with the objectors, the developers and the Council would achieve a better outcome than that attached.

Regards

MINUTES -

Please use block letters

Planning & Environment Act 1987

WHO IS OBJECTING:

Name/s: [REDACTED]

Property address: [REDACTED]

Postal Address (if different to above):

Tel: [REDACTED] Email: [REDACTED]

WHAT APPLICATION DO YOU OBJECT TO?

Permit application no. PA 3008, PA 3009

Proposal: Tree removal in Spring St Glenlyon

Who has applied for the permit:

WHAT ARE THE REASONS FOR YOUR OBJECTION?

I have lodged an objection to the subdivisions along Spring St.

There are other solutions to the removal of the trees shown on the plan sent by James McInnes on April 30th.

One solution has been developed by Simon Hill and will already have been received by council.

The trees along Collins Rd meander through trees. This is in keeping with the settlement character in areas of Glenlyon that are not main or made roads. Council should be endeavouring to maintain this policy.

Spring St could easily become a one way street thus solving the issue of cars passing each other - a wider road becomes unnecessary.

If blocks along Spring St are to be subdivided there will be 6 houses requiring septic fields. Those blocks will not be able to have trees planted on them. The trees already there are a valuable asset - is HSC working towards becoming carbon neutral??

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

As a resident of Glenlyon for 26 years I have seen much change. More will come and soon.

The old growth trees in our town should be treated as elder citizens not a nuisance to be removed if profit is to be made.

I am concerned that this precedence sets the scene for Glenlyon to lose its settlement character and to become another ugly Melton-like eyesore.

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Signature: Or Tick Box ☒ Date: 24/5/2021

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 - state how you would be affected if a permit is granted.
5. The Responsible Authority may reject an application which it considers has been made primarily to secure or maintain a direct or indirect commercial advantage for the objector. In this case, the Act applies as if the objection had not been made.
6. Any person may inspect an objection during office hours.
7. If your objection related to an effect on property other than at your address as shown on this form, give details of that property and of your interest in it.
8. To ensure the Responsible Authority considers your objection, make sure that the Authority received it by the date shown in the notice you were sent, or which you saw in a newspaper, or on the site.
9. If you object before the Responsible Authority makes a decision, the Authority will tell you its decision.
10. If despite your objection the Responsible Authority decided to grant the permit, you can appeal against the decision. Details of the appeal procedures are set out on the back of the Notice of Decision which you will receive. An appeal must be made on a prescribed form (obtainable from the Victorian Civil and Administrative Tribunal) and accompanied by the prescribed fee. A copy must be given to the Responsible Authority. The closing date for appeals is 21 days of the Responsible Authority giving notice of its decision.
11. If the Responsible Authority refuses the application, the applicant can also appeal. The provisions are set out on the Refusal of Planning Application which will be issued at that time.

Attention: James McInnes,
Statutory Planner,
Hepburn Shire Council

ATTACHMENT 10.3.2

re: Objection to tree removal Spring St – PA3005 & PA3008 – 3010
Proposal for two nos. “No Through Roads”

Dear James,

Please find attached my objection to tree removal
on the Spring St extension between Collins Rd and Goochs Lane.

This proposal saves seven trees by creating two “No Through Roads”
along the proposed Spring St extension,
while providing access to all the subdivided lots at The Hamlet.

Also refer to the plan - SK01 showing this proposal.



MINUTES - ORDINARY MEE

PROPOSAL: TO SAVE TREES ON SPRING ST WITH TWO “NO THROUGH ROADS”.



Width between the two large manna gums at Collins Rd end is 10 m – adequate width for 4 m wide road with 1.5 m verges both sides. This allows for the 7 metres required with 3 metres to spare. There is no justification for removing any trees at the Collins Rd end of Spring St.

[REDACTED] OBJECTION TO TREE REMOVAL SPRING ST – PA3005 & PA3008 – 3010
PROPOSAL FOR 2 NOS. NO THROUGH ROADS: SPRING ST OFF COLLINS RD AND SPRING ST OFF GOOCHES LANE

Proposal to save trees in Spring St extension by creating two "No Through Roads"
ATTACHMENT 10.3.2
Objection to tree removal Spring St – PA3005 & PA3008 – 3010

Attention: James McInnes,
Statutory Planner,
Hepburn Shire Council
re: Objection to tree removal Spring St – PA3005 & PA3008 – 3010
Proposal for two nos. "No Through Roads"

Please find attached my proposed plan to save trees in the Spring St Extension - SK01.
This proposal saves seven trees by creating two "No Through Roads" along the proposed Spring St extension, while providing access to all the subdivided lots at The Hamlet.

Proposal to save trees refer to SK01 attached:

(i) Trees saved at the Collins Rd – north end of Spring St:

The width between the two large manna gums at Collins Rd end is approximately 10 m. This is more than adequate for a 4 m wide road with 1.5 m verges both sides. This 10 m allows for the 7 metres of road plus verges required and leaves 3 metres to spare. Based on these widths there is no justification for removing any trees at the Collins Rd end of Spring St.

(ii) Trees saved by the proposed two new turning circles in the Spring St extension:
By making two emergency vehicle width turning circles and two "No Through Roads" a further 4 trees can be retained and additional trees planted in this area between the north and south of the Spring St extension.

Two new "No Through Roads" proposal:

This proposal is for two "No Through Roads" along the proposed Spring St extension, one from the north off Collins Rd and one from the south off Gooches Lane. These two "No Through Roads" access all the subdivided lots at The Hamlet.

The benefits will be to prevent the proposed additional tree removal and reduce vehicle speed and volume with no shortcut to the Daylesford Malmsbury Rd available along Spring St. This creates two minor streets with an emphasis on wildlife, pedestrian and cyclist safe speeds with a maximum vehicle speed of 15 KPH.

Saving trees objective is in keeping with the aims of the following sections of the HSC Planning Scheme:

- **Clause 32 TZ township zone**
Clause 32.05-13 Decision Guidelines: "including the retention of vegetation"
- **Clause 42 - ES01 - Environmental Significance Overlay**
Clause 42 - 2.0, 3.0 and 6.0 Environmental Objective to be achieved
-preservation of soils
-the need to prevent erosion
-the need to retain vegetation



- **Clause 56 Subdivision**

- Please Note - All the subdivided lots at the Hamlet breach the DWMP**

- The subdivided lots are less than 4000 sq m and are in breach of the Domestic Wastewater Management plan. This DWMP was adopted by Hepburn Shire Council vote in June 2014. The DWMP allows development in Townships such as Glenlyon to exceed 1 dwelling per 40 hectares. This DWMP is published on the HSC website and linked from the Goulburn Murray Water website.

- June 2014 council minutes

- [https://www.hepburn.vic.gov.au/wp-content/uploads/2015/01/17-06-2014-](https://www.hepburn.vic.gov.au/wp-content/uploads/2015/01/17-06-2014-CouncilMeetingMinutes.pdf)

- [CouncilMeetingMinutes.pdf](https://www.hepburn.vic.gov.au/wp-content/uploads/2015/01/17-06-2014-CouncilMeetingMinutes.pdf) page 93 states "Hepburn Shire Council adopted its Domestic Wastewater Management Plan (DWMP) in June 2014."

- **Clause 56.03-5 STANDARD C6 - Neighbourhood Character Objective:**

- "Protect significant vegetation and site features"*

- **Clause 56.04-2 STANDARD C8 - Lot Area and Building Envelopes Objective**

- "Lot dimensions and building envelopes should protect:*

- significant vegetation and site features"*

- **Clause 56.05-1 STANDARD C12 - Integrated urban landscape objectives**

- "Protect and enhance native habitat and discourage planting of noxious weeds"*

- maintain significant vegetation where possible.....*

- protect and enhance any significant natural and cultural features*

- protect and link areas of local habitat where appropriate*

- promote the use of drought tolerant and low maintenance plants*

- ensure landscaping.....provides shade in streets, parks and public open space*

- verges of sufficient width to accommodate.....street tree planting*

- A street detailed plan***

- Location of existing vegetation to be retained and proposed treatment to ensure its health*

- **Clause 56.06-8 STANDARD C21 - Lot access objective**

- Two no through roads create MINOR STREETS with pedestrian emphasis 15 KPH

- **Clause 56.07-4 STANDARD C25 - Stormwater Management objectives**

- To encourage stormwater management that encourages the retention and reuse of stormwater*

- To encourage stormwater management that contributes to cooling,*

- local habitat improvements and provision of attractive and enjoyable spaces*

- include water sensitive urban design features to manage*

- stormwater in streets and public open space*

- **Clause 56.08-1 STANDARD C26 - Site Management objectives**

- A subdivision application must describe how the site will be managed*

- Erosion and Sediment*

- Dust*

- run off*

- vegetation and natural features planned for retention*

- **Clause 56.09-3 STANDARD C29 Fire Hydrants Objective**

This is a significant problem in a township with no mains water supply – adding to the permanent bushfire hazard risk for properties in Glenlyon, and problems associated with expanding the township without proper infrastructure.

RESPONSE TO THE CLAUSES ABOVE – WHY TREES SHOULD BE RETAINED AND NEW TREES PLANTED ALONG THE SPRING ST EXTENSION.

- **Retention of NATIVE TREES: assists with all the objectives as stated in the Planning Scheme:** - Native Trees clean the air.

CO2 absorption: A single tree can absorb as much as 21 kg of carbon dioxide each year and by maturity (eg 40 years) a native tree can sequester 1 tonne of carbon dioxide. Trees absorb odours and pollutant gases such as nitrogen oxides, ammonia, sulphur dioxide and ozone, and filter particulates out of the air by trapping them on their leaves and bark.

- **Wildlife and Birdlife sanctuary:**

In Glenlyon Native Trees provide a significant sanctuary for birdlife and wildlife. By providing a low vehicle speed these "No Through Roads" will provide safer links for wildlife and Birdlife movement through our semi rural township.

- **Stormwater mitigation – Spring St is on the lower east side of the Hamlet development:** These existing trees plus new trees planted in the road easement will slow water runoff and help retain and reuse stormwater by absorption through the top soil reducing erosion and sediment build up, and reducing dust, run off.
- Native Trees absorb substantial volumes of stormwater. Flash flooding can be significantly reduced by planting trees. Large Native trees can intercept more than 3800 litres of water annually when fully grown, which helps recharge underground aquifers.

Refer to the link below – the aquifers of Glenlyon may still be recharging from the millennium drought of 1997-2010

<https://www.abc.net.au/news/science/2021-05-14/water-catchments-may-not-recover-from-droughts/100131400>

- **Soil Erosion:** Trees help prevent soil erosion by binding the top soil against erosion, sediment build up, reducing dust and run off. A tree's root system binds the soil. Leaves provide a barrier to the wind and rain; thus preventing soil erosion.
- **Noise pollution:** Trees help buffer noise pollution.
Trees that are planted at strategic points in a neighborhood or around your house can abate major noises. This is especially relevant near an increasingly high traffic road such as the Daylesford – Malmsbury Rd.
- **Trees reduce temperatures** by shading homes and streets, breaking up "heat islands", and releasing water vapor into the air through their leaves.
- **Save on energy costs:** strategically placed trees can save on energy by providing shade in the summer and windbreaks in the winter.
- **AMENITY** Trees provide beauty and are a stunning part of the natural landscape.

DROUGHT breaking benefits of trees refer to this link:

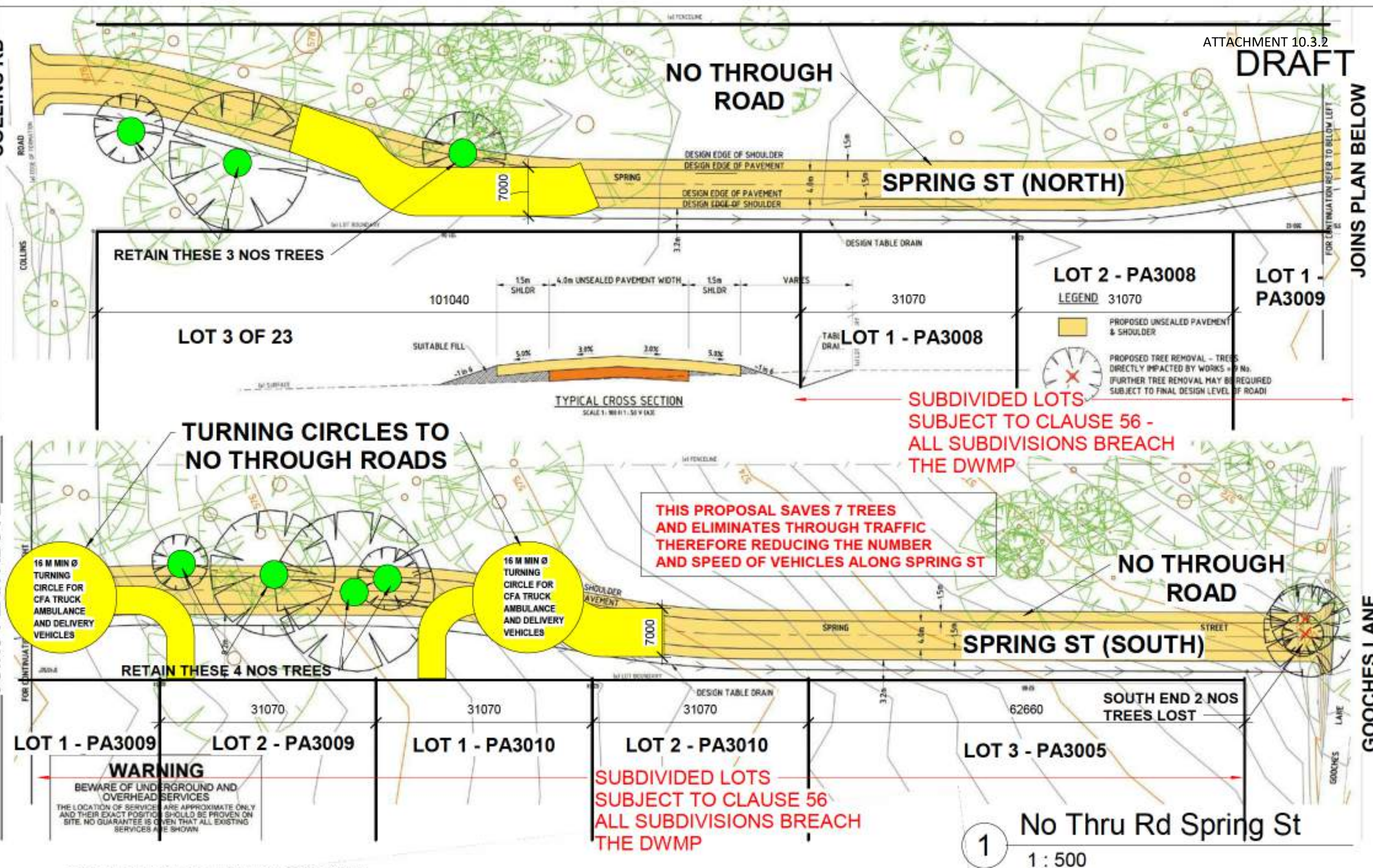
<https://www.abc.net.au/news/2018-08-03/how-trees-can-be-used-as-drought-busters/10069318>



JOINS PLAN ABOVE.

JOINS PI AN BEI OW

COUCHES I ANE



OBJECTION TO TREE REMOVAL
PROPOSED NEW "NO THROUGH ROADS" ON SPRING ST - OBJECTION TO TREE REMOVAL SPRING ST – PA3005 & PA3008 – 3010

PROPOSAL

1. TWO NOS "NO THROUGH ROADS"
2. RETAIN ALL TREES ALONG SPRING ST EXCEPT TWO NOS TREES AT THE GOOCHES LANE END

SKO1

1 : 500

24TH MAY 2021



MINUT

From www.planning.vic.gov.au on 17 May 2021 11:30 AM

PROPERTY DETAILS

Address: **764 DAYLESFORD-MALMSBURY ROAD GLENLYON 3461**
 Lot and Plan Number: **Lot 12 PS845777**
 Standard Parcel Identifier (SPI): **12\PS845777**
 Local Government Area (Council): **HEPBURN**
 Council Property Number: **101515**
 Planning Scheme: **Hepburn**
 Directory Reference: **VicRoads 59 E6**

www.hepburn.vic.gov.au

planning-schemes.delwp.vic.gov.au/schemes/hepburn

This property has 19 parcels. For full parcel details get the free Basic Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**
 Urban Water Corporation: **Central Highlands Water**
 Melbourne Water: **outside drainage boundary**
 Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**
 Legislative Assembly: **MACEDON**

Planning Zones

[TOWNSHIP ZONE \(TZ\)](#)

[SCHEDULE TO THE TOWNSHIP ZONE \(TZ\)](#)



FZ - Farming
 PCRZ - Public Conservation & Resource
 PPRZ - Public Park & Recreation

RDZ1 - Road - Category 1
 RLZ - Rural Living
 TZ - Township

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 (1) of the Sale of Land Act 1962 (Vic).

PLANNING PROPERTY REPORT: 764 DAYLESFORD-MALMSBURY ROAD GLENLYON 3461

Page 1 of 4

Planning Overlay

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)



ESO - Environmental Significance

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

BUSHFIRE MANAGEMENT OVERLAY (BMO)

HERITAGE OVERLAY (HO)

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



BMO - Bushfire Management

HO - Heritage

LSIO - Land Subject to Inundation

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

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Further Planning Information

Planning scheme data last updated on 12 May 2021.

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 <http://mapshare.maps.vic.gov.au/vicplan>

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

Designated Bushfire Prone Area

This property is in a designated bushfire prone area.
 Special bushfire construction requirements apply. Planning provisions may apply.



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <http://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

Hello James

Please accept this email as my objection to the planned roadworks associated with the above applications to subdivide each of those 3 blocks in to 2 blocks. Despite that, the road traffic will be minimal, which indicates that the proposed road has been overdesigned to meet a greater traffic flow than would reasonably be required.

Trees numbered 1 and 2 could be saved if the road were made a no through road.

Trees 24 and 27 are very large trees and have sequestered a lot of carbon. It would be a great pity if those trees were destroyed. Although I note that the professional advice states that there is no requirement for trees destroyed to be replaced elsewhere I would argue that there should be replacement tree plantings on the road reserve around the whole development known as 764 Daylesford - Malmesbury Road. Some of the blocks are so small that by the time a large portion of the block is taken up with septic out flow lines there will be no room to grow a decent tree. The township of Glenlyon is known for its trees and more should be planted on the road reserves around this development.

The policy of this Shire is to work towards zero net emissions and this policy is assisted by more trees being planted. The policy is also to save as much native vegetation as possible and this application is not consistent with that.

The meandering Collins Road has met the traffic needs of locals, and there is no reason why a similar streetscape cannot be created in Spring Street.

I hope that further discussion, especially with local residents who are anxious to maintain the character of Glenlyon, would be in order.

een

Assessment Table - Two (2) Lot Subdivision (Clause 56)

PA 3010 – 764 Daylesford-Malmsbury Road GLENLYON (CA 6 SEC 23)

Refer to Clause 56 of the Planning Scheme for objectives, decision guidelines and a full description of standards.

Neighbourhood Character

Clause 56.03

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
C6 Neighbourhood Character objective To design subdivisions that respond to neighbourhood character.	1. 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.	✓ Complies
	2. Respond to and integrate with the surrounding urban environment	✓ Complies
	3. Protect significant vegetation and site features.	✓ Complies
	Comment: The existing pattern of subdivision and development throughout the township area of Glenlyon sees a mixed subdivision and development character prevail, particularly closer to the edge of the township area. The proposed lot sizes will allow for future development which is consistent with this character. Both proposed lots will front Spring Street to the east, maintaining appropriate integration with the surrounding urban environment through appropriately sized street frontages and access to the road network. The large trees identified for removal as part of the required road creation works have not been identified as being significant. There are no other significant site features.	

Lot Design

Clause 56.04

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
C8 Lot area and building envelopes objective 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. infrastructure and services.	An application to subdivide land that creates lots of less than 300 square metres should be accompanied by information that shows:	
	<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 of this standard. 	- N/A

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, <u>or</u> 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. <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>	- N/A
	<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
	<p>Comment:</p> <p>The proposed lots both being 4063sq m in area, and being appropriately dimensioned, are able to contain a building envelope of 10m by 15m, as well as contain adequate remaining space for the provision of appropriately sized wastewater treatment systems, required easements, and other required infrastructure and services.</p>	
<p>C9</p> <p>Solar orientation of lots objective</p> <p>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> <p>Lots have appropriate solar orientation when:</p>	
	<p>1. 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.</p>	✓ Complies
	<p>2. 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</p>	- N/A

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	3. 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.	✓ Complies
	Comment: The proposed lots are adequately sized with an appropriately east-west orientation to ensure solar access can be achieved for future development on the lot.	
C11 Common area objectives To identify common areas and the purpose for which the area is commonly held. To ensure the provision of common area is appropriate and that necessary management arrangements are in place. To maintain direct public access throughout the neighbourhood street network.	An application to subdivide land that creates common land must be accompanied by a plan and a report identifying: <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. 	- N/A No common areas are proposed.

Access and Mobility Management

Clause 56.06

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
C21 Lot access objective To provide for safe vehicle access between roads and lots.	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. 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. The design and construction of a crossover should meet the requirements of the relevant road authority	✓ Complies
	Comment: Each proposed lot will have access to Spring Street to the east, which is to be provided to the satisfaction of Council being the relevant road authority in accordance with the Council Engineering access conditions of any permit to be issued.	

Integrated Water Management

Clause 56.07

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
C22 Drinking water objective 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
	Comments: Future development of dwellings upon the proposed lots will be required to have a potable water supply, with appropriate storage capacity, to the satisfaction of the responsible authority in accordance with the mandatory requirements of the Township Zone for dwellings. Development of the site for a dwelling, given the site is affected by the Environmental Significance Overlay – Schedule 1, will require a planning permit. Appropriate mandatory conditions can be included on any future development applications for the site.	
	Reused and recycled water supply systems must be:	

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
C23 Reused and recycled water objective To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.	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.	- N/A
	Provided to the boundary of all lots in the subdivision where required by the relevant water authority.	- N/A
	Comments: No reused or recycled water systems are proposed. The application was referred to the relevant water authority who provided no conditions requiring the construction of such a system.	
C24 Waste water management objective 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. Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.	✓ Complies
	Comment The application was referred to the relevant water authority (Goulburn Murray Water (GMW)), who responded with conditional consent to the issuing of a planning permit on the basis that the proposed lots will be able to contain an appropriately sized wastewater treatment system which is in accordance with the applicable EPA guidelines and the requirements of conditions provided by GMW.	

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>C25 Urban run-off management objectives</p> <p>To minimise damage to properties and inconvenience to residents from urban run-off.</p> <p>To ensure that the street operates adequately during major storm events and provides for public safety.</p> <p>To minimise increases in stormwater run-off and protect the environmental values and physical characteristics of receiving waters from degradation by urban run-off.</p>	<p>The urban stormwater management system must be:</p> <ul style="list-style-type: none"> Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority. 	<p>✓ Complies</p>
<p>Comment:</p> <p>The application was internally referred to Council's Engineering Department, who have provided conditions requiring the developer to prepare a Stormwater Strategy Plan to identify and record how the quantity and quality of stormwater shall be managed for the catchment, and to demonstrate measures to avoid impact on neighbouring properties and surrounding road network. This is required to be prepared prior to consideration of drainage design plans and application for legal point of discharge. Additionally, appropriate conditions will be included on any permit to be issued for the developer to meet the requirements for stormwater quality as stated in the Best Practice Environmental Management Guidelines.</p>		

Site Management

Clause 56.08

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>C26 Site management objectives</p> <p>To protect drainage infrastructure and receiving waters from sedimentation and contamination.</p> <p>To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.</p> <p>To encourage the re-use of materials from the site and recycled</p>	<p>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:</p> <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. <p>Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.</p>	<p>✓ Complies</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
materials in the construction of subdivisions where practicable.	<p>Comment:</p> <p>Appropriate amenity protection conditions will be included on any permit to be issued to ensure that nuisance to nearby properties is appropriately minimised during the construction of works required under the permit. This will include requirements to maintain the site on an ongoing basis throughout such time that works are being conducted. Also required will be conditions for the submission of a site/construction management plan to be submitted to responsible authority which is to the satisfaction of the responsible authority.</p> <p>Appropriate conditions for the protection of vegetation to be retained within the road reserve will be included on any permit to be issued. This will include the requirement for tree/vegetation protection zones in accordance with the conditions provided by DELWP, and the requirement for the developer to provide notification of the permit conditions to all persons undertaking vegetation removal or works on the site.</p>	

Utilities

Clause 56.09

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>C27</p> <p>Shared trenching objectives</p> <p>To maximise the opportunities for shared trenching.</p> <p>To minimise constraints on landscaping within street reserves.</p>	<p>Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimize construction costs and land allocation for underground services.</p>	<p>✓ Complies</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	<p>Comments:</p> <p>Shared trenching will be utilised where possible and in accordance with the requirements of the relevant servicing authority and the responsible authority.</p> <p>A 4m wide easement for underground powerlines is shown on the proposed plan of subdivision for proposed Lot 2, located at the rear of the lot so as to not constrain any landscaping works across the site, or within the road reserve.</p>	

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>C28 Electricity, telecommunications and gas objectives</p> <p>To provide public utilities to each lot in a timely, efficient and cost effective manner.</p> <p>To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.</p>	<p>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.</p> <p>Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged.</p> <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.</p> <p>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>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>Comments: As the proposal is for a two-lot subdivision, referral to public utility providers was not required under the planning scheme. Mandatory conditions for the connection of relevant services will be included on any permit to be issued in accordance with Clause 66.01-1 of the <i>Hepburn Planning Scheme</i>.</p>	<p>✓ Complies</p>



Department of Environment, Land, Water and Planning

ATTACHMENT 10.3.4

402-406 Mair Street
Ballarat, VIC 3350
03 5336 6856

Our ref: SP475850
Your ref: PA3010

17 May 2021

Nathan Aikman
Planning Coordinator
Hepburn Shire Council
PO Box 21
Daylesford 3460

Dear Mr Aikman,

Planning Application: PA3010

Proposal: Two lot subdivision and native vegetation removal from road reserve

Address: CA 6, 764 Daylesford-Malmsbury Road, GLENLYON

Thank you for your correspondence dated 19 April 2021 and received at this office on 19 April 2021, in respect of Planning Permit Application PA3010 for the above address.

The application has been forwarded to the Department of Environment, Land, Water and Planning (DELWP) under Section 55 of the *Planning and Environment Act 1987*.

This application proposes to subdivide an existing allotment into two lots. DELWP notes two other planning applications each seeking approval for 2 lot subdivision also. Collectively, the submitted three applications (i.e. PA3008, PA3009 and PA3010) will result in the subdivision of three existing allotments into a total of six lots.

All new allotments are proposed to gain access from Spring Street to the east. A section of Spring Street appears to be an unbuilt road reserve with the presence of native vegetation. This application proposes to remove 0.209 hectares of native vegetation to provide access to the new allotments.

DELWP notes that a Native Vegetation Removal report (report ID: 329-20210416-010, dated: 16 April 2021) has been submitted with all of the submitted three applications outlining the requirements of the removal of the same amount of native vegetation for access to the new allotments.

DELWP has assessed this application in accordance with the 'intermediate assessment pathway' of the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017) and, does not object to the granting of the planning permit subject to the following conditions being included in the permit:

Permit Conditions Notification of permit conditions

1. Before works start, the permit holder must advise all persons undertaking the vegetation removal or works on site of all relevant permit conditions and associated statutory requirements or approvals.

Native vegetation permitted to be removed, destroyed or lopped

2. The native vegetation permitted to be removed, destroyed or lopped under this permit is comprised of
 - a) 0.209 hectares of native vegetation,
 - b) including three (3) large trees,
 - c) with a strategic biodiversity value of 0.498.

Any personal information about you or a third party in your correspondence will be protected under the provisions of the *Privacy and Data Protection Act 2014*. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorized by law. Enquiries about access to information about you held by the Department should be directed to foi.unit@delwp.vic.gov.au or FOI Unit, Department of Environment, Land, Water and Planning, PO Box 500, East Melbourne, Victoria 8002.



OFFICIAL

Protection of retained vegetation

3. Before works start, a plan to the satisfaction of the responsible authority identifying all native vegetation to be retained and describing the measures to be used to protect the identified vegetation during construction, must be prepared and submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will form part of this permit. All works constructed or carried out must be in accordance with the endorsed plan.
4. Except with the written consent of the responsible authority, within the area of native vegetation to be retained and any tree or vegetation protection zone associated with the permitted use and/or development, the following is prohibited:
 - a) vehicular or pedestrian access
 - b) trenching or soil excavation
 - c) storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products
 - d) entry and exit pits for the provision of underground services
 - e) any other actions or activities that may result in adverse impacts to retained native vegetation.

Native vegetation offsets

5. To offset the removal of 0.209 hectares of native vegetation, the permit holder must secure a native vegetation offset in accordance with *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017), as specified below:

A general offset of 0.071 general habitat units must meet the following criteria:

- a) located within the North Central Catchment Management Authority boundary or Hepburn Shire Council municipal area.
- b) with a minimum strategic biodiversity score of at least 0.398, and
- c) The offset(s) secured must also protect three (3) large trees.

Considering the same Native Vegetation Removal report (report ID: 3029-20210416-010, dated: 16 April 2021) has been submitted for the planning applications PA3008, PA3009 and PA3010, a copy of the offset evidence including the above requirements will be considered satisfactory for all three planning applications.

Offset evidence

6. Before the commencement of works approved by this permit, evidence that the required offset by this permit has been secured must be provided to the satisfaction of the responsible authority. This evidence must be one or both of the following:
 - a) an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10-year management actions and ongoing management of the site, and/or
 - b) credit extract(s) allocated to the permit from the Native Vegetation Credit Register.
7. A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit. Within 30 days of endorsement of the offset evidence, a copy of the endorsed offset evidence must be provided to Planning Approvals at the Department of Environment, Land, Water and Planning - Grampians regional office via email: grampians.planning@delwp.vic.gov.au.

Permit Notes:

- 1) Please note before any works on public land start, a permit to take protected flora under the *Flora and Fauna Guarantee (FFG) Act 1988* may be required. To obtain an FFG permit or further information, please contact a Natural Environment Program officer at the Grampians

regional office of the Department of Environment, Land, Water and Planning on
grampians.environment@delwp.vic.gov.au.

In accordance with Section 66 of the *Planning and Environment Act 1987*, would you please provide a copy of the permit, if one is issued, or any notice to grant or refusal to grant a permit for the above application.

For any further queries, please do not hesitate to contact me on 0436 633 487 or contact us by email to grampians.planning@delwp.vic.gov.au.

Yours sincerely



Munshi Nawaz

Planning and Approvals Program Officer
Grampians Region

Copy to applicant: james.ips@iinet.net.au



GMW Ref: PP-20-01312
Doc ID: A3868173

Hepburn Shire Council
Planning Department
shire@hepburn.vic.gov.au

13 December 2020

Dear Sir and/or Madam,

Planning Permit Application - Subdivision - 2 lot subdivision

Application No. PA 3010
Applicant: Iplanning Services Pty Ltd
Location: 764 Daylesford-Malmsbury Road GLENLYON
V 12232 F 178 CA 6 Sect 23 Glenlyon

Thank you for your letter and information received 24 November 2020 in accordance with Section 55 of the *Planning and Environment Act 1987*.

Goulburn-Murray Water's (GMW's) areas of interest are surface water and groundwater quality, use and disposal. GMW requires that development proposals do not impact detrimentally on GMW's infrastructure and the flow and quality of surface water and groundwater. Applicants must ensure that any required water supplies are available from an approved source.

The property is located in the Cairn Curran Special Water Supply Catchment and subject to ESO1. The land is also within the Township Zone and GMW understands the applicant is seeking planning permission to subdivide the land into 2 allotments with an area of 4063 m². No water features have been identified on site. The Land Capability Assessment (LCA) outlines that there are no springs or creeks on the land and the property is above the 1:100 flood level. The soil type have been identified as low risk in terms of wastewater disposal given non-dispersive and well-draining properties. The LCA recommends that wastewater from any future development of the site should be treated to a secondary standard and disposed of via sub-surface irrigation.

The LCA includes wastewater disposal field calculations for up to 8 bedrooms. A water balance for wastewater disposal calculations based on a 4 bedroom dwelling has been provided recommending a disposal area of 375m². It is noted that the site has a gentle slope of 1.6% and the rainfall retained figure is 75%. Based on the slope GMW considers this figure should be 100% resulting in a much larger field size. Accordingly, this should be noted for any future development of the site and the number of bedrooms suitable based on site conditions. Density of unsewered development in Glenlyon is high and further subdivision of land creating additional unsewered lots poses a high risk to ground and surface water quality. Therefore in terms of wastewater disposal it is critical that any future development of these sites is managed appropriately to mitigate any potential risks to water quality.

Based on the information provided and in accordance with Section 56 (b) of *the Planning and Environment Act 1987*, Goulburn-Murray Water has no objection to this planning permit being granted subject to the following conditions:

1. Any Plan of Subdivision lodged for certification must be referred to Goulburn-Murray Rural Water Corporation pursuant to Section 8(1)(a) of the Subdivision Act 1988.
2. Prior to Statement of Compliance being issued, the owner shall enter into an Agreement with the Responsible Authority and Goulburn Murray Water under Section 173 of the Planning and Environment Act ensuring that:
 - a) If a community effluent disposal system or reticulated sewerage system becomes available, each lot in the subdivision must be connected to the system for the management of wastewater and all on-site wastewater treatment and disposal systems must be decommissioned.
 - b) The wastewater treatment and disposal facility be installed, operated and maintained as required by the EPA.
 - c) Lots in this subdivision cannot be further subdivided unless each lot is connected to a community effluent disposal system or reticulated sewerage.
 - d) The owner shall meet the cost of the registration of the agreement on the title.
 - e) This agreement must be registered on title.
 - f) This agreement is cancelled if (a) above is satisfied.

If you require further information please e-mail planning.referrals@gmwater.com.au or contact 1800 013 357.

Yours sincerely

(Original signed by Ranine McKenzie)

Ranine McKenzie
SECTION LEADER STATUTORY PLANNING

NCCMA Ref: NCCMA-F-2020-01398
Document No: 1
Council Ref: PA 3010
Other Ref:
Date: 01 December 2020

James McInnes
Statutory Planner
Hepburn Shire Council
Po Box 21,
Daylesford Vic 3460

Dear James

Planning Permit Application No: PA 3010
Development Description: 2 Lot Subdivision
Street Address: 764 Daylesford-Malmsbury Road Glenlyon Vic 3461
Cadastral Location: CA 6, Section 23, Parish of Glenlyon
Applicant: James Iles, iPlanning Services Pty Ltd

Thank you for your referral under Section 55 of the *Planning and Environment Act, 1987* dated 24 November 2020, and received by North Central Catchment Management Authority (CMA) on 24 November 2020, regarding the above matter.

North Central CMA, pursuant to *Section 56 of the Planning and Environment Act 1987*, **does not object** to the granting of a permit **subject to the following conditions:**

Advice to Applicant / Council

Flood levels for the 1% AEP probability (100 year ARI) have not been determined for this area under the *Water Act 1989*. However, information available at North Central CMA indicates that in the event of a 1% AEP flood event it is highly unlikely that the property may be subject to inundation from a designated waterway.

Should you have any queries, please do not hesitate to contact me on **(03) 5440 1896**. To assist the CMA in handling any enquiries and the supply of further information, please ensure you quote **NCCMA-F-2020-01398** in your correspondence.

Yours sincerely

A handwritten signature in black ink that reads "Nathan Treloar".

Nathan Treloar

Waterways and Floodplain Officer

Cc: James Iles, iPlanning Services Pty Ltd

Information contained in this correspondence is subject to the definitions and disclaimers attached.



Attached: Definitions and Disclaimers

Definitions and Disclaimers

1. The area referred to in this letter as the 'proposed development location' is the land parcel(s) that, according to the Authority's assessment, represent(s) the location identified by the applicant. The identification of the 'proposed development location' on the Authority's GIS has been done in good faith and in accordance with the information given to the Authority by the applicant(s) and/or local government authority.
2. While every endeavour has been made by the Authority to identify the proposed development location on its GIS using VicMap Parcel and Address data, the Authority accepts no responsibility for or makes no warranty with regard to the accuracy or naming of this proposed development location according to its official land title description.
3. **AEP** as Annual Exceedance Probability – is the likelihood of occurrence of a flood of given size or larger occurring in any one year. AEP is expressed as a percentage (%) risk and may be expressed as the reciprocal of ARI (Average Recurrence Interval).

Please note that the 1% probability flood is not the probable maximum flood (PMF). There is always a possibility that a flood larger in height and extent than the 1% probability flood may occur in the future.

4. **ARI** as Average Recurrence Interval - is the likelihood of occurrence, expressed in terms of the long-term average number of years, between flood events as large as or larger than the design flood event. For example, floods with a discharge as large as or larger than the 100-year ARI flood will occur on average once every 100 years.
5. **AHD** as Australian Height Datum - is the adopted national height datum that generally relates to height above mean sea level. Elevation is in metres.
6. No warranty is made as to the accuracy or liability of any studies, estimates, calculations, opinions, conclusions, recommendations (which may change without notice) or other information contained in this letter and, to the maximum extent permitted by law, the Authority disclaims all liability and responsibility for any direct or indirect loss or damage which may be suffered by any recipient or other person through relying on anything contained in or omitted from this letter.
7. This letter has been prepared for the sole use by the party to whom it is addressed and no responsibility is accepted by the Authority with regard to any third party use for the whole or any part of its contents. Neither the whole nor any part of this letter or any reference thereto may be included in any document, circular or statement without the Authority's written approval of the form and context in which it will appear.
8. The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.



10.4 PLANNING APPLICATION 2733 - USE AND DEVELOPMENT OF THE LAND FOR GROUP ACCOMMODATION AT 31 MILLAR STREET DAYLESFORD DIRECTOR INFRASTRUCTURE AND DEVELOPMENT SERVICES

In providing this advice to Council as the Senior Statutory Planner, I Anita Smith have no interests to disclose in this report.

ATTACHMENTS

1. PA 2733 - Plans - 31 Millar Street Daylesford [**10.4.1** - 34 pages]
2. PA 2733 - Objections - 31 Millar Street Daylesford [**10.4.2** - 14 pages]

EXECUTIVE SUMMARY

The purpose of this report is for Council to determine planning application PA 2733 for the use and development of the land for Group Accommodation including alterations to an existing dwelling at 31 Millar Street Daylesford (Lot 1 on Title Plan 831788E).

The application was notified, and 7 objections were received.

OFFICER'S RECOMMENDATION

That Council, having caused notice of planning application PA 2733 to be given under Section 52 of the Planning and Environment Act 1987, and having considered all the matters required under Section 60 of The Act, determines to issue a Notice of Decision to Grant a Planning Permit for the use and development of the land for Group Accommodation including alterations to an existing dwelling generally in accordance with the endorsed plans at 31 Millar Street Daylesford subject to the following conditions:

Amended Plans Required

1. *Before the use starts, amended plans [and documents] to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions. The plans must be generally in accordance with the advertised plans but further modified to show:*
 - a. *An amended landscape plan in accordance with Condition 8 of this permit.*
 - b. *The floor plan amended to clearly state that the two rear buildings clearly noted as being used for short term accommodation (Group Accommodation).*
 - c. *The upper level south facing habitable room windows to the studio and rear dwelling, the upper level west facing habitable room windows to the rear*

dwelling, and the upper level north facing habitable room windows to the rear dwelling must be screened to prevent overlooking in accordance with Standard B22 Clause 55.04-6 (Overlooking objective).

Compliance with the Endorsed Plans

2. *The layout of the use and the development as shown on the endorsed plans must not be altered or modified unless otherwise agreed in writing by the Responsible Authority.*

Use

3. *The existing dwelling facing Millar Street must not be used for short term accommodation (Group Accommodation).*
4. *The therapy room must only be used by the occupants of the development.*

Central Highlands Water

5. *Reticulated sewerage facilities must be provided to each dwelling by the owner of the land (or applicant, in anticipation of becoming the owner) to the satisfaction of the Central Highlands Region Water Corporation. This will include the construction of works and the payment of major works contributions by the applicant.*

Lighting

6. *External lighting must be designed, baffled and located so as to prevent any adverse effect from light spill on adjoining land to the satisfaction of the Responsible Authority.*

General

7. *All piping and ducting (excluding down pipes, guttering and rainwater heads) must be concealed from public view to the satisfaction of the Responsible Authority.*
8. *All areas of disturbed ground must be stabilised and revegetated at the completion of the development to the satisfaction of the Responsible Authority.*

Landscaping

9. *Before development starts, a detailed amended landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the plan will be endorsed and will*

then form part of the permit. The landscape plan must be prepared by a person suitably qualified or experienced in landscape design and must be drawn to scale with dimensions and three copies must be provided. The landscape plan must show:

- a. the locations of all additional landscaping works to be provided on the land*
 - b. the locations of any trees to be retained or removed from the land (including details of species and size)*
 - c. advice from a qualified professional regarding the appropriateness of the number and siting of the existing pear trees along the southern boundary of the site*
 - d. a detailed schedule of all proposed trees, shrubs and groundcovers, including botanical names, common names, pot sizes, sizes at maturity and quantities of each plant*
 - e. details of the proposed surface finishes of pathways and driveways*
 - f. details of the irrigation system to be used on land following completion of the landscaping works*
- 10. Before the dwellings are occupied, all landscaping works as shown on the endorsed plan must be carried out and completed to the satisfaction of the Responsible Authority. When the landscaping works have been completed, written confirmation must be provided to the satisfaction of the Responsible Authority that landscaping of the land has been undertaken in accordance with the endorsed landscaping plans.*
- 11. All landscaping works as shown on the endorsed plans must be maintained, including that any dead, diseased or damaged plants are to be replaced, to the satisfaction of the Responsible Authority.*

Engineering Conditions

- 12. Car spaces, access lanes and driveways must be kept available for these purposes at all times and maintained to the satisfaction of the Responsible Authority.*
- 13. Prior to the commencement of use, it is the responsibility of the developer, to prepare a Stormwater Strategy Plan to identify and record the manner by which the quantity and quality of stormwater shall be managed for the catchment and the capacity of the existing road side stormwater network. The stormwater strategy plan must demonstrate how to avoid adverse impact on neighbouring properties and surround road network due to the development. Drainage design plans and legal point of discharge will not be considered until the*

drainage strategy has been established and approved by the responsible authority.

- 14. All stormwater discharged from the subject land shall be connected to the legal point of discharge to the satisfaction of the Responsible Authority. No concentrated stormwater shall drain or discharge from the land to adjoining properties.*
- 15. Prior to the commencement of use, all underground and surface drainage works that are considered necessary by the Responsible Authority shall be constructed in accordance with professionally prepared plans and computations to be provided by the developer and approved by the Responsible Authority prior to the commencement of construction. The drainage works shall include the provision of an onsite stormwater detention system designed to ensure that the post development runoff does not exceed pre development runoff from the development. The drainage works shall be installed to transport stormwater runoff from the subject land and surrounding land and/or adjoining road(s) to an approved point of discharge. No concentrated stormwater shall drain or discharge from the land to adjoining properties. The drainage system must be constructed and completed prior to the commencement of use.*
- 16. Return period for a Detention system is to be 10% AEP where there is overland escape path and 1% AEP if the failure of the detention system will cause property damage or inundation of freehold titles.*
- 17. It is the responsibility of the developer to meet the requirements for stormwater quality as stated in the BPEM (Best Practice Environmental Management) Guidelines*

Note: Additional information for requirements can be found at <https://www.epa.vic.gov.au/business-and-industry/guidelines/water-guidance/urban-stormwater-bpemg>

- 18. Vehicle access/crossing to the land is to be located, constructed and maintained to the satisfaction of the Responsible Authority.*
- 19. All vehicle entry to and egress from the development shall be in a forward direction. A site plan with turning circles shall be submitted showing that delivery vehicles can manoeuvre within the site to achieve forward entry and egress to and from the site*

20. *Prior to the commencement of use, it is the responsibility of the developer to meet the requirements and standards as set out in the IDM (Infrastructure Design Manual) version 5.20*
21. *All works must construct and complete prior to commencement of use.*
22. *All costs incurred in complying with the above engineering conditions shall be borne by the permit holder.*

Permit Expiry

23. *This permit will expire if one of the following circumstances applies:*
 - a. *The development is not started within two years of the date of this permit.*
 - b. *The development is not completed within four years of the date of this permit.*
 - c. *The use is not started within four years of the date of this permit.*
 - d. *The use is discontinued for a period of two years.**The Responsible Authority may extend the permit if a request is made in writing in accordance with Section 69 of Planning and Environment Act 1987.*

North Central Catchment Management Authority Note: *Advice to Applicant / Council: Flood levels for the 1% AEP probability (100-year ARI) have not been determined for this area under the Water Act 1989. However, information available at North Central CMA indicates that in the event of a 1% AEP flood event it is highly unlikely that the property may be subject to inundation. It would be in your best interest to contact the relevant Local Council regarding the impact of overland flows associated with the local drainage system.*

MOTION

That Council resolves to extend this Ordinary Meeting to extend past 9:00pm in line with Council's Governance Rules, Chapter 1, Part 3, section 16.1 to allow the continued transaction of Council business to occur.

Moved: Cr Brian Hood

Seconded: Cr Don Henderson

Carried

Cr Simpson left the meeting at 8:44pm.

Mr Dean Parrott addressed Council in support of the application.

Cr Simpson rejoined the meeting at 8:49pm.

Ms Louise Parsons addressed Council in objection to the application.

MOTION

That Council, having caused notice of planning application PA 2733 to be given under Section 52 of the Planning and Environment Act 1987, and having considered all the matters required under Section 60 of The Act, determines to issue a Notice of Decision to Grant a Planning Permit for the use and development of the land for Group Accommodation including alterations to an existing dwelling generally in accordance with the endorsed plans at 31 Millar Street Daylesford subject to the following conditions:

Amended Plans Required

- 1. Before the use starts, amended plans [and documents] to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions. The plans must be generally in accordance with the advertised plans but further modified to show:*
 - a. An amended landscape plan in accordance with Condition 8 of this permit.*
 - b. The floor plan amended to clearly state that the two rear buildings clearly noted as being used for short term accommodation (Group Accommodation).*
 - c. The upper level south facing habitable room windows to the studio and rear dwelling, the upper level west facing habitable room windows to the rear dwelling, and the upper level north facing habitable room windows to the rear dwelling must be screened to prevent overlooking in accordance with Standard B22 Clause 55.04-6 (Overlooking objective).*

Compliance with the Endorsed Plans

- 2. The layout of the use and the development as shown on the endorsed plans must not be altered or modified unless otherwise agreed in writing by the Responsible Authority.*

Use

- 3. The existing dwelling facing Millar Street must not be used for short term accommodation (Group Accommodation).*
- 4. The therapy room must only be used by the occupants of the development.*

Central Highlands Water

5. *Reticulated sewerage facilities must be provided to each dwelling by the owner of the land (or applicant, in anticipation of becoming the owner) to the satisfaction of the Central Highlands Region Water Corporation. This will include the construction of works and the payment of major works contributions by the applicant.*

Lighting

6. *External lighting must be designed, baffled and located so as to prevent any adverse effect from light spill on adjoining land to the satisfaction of the Responsible Authority.*

General

7. *All piping and ducting (excluding down pipes, guttering and rainwater heads) must be concealed from public view to the satisfaction of the Responsible Authority.*
8. *All areas of disturbed ground must be stabilised and revegetated at the completion of the development to the satisfaction of the Responsible Authority.*

Landscaping

9. *Before development starts, a detailed amended landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the plan will be endorsed and will then form part of the permit. The landscape plan must be prepared by a person suitably qualified or experienced in landscape design and must be drawn to scale with dimensions and three copies must be provided. The landscape plan must show:*
 - a. *the locations of all additional landscaping works to be provided on the land*
 - b. *the locations of any trees to be retained or removed from the land (including details of species and size)*
 - c. *advice from a qualified professional regarding the appropriateness of the number and siting of the existing pear trees along the southern boundary of the site*
 - d. *a detailed schedule of all proposed trees, shrubs and groundcovers, including botanical names, common names, pot sizes, sizes at maturity and quantities of each plant*
 - e. *details of the proposed surface finishes of pathways and driveways*

f. details of the irrigation system to be used on land following completion of the landscaping works

10. *Before the dwellings are occupied, all landscaping works as shown on the endorsed plan must be carried out and completed to the satisfaction of the Responsible Authority. When the landscaping works have been completed, written confirmation must be provided to the satisfaction of the Responsible Authority that landscaping of the land has been undertaken in accordance with the endorsed landscaping plans.*
11. *All landscaping works as shown on the endorsed plans must be maintained, including that any dead, diseased or damaged plants are to be replaced, to the satisfaction of the Responsible Authority.*

Engineering Conditions

12. *Car spaces, access lanes and driveways must be kept available for these purposes at all times and maintained to the satisfaction of the Responsible Authority.*
13. *Prior to the commencement of use, it is the responsibility of the developer, to prepare a Stormwater Strategy Plan to identify and record the manner by which the quantity and quality of stormwater shall be managed for the catchment and the capacity of the existing road side stormwater network. The stormwater strategy plan must demonstrate how to avoid adverse impact on neighbouring properties and surround road network due to the development. Drainage design plans and legal point of discharge will not be considered until the drainage strategy has been established and approved by the responsible authority.*
14. *All stormwater discharged from the subject land shall be connected to the legal point of discharge to the satisfaction of the Responsible Authority. No concentrated stormwater shall drain or discharge from the land to adjoining properties.*
15. *Prior to the commencement of use, all underground and surface drainage works that are considered necessary by the Responsible Authority shall be constructed in accordance with professionally prepared plans and computations to be provided by the developer and approved by the Responsible Authority prior to the commencement of construction. The drainage works shall include the provision of an onsite stormwater detention system designed to ensure that the post development runoff does not exceed pre development runoff from the development. The drainage works shall be installed to transport*

stormwater runoff from the subject land and surrounding land and/or adjoining road(s) to an approved point of discharge. No concentrated stormwater shall drain or discharge from the land to adjoining properties. The drainage system must be constructed and completed prior to the commencement of use.

16. *Return period for a Detention system is to be 10% AEP where there is overland escape path and 1% AEP if the failure of the detention system will cause property damage or inundation of freehold titles.*
17. *It is the responsibility of the developer to meet the requirements for stormwater quality as stated in the BPEM (Best Practice Environmental Management) Guidelines*

Note: Additional information for requirements can be found at <https://www.epa.vic.gov.au/business-and-industry/guidelines/water-guidance/urban-stormwater-bpemq>

18. *Vehicle access/crossing to the land is to be located, constructed and maintained to the satisfaction of the Responsible Authority.*
19. *All vehicle entry to and egress from the development shall be in a forward direction. A site plan with turning circles shall be submitted showing that delivery vehicles can manoeuvre within the site to achieve forward entry and egress to and from the site*
20. *Prior to the commencement of use, it is the responsibility of the developer to meet the requirements and standards as set out in the IDM (Infrastructure Design Manual) version 5.20*
21. *All works must construct and complete prior to commencement of use.*
22. *All costs incurred in complying with the above engineering conditions shall be borne by the permit holder.*

Permit Expiry

23. *This permit will expire if one of the following circumstances applies:*
 - a. *The development is not started within two years of the date of this permit.*
 - b. *The development is not completed within four years of the date of this permit.*
 - c. *The use is not started within four years of the date of this permit.*
 - d. *The use is discontinued for a period of two years.*

The Responsible Authority may extend the permit if a request is made in writing in accordance with Section 69 of Planning and Environment Act 1987.

North Central Catchment Management Authority Note: Advice to Applicant / Council: Flood levels for the 1% AEP probability (100-year ARI) have not been determined for this area under the Water Act 1989. However, information available at North Central CMA indicates that in the event of a 1% AEP flood event it is highly unlikely that the property may be subject to inundation. It would be in your best interest to contact the relevant Local Council regarding the impact of overland flows associated with the local drainage system.

Moved: Cr Don Henderson

Seconded: Cr Tessa Halliday

Carried

BACKGROUND

Site and Surrounds

The title describes the allotment as Lot 1 on Title Plan 831788E [“the subject site “]. The title is not burdened by any covenants and no easements traverse through the property.

The subject site is located on the east side of Millar Street approximately 35 metres north of Albert Street in Daylesford. The lot is 24.99 metres wide and 50.29 deep resulting in an overall site area of 629.9 square metres.

Planning Permit PA 10205 was issued on 18 April 2018 for the demolition of the existing dwelling and shed and the construction of two dwellings and the removal of two trees. The application approved the construction of two dwellings and a large central garage and double story studio.

The buildings approved by the planning permit were partially constructed and can be described as being at “lock-up” stage.

The site is located within a residential street generally occupied by detached single storey dwellings. The commercial precinct of Daylesford is located to the south of the site, separated by one residential allotment.

Proposal

This application seeks approval for the completion of the buildings and conversion of the rear dwellings into group accommodation for short stay accommodation as follows:

- Existing single-story weatherboard two-bedroom dwelling located at front of site facing Millar Street.
- An existing double-story garage and studio located centrally within the site containing a double garage, rumpus room and bathroom at ground floor, and a bedroom and ensuite located on the upper floor.
- An existing double-story dwelling located to the rear of the site.

- The existing double story dwelling at rear of the property contains a kitchen, laundry, living bedroom study and two ensuites at ground floor. Two bedrooms and two ensuites will occupy the upper floor. A single-story therapy room will be constructed to the rear, north-east corner of the site.

Relevant Planning Ordinance applying to the site and proposal

Zoning:	General Residential 1 Zone (GR1Z)	
Overlays:	Environmental Significance Overlay, Schedule 1 (ESO1) Environmental Significance Overlay, Schedule 2 (ESO2) Design and Development Overlay, Schedule 3 (DDO3) Neighbourhood Character Overlay, Schedule 2 (NCO2)	
Particular Provisions	Clause 52.06 (Car Parking) Clause 55 (Two or more dwellings on a lot)	
Relevant Provisions of the PPF	<ul style="list-style-type: none"> • Clause 11.01-1R Settlement - Central Highlands • Clause 12.03-1S River corridors, waterways, lakes and wetlands • Clause 12.05-1S Environmentally sensitive areas • Clause 12.05-2S Landscapes • Clause 12.05-2R Landscapes - Central Highlands • Clause 14.02-1S Catchment planning and management • Clause 15.01-5S Neighbourhood character • Clause 15.02-1S Energy and resource efficiency • Clause 16.01-01S Integrated housing • Clause 16.01-03S Housing diversity • Clause 16.01-05S Rural residential development • Clause 16.01-2S Location of residential development • Clause 16.01-4S Housing affordability • Clause 17.02-01S Business • Clause 17.04-01S Facilitating tourism • Clause 18.02-4S Car parking • Clause 21.05 Settlement and Housing • Clause 21.07 Economic Development • Clause 21.09 Environment and Heritage • Clause 22.01 Catchment and Land Protection • Clause 22.02 Mineral Springs Protection 	
Under what clause(s) is a permit required?	Clause 32.08-2 (GRZ1)	Use of the land for Group Accommodation
	Clause 32.08-6 (GRZ1)	Construction and extension of two or more dwellings on a lot
	Clause 43.02-2 (DDO3)	Construct a building or construct or carry out works.
	Clause 43.05-2 (NCO2)	Construct a building or construct or carry out works
Objections?	Seven	

KEY ISSUES

The key considerations of the proposal relate to the Response to Policy Planning Policy Framework, the appropriateness of the proposed use, adherence to ResCode, environmental issues and car parking and the siting and use of the proposed buildings and works including the therapy room to the rear of the site.

Response to Policy Planning Policy Framework

The application responds appropriately to the relevant sections of the planning policy framework. The proposed use and development will provide both short term and long-term housing within an established sub regional centre contributing to economic development and facilitating tourism

No environmental concerns in relation to catchment and mineral springs health are identified noting that the application was referred to Goulburn Murray Water, Central Highlands Water and North Central Catchment Management Authority who raised no objection to the proposal subject to conditions contained within the recommendation of this report.

The appropriateness of the proposed use

Group accommodation is defined by the planning scheme as *“land, in one ownership, containing Accommodation a number of dwellings used to accommodate persons away from their normal place of residence.”*

Group accommodation is an acceptable, permit required use within the General Residential Zone. The use is residential which is considered to be cohesive with the surrounds. The location of the site approximately 30 metres from Albert Street is considered to be an acceptable location for short term accommodation being located centrally within Daylesford within walking distance of amenities.

In relation to the proposed therapy room. Whilst it is considered to be an ancillary use to the proposed Group Accommodation, a condition will be included in the recommendation requiring the therapy room to be utilised by the occupants of the development only to ensure that an independent business is not operated from the premises.

Adherence to ResCode

The proposed buildings have been assessed against the provisions of Clause 55 (ResCode) and achieve an acceptable level of compliance. Conditions will be included in the recommendation requiring screening to be provided to the windows to prevent overlooking on adjoining properties.

The appearance of the buildings has largely been established due to the progress of construction following approval of a previous planning permit. The buildings are clad in weatherboard with pitched gabled roof sympathetic with surrounding rural

character. The two-storey built form is considered to be acceptable in a typical residential streetscape.

Car Parking

Adequate on-site car parking is considered to have been provided. The planning scheme does not specify car parking rates for group accommodation, however the existing dwelling is provided two onsite car space within the front setback. Whilst the central studio and rear dwelling are provided access to a double garage. In addition, the owner of the land has previously had approval from Council's Engineering Unit for the construction of four off-site car spaces within the nature strip adjoining the site which will further cater for the development and the residents of Millar Street. In addition, the driveway is designed to ensure vehicles will be able to exit the site in a forward direction. No concern is identified in relation to the safety, efficiency and amenity effects of traffic to be generated by the proposal.

POLICY AND STATUTORY IMPLICATIONS

This application meets Council's obligations as Responsible Authority under the *Planning and Environment Act 1987*.

GOVERNANCE ISSUES

The implications of this report have been assessed in accordance with the requirements of the Victorian Charter of Human Rights and Responsibilities.

SUSTAINABILITY IMPLICATIONS

There are no sustainability implications associated with this report.

FINANCIAL IMPLICATIONS

Any application determined by Council or under delegation of Council is subject to appeal rights and may incur costs at VCAT if appealed.

RISK IMPLICATIONS

No risks to Council other than those already identified.

COMMUNITY AND STAKEHOLDER ENGAGEMENT

The application has been advertised by sending notification of the proposal to adjoining and adjacent owners and a notice on the land. As a result, seven objections have been received. The issues raised in the objections are addressed individually as follows.

Inappropriateness of the proposed group accommodation use (Bed and breakfast number of persons being accommodated)

- The use is considered to be acceptable and is an allowable use within the General Residential Zone. The use will contribute to the economic development and tourism value of the shire.

Neighbourhood character (Height, density, future subdivision, site coverage)

- The neighbourhood character of the developed has largely been established and constructed under a previous planning approval. The proposed works are single storey and considered to be acceptable in context with the site and surrounds.

Services stormwater and sewerage

- Conditions will be included on permit requiring the development to connect to a stormwater point of discharge. The dwellings are required to be connected to all reticulated services to the satisfaction of the relevant authorities.

Amenity impacts (noise, light pollution, overlooking)

- Conditions will be included on permit requiring various windows and balconies to be screened to prevent overlooking to meet the requirements of ResCode.
- In relation to noise and light. The buildings are residential which is consistent with the zoning of the land. Residential light and noise is considered to be expected and typical within this location.

Car paring (including use of the on-street car parking)

- It is acknowledged that the development will increase traffic and car parking within the street and surrounds, however the increase in traffic and parking is unlikely to result in the road reaching its capacity. In addition, the location of the site to the commercial centre of Daylesford allows occupiers to walk to adjoining amenities which is encouraged.

Use of proposed therapy room

- A condition will be included in the recommendation ensuring the use of the therapy room is ancillary with the use of the land for Group Accommodation.

Approval for pear trees and lighting located along the property boundary within proximity of the foundations of adjoining dwellings.

- No approval has been granted for the provision of pear trees. A detailed landscape plan will be considered as part of the submission of conditional plans.

MOTION

That standing orders been suspended for 5 minutes.

Moved: Cr Don Henderson

Seconded: Cr Brian Hood

Carried

Standing orders were suspended at 9:08pm.

MOTION

That standing orders be resumed.

Moved: Cr Don Henderson

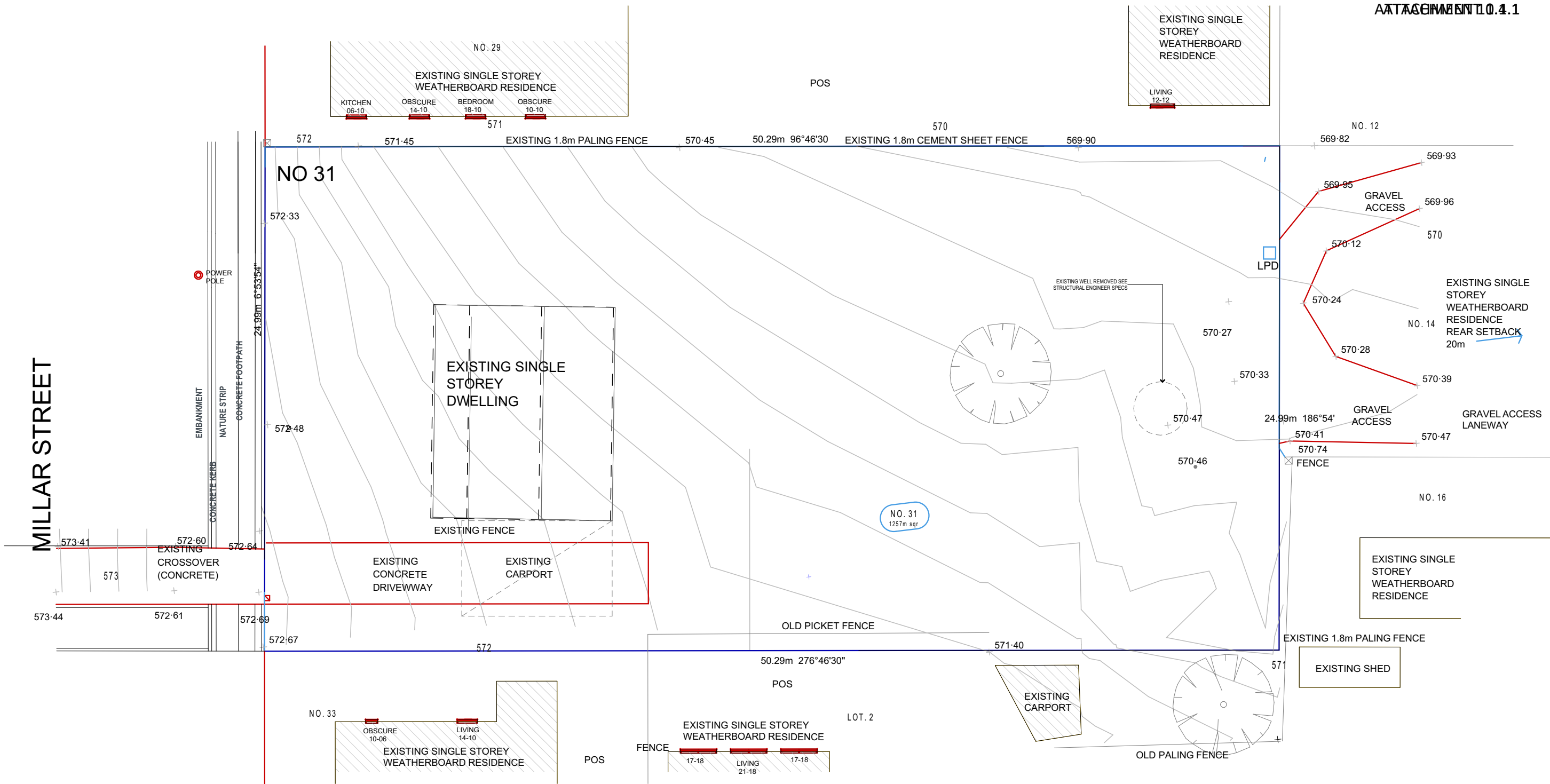
Seconded: Cr Brian Hood

Carried

The meeting resumed at 9:14pm.

	TRANSMITTAL	TP2
A000	COVER SHEET	TP2
A100	EXISTING SITE PRIOR TO 2013 PLANNING APP	TP2
A101	PROPOSED SITE	TP2
A102	EXISTING SITE	TP2
A200	EXISTING GROUND FLOOR PLAN	TP2
A201	EXISTING ROOF PLAN	TP2
A220	PROPOSED EXTERIOR WORKS	TP2
A221	PROPOSED HOUSE GROUND FLOOR PLAN	TP2
A222	PROPOSED HOUSE FIRST FLOOR PLAN	TP2
A223	PROPOSED SHED GROUND FLOOR PLAN	TP2
A224	PROPOSED SHED FIRST FLOOR PLAN	TP2
A225	PROPOSED SHEDS FLOOR PLAN	TP2
A240	PROPOSED HOUSE ROOF PLAN	TP2
A241	PROPOSED SHED ROOF PLAN	TP2
A270	PROPOSED GROUND FLOOR VIEWS	TP2
A271	PROPOSED FIRST FLOOR VIEWS	TP2
A272	PROPOSED SHADOW DIAGRAM 21/9 - 9AM	TP2
A273	PROPOSED SHADOW DIAGRAM 21/9 - 3PM	TP2
A300	NORTH & SOUTH ELEVATIONS	TP2
A301	EAST & WEST ELEVATIONS	TP2
A302	SHED'S NORTH & SOUTH ELEVATIONS	TP2
A303	SHED'S EAST & WEST ELEVATIONS	TP2
A304	BUNGALOW ELEVATIONS	TP2
A310	NORTH & SOUTH ELEVATION VIEWS	TP2
A311	EAST & WEST ELEVATION VIEWS	TP2
A312	SHED'S NORTH & SOUTH ELEVATION VIEW	TP2
A313	SHED'S EAST & WEST ELEVATION VIEWS	TP2
A401	SECTIONS	TP2
A402	SECTIONS	TP2
A801	3D VIEWS	TP2
A802	3D VIEWS	TP2
A803	3D VIEWS	TP2
A804	3D VIEWS	TP2





Notes

- FINISHED LEVELS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORKS
- PROVIDE LANDINGS/DECKS AS PER B.C.A
- SWD LAYOUT IS INDICATIVE ONLY. ACTUAL LOCATIONS MAY VARY DEPENDANT ON DRAINERS DISCRETION
- CONTOURS SHOWN AT 200mm INTERVALS
- LPD TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION
- REFER TO GEOTECHNICAL REPORT FOR DETAILS OF EXISTING WELL

R E V I S I O N		
Issue ID	Issue Name	Date
P01	PRELIMINARY ISSUE	06-01-2020
TP1	TOWN PLANNING	16-10-2020
TP2	TOWN PLANNING	04-12-2020

DAVID MOORE
ARCHITECT 1300 855 766
172 CURRYS RD MUSK VIC, 3461
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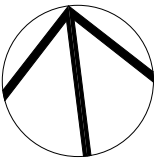
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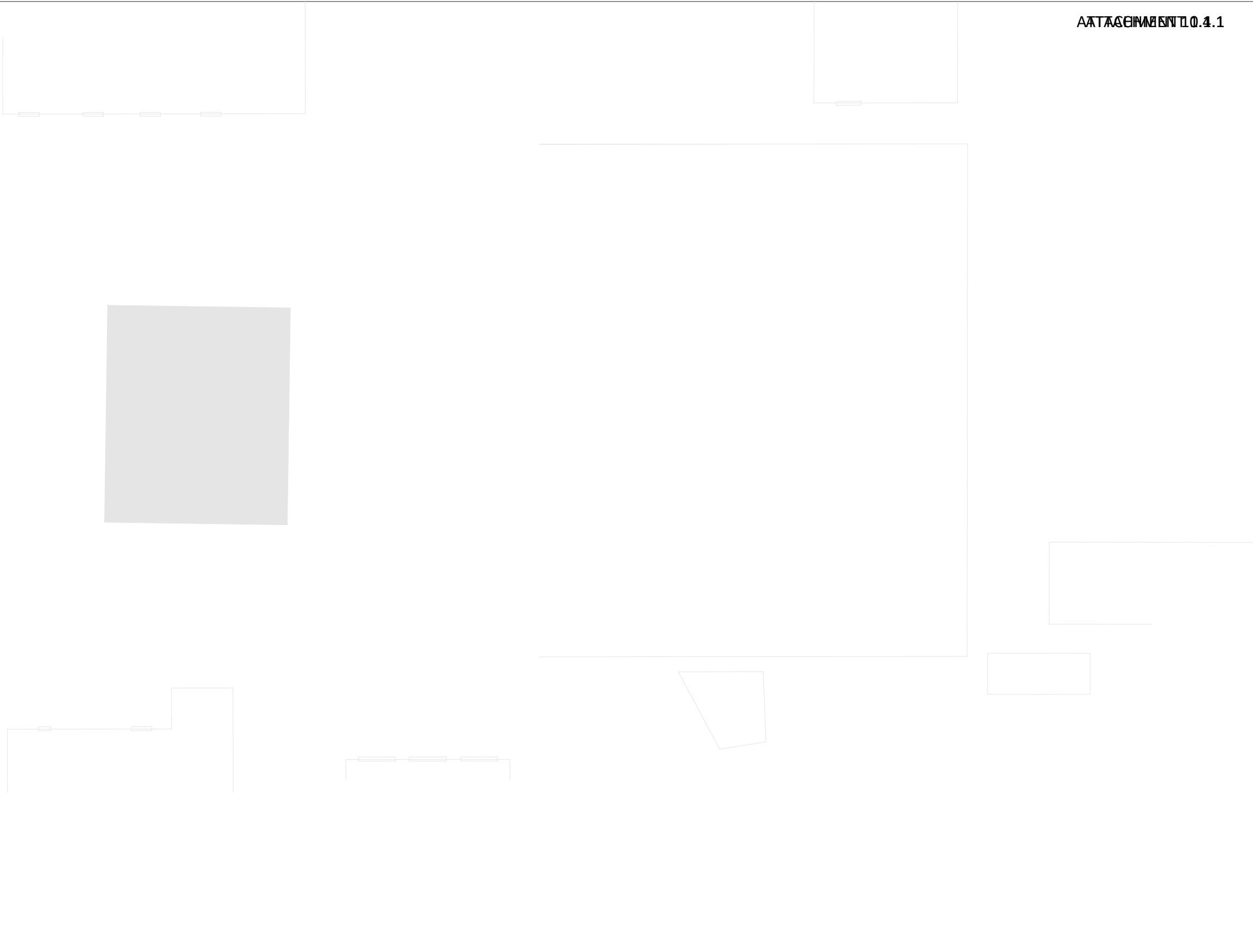
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4/12/20 - 8:05 PM

CLIENT NAME MR DEAN PARROTT		DRAWN DL
PROJECT NAME PARROTT RESIDENCE		APPROVED DNM
DRAWING NAME EXISTING SITE PRIOR TO 2013 PLANNING APP.		DRAWING ISSUE TP2
DRAWING NUMBER A100	DRAWING SCALE 1:200	PROJECT NUMBER: 1901



R E V I S I O N		
Issue ID	Issue Name	Date
TP2	TOWN PLANNING	04-12-2020

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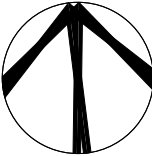
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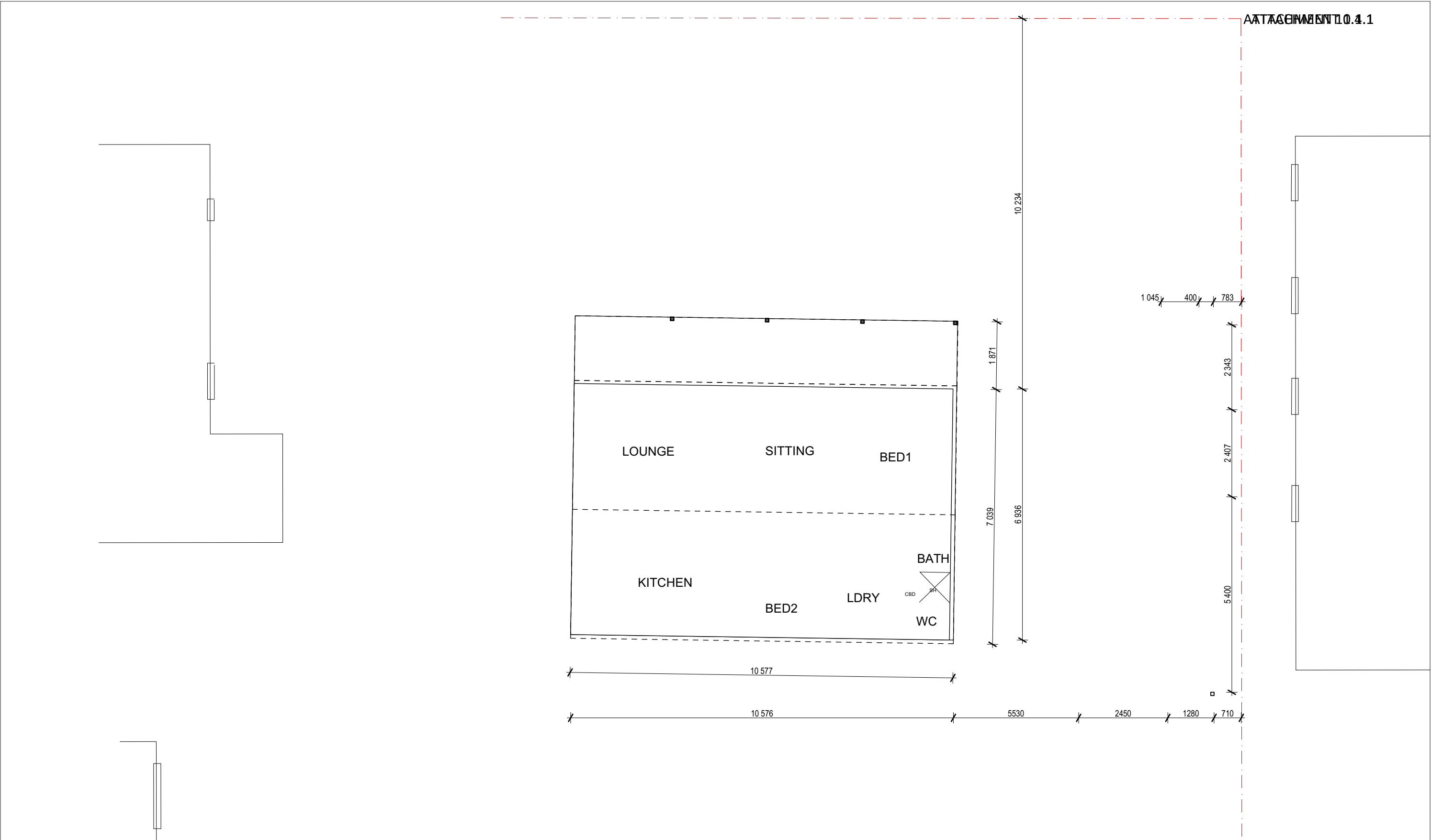
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4/12/20 - 8:05 PM

CLIENT NAME MR DEAN PARROTT		DRAWN DL
PROJECT NAME PARROTT RESIDENCE		APPROVED DNM
DRAWING NAME EXISTING SITE		DRAWING ISSUE TP2
DRAWING NUMBER A102	DRAWING SCALE 1:200	PROJECT NUMBER: 1901



ATTACHMENT 10.4.1

R E V I S I O N		
Issue ID	Issue Name	Date
TP1	TOWN PLANNING	16-10-2020
TP2	TOWN PLANNING	04-12-2020

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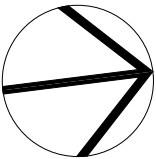
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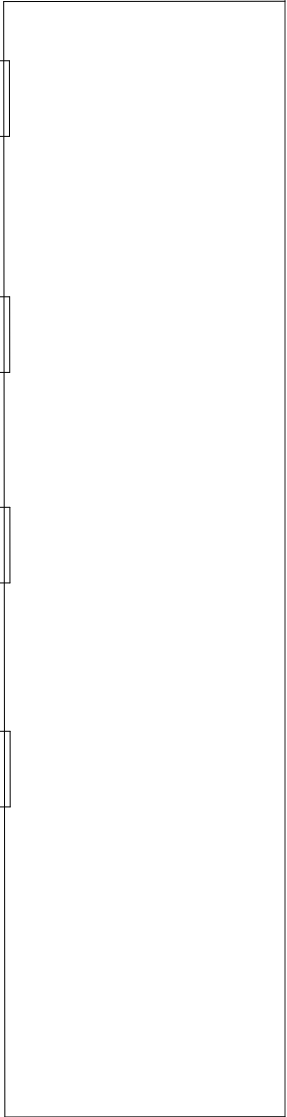
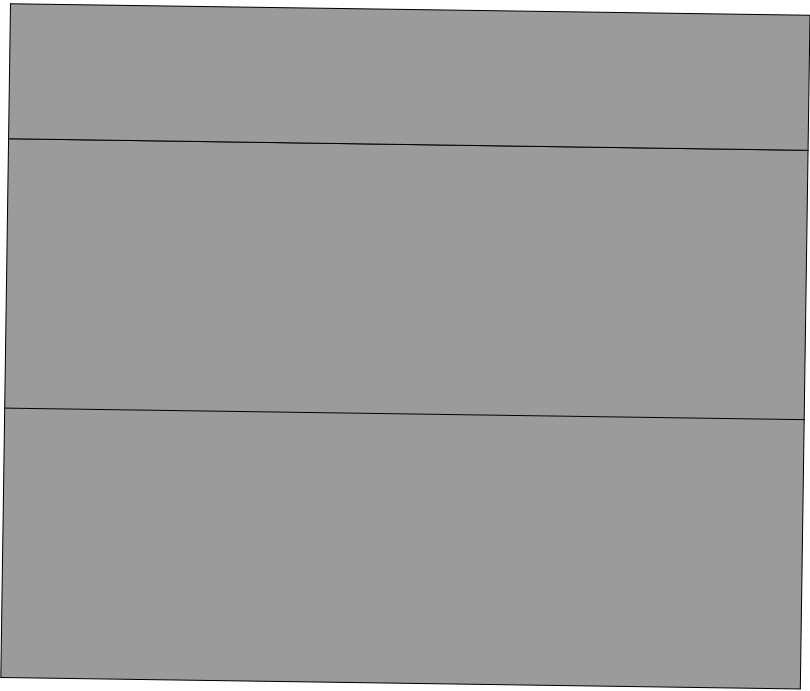
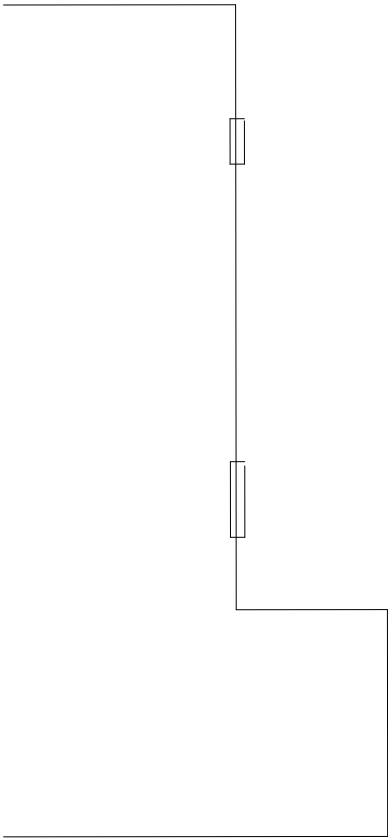
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4/12/20 - 8:05 PM

CLIENT NAME MR DEAN PARROTT		DRAWN DL
PROJECT NAME PARROTT RESIDENCE		APPROVED DNM
DRAWING NAME EXISTING GROUND FLOOR PLAN		DRAWING ISSUE TP2
DRAWING NUMBER A200	DRAWING SCALE 1:100	PROJECT NUMBER: 1901



R E V I S I O N		
Issue ID	Issue Name	Date
TP1	TOWN PLANNING	16-10-2020
TP2	TOWN PLANNING	04-12-2020

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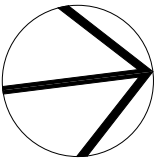
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4/12/20 - 8:05 PM

CLIENT NAME		DRAWN
MR DEAN PARROTT		DL
PROJECT NAME		APPROVED
PARROTT RESIDENCE		DNM
DRAWING NAME		DRAWING ISSUE
EXISTING ROOF PLAN		TP2
DRAWING NUMBER	DRAWING SCALE	PROJECT NUMBER:
A201	1:100	1901



R E V I S I O N		
Issue ID	Issue Name	Date
P01	PRELIMINARY ISSUE	06-01-2020
TP2	TOWN PLANNING	04-12-2020

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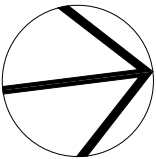
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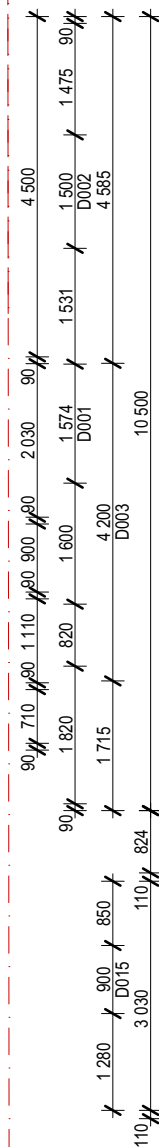
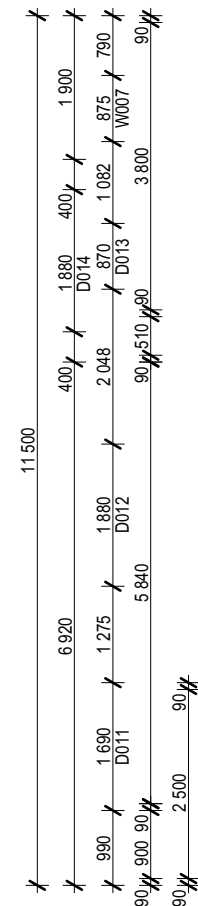
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4/12/20 - 8:05 PM

CLIENT NAME MR DEAN PARROTT		DRAWN DL
PROJECT NAME PARROTT RESIDENCE		APPROVED DNM
DRAWING NAME PROPOSED EXTERIOR WORKS		DRAWING ISSUE TP2
DRAWING NUMBER A220	DRAWING SCALE 1:100	PROJECT NUMBER: 1901



R E V I S I O N		
Issue ID	Issue Name	Date
TP1	TOWN PLANNING	16-10-2020
TP2	TOWN PLANNING	04-12-2020

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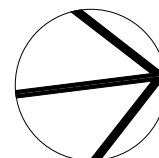
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4/12/20 - 8:05 PM

CLIENT NAME
MR DEAN PARROTT

PROJECT NAME

PARROTT RESIDENCE

DRAWING NAME

PROPOSED HOUSE GROUND FLOOR PLAN

DRAWING NUMBER

A221

DRAWING SCALE

1:100

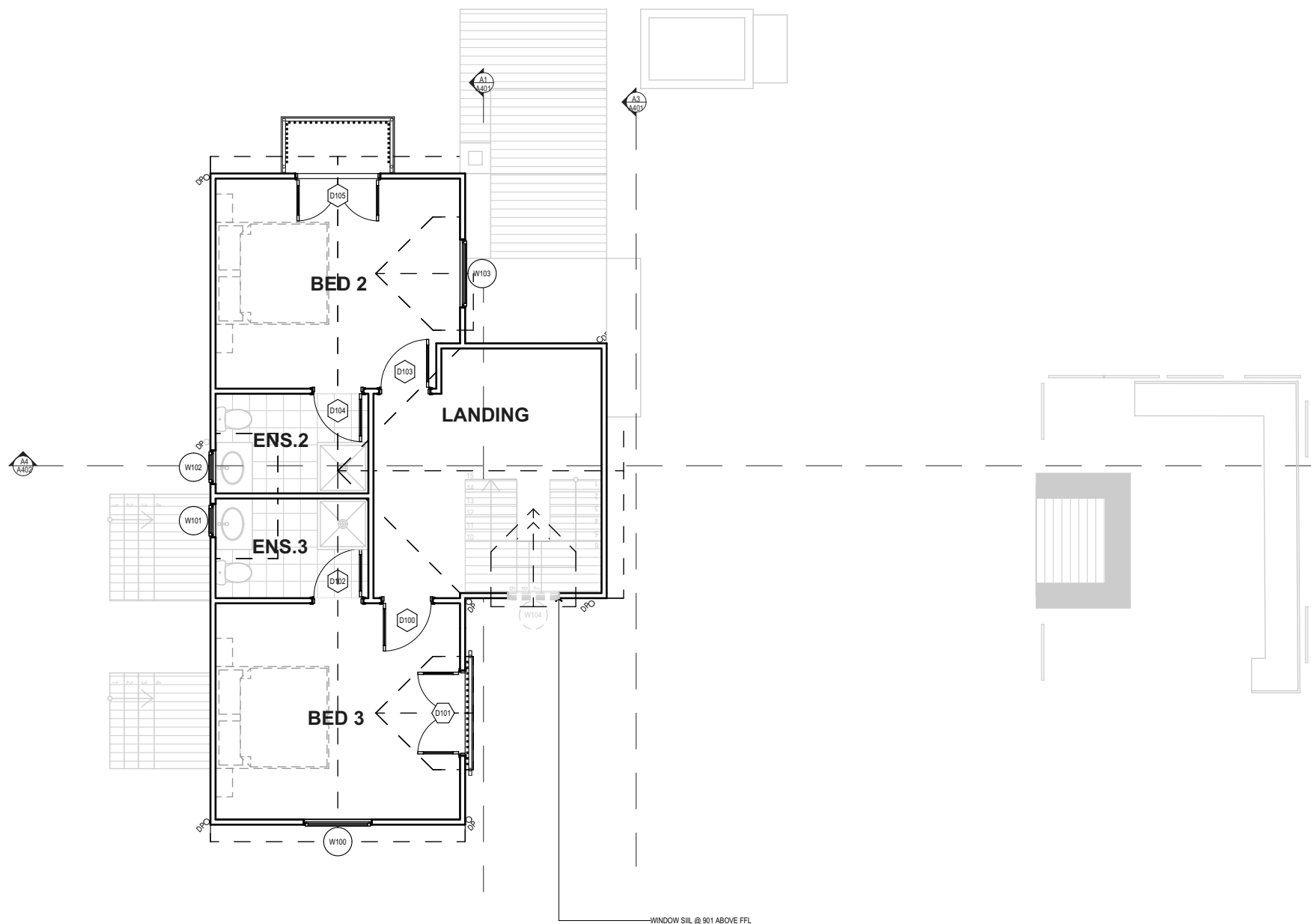
DRAWN
DL

APPROVED
DNM

DRAWING ISSUE
TP2

PROJECT NUMBER:

1901



R E V I S I O N		
Issue ID	Issue Name	Date
P01	PRELIMINARY ISSUE	06-01-2020
TP1	TOWN PLANNING	16-10-2020
TP2	TOWN PLANNING	04-12-2020

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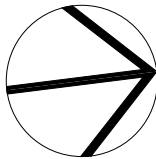
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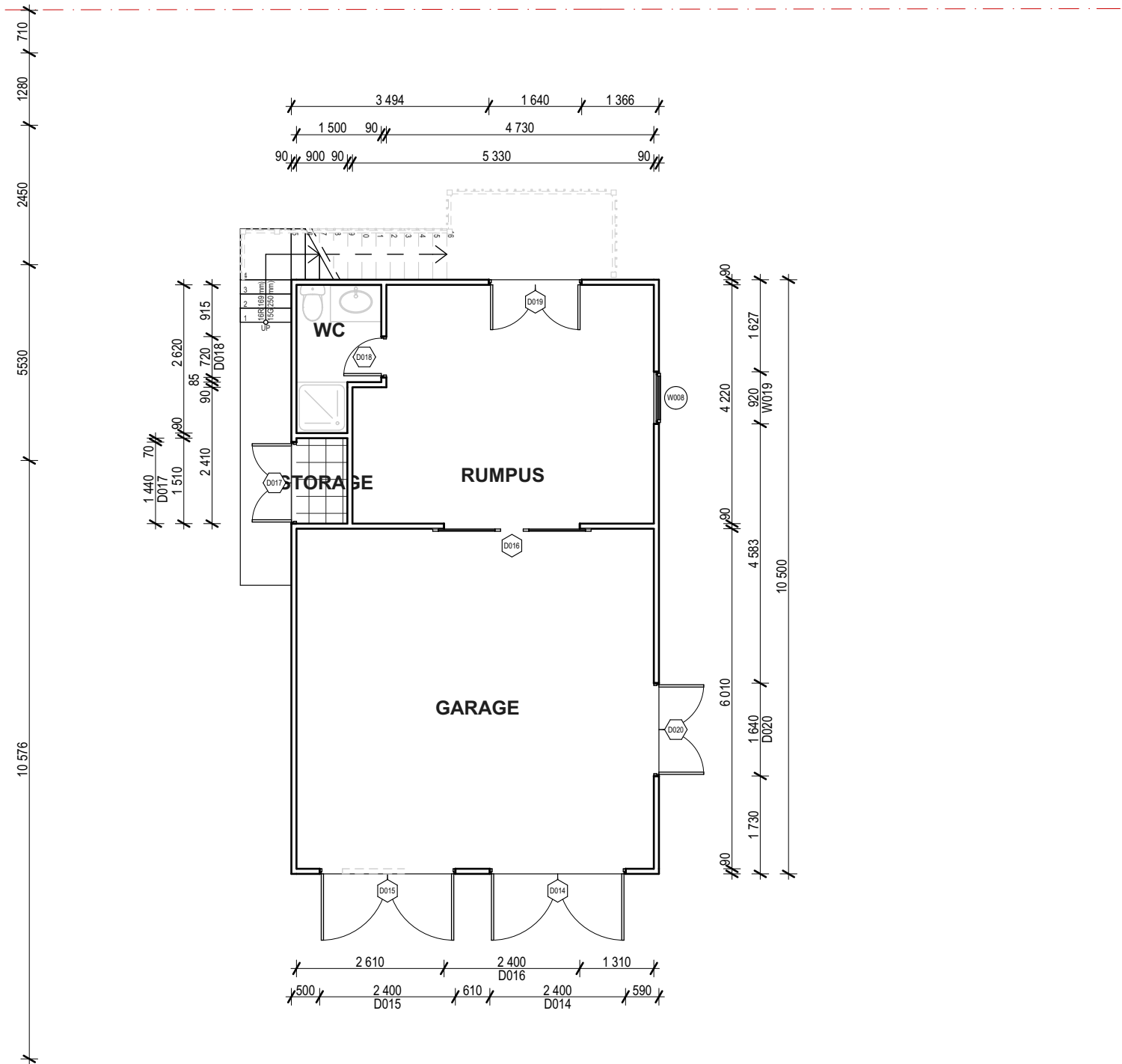
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4/12/20 - 8:05 PM

CLIENT NAME MR DEAN PARROTT		DRAWN DL
PROJECT NAME PARROTT RESIDENCE		APPROVED DNM
DRAWING NAME PROPOSED HOUSE FIRST FLOOR PLAN		DRAWING ISSUE TP2
DRAWING NUMBER A222	DRAWING SCALE 1:100	PROJECT NUMBER: 1901



R E V I S I O N		
Issue ID	Issue Name	Date
P01	PRELIMINARY ISSUE	06-01-2020
TP1	TOWN PLANNING	16-10-2020
TP2	TOWN PLANNING	04-12-2020

DAVID MOORE
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172 CURRYS RD MUSK VIC, 3461
ARCHITECTURE * DESIGN * COMPUTING * PROJECT MANAGEMENT

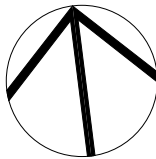
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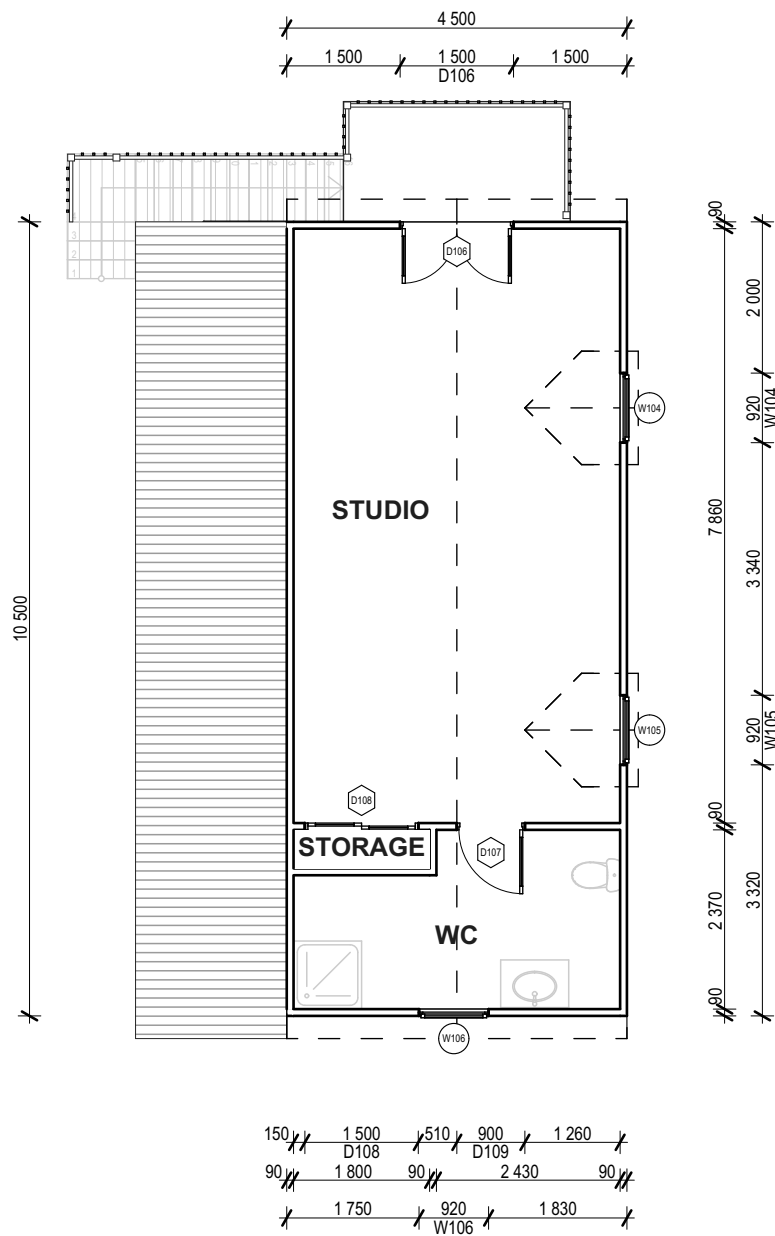
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4/12/20 - 8:05 PM

CLIENT NAME MR DEAN PARROTT		DRAWN DL
PROJECT NAME PARROTT RESIDENCE		APPROVED DNM
DRAWING NAME PROPOSED SHED GROUND FLOOR PLAN		DRAWING ISSUE TP2
DRAWING NUMBER A223	DRAWING SCALE 1:100	PROJECT NUMBER: 1901



R E V I S I O N		
Issue ID	Issue Name	Date
P01	PRELIMINARY ISSUE	06-01-2020
TP1	TOWN PLANNING	16-10-2020
TP2	TOWN PLANNING	04-12-2020

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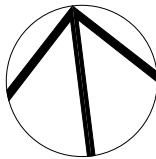
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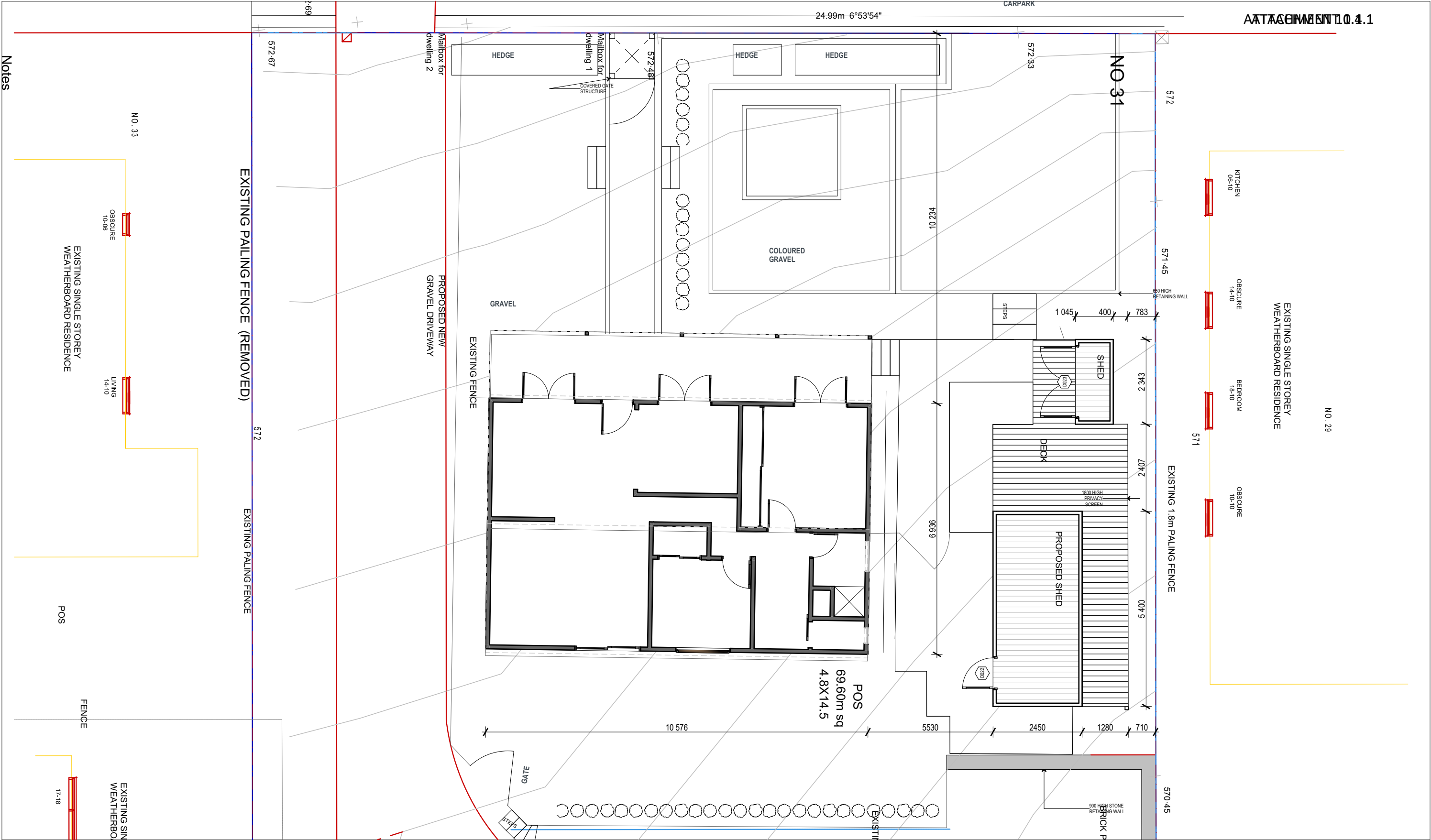
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4/12/20 - 8:05 PM

CLIENT NAME MR DEAN PARROTT		DRAWN DL
PROJECT NAME PARROTT RESIDENCE		APPROVED DNM
DRAWING NAME PROPOSED SHED FIRST FLOOR PLAN		DRAWING ISSUE TP2
DRAWING NUMBER A224	DRAWING SCALE 1:100	PROJECT NUMBER: 1901



R E V I S I O N		
Issue ID	Issue Name	Date
TP2	TOWN PLANNING	04-12-2020

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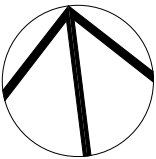
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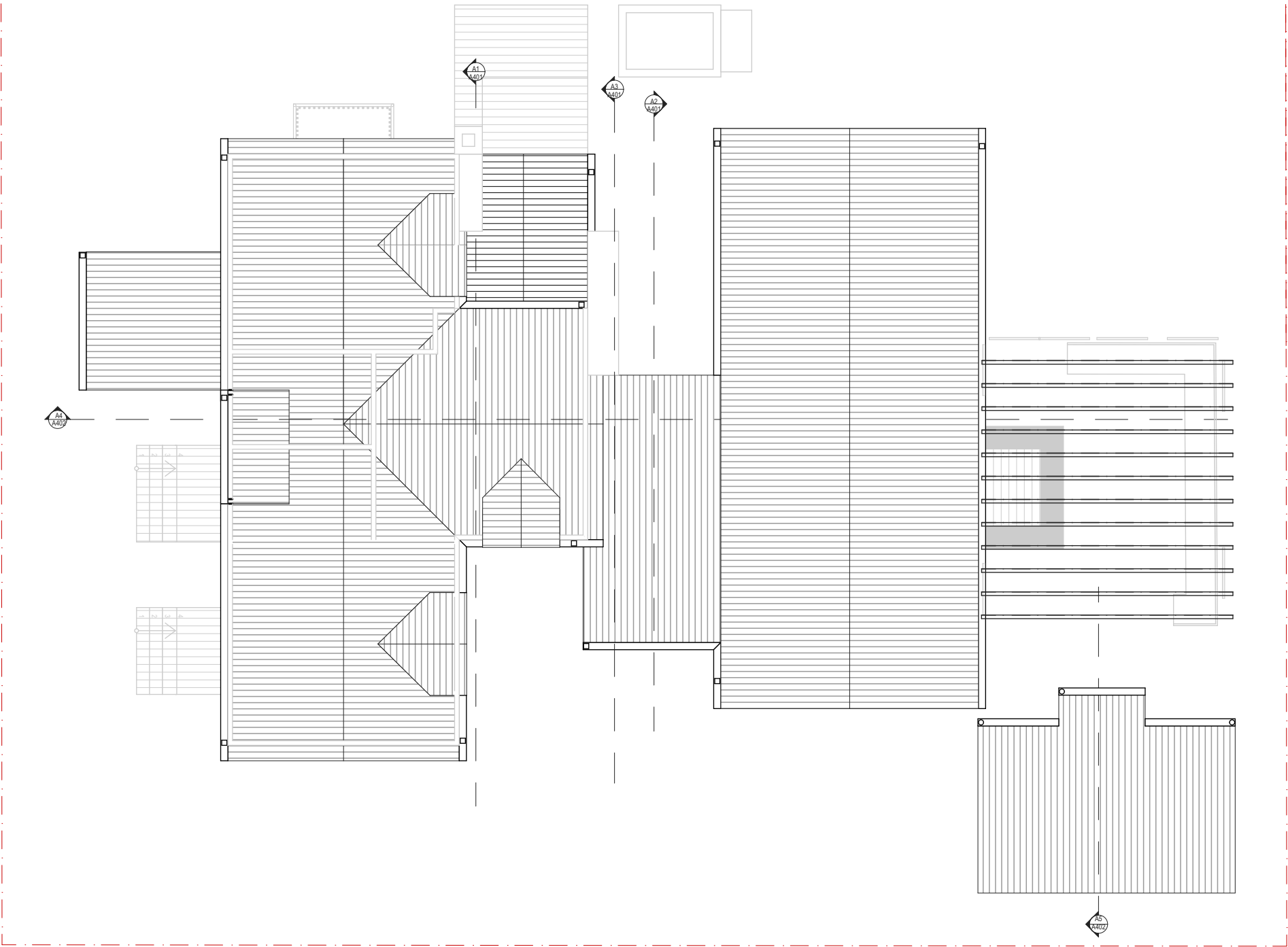
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4/12/20 - 8:05 PM

CLIENT NAME MR DEAN PARROTT		DRAWN DL
PROJECT NAME PARROTT RESIDENCE		APPROVED DNM
DRAWING NAME PROPOSED SHEDS FLOOR PLAN		DRAWING ISSUE TP2
DRAWING NUMBER A225	DRAWING SCALE 1:100	PROJECT NUMBER: 1901



R E V I S I O N		
Issue ID	Issue Name	Date
P01	PRELIMINARY ISSUE	06-01-2020
TP1	TOWN PLANNING	16-10-2020
TP2	TOWN PLANNING	04-12-2020

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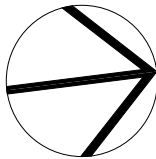
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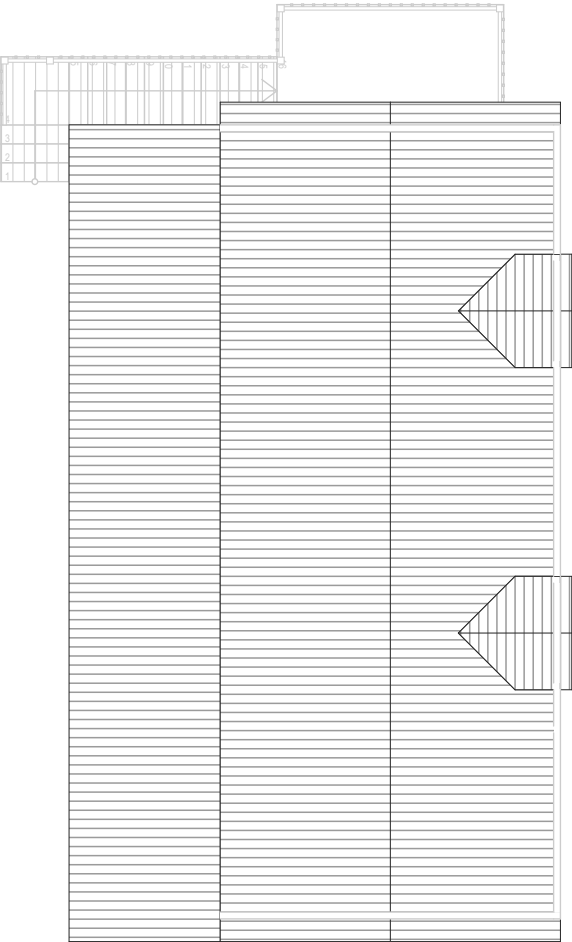
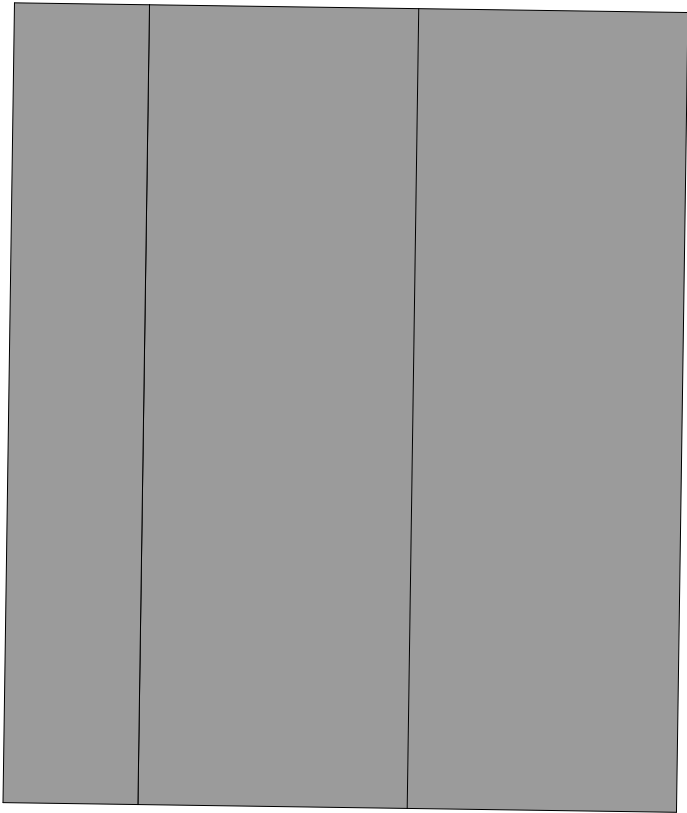
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4/12/20 - 8:05 PM

CLIENT NAME MR DEAN PARROTT		DRAWN DL
PROJECT NAME PARROTT RESIDENCE		APPROVED DNM
DRAWING NAME PROPOSED HOUSE ROOF PLAN		DRAWING ISSUE TP2
DRAWING NUMBER A240	DRAWING SCALE 1:100	PROJECT NUMBER: 1901



R E V I S I O N		
Issue ID	Issue Name	Date
P01	PRELIMINARY ISSUE	06-01-2020
TP1	TOWN PLANNING	16-10-2020
TP2	TOWN PLANNING	04-12-2020

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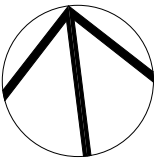
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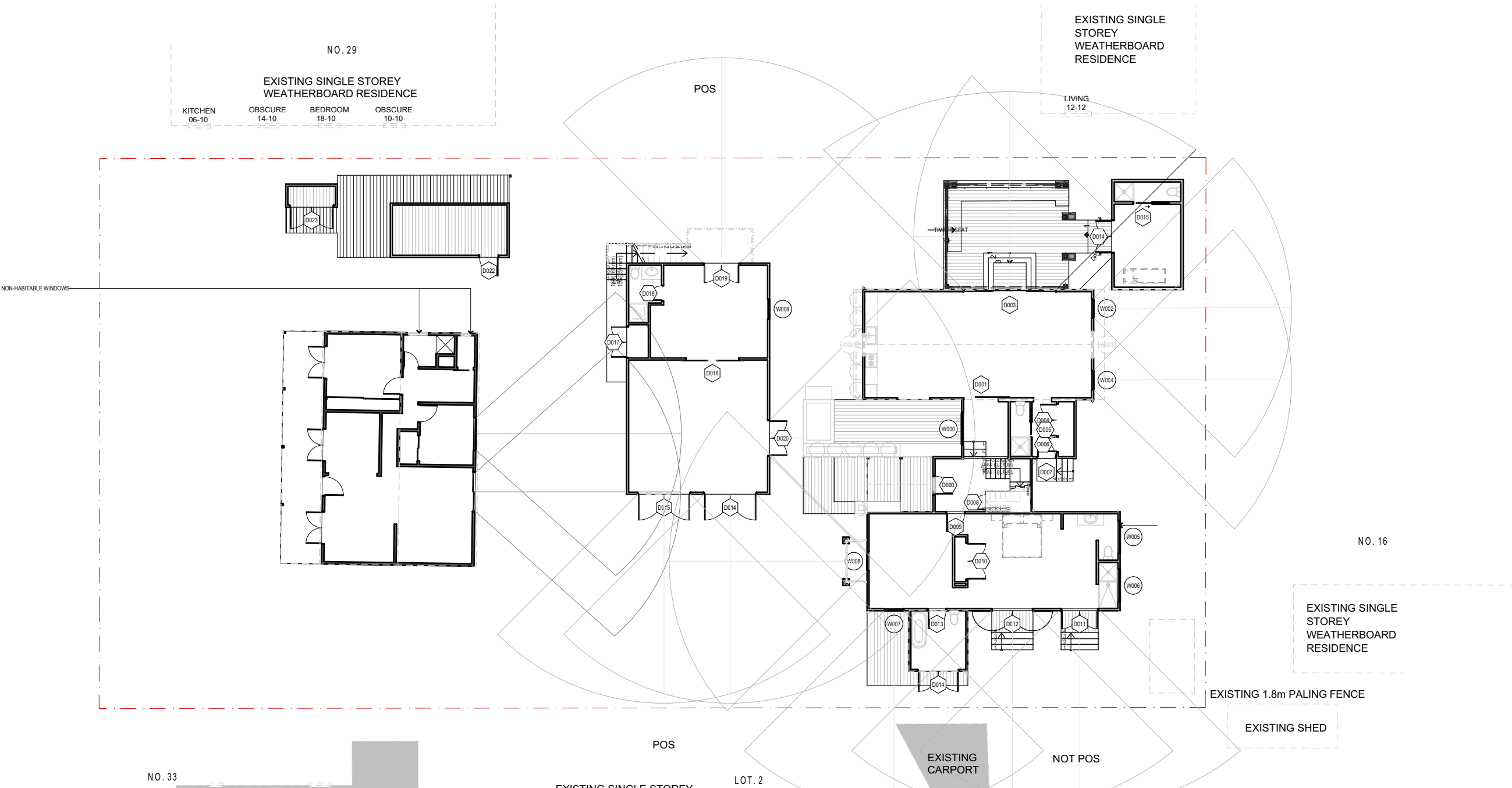
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4/12/20 - 8:05 PM

CLIENT NAME MR DEAN PARROTT		DRAWN DL
PROJECT NAME PARROTT RESIDENCE		APPROVED DNM
DRAWING NAME PROPOSED SHED ROOF PLAN		DRAWING ISSUE TP2
DRAWING NUMBER A241	DRAWING SCALE 1:100	PROJECT NUMBER: 1901

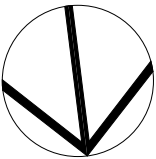


R E V I S I O N		
Issue ID	Issue Name	Date
P01	PRELIMINARY ISSUE	06-01-2020
TP1	TOWN PLANNING	16-10-2020
TP2	TOWN PLANNING	04-12-2020

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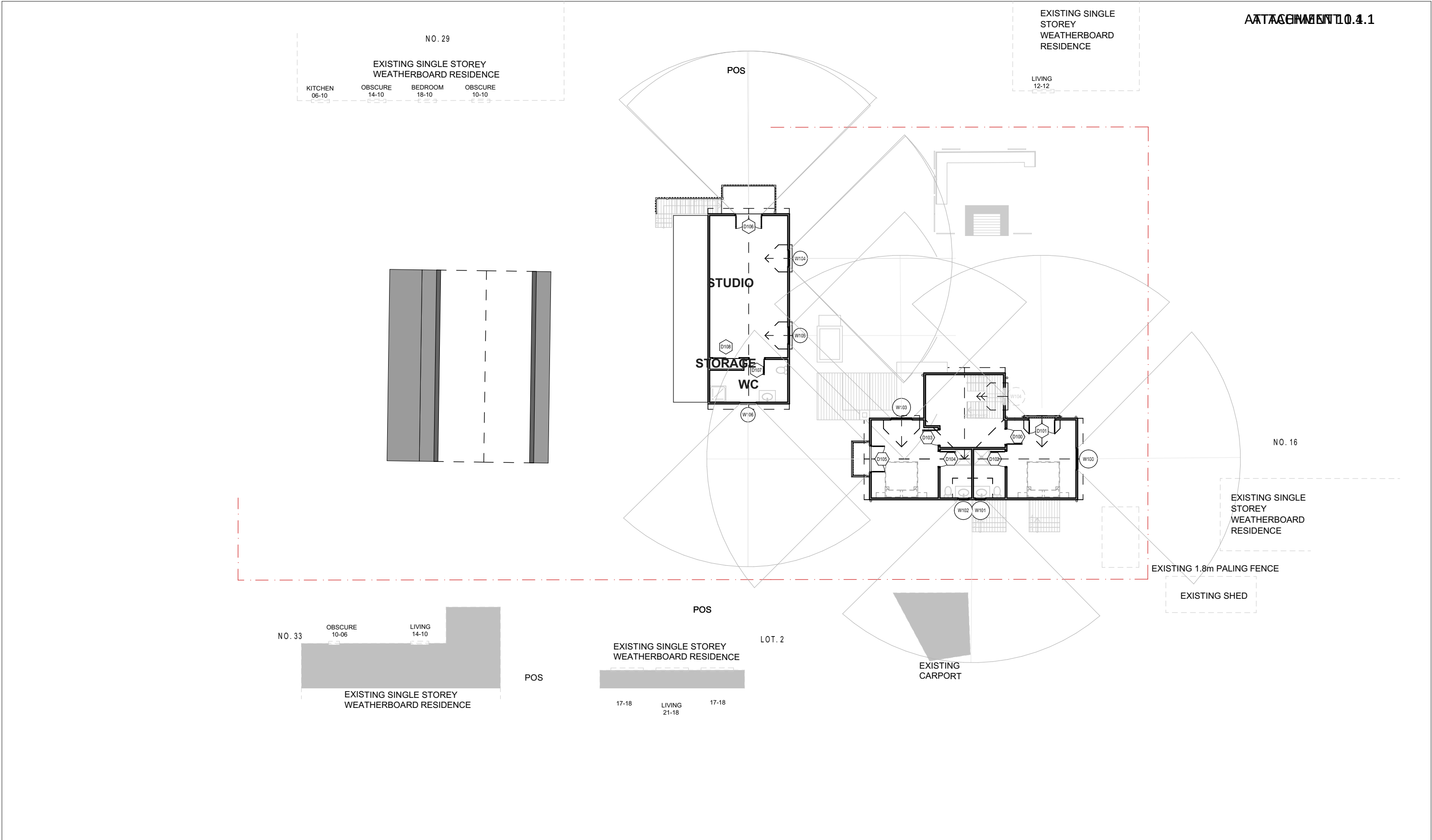
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4/12/20 - 8:05 PM

CLIENT NAME MR DEAN PARROTT		DRAWN DL
PROJECT NAME PARROTT RESIDENCE		APPROVED DNM
DRAWING NAME PROPOSED GROUND FLOOR VIEWS		DRAWING ISSUE TP2
DRAWING NUMBER A270	DRAWING SCALE 1:200	PROJECT NUMBER: 1901



R E V I S I O N		
Issue ID	Issue Name	Date
TP1	TOWN PLANNING	16-10-2020
TP2	TOWN PLANNING	04-12-2020

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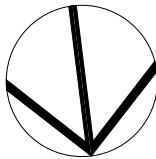
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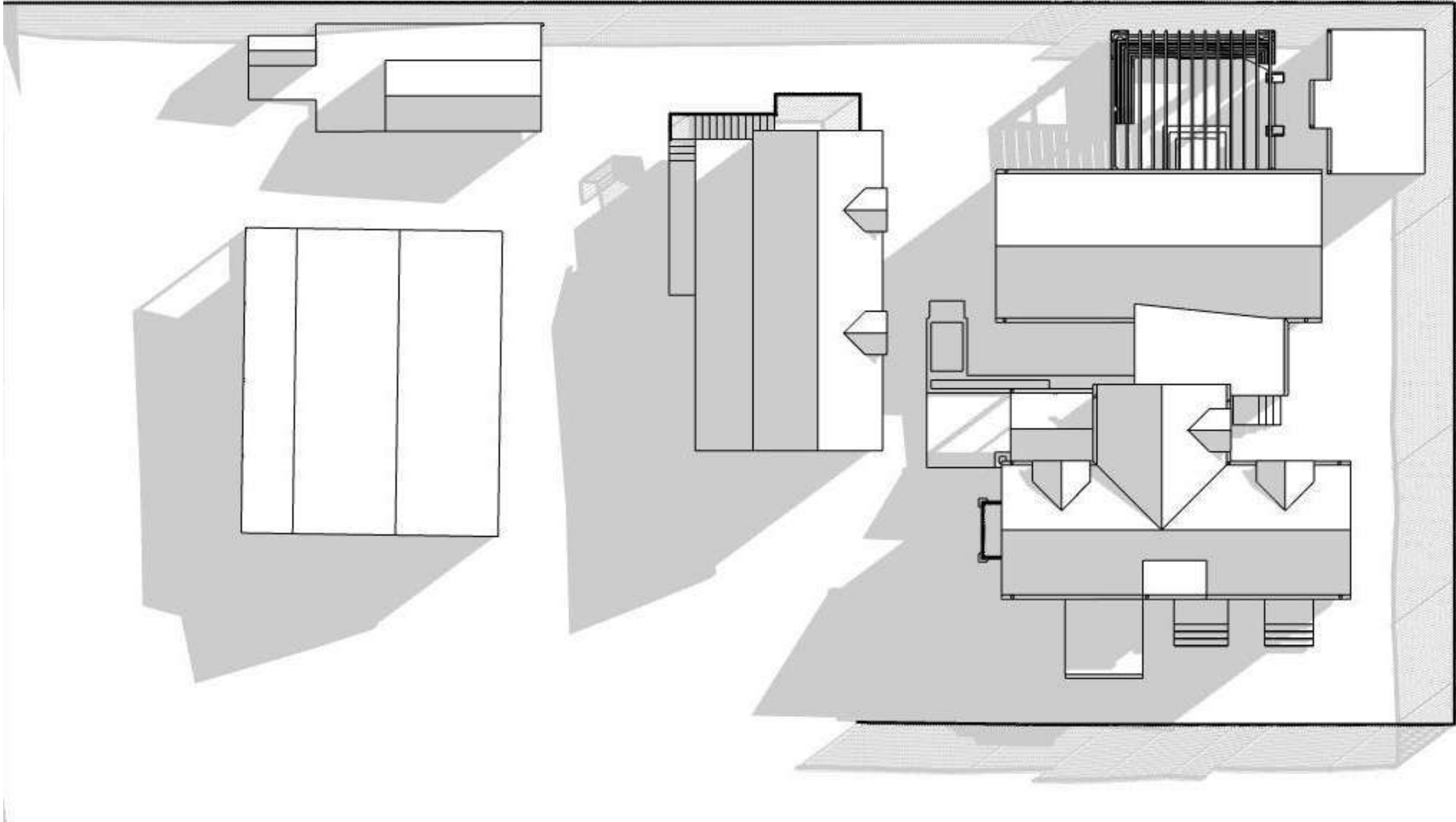
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4/12/20 - 8:05 PM

CLIENT NAME MR DEAN PARROTT		DRAWN DL
PROJECT NAME PARROTT RESIDENCE		APPROVED DNM
DRAWING NAME PROPOSED FIRST FLOOR VIEWS		DRAWING ISSUE TP2
DRAWING NUMBER A271	DRAWING SCALE 1:200	PROJECT NUMBER: 1901



R E V I S I O N		
Issue ID	Issue Name	Date
P01	PRELIMINARY ISSUE	06-01-2020
TP1	TOWN PLANNING	16-10-2020
TP2	TOWN PLANNING	04-12-2020

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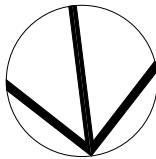
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4/12/20 - 8:05 PM

CLIENT NAME MR DEAN PARROTT		DRAWN DL
PROJECT NAME PARROTT RESIDENCE		APPROVED DNM
DRAWING NAME PROPOSED SHADOW DIAGRAM 21/9 - 9AM		DRAWING ISSUE TP2
DRAWING NUMBER A272	DRAWING SCALE 1:100	PROJECT NUMBER: 1901



R E V I S I O N		
Issue ID	Issue Name	Date
P01	PRELIMINARY ISSUE	06-01-2020
TP1	TOWN PLANNING	16-10-2020
TP2	TOWN PLANNING	04-12-2020

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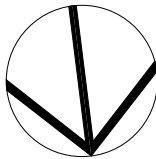
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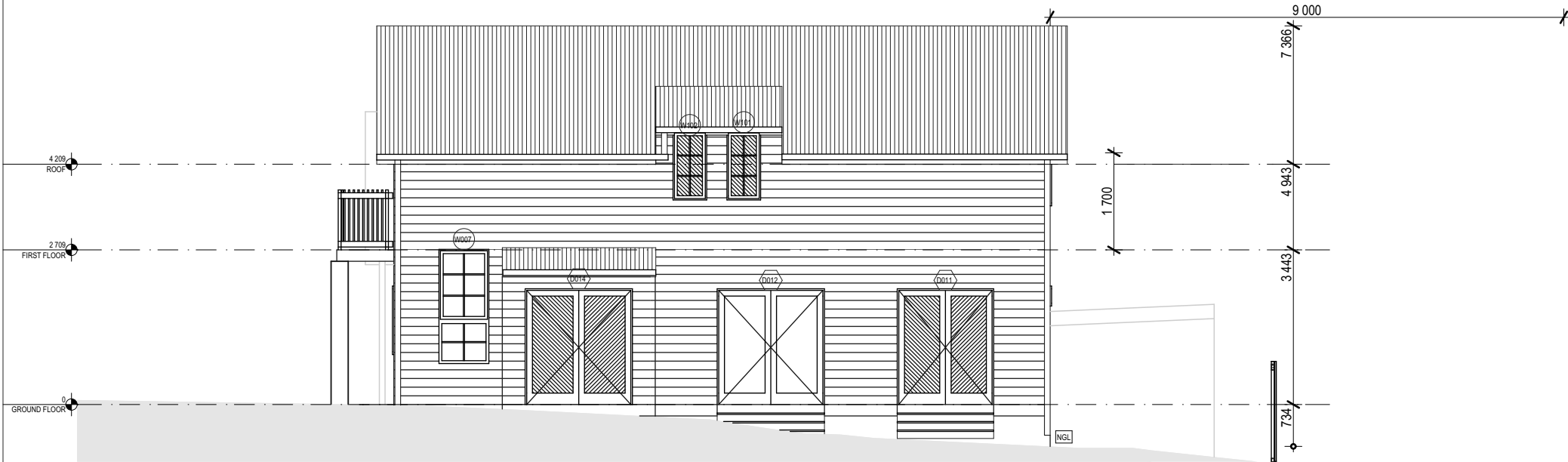


4/12/20 - 8:05 PM

CLIENT NAME MR DEAN PARROTT		DRAWN DL
PROJECT NAME PARROTT RESIDENCE		APPROVED DNM
DRAWING NAME PROPOSED SHADOW DIAGRAM 21/9 - 3PM		DRAWING ISSUE TP2
DRAWING NUMBER A273	DRAWING SCALE 1:100	PROJECT NUMBER: 1901



NORTH ELEVATION



SOUTH ELEVATION

R E V I S I O N		
Issue ID	Issue Name	Date
P01	PRELIMINARY ISSUE	06-01-2020
TP1	TOWN PLANNING	16-10-2020
TP2	TOWN PLANNING	04-12-2020

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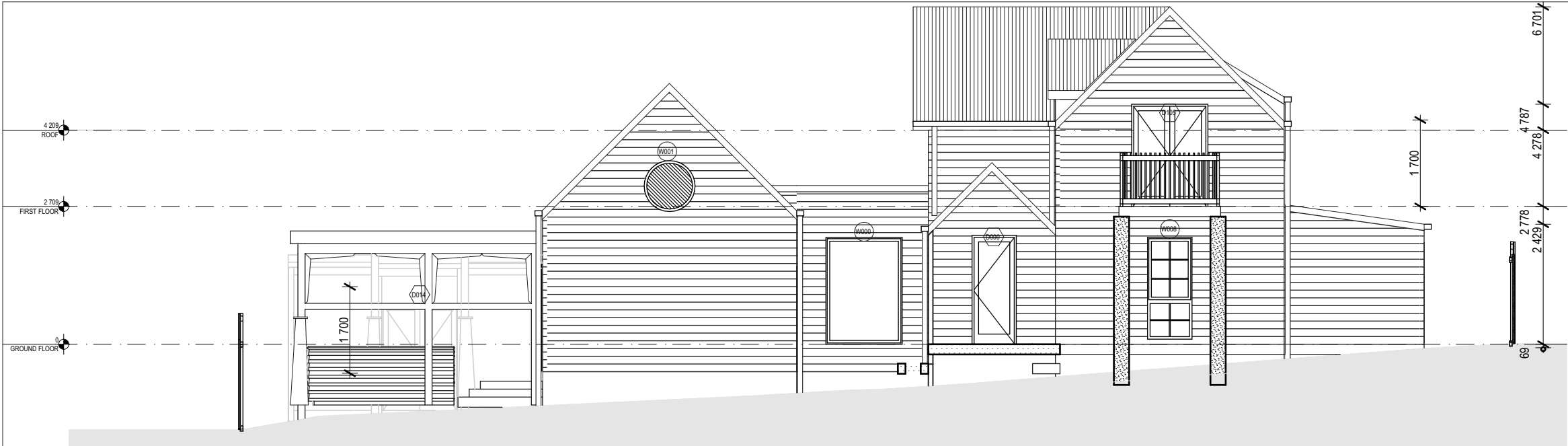
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4/12/20 - 8:05 PM

CLIENT NAME MR DEAN PARROTT		DRAWN DL
PROJECT NAME PARROTT RESIDENCE		APPROVED DNM
DRAWING NAME NORTH & SOUTH ELEVATIONS		DRAWING ISSUE TP2
DRAWING NUMBER A300	DRAWING SCALE 1:100	PROJECT NUMBER: 1901



WEST ELEVATION



EAST ELEVATION

R E V I S I O N		
Issue ID	Issue Name	Date
P01	PRELIMINARY ISSUE	06-01-2020
TP1	TOWN PLANNING	16-10-2020
TP2	TOWN PLANNING	04-12-2020

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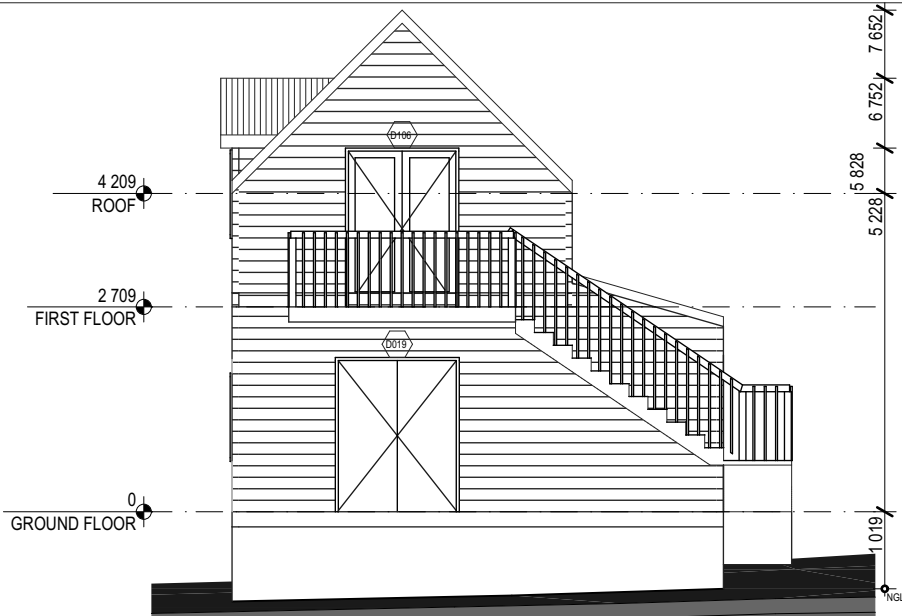
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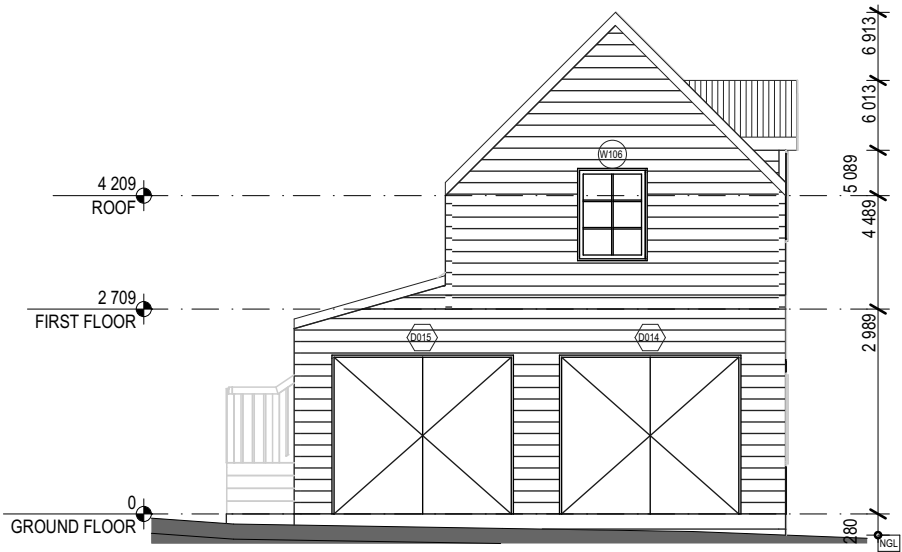
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4/12/20 - 8:05 PM

CLIENT NAME MR DEAN PARROTT		DRAWN DL
PROJECT NAME PARROTT RESIDENCE		APPROVED DNM
DRAWING NAME EAST & WEST ELEVATIONS		DRAWING ISSUE TP2
DRAWING NUMBER A301	DRAWING SCALE 1:100	PROJECT NUMBER: 1901



NORTH ELEVATION



SOUTH ELEVATION

R E V I S I O N		
Issue ID	Issue Name	Date
P01	PRELIMINARY ISSUE	06-01-2020
TP1	TOWN PLANNING	16-10-2020
TP2	TOWN PLANNING	04-12-2020

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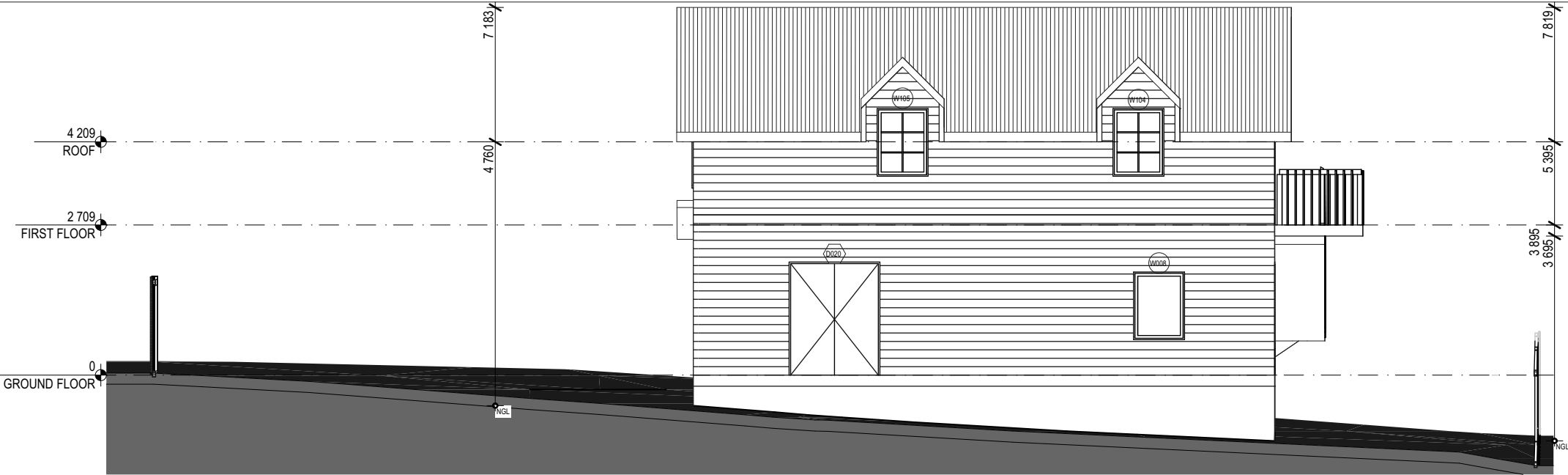
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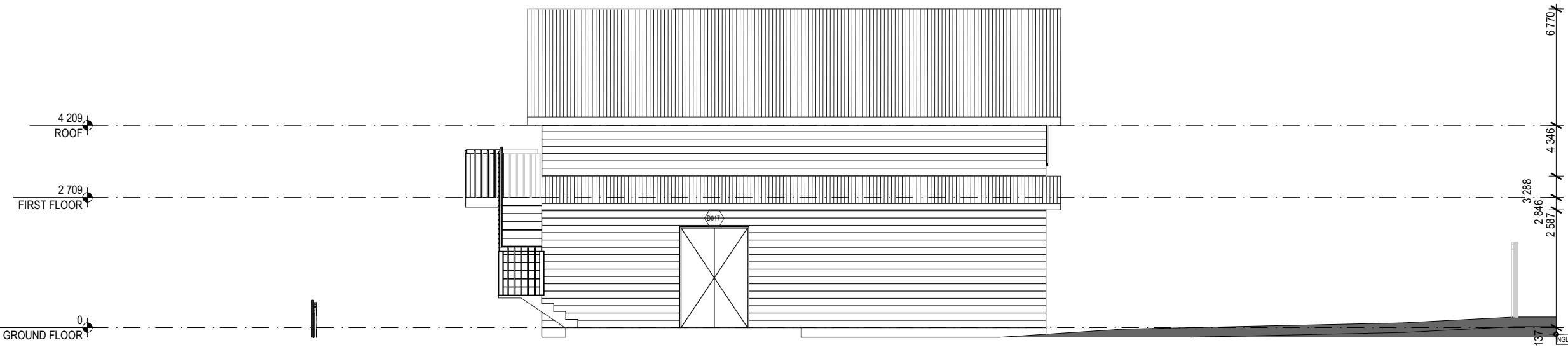
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CLIENT NAME MR DEAN PARROTT		DRAWN DL
PROJECT NAME PARROTT RESIDENCE		APPROVED DNM
DRAWING NAME SHED'S NORTH & SOUTH ELEVATIONS		DRAWING ISSUE TP2
DRAWING NUMBER A302	DRAWING SCALE 1:100	PROJECT NUMBER: 1901



EAST ELEVATION



WEST ELEVATION

R E V I S I O N		
Issue ID	Issue Name	Date
P01	PRELIMINARY ISSUE	06-01-2020
TP1	TOWN PLANNING	16-10-2020
TP2	TOWN PLANNING	04-12-2020

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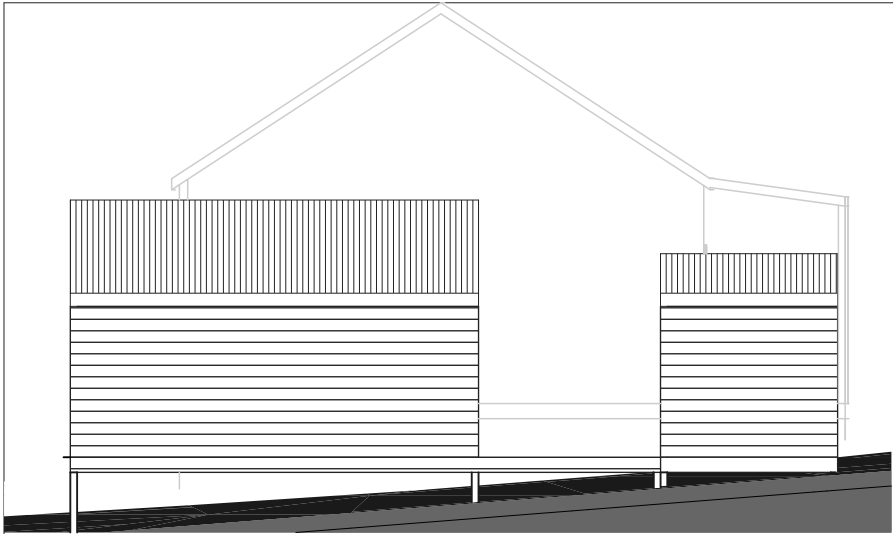
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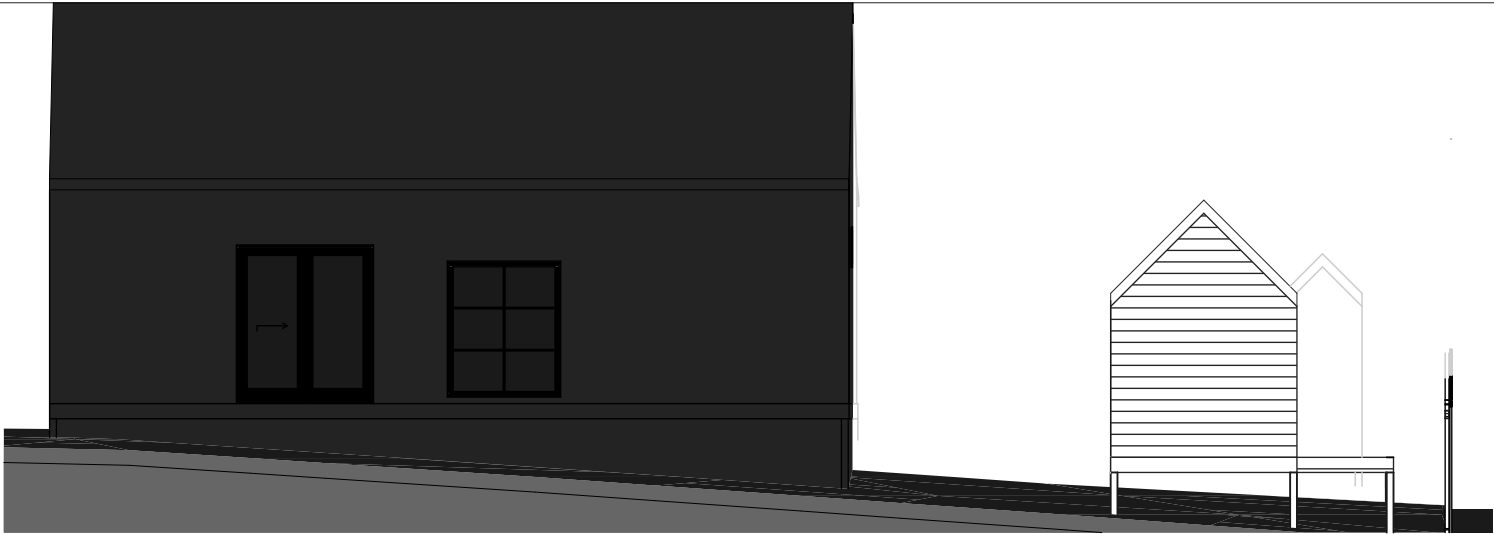
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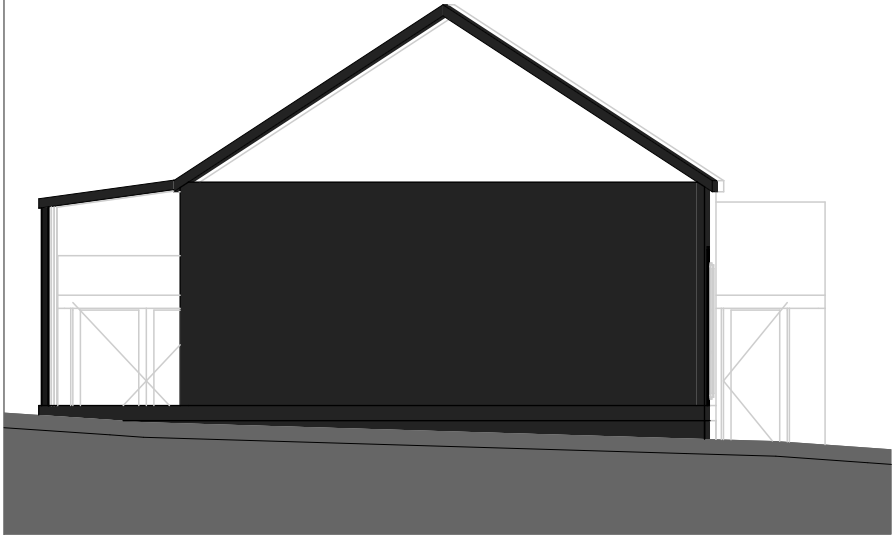
CLIENT NAME MR DEAN PARROTT		DRAWN DL
PROJECT NAME PARROTT RESIDENCE		APPROVED DNM
DRAWING NAME SHED'S EAST & WEST ELEVATIONS		DRAWING ISSUE TP2
DRAWING NUMBER A303	DRAWING SCALE 1:100	PROJECT NUMBER: 1901



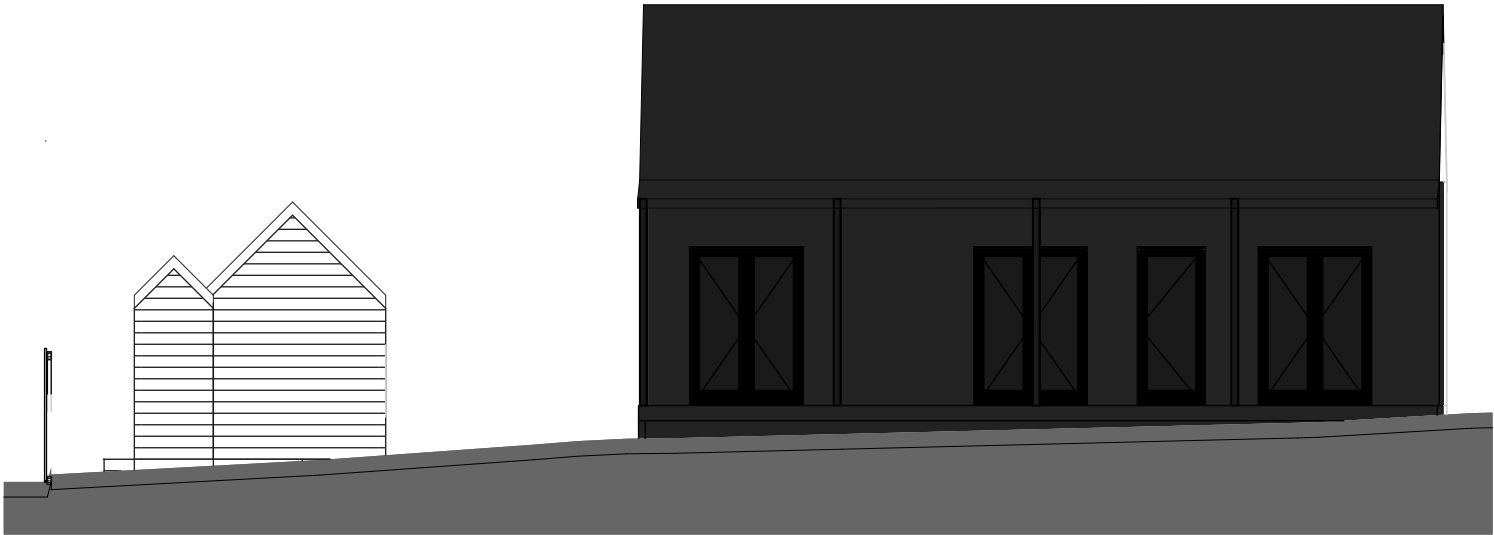
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

R E V I S I O N		
Issue ID	Issue Name	Date
TP2	TOWN PLANNING	04-12-2020

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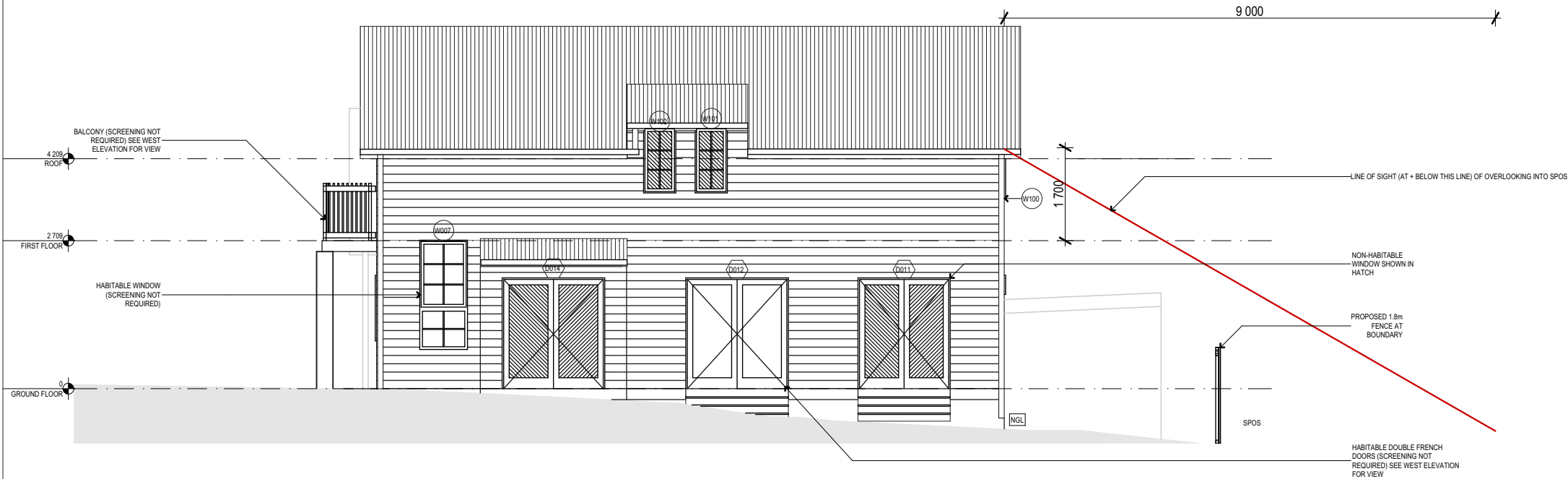
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CLIENT NAME MR DEAN PARROTT		DRAWN DL
PROJECT NAME PARROTT RESIDENCE		APPROVED DNM
DRAWING NAME BUNGALOW ELEVATIONS		DRAWING ISSUE TP2
DRAWING NUMBER A304	DRAWING SCALE 1:100	PROJECT NUMBER: 1901



HOUSE NORTH ELEVATION



HOUSE SOUTH ELEVATION

R E V I S I O N		
Issue ID	Issue Name	Date
P01	PRELIMINARY ISSUE	06-01-2020
TP1	TOWN PLANNING	16-10-2020
TP2	TOWN PLANNING	04-12-2020

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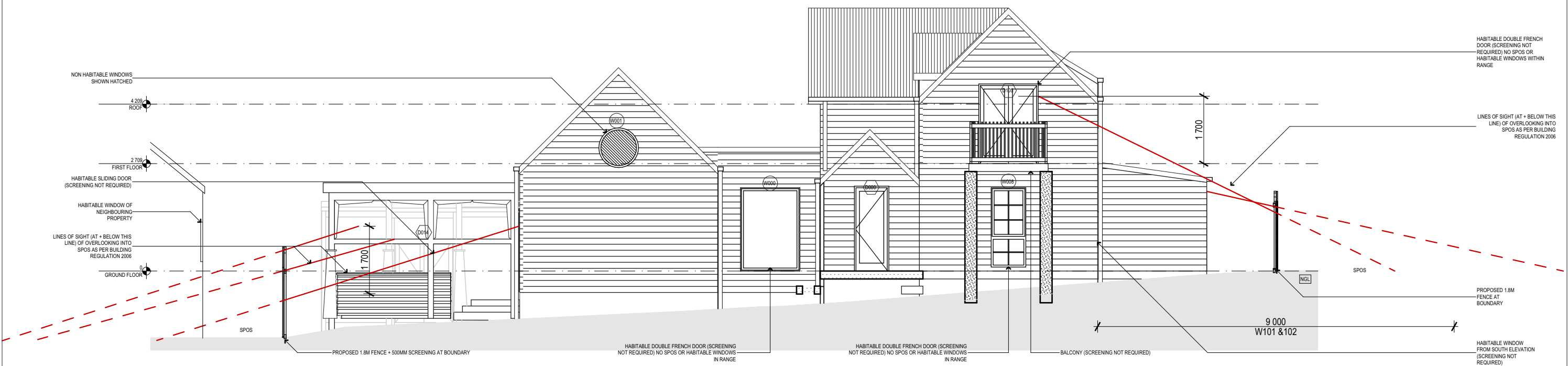
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4/12/20 - 8:06 PM

CLIENT NAME MR DEAN PARROTT		DRAWN DL
PROJECT NAME PARROTT RESIDENCE		APPROVED DNM
DRAWING NAME NORTH & SOUTH ELEVATION VIEWS		DRAWING ISSUE TP2
DRAWING NUMBER A310	DRAWING SCALE 1:100	PROJECT NUMBER: 1901



R E V I S I O N		
Issue ID	Issue Name	Date
P01	PRELIMINARY ISSUE	06-01-2020
TP1	TOWN PLANNING	16-10-2020
TP2	TOWN PLANNING	04-12-2020

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4/12/20 - 8:06 PM

CLIENT NAME

MR DEAN PARROTT

PROJECT NAME

PARROTT RESIDENCE

DRAWING NAME

EAST & WEST ELEVATION VIEWS

DRAWING NUMBER

A311

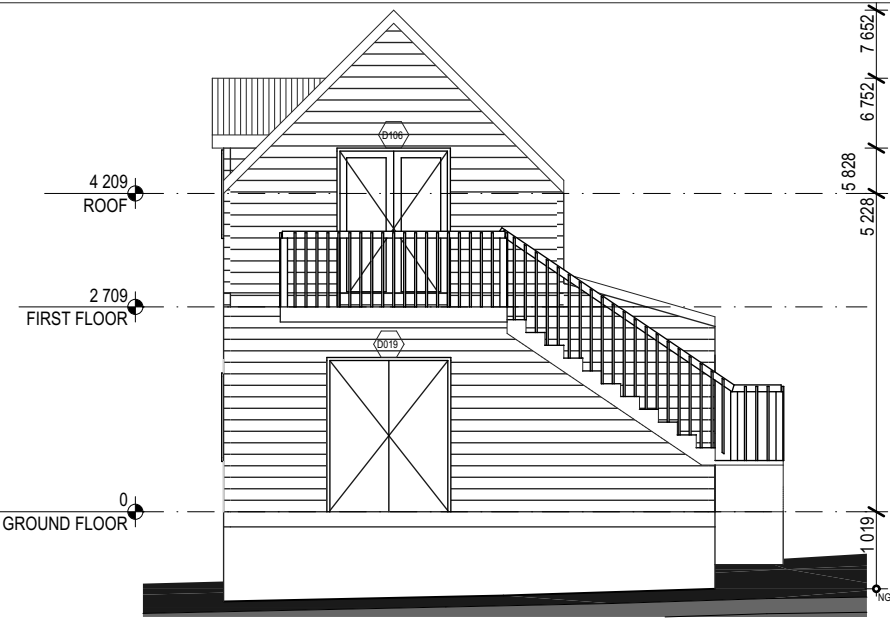
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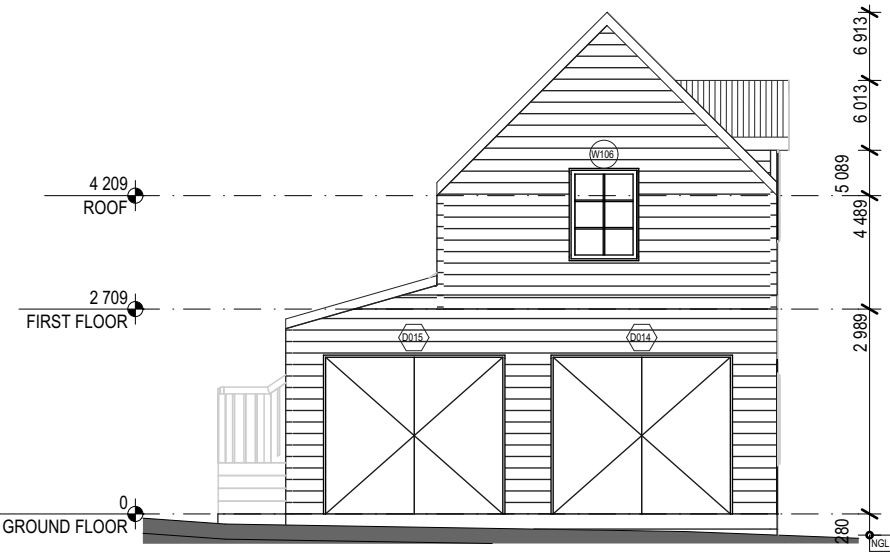
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DRAWING ISSUE
P2PROJECT NUMBER:
1901



NORTH ELEVATION



SOUTH ELEVATION

R E V I S I O N		
Issue ID	Issue Name	Date
TP1	TOWN PLANNING	16-10-2020
TP2	TOWN PLANNING	04-12-2020

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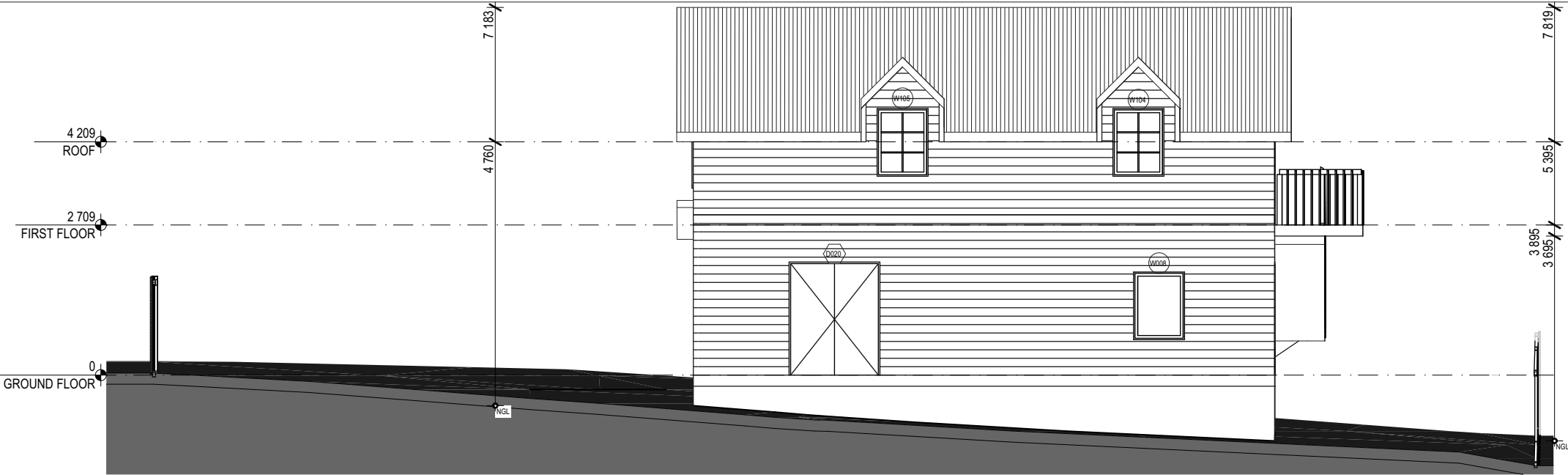
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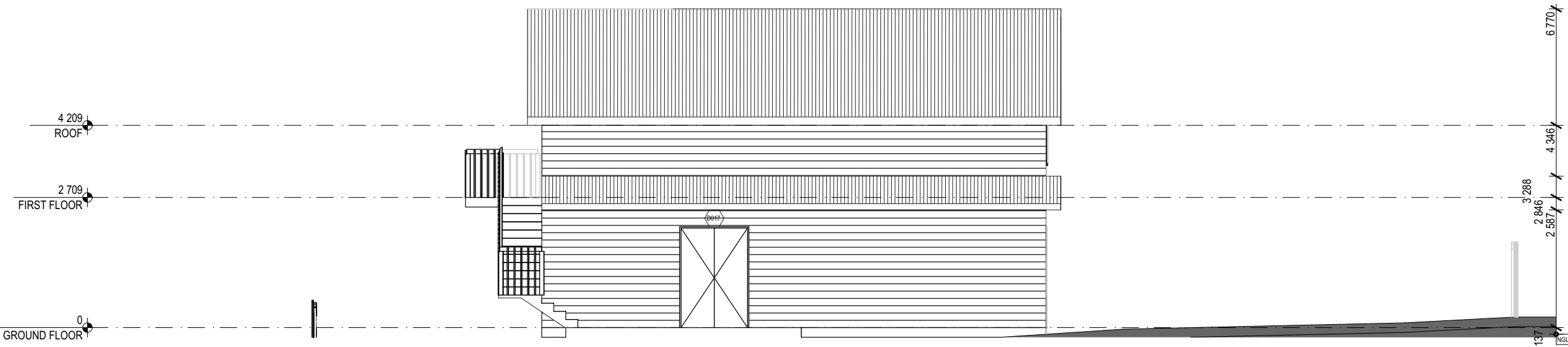
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4/12/20 - 8:06 PM

CLIENT NAME		DRAWN
MR DEAN PARROTT		DL
PROJECT NAME		APPROVED
PARROTT RESIDENCE		DNM
DRAWING NAME		DRAWING ISSUE
SHED'S NORTH & SOUTH ELEVATION VIEW		TP2
DRAWING NUMBER	DRAWING SCALE	PROJECT NUMBER:
A312	1:100	1901



EAST ELEVATION



WEST ELEVATION

R E V I S I O N		
Issue ID	Issue Name	Date
TP1	TOWN PLANNING	16-10-2020
TP2	TOWN PLANNING	04-12-2020

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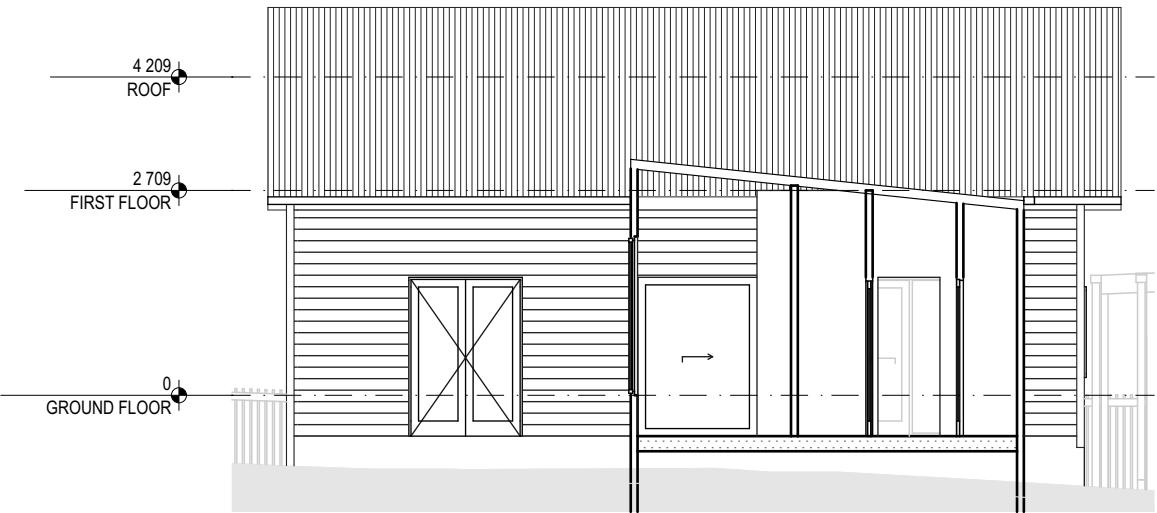
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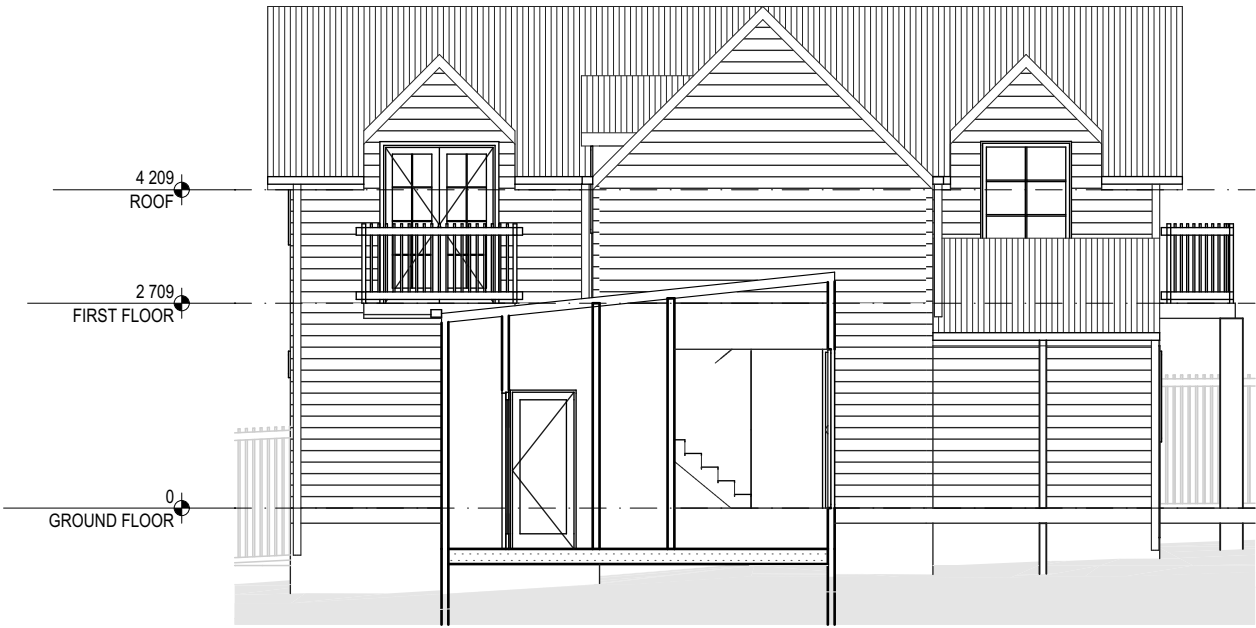
CLIENT NAME MR DEAN PARROTT		DRAWN DL
PROJECT NAME PARROTT RESIDENCE		APPROVED DNM
DRAWING NAME SHED'S EAST & WEST ELEVATION VIEWS		DRAWING ISSUE TP2
DRAWING NUMBER A313	DRAWING SCALE 1:100	PROJECT NUMBER: 1901



SECTION A1



SECTION A2



SECTION A3

R E V I S I O N		
Issue ID	Issue Name	Date
P01	PRELIMINARY ISSUE	06-01-2020
TP1	TOWN PLANNING	16-10-2020
TP2	TOWN PLANNING	04-12-2020

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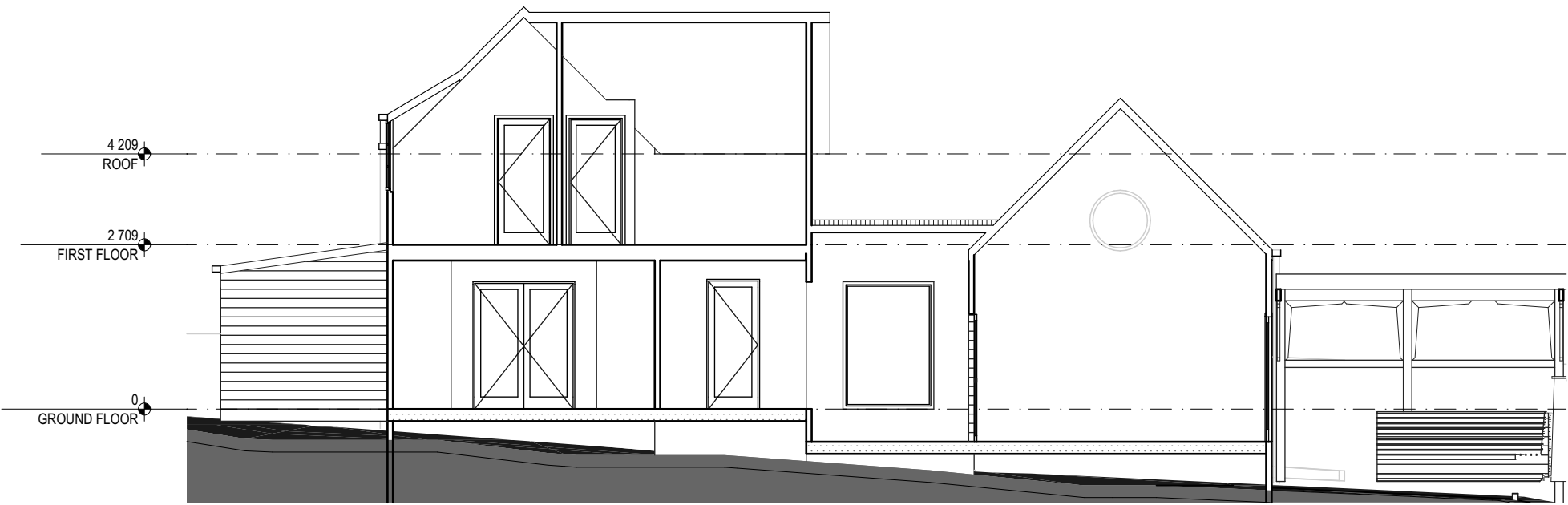
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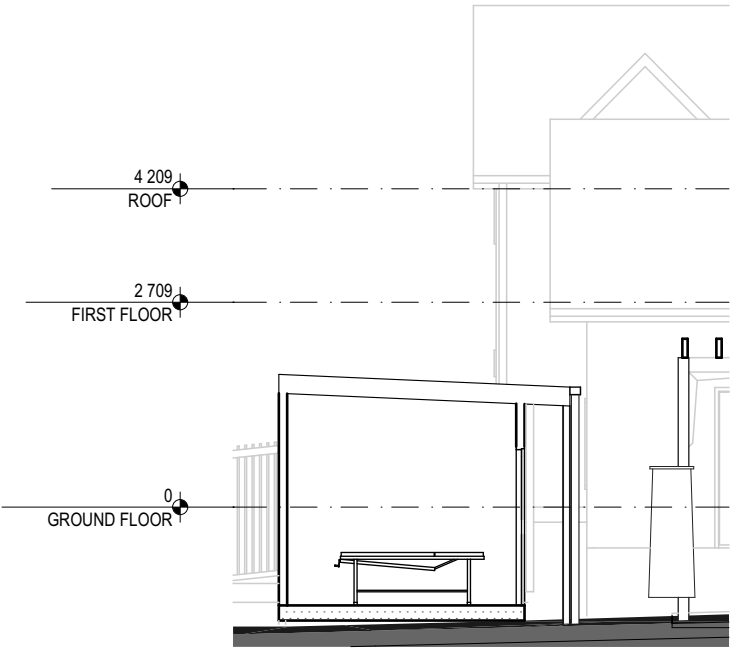
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4/12/20 - 8:06 PM

CLIENT NAME MR DEAN PARROTT		DRAWN DL
PROJECT NAME PARROTT RESIDENCE		APPROVED DNM
DRAWING NAME SECTIONS		DRAWING ISSUE TP2
DRAWING NUMBER A401	DRAWING SCALE 1:100	PROJECT NUMBER: 1901



SECTION A4



SECTION A5

R E V I S I O N		
Issue ID	Issue Name	Date
P01	PRELIMINARY ISSUE	06-01-2020
TP1	TOWN PLANNING	16-10-2020
TP2	TOWN PLANNING	04-12-2020

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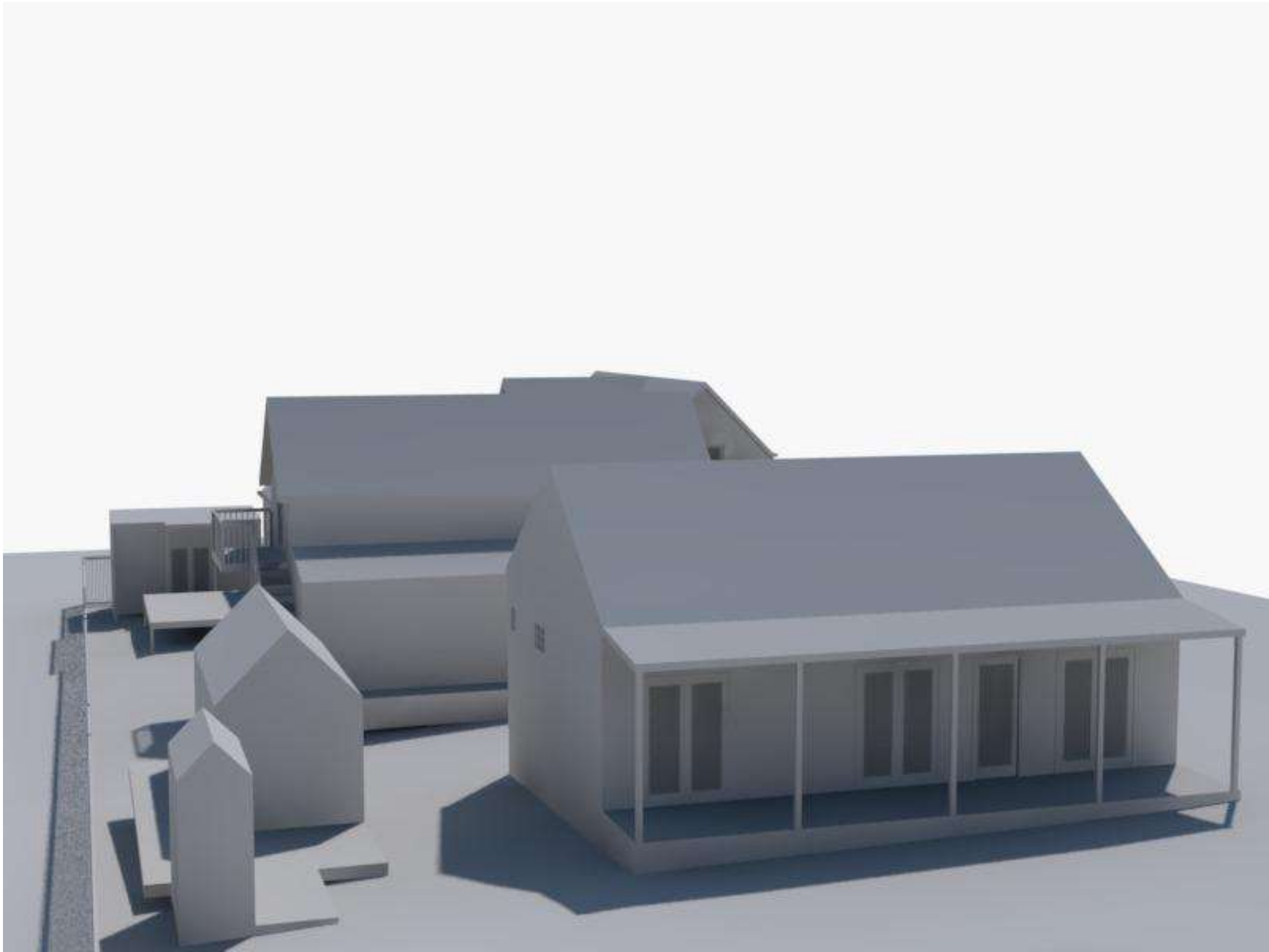
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4/12/20 - 8:06 PM

CLIENT NAME		DRAWN
MR DEAN PARROTT		DL
PROJECT NAME		APPROVED
PARROTT RESIDENCE		DNM
DRAWING NAME		DRAWING ISSUE
SECTIONS		TP2
DRAWING NUMBER	DRAWING SCALE	PROJECT NUMBER:
A402	1:100	1901



R E V I S I O N		
Issue ID	Issue Name	Date
TP1	TOWN PLANNING	16-10-2020
TP2	TOWN PLANNING	04-12-2020

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CLIENT NAME		DRAWN
MR DEAN PARROTT		DL
PROJECT NAME		APPROVED
PARROTT RESIDENCE		DNM
DRAWING NAME		DRAWING ISSUE
3D VIEWS		TP2
DRAWING NUMBER	DRAWING SCALE	PROJECT NUMBER:
A801	1:1	1901



R E V I S I O N		
Issue ID	Issue Name	Date
TP1	TOWN PLANNING	16-10-2020
TP2	TOWN PLANNING	04-12-2020

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CLIENT NAME		DRAWN
MR DEAN PARROTT		DL
PROJECT NAME		APPROVED
PARROTT RESIDENCE		DNM
DRAWING NAME		DRAWING ISSUE
3D VIEWS		TP2
DRAWING NUMBER	DRAWING SCALE	PROJECT NUMBER:
A802	1:1	1901



R E V I S I O N		
Issue ID	Issue Name	Date
TP1	TOWN PLANNING	16-10-2020
TP2	TOWN PLANNING	04-12-2020

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CLIENT NAME		DRAWN
MR DEAN PARROTT		DL
PROJECT NAME		APPROVED
PARROTT RESIDENCE		DNM
DRAWING NAME		DRAWING ISSUE
3D VIEWS		TP2
DRAWING NUMBER	DRAWING SCALE	PROJECT NUMBER:
A803	1:1	1901



R E V I S I O N		
Issue ID	Issue Name	Date
TP2	TOWN PLANNING	04-12-2020

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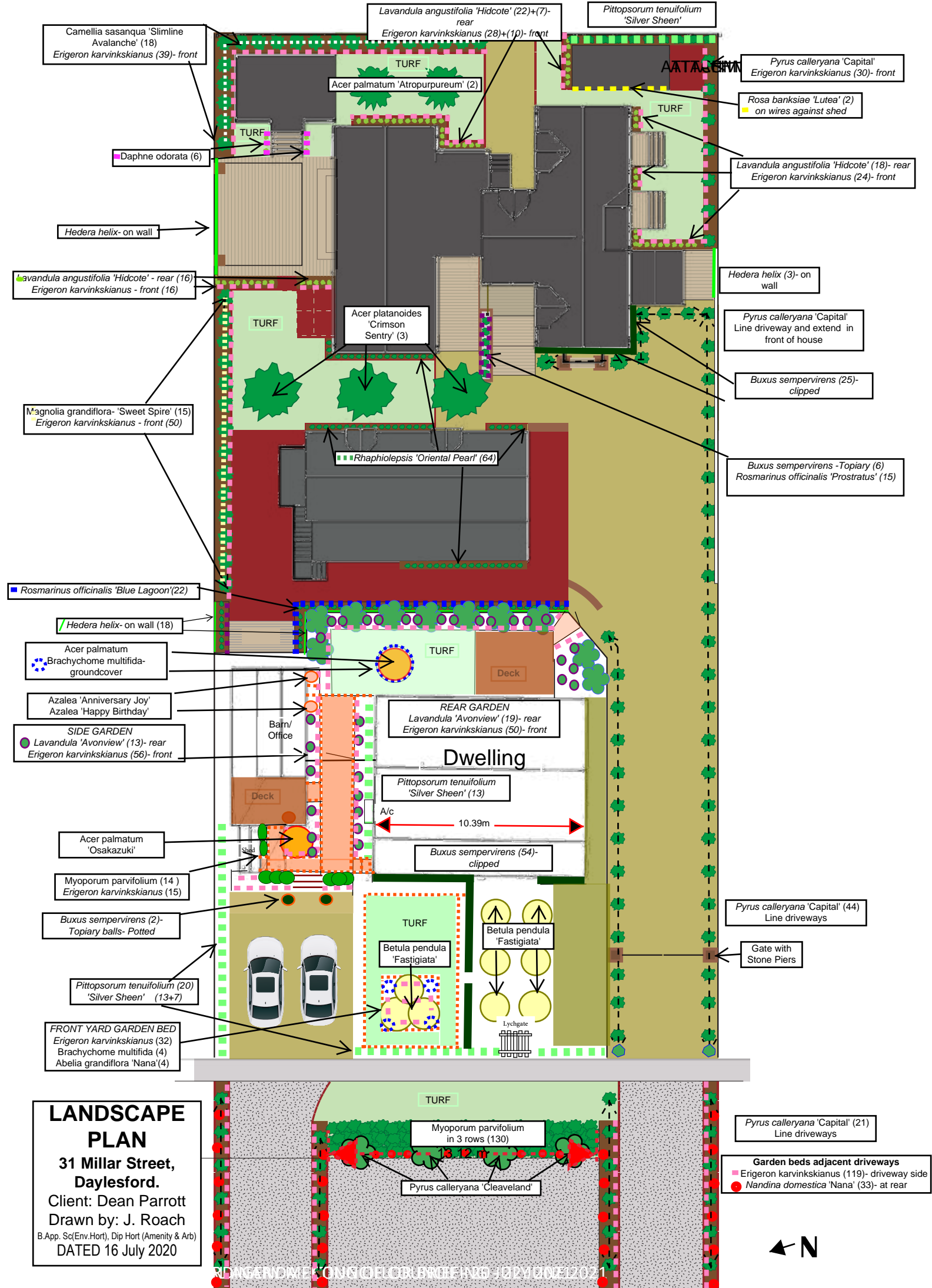
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CLIENT NAME		DRAWN
MR DEAN PARROTT		DL
PROJECT NAME		APPROVED
PARROTT RESIDENCE		DNM
DRAWING NAME		DRAWING ISSUE
3D VIEWS		TP2
DRAWING NUMBER	DRAWING SCALE	PROJECT NUMBER:
A804	1:1	1901



Please use block letters

Planning & Environment Act 1987

WHO IS OBJECTING:

Name/s: Lewis Waters

Property address: [REDACTED]

Postal Address (if different to above) [REDACTED]

Tel: [REDACTED] Email: [REDACTED]

WHAT APPLICATION DO YOU OBJECT TO?

Permit application no. PA 2733

Proposal: [REDACTED]

Who has applied for the permit: Owner of 31 Millar Street Daylesford.

WHAT ARE THE REASONS FOR YOUR OBJECTION?

- Noise Pollution
- Light Pollution
- Vehicle Congestion
- Car Parking

HEPBURN SHIRE COUNCIL

File No: 200954P

Rec'd Date: 17 MAR 2021

Rec'd By: A. Mahon-Dille St.

Action By: M. ASSEY

Ref No: [REDACTED]

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

My property shares the south side fence with the proposed development and my property will be affected by the increased noise from 7-14 holiday makers, the view from several of the windows look directly onto my property which suggests my privacy will also be affected. Increased cars and associated noise is a concern.

I am also concerned that the trees planted along the fence line will block my house any from sunlight and I don't believe that the buildings are in character with the rest of the neighbourhood.

If insufficient space, please attach separate sheet

Privacy Collection Notice

Your objection and the personal information on this form is collected by council for the purposes of the planning process as set out in the Planning and Environment Act 1987 (PE Act). If you do not provide your name and address, council will not be able to consider your objection. Your objection will be available at the council office for any person to inspect and copies may be made available on request to any person for the relevant period set out in the PE Act.

You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright. You can request access to your personal information by contacting Councils Governance Department.

Signature: Or Tick Box ☒ Date: 17/03/2021

IMPORTANT NOTES ABOUT OBJECTIONS TO PLANNING PERMIT APPLICATIONS

1. This form is to help you make an objection to an application in a way which complies with the Planning and Environment Act 1987, and which can be readily understood by the Responsible Authority. There is no requirement under the Act that you use any particular form.
2. Make sure you clearly understand what is proposed before you make an objection. You should inspect the application at the Responsible Authority's office.
3. To make an objection you should clearly complete the details on this form and lodge it with the Responsible Authority as shown on the Public Notice – Application for a Planning Permit.
4. An objection must:
 - state the reasons for your objection, and
 - state how you would be affected if a permit is granted.
5. The Responsible Authority may reject an application which it considers has been made primarily to secure or maintain a direct or indirect commercial advantage for the objector. In this case, the Act applies as if the objection had not been made.
6. Any person may inspect an objection during office hours.
7. If your objection related to an effect on property other than at your address as shown on this form, give details of that property and of your interest in it.
8. To ensure the Responsible Authority considers your objection, make sure that the Authority received it by the date shown in the notice you were sent, or which you saw in a newspaper, or on the site.
9. If you object before the Responsible Authority makes a decision, the Authority will tell you its decision.
10. If despite your objection the Responsible Authority decided to grant the permit, you can appeal against the decision. Details of the appeal procedures are set out on the back of the Notice of Decision which you will receive. An appeal must be made on a prescribed form (obtainable from the Victorian Civil and Administrative Tribunal) and accompanied by the prescribed fee. A copy must be given to the Responsible Authority. The closing date for appeals is 21 days of the Responsible Authority giving notice of its decision.
11. If the Responsible Authority refuses the application, the applicant can also appeal. The provisions are set out on the Refusal of Planning Application which will be issued at that time.

From: [Ken Kenyon](#)
To: [Hepburn Shire Mailbox](#)
Subject: Objections to proposed development 31 Millar Street Daylesford - PA2733
Date: Sunday, 14 March 2021 8:31:33 PM

Please see objections and concerns listed below.

On Street Parking Allotment and Dual Driveway Crossovers:

Development as per PA2733 which proposes higher density accommodation levels. This will result an increase in traffic congestion within Millar Street which is primarily residential. An already restricted traffic flow as driveway crossovers and on street parking at 31 Millar Street constructed prior to this planning application already encroach on roadways between Albert and Raglan Streets causing further traffic congestion issues. For example when weekend tourists and large events in town already result in Bridport and Millar Streets becoming parking areas.

Noise Pollution and Overlay:

This proposed development of PA2733 for accommodation of 14 people being over the allowable 10 people in a residential area will increase the noise levels to adjoining properties which consists of mainly permanent residents. As a general rule 14 people will equate to 7 vehicles, further inhibiting traffic flow and increasing noise levels within Millar Street. Already having 4 accommodation premises within Albert and Raglan Streets resulting in excessive car parking congestion and noise levels. For example more cars than parking spaces provided for existing accommodation and at times elevated noise levels until early hours of the morning which often is the case. This development will not be sympathetic nor will it be in keeping with the character of a residential neighbourhood.

Proposal of a Therapy Room:

As per PA2733 if a therapy room is to be approved as proposed this could set an undesirable precedent for further commercial development within a residential community.

General Concerns:

A continuation of this type of over development will diminish a community minded environment which questions the values that are apparent with permanent residents.

Regards Ken Kenyon, Tony Parkes

Ken Kenyon -
 Tony Parkes -

Nel Staite



3rd March 2021

Dear Hepburn Shire Planning Department,

I am writing in response to the planning application PA 2733 for 31 Millar St Daylesford, Victoria 3460.

I am a long-term renter in the property directly adjoining the above site and I would like to formally lodge an objection and request for further information based on the following reasons.

- Traffic congestion – The submission states a worst-case scenario of up to 14 car parks required, which indicates a potential for 14 cars visiting the property. I am concerned about the impact of this volume of cars using the two different crossovers to enter and exit the property. There are a large number of young children and elderly people residing on Millar St who regularly use the footpaths on bicycles, scooters, walking frames and the like and I am concerned about how the risks of this traffic congestion will be mitigated? I am also concerned about the impact on residential parking. There has already been a development of the residential parking verge on public land outside the residence, therefore already reducing the amount of on-street parking available for residents and visitors.
- Noise issues – whilst the application states *“There is nothing in the design that would cause significant amounts of noise to adjoining properties”* it fails to address the noise associated with group accommodation.
The planning submission outlines accommodation of potentially 8 people, with the view to further developing the front residence to another 4 bedrooms increasing those numbers to a potential 16 people. I would therefore like to request an acoustic report and/or noise management plan.
Whilst an acoustic report may not be normally required in a residential development planning permit, under the circumstances of the dwelling’s purpose, it is pertinent that an acoustic report be completed to fully assess the impact of noise from potentially 8 – 16 people on the approx. 6 or more residential dwellings that neighbour the property. Group accommodation frequently appeals to groups wishing to party, which equates to late night noise. With no local police in the Daylesford area overnight, I am extremely concerned about the impact of late-night noise on neighbouring families and elderly residents.
- The property I reside in with my daughter has two bedrooms, a kitchen and a bathroom within 4 meters of the property boundary which would be impacted by the associated noise of the proposed group accommodation. We are already impacted by light pollution in two of these rooms from existing outbuildings on the above property.

- Considering the implications of potentially 14 people staying overnight on one plot of residential land, I am also concerned about the impact of increased domestic use of water and current sewage and grey water capacity and could find no documentation addressing this.
- The submission states “*Subdivision of the land into lots in this development is implied but not applied for*” indicating the number of people and cars this accommodation caters for will likely increase over time from the proposed numbers outlined in the submission. This adds further weight to all of the above concerns.

Kind regards
Nel Staite

Emma Gilmour



11th March 2021

Dear Hepburn Shire Planning Department,

I am writing in response to the planning application PA 2733 for 31 Millar St Daylesford, Victoria 3460 I would like to formally lodge an objection and request for further information based on the following concerns.

Formal Objections to the proposed Development

Address: 31 Millar Street, Daylesford
Planning Application: PA2733
Closing date for comments: 17/3/21

Please see the below comments and concerns with the proposed development.

General Concerns:

The houses in the area are predominately older style single level houses with gardens which is very in keeping with the Daylesford neighbourhood character, this proposed development does not appear to fit in with its tall double story dwellings all squished in beside one another and its raised parking bed.

It would appear that the development has been going for a long time and has had considerable work done that may not be on the previous permit. Including the current carpark which has been the site of much contention with a continuing conversation as to if it is public or private property.

In this planning application PA2733 the submission the applicant notes that several other sites have been developed with two or three dwellings as a justification for the subdivision of this site to be developed and subdivided into 3 or 4 sites each with dwellings. To my knowledge there are a few that have been subdivided into 2 but none into 3 or 4. This is the only site in the street with that many dwellings in such close proximity.

The proposed dwellings would constitute considerable bulk in terms of the built environment. Does the site coverage cover in excess of 60% of the site being the maximum as per the Hepburn Planning Scheme and Development standards?

The height of the proposed dwellings is out of the neighbourhood character of the area, which are all one level dwellings on the east side of Millar Street and in the local of the proposed development. The considerable sized dwellings and the proposed manifold of activities suggested in the application for the site and if subdivided would be completely out of character with the housing stock and land size in the current local area.

Car parking and vehicle congestion

Car parking and vehicle congestion as part of the proposed development is a genuine concern myself as well as many other residence. The number of car parks required for such a large accommodation development for this small residential street and the proposed reduction of car parking spaces will cause issues for the residents in Millar Street. It would appear that the proposed accommodation development is overzealous in size and accommodation intentions for tourists in this predominantly permanent residential street.

Noise Pollution and reduction of amenity for adjoining residence:

The development proposes considerable accommodation requirements and thus a considerable uplift in the number of people staying on site. This in turn will impact the peace and enjoyment for adjoining properties on an ongoing basis. This part of Daylesford is one of a diminishing number of areas with mainly permanent residents who really enjoy the community and collegial neighbourhood with one another. By introducing a considerable accommodation complex to the street will permanently change the nature and community and neighbourly characteristics enjoyed by the many permanent residents in the street.

The position of the driveway and numbers of proposed tourists will impact on the noise and light pollution for both dwellings on the south side of the driveway. One being a heritage weatherboard building, which is likely the oldest house built in Daylesford.

Whilst the application states "There is nothing in the design that would cause significant amounts of noise to adjoining properties" it fails to address the noise associated with group accommodation. The planning submission outlines accommodation of 7 rooms, increasing the numbers to a potential 14 adults. I would therefore like to request an acoustic report and/or noise management plan. Whilst an acoustic report may not be normally required in a residential development planning permit, under the circumstances of the dwelling's purpose, it is pertinent that an acoustic report be completed to fully assess the impact of noise for the approx. 6 or more residential dwellings that neighbour the property. Group accommodation frequently appeals to groups wishing to party, which equates to late night noise. With no local police in the Daylesford area overnight, I am concerned about the impact of late-night noise on neighbouring families and elderly residents.

The submission states "Subdivision of the land into lots in this development is implied but not applied for" indicating the number of people and cars this accommodation caters for will likely increase over time from the proposed numbers outlined in the submission. This adds further weight to all of the above concerns.

Provision of Adequate open space: 31 Millar Street

The proposed Therapy room:

Is commercial use of the site allowed? Is the development proposal an actual commercial use proposal in a residential street?

Overlay – General Residential zone: - Table of Uses:

Bed and Breakfast: States no more than 10 persons may be accommodated etc. The development proposal outlines there will be 7 bedrooms that could accommodate 7 couples so 14 people being over the allowable number of 10.

Neighbourhood Character Precinct 9:

The proposal does not appear to 'maintain the rhythm of dwelling spaces' as it is a considerable high-density development in relation to the existing houses in Millar street, being predominately one dwelling per large site.

Any future proposed subdivision would also have these proposed dwellings and sites having very small land envelopes with very small open space facilities in relation to most holdings in the street. The subdivision would be considerably out of character for the neighbourhood.

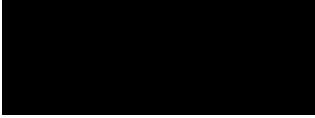
Pear Trees

22 pear trees have been planted along the fence line, 3 of which are 50cm, and a further 5 just under 2 metres from the stumps of my dwelling, the applicant suggested they had approval for the trees and the planned lighting associated for each tree but I have been unable to locate the details in any of the previous planning permits.

Thank you for your time and for considering the issues raised here.

Regards
Emma Gilmour

Sebastian Lukoszek-Every



17th March 2021

Dear Planning Department,

I am writing in response to the planning application PA 2733 for 31 Millar St Daylesford, Victoria 3460 I would like to formally lodge an objection and request for further information based on the following concerns.

Formal Objections to the proposed Development

Address: 31 Millar Street, Daylesford
 Planning Application: PA2733
 Closing date for comments: 17/3/21

Please see the below comments and concerns with the proposed development.

Our neighbourhood is filled with permanent residents, we have a combination of elderly people and young families like myself, we enjoy having our children ride bike, visit neighbours and play in the safety of our little community. We all really appreciate our community and support and care for one another. By introducing a considerable accommodation complex to the street this will permanently change the relaxed nature and community characteristics enjoyed by the all permanent residents in the street.

The position of the driveway and numbers of proposed tourists will impact on the noise and light pollution and increase the traffic congestion. This development proposes considerable accommodation requirements and thus a considerable uplift in the number of people staying on site. This in turn will impact the peace and enjoyment for adjoining properties on an ongoing basis.

The already contentious nature of car parking on Millar Street as part of the proposed development is of great concern for myself and other residence. The number of car parks required for 7 to 14 people is such a large increase. Such a large group accommodation development for this residential street and the reduction of available car parking spaces will cause issues for all the residents in Millar street. It would appear that the proposed accommodation development is overzealous in size and accommodation intentions for tourists in this predominantly permanent residential street.

Neighbourhood Character Precinct 9:

The proposal does not appear to 'maintain the rhythm of dwelling spaces' as it is a considerable high-density development in relation to the existing houses in Millar street, being predominately one dwelling per large site.

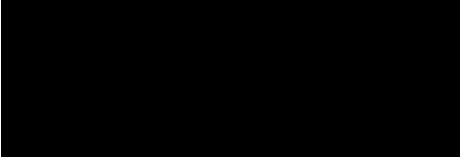
Any future proposed subdivision would also have these proposed dwellings and sites having very small land envelopes with very small open space facilities in relation to most holdings in the street. The subdivision would be considerably out of character for the neighbourhood.

Thankyou for your time and for considering the issues raised here.

Regards

Sebastian Lukoszek-Every

Jasmin Schwarz



10th March 2021

Dear Planning Department,

I am writing in response to the planning application PA 2733 for 31 Millar St Daylesford, Victoria 3460 I would like to formally lodge an objection and request for further information based on the following concerns.

Formal Objections to the proposed Development

Address: 31 Millar Street, Daylesford
Planning Application: PA2733
Closing date for comments: 17/3/21

Please see the below comments and concerns with the proposed development.

Our neighbourhood is filled with permanent residents, we have a combination of elderly people and young families like myself, we enjoy having our children ride bike, visit neighbours and play in the safety of our little community. We all really appreciate our community and support and care for one another. By introducing a considerable accommodation complex to the street this will permanently change the relaxed nature and community characteristics enjoyed by the all permanent residents in the street.

The position of the driveway and numbers of proposed tourists will impact on the noise and light pollution and increase the traffic congestion. This development proposes considerable accommodation requirements and thus a considerable uplift in the number of people staying on site. This in turn will impact the peace and enjoyment for adjoining properties on an ongoing basis.

The already contentious nature of car parking on Millar Street as part of the proposed development is of great concern for myself and other residence. The number of car parks required for 7 to 14 people is such a large increase. Such a large group accommodation development for this residential street and the reduction of available car parking spaces will cause issues for all the residents in Millar street. It would appear that the proposed accommodation development is overzealous in size and accommodation intentions for tourists in this predominantly permanent residential street.

Neighbourhood Character Precinct 9:

The proposal does not appear to 'maintain the rhythm of dwelling spaces' as it is a considerable high-density development in relation to the existing houses in Millar street, being predominately one dwelling per large site.

Any future proposed subdivision would also have these proposed dwellings and sites having very small land envelopes with very small open space facilities in relation to most holdings in the street. The subdivision would be considerably out of character for the neighbourhood.

Thankyou for your time and for considering the issues raised here.

Regards
Jasmin Schwarz

From: [Karen And Lou Email](#)
To: [Hepburn Shire Mailbox](#)
Subject: Fwd: Objection to proposed development 31 Millar St Daylesford. Application no: PA2733.
Date: Monday, 15 March 2021 5:08:22 PM

Hi There

We would like to submit a formal objection to the proposed development at 31 Millar street, Daylesford.

We live at [REDACTED]

We are: Karen Johnson and Louise Parsons
[REDACTED]

Our objection is based on the following:

General Neighbourhood character:

The submission notes other properties in the street have been developed so there are 2 or three dwellings so the proposed one would not be out of character. This does not appear correct. There are possible 2 other sites in Millar street that have been divided into 2 only.

The houses in the area are predominately older style single level houses with gardens which is very in keeping with the Daylesford neighbourhood character which the proposed development does not appear to.

The proposal appears to be of considerable high density in comparison to any of the other sites in Millar street. This again would be out of character with what is already there.

The proposed future subdivision would see each subdivided site being very small in terms of land size and building envelope being large for the size of the blocks. This is very out of character for the remainder of the street and could set a precedent for others to subdivide into small lots reducing the overall feel of the area and the neighbourhood character.

Drainage

Has an assessment been made to how the storm water located at the bottom of all the yards on the east side of Millar street been assessed to see how its capacity would fair once the proposed dwellings were full of people (14 people). This is a considerable uplift in the usage of the sewer and storm water.

Noise Pollution and reduction of amenity for adjoining residence and Car parking issues:

The proposal could see an extra 14 or so people staying on site week in and out plus the cars thus increasing the noise levels and parking issues in the street if reduced parking were to be approved. Also this area of Daylesford is mainly permanent residents. This brings a good community feel to it and great support networks. But with such a large accommodation development proposed, if approved this could change this balance considerable. The noise from a number of the current accommodation houses in the street already causes many noise issues that the police need to attend to at times.

The proposal discussed the need for reduced parking as people would use public transport or tourist busses. There is very minimal public transport, one bus that runs infrequently to the train station in Ballan. Should tourist busses be used then the development should be required to provide parking for the bus onsite.

The developer has already constructed a private car park on the nature strip outside the property. It is fully constructed on council nature strip. The residents were surprised when we were told we could not park there because it was private property. Are we to ascertain that we can all claim land rights to the nature strips outside our properties? We would hope not as the nature strip is an important areas for nature and creates an attractive entrance to each property and along the whole street.

I would hope that the developer who has constructed the private car park on the nature strip would not have any rights to the land and should not have been able to fully construct a private car park on the nature strip. One would assume this will need to revert and be made good back to a nature strip.

Also if the developer is claiming that those car parks are provided as part of the developments car parking requirements. This does not seem reasonable and the car parking should be required to be met on site.

The proposed Therapy room:

This is of major concern as the street is residential and not commercial and we would not wish to see a precedent set that allowed a transition to a commercial usage of the therapy room. This could also put extra pressure on car parking requirements.

Thank you for accepting this objection and we look forward to your due consideration.

Louise Parsons and Karen Johnson

11 QUALITY COMMUNITY INFRASTRUCTURE

11.1 HEPBURN HUB AT THE REX - JULY UPDATE DIRECTOR INFRASTRUCTURE AND DEVELOPMENT SERVICES

In providing this advice to Council as the Project Manager – Hepburn Hub, I Bruce MacIsaac have no interests to disclose in this report.

ATTACHMENTS

- Nil

EXECUTIVE SUMMARY

The purpose of this report is:

- To provide an appropriate level of information to allow Council to properly monitor the progress of the project against the Project Plan as amended on 15 June 2021.
- To acquit Council's resolution that management provide periodic reporting to Council on the progress of the Hepburn Hub at the Rex.
- To respond to Council resolution 15 June 2021 regarding negotiations with the current builder or termination of the contract and the procurement of a new contractor.

OFFICER'S RECOMMENDATION

That Council:

- 1. Receives and notes the July 2021 project update report regarding the Hepburn Hub at the Rex Project;*
- 2. Notes the termination of the contract known as HEPBU.RFT2020.102 Building and Associated Works – Hepburn Hub at the Rex at no further cost to Council;*
- 3. Notes that a new procurement process is now being commenced; and*
- 4. Notes that monthly reporting to Council and the Community will continue.*

MOTION

That Council:

- 1. Receives and notes the July 2021 project update report regarding the Hepburn Hub at the Rex Project;*
- 2. Notes the termination of the contract known as HEPBU.RFT2020.102 Building and Associated Works – Hepburn Hub at the Rex at no further cost to Council;*
- 3. Notes that a new procurement process is now being commenced;*
- 4. Notes that monthly reporting to Council and the Community will continue; and*
- 5. That in response to an investigative report that broadly describes Council's current office accommodation as "non-compliant with relevant state or federal legislation" and "presenting a substantial health and safety risk", and*

mindful of our obligations and responsibilities under the Occupational Health and Safety Act 2004, Council request officers to obtain expert advice, as a matter of urgency, so as to identify the remedies that are required to be undertaken in order to address specific deficiencies.

Moved: Cr Brian Hood

Seconded: Cr Don Henderson

Carried

Cr Hood called for a **Division**.

Voting for: Cr Hood, Cr Henderson, Cr Bray and Cr Hewitt

Voting against: Cr Simpson, Cr Halliday and Cr Drylie

BACKGROUND

On the 18 February 2020 Council endorsed the Project Plan for the Hepburn Hub at the Rex setting out the governance for the project. This Plan was revised on the 15 September 2020 and again on the 15 June 2021. This plan outlines the project scope, budget, funding and delivery program.

In summary, the Project Scope includes a library, community auditorium, coworking space, customer service and council offices. The Project Budget was previously confirmed to be \$7.130M. The works are now anticipated to be completed mid next year after the procurement of a new building contractor.

KEY ISSUES

In response to the resolution of the 18 May 2021, a briefing of Councillors was held on the 7 June 2021 and a confidential report presented to Council for consideration on the 15 June 2021.

This identified the need for certainty in the delivery of the project and canvassed that this could be achieved through negotiations with the current builder or alternatively the termination of the contract and procurement of a new contractor.

The endorsed project scope remains a facility of 2,052 Sqm of enclosed space but now also clearly allows for the technical upgrades to the building to overcome identified defects and to improved outcomes. The documentation of these additional works will create more certainty for the procurement process by clarifying what existing site conditions are to be rectified by the builder rather than simply relying on the builder to allow for these in their tender.

The program has also been amended now that the negotiations have been completed, to allow for a new procurement process, so that a new builder can be appointed. It is likely that the facility will now be completed mid next year.

(Refer **Table 1** below).

Table 1 Project Plan Summary

Project Metric	Current Endorsed Metric	Current Forecast Outcome	Current Forecast Variance
Project Scope (Enclosed Area)	2,052Sqm	2,052Sqm	NIL Sqm
Project Program (Date for PC)	14/06/21	13/11/21	(21 weeks)

Project Scope

The current forecast functional areas endorsed by Council are outlined in the table below. (Refer **Table 2** below). These areas remain unchanged although some parts may need to be demolished and replaced with new. The risks associated with the Project Scope are outlined below the table.

Although a building permit has been obtained to complete the works, the existing building itself is between 15 to 90 years old. It has been identified that some upgrades are required to existing building elements to overcome deferred maintenance, building defects and to improve performance. This includes the replacement of the existing staff amenities or toilets located in the rear portion of the building and an upgrade to the storm water system.

Table 2 Project Scope Summary

Scope Element	Endorsed Area 15/09/20 Sqm	Current Forecast Area Sqm	Current Forecast Variance Sqm
Council Offices	944	944	NIL
Customer Services	122	122	NIL
Library	348	348	NIL
Community Auditorium	106	106	NIL
Tenancies 1, 2 & 3	111	111	NIL
Tenancies 4	136	136	NIL

Entry & Amenities	285	285	NIL
<i>Enclosed Area</i>	<i>2,052</i>	<i>2,052</i>	<i>NIL</i>
Carpark	1,298	1,298	NIL
Open Space	120	120	NIL
<i>External Space</i>	<i>1,418</i>	<i>1,418</i>	<i>NIL</i>
Total	3,470	3,470	NIL

Scope Risks

The scope including responses to the site conditions are being documented so they can be allowed for by the tenders. The Contingency is intended to allow for any further issues encountered on site.

Project Budget

The endorsed Project Budget is \$7.130M however it has been identified that additional funding may be required to address some of the items raised and the Project Control Group are managing this within the updated documentation for tender. This will be informed by a quantity surveyor's estimate.

The tender documentation is being reviewed to ensure items previously raised are explicitly clear in the documentation and include:

- replacement of a small 1929 "lean to" roof of to the rear of the Main Hall
- provision of a spoon drain to the east & south walls of the 2006 structure
- rectification of the rust effected stitch plates and replacement of the mastic seal between the precast concrete panels
- rectification of penetrations to the panel walls and carpark slab
- upgrade of the stormwater drainage system
- demolition of the existing amenities and replacement with new
- finalisation of the acoustic ceiling treatment to the office
- rectification of the existing acoustic treatment to the auditorium
- safe management of existing lead paint in 1929 structure
- Replacement of the cladding to the projector room to match existing

Budget Risks

The construction contract provides a fixed price which should provide certainty in relation to the great majority of the remaining budget to be spent.

The fixed price does not allow for any variations identified during the construction period which are associated with: latent (hidden) conditions; documentation

omissions; principal generated changes, and prolongation of the program. These variations are usually funded from an allowance in the budget known as a contingency.

Project Program

The program was endorsed at the Council meeting held on the 15 June 2021 and is now scheduled for mid 2022. A more detailed program is outlined in the table below.

On the 6 July 2021 a decision was made to terminate the current building contract and to commence another procurement process. It is anticipated this process can be complete over the next 3-4 months.

This will be followed by construction which is anticipated to take 9 months. It is desired that this will be commenced prior to Christmas and be completed mid next year. This will be confirmed once the new tenders have been received. The new building contract will include a Date for Practical Completion against which progress can be reported to Council.

The program summary is outlined in the table below (Refer **Table 3** below). The risks to the Program are noted below the table.

Table 3 Project Program Summary

Project Stage	W	Endorsed Program Start Date	Endorsed Program 15/06/21 End Date	Current Program Forecast End Date	Current Program Variance Weeks
Direction			06/07/21	06/07/21	
Documentation	4	05/08/21	05/08/21	05/08/21	
Tender	4	12/08/21	09/09/21	09/09/21	
Contract	4	19/10/21	29/10/21	29/10/21	
Mobilization	3	01/11/21	18/11/21	18/11/21	
Construction*	39	19/11/21	18/07/22	18/07/22	
Occupation	4	19/07/22	15/08/22	15/08/22	
	58				

- This will be confirmed once the tenders are received.

Program Risk

Any forecast variations to the endorsed program shall be monitored by the Project Control Group and reported to Council monthly.

These changes will mostly be associated with the construction program. Once a contractor is procured, we can confirm the revised Date for Practical Completion.

Recent Activities

Recent activities over the past period include:

- Agreement to end the current building contract
- Decision to procure a new contractor
- Finalisation of the tender documents commenced.

NEXT STEPS

Foreshadowed activities over the next period include:

- Finalisation of the tender documents
- Issuance of the Request for Tender
- Preparation of the Terms of Reference for the Project Advisory Committee

POLICY AND STATUTORY IMPLICATIONS

Council Plan 2017:2021:

Strategic Objective – Quality Community Infrastructure

Key Strategic Activity:

1. Responsibly manage our assets portfolio including roads and transport infrastructure, buildings, recreation and sporting facilities and public toilets by inspecting and monitoring maintenance and renewal needs. This is achieved through planning for and implementing asset renewal and upgrade programs or new facilities that meet community expectations such as hubs, streetscapes, roads and building assets.

Strategic Objective – Active & Engaged Communities

Key Strategic Activity:

3. Support the strength and resilience of the community through delivering actions in areas such as Youth, Libraries, Early Years, Community Planning, Art and Culture, Events and Community Grants. Monitor emerging social issues impacting the community and demonstrate leadership in advocating to government and other agencies to support the community.

Strategic Objective – Vibrant Economy

Key Strategic Activity:

10. Contribute to the strength of the economy through the ongoing development of key regional attractions and events that enable marketing of our region, attraction of visitors, business opportunities and underpin a strong community.

Strategic Objective – High Performing Organisation

Key Strategic Activity:

12. Enhance our processes and systems to deliver excellent customer service. To achieve this, we will focus on internal collaboration and new ways of working, combined with a continued focus on effective and timely communications, engagement and consultation. We will focus on achieving higher customer satisfaction through making it easier to work with Council and by closing the loop on requests received from our community and other customers.
14. Develop our staff to enhance their work experience and enable them to deliver great outcomes to our community. Through a focus on their careers and developing new skills, we will build a positive culture and develop new leaders of the future.
15. Make Occupational, Health, Safety and Wellbeing an embedded part of our culture and the number one focus every day. We will continuously improve our systems and actions to make sure people go home safe and well every day.

GOVERNANCE ISSUES

The implications of this report have been assessed in accordance with the requirements of the Victorian Charter of Human Rights and Responsibilities.

SUSTAINABILITY IMPLICATIONS

The proposed facility will comply with contemporary standards of environmental design and improve the sustainability of Council operations.

FINANCIAL IMPLICATIONS

The contract will be funded from the approved Council capital works Budget.

RISK IMPLICATIONS

Due to the value of the contract, and in accordance with Council's Procurement Policy, the preferred tenderer will be subject to an independent financial check.

Construction related risks shall be addressed in the builder's Construction Management Plan and pre-commencement site meetings. The builder will be required to confirm that the risks have been addressed and responded to appropriately. This will include managing the work site safely and providing Traffic Management Plan in accordance with AS 1742.3.

COMMUNITY AND STAKEHOLDER ENGAGEMENT

Stakeholders have been consulted during the design process with updates provided to the community. Council's decision has been communicated in a media release and regular updates on progress shall be made during the works. Directly affected property owners and adjacent businesses will be informed prior to construction commencing.

Cr Lesley Hewitt declared a conflict of interest for Item 11.2 Glenlyon Recreation Reserve Licences.

MOTION

That Cr Brian Hood takes the Chair

Moved: Cr Don Henderson

Seconded: Cr Tessa Halliday

Carried

Cr Hood took the chair at 9:39pm.

Cr Hewitt left the meeting at 9:39pm.

11.2 GLENLYON RECREATION RESERVE LICENCES
DIRECTOR INFRASTRUCTURE AND DEVELOPMENT SERVICES
COUNCIL IS CONSIDERING THIS REPORT IN ITS ROLE AS COMMITTEE OF
MANAGEMENT FOR GLENLYON RECREATION RESERVE

In providing this report to Council as the Property Officer, I Karen Menne have no interests to disclose in this report.

ATTACHMENTS

1. CONFIDENTIAL REDACTED - s17 2 Licence Glenlyon and District Pony Club Inc [11.2.1 - 11 pages]
2. CONFIDENTIAL REDACTED - s17 2 Licence Glenlyon and District Riding Club Inc [11.2.2 - 11 pages]
3. CONFIDENTIAL REDACTED - s17 2 Licence Riding for the Disabled Association of Victoria Inc [11.2.3 - 11 pages]
4. CONFIDENTIAL REDACTED - s17 2 Licence Daylesford Field Game Association Inc [11.2.4 - 12 pages]
5. CONFIDENTIAL REDACTED - s17 2 Licence Glenlyon and District Collectors and Restorers Society [11.2.5 - 11 pages]

EXECUTIVE SUMMARY

The purpose of this report is to seek Council approval for the renewal of Licences for the user groups of the Glenlyon Recreation Reserve.

OFFICER'S RECOMMENDATION

That Council:

1. *Approves the renewal of Licences for the use of the Glenlyon Recreation Reserve with the following user groups:*
 - *Glenlyon and District Pony Club Inc*
 - *Glenlyon and District Riding Club Inc (Adult Riders)*
 - *Daylesford Riding for the Disabled Inc*
 - *Daylesford Field & Game Association Inc (Gun Club)*
 - *Glenlyon and District Collectors & Restorers Society Inc*

The user groups will each be offered a Section 17(2) Licence under the Crown Land (Reserves) Act 1978 (the Act) for a period of 3 years, as per the attached draft Licence documents.

2. *Authorises the Chief Executive Officer to execute the licence documents for and on behalf of Council after each of the Licensees has executed.*

MOTION

That the officer recommendation be split into separate items to consider each licence individually.

Moved: Cr Jen Bray

Seconded: Cr Don Henderson

Carried

MOTION

That Council approves the renewal of Licence for the use of the Glenlyon Recreation Reserve with the following user group:

- *Daylesford Riding for the Disabled Inc*

Moved: Cr Don Henderson

Seconded: Cr Tessa Halliday

Carried

MOTION

That Cr Hewitt be readmitted to the meeting and resume the chair.

Moved: Cr Brian Hood

Seconded: Cr Don Henderson

Carried

Cr Lesley Hewitt rejoined to the meeting and resumed the Chair at 9:44pm.

MOTION

That Council approves the renewal of Licence for the use of the Glenlyon Recreation Reserve with the following user group:

- *Glenlyon and District Pony Club Inc*

Moved: Cr Jen Bray

Seconded: Cr Don Henderson

Carried

MOTION

That Council approves the renewal of Licence for the use of the Glenlyon Recreation Reserve with the following user group:

- *Glenlyon and District Riding Club Inc (Adult Riders)*

Moved: Cr Brian Hood

Seconded: Cr Juliet Simpson

Carried

MOTION

That Council approves the renewal of Licence for the use of the Glenlyon Recreation Reserve with the following user group:

- *Glenlyon and District Collectors & Restorers Society Inc*

Moved: Cr Don Henderson

Seconded: Cr Tim Drylie

Carried

MOTION

The Council:

1. *Authorised the Chief Executive Officer to execute the licence documents for and on behalf of Council after each of the licences has been executed;*
2. *defers a decision regarding the Daylesford Field & Game Association Inc (Gun Club) license to enable further community consultation in relation to the proposed license and requests that a further report be presented to the August 2021 Council Meeting; and*
3. *Authorises the Chief Executive Officer to appoint an independent facilitator to facilitate a community mediation session with up to 10 community representatives and the ward councillor prior to the August Council Meeting.*

Moved: Cr Jen Bray

Seconded: Cr Juliet Simpson

Carried

Cr Henderson called for a **Division**.

Voting for: Cr Bray, Cr Simpson, Cr Halliday and Cr Drylie

Voting against: Cr Hood, Cr Henderson and Cr Hewitt

BACKGROUND

The Glenlyon Recreation Reserve (the Reserve) is a Crown Land Reserve for which Council is the Committee of Management. Please note that there is also a Community Asset Committee (CAC) appointed by Council under Section 65 of the *Local Government Act 2020* to manage the Glenlyon Recreation Reserve.

Under Section 17(1) of the Act, Council, by virtue of a Governor in Council Order of 15 December 1998, is able to grant 3-year licences in accordance with Section 17(2). The user groups listed above have previously been granted a series of 3-year licences for the use of the Reserve since 2013. The most recent licences expired on 30 June 2019. The user groups, other than the Gun Club, have continued to use the Reserve to date and have requested consideration be given to the granting of new 3-year licences. The Gun Club has requested resumption of their activities at the Reserve under a conditional 3-year licence, which will include an Environmental Management

Plan (EMP) and compliance conditions as pre-requisites to the entering of the licence.

KEY ISSUES

1. The general conditions of the proposed licences are the same as previous licences, however, will be granted directly by Council rather than the CAC as occurred previously. The new Instrument of Delegation, executed on 21 September 2020, no longer authorises the CAC to issue licences as this had been included in previous Instruments of Delegation in error. Council is able to issue the licences as Committee of Management under the Act.
2. The Glenlyon Recreation Reserve Contaminated Land Project has been working to address the environmental concerns raised by the Environmental Protection Authority Victoria (EPA). This process has included discussion with the Gun Club and confirmed their desire to resume activities at the Reserve and the necessary amendments to their activities to reduce environmental impact. This includes additional conditions to be included in a proposed Licence offered to the Gun Club such as producing and complying with an Environmental Management Plan (EMP), public access control during events, change to environmentally friendly targets and shots and commitment to removal of waste prior to commencing the use of the site under the proposed lease.
3. Additional conditions will be included for the other licences relating to safety measures and waste removal.
4. Each Licensee must have both Risk and Emergency Management Plans.
5. The licences have been drafted by Maddocks Lawyers to ensure interests of Council are protected in relation to risks and responsibilities.

POLICY AND STATUTORY IMPLICATIONS

Council Plan 2017-2021

Active and Engaged Communities

5. Take action to encourage improved health and wellbeing to residents and to reduce the risks associated with obesity and poor nutrition. This includes the provision, development and promotion of passive and active recreation facilities and options and working with clubs and other agencies on planning for future developments and encouraging increased activity.

The Licences will be issued in accordance with the *Crown Land (Reserves) Act 1978* under Council's role of Committee of Management.

The special conditions to be included in the Gun Club licence will ensure compliance with requirements of the EPA.

GOVERNANCE ISSUES

The implications of this report have been assessed in accordance with the requirements of the Victorian Charter of Human Rights and Responsibilities.

SUSTAINABILITY IMPLICATIONS

Hepburn Shire Council recognises that participation in recreational groups and clubs provide important social connection and health benefits for communities. Each of the user groups identified above provide a social opportunity for their members in the different activities of interest. The new licence agreements will ensure shared access to the Reserve for these activities to continue.

The requirement of an EMP and compliance provisions as part of the Gun Club licence will mitigate against possible future contamination of the Reserve.

FINANCIAL IMPLICATIONS

Each user group has financial consideration included as part of their licence, as follows:

- Glenlyon & District Pony Club Inc.
- Glenlyon & District Riding Club Inc (Adult Riders).
- Daylesford Riding for the Disabled Inc.
- Glenlyon & District Collectors & Restorers Society Inc.
- Daylesford Field & Game Association Inc (Gun Club).

The Licence Fees are paid to the CAC to assist with the cost of managing the Reserve.

The cost of preparation of the EMP for the Gun Club Licence and any compliance expenses will be borne by the Gun Club.

RISK IMPLICATIONS

The requirement of an EMP and compliance provisions as part of the Gun Club licence will mitigate against possible future contamination of the Reserve. Any non-compliance will be addressed by breach and termination provisions in the proposed Licence.

The Licences require the Licensees to hold public liability insurance of \$20m. It is also a requirement under the Licence for each Licensee to submit annual Risk Management Plans, which cover such issues as personal injury, fires and other emergencies at the Reserve.

COMMUNITY AND STAKEHOLDER ENGAGEMENT

The request to renew the licences has been supported by the CAC. Council officers regularly liaise with the CAC regarding maintenance, safety and other operational matters at the Reserve.

A special meeting of the user groups and CAC for Glenlyon Recreation Reserve will be requested to communicate the Council's decision in this matter. In accordance with the Council's Community Consultation Policy, wider community consultation processes are not required.

11.3 AWARDING OF CONTRACT HEPBU.RFT2021.07 - RECONSTRUCTION OF DAYLESFORD CLUNES ROAD, SMEATON DIRECTOR INFRASTRUCTURE AND DEVELOPMENT SERVICES

In providing this advice to Council as the Project Engineer - Infrastructure, I Paul O'Leary have no interests to disclose in this report.

ATTACHMENTS

1. CONFIDENTIAL REDACTED - HEPBU.RFT2021.07 Tender Evaluation Report [11.3.1 - 7 pages]
2. CONFIDENTIAL REDACTED - HEPBU.RFT.2021.07 Tender Evaluation Matrix [11.3.2 - 4 pages]
3. CONFIDENTIAL REDACTED - HEPBU.RFT2021.07 Conflict Of Interest and Confidentiality Declarations [11.3.3 - 6 pages]

EXECUTIVE SUMMARY

The purpose of this report is for Council to award contract HEPBU.RFT2021.07 - Reconstruction of Daylesford Clunes Road, Smeaton.

Work under this contract involve the reconstruction of the 1.6km single lane section of Daylesford Clunes Road from the intersection of Creswick Newstead Road and Cowies Road, Smeaton.

This project is 50:50 funded by Council and the Department of Infrastructure through the Heavy Vehicle Safety and Productivity Program (HVSPP7).

The tender for these works were invited via public advertisement on Council's website and have been evaluated by the tender evaluation panel in accordance with Councils Procurement Policy.

OFFICER'S RECOMMENDATION

That Council:

1. *Awards Contract Number HEPBU.RFT2021.07 for the fixed lump sum of \$389,871.74 (exclusive of GST) to Fulton Hogan Industries Pty Ltd;*
2. *Approves Council Officers to make variations and additions to the Contract, in excess of the awarded lump sum contract value, within approved Officer Delegations and approved budgets and contingencies;*
3. *Delegates the Chief Executive Officer to sign the contract documents on behalf of Council.*

MOTION

That Council:

- 1. Awards Contract Number HEPBU.RFT2021.07 for the fixed lump sum of \$389,871.74 (exclusive of GST) to Fulton Hogan Industries Pty Ltd;*
- 2. Approves Council Officers to make variations and additions to the Contract, in excess of the awarded lump sum contract value, within approved Officer Delegations and approved budgets and contingencies;*
- 3. Delegates the Chief Executive Officer to sign the contract documents on behalf of Council.*

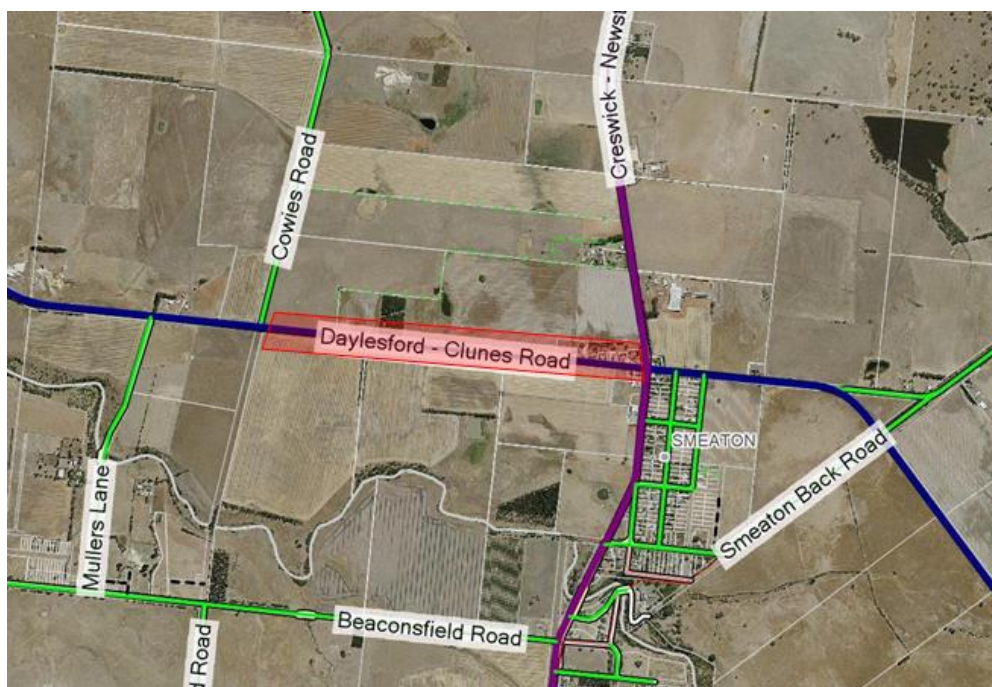
Moved: Cr Brian Hood

Seconded: Cr Tessa Halliday

Carried

BACKGROUND

As per Council's Procurement Policy, tenders were sought for the Reconstruction of Daylesford Clunes Road, Smeaton.



This 1.6km section is the final section of single lane sealed road on Daylesford Clunes Road. This reconstruction work will allow for a dual carriageway width all the way from Blampied to Clunes.

This section of road was identified for upgrade primarily through asset condition data, although Council has received significant number of requests over a period of time to widen this segment of road.

KEY ISSUES

Tenders for HEPBU.RFT2021.07 – Reconstruction of Daylesford-Clunes Road, Smeaton were invited via public advertisement on Council's website and in the Ballarat Courier on 5/06/2021 and tenders were received from 14 tenderers.

The tender submissions were evaluated by a panel consisting of:

Name	Title
Chair: Paul O' Leary	Project Engineer - Infrastructure
Kishan Shrestha	Engineering Officer
Andrea Perrin	Procurement, Insurance and Risk Officer

The Evaluation panel evaluated the tenderers received against the Mandatory Criteria asset out in the procurement policy.

Criteria	Weighting
Price	50%
Risk / OHS/ Quality Management	10%
Local Content	5%
Response to Specification	Pass/Fail
Experience and Qualifications	20%
Business and Financial Capacity	10%
Sustainability	5%
SUBTOTAL	100%

The outcome of the tender evaluation is detailed in the attached Confidential Tender Evaluation Report.

POLICY AND STATUTORY IMPLICATIONS

Council Plan 2017-2021

Quality Community Infrastructure

1. Responsibly manage our assets portfolio including roads and transport infrastructure, buildings, recreation and sporting facilities and public toilets by inspecting and monitoring maintenance and renewal needs. This is achieved through planning for and implementing asset renewal and upgrade programs or new facilities

that meet community expectations such as hubs, streetscapes, roads and building assets.

GOVERNANCE ISSUES

The implications of this report have been assessed in accordance with the requirements of the Victorian Charter of Human Rights and Responsibilities.

SUSTAINABILITY IMPLICATIONS

There are no negative sustainability implications associated with this report.

Council have made sustainable environmental decisions in the design stage of this project. Project will reuse existing fill material close to the job site and the road construction methodology maximises the reuse of existing pavement in project subbase reducing the need of imported quarry material.

FINANCIAL IMPLICATIONS

There are no financial risks associated with this report.

The lump sum value is within approved Council budgets.

This project is 50:50 funded by Council and the Department of Infrastructure through the Heavy Vehicle Safety and Productivity Program (HVSPP7) and the proposed construction schedule meets the delivery timelines of the funding agreement.

RISK IMPLICATIONS

There are minimal risk implications associated with this report. The expected construction related risks shall be addressed in pre-commencement site meetings and mitigated by managing the work site and providing traffic management in accordance with AS 1742.3.

COMMUNITY AND STAKEHOLDER ENGAGEMENT

There are no community or stakeholder engagement implications associated with this report. Directly affected property owners will be informed prior to construction.

11.4 AWARDING OF CONTRACT HEPBU.RFT2021.08 BRIDGE STRENGTHENING WORKS - TELEGRAPH ROAD, MOUNT PROSPECT AND BLAMPIED MOLLONGGHIP ROAD, ROCKLYN
DIRECTOR INFRASTRUCTURE AND DEVELOPMENT SERVICES

In providing this advice to Council as Project Engineer - Infrastructure, I Paul O'Leary have no interests to disclose in this report.

ATTACHMENTS

1. CONFIDENTIAL REDACTED - HEPBU.RFT2021.08 Tender Evaluation Report [11.4.1 - 7 pages]
2. CONFIDENTIAL REDACTED - HEPBU.RFT2021.08 Evaluation Matrix [11.4.2 - 4 pages]
3. CONFIDENTIAL REDACTED - HEPBU.RFT2021.08 Conflict Of Interest and Confidentiality Declaration [11.4.3 - 6 pages]

EXECUTIVE SUMMARY

The purpose of this report is for Council to award contract HEPBU.RFT2021.08 – Bridge Strengthening Works - Telegraph Rd, Mount Prospect and Blampied Mollongghip Rd, Rocklyn.

Work under this contract involve the construction of two new reinforced concrete bridge decks at separate locations on Telegraph Road, Mount Prospect and Blampied Mollongghip Road, Rocklyn.

The Telegraph Road project is 50:50 funded by Council and the Department of Infrastructure through the Bridge Renewal Program Round 5.

The Blampied Mollongghip Road project is fully funded through the Department of Agriculture's Agrilinks program.

The tender for these works were invited via public advertisement on Council's website and have been evaluated by the tender evaluation panel in accordance with Councils Procurement Policy.

OFFICER'S RECOMMENDATION

That Council:

1. *Awards Contract Number HEPBU.RFT2021.08 for the fixed lump sum of \$343,164.87 exclusive of GST to OnTrack Earthworks Pty Ltd.;*
2. *Approves Council Officers to make variations and additions to the Contract, in excess of the awarded lump sum contract value, within approved Officer Delegations and approved budgets and contingencies;*
3. *Delegates the Chief Executive Officer to Sign the contract documents on behalf of Council.*

MOTION

That Council:

1. *Awards Contract Number HEPBU.RFT2021.08 for the fixed lump sum of \$343,164.87 exclusive of GST to OnTrack Earthworks Pty Ltd.;*
2. *Approves Council Officers to make variations and additions to the Contract, in excess of the awarded lump sum contract value, within approved Officer Delegations and approved budgets and contingencies;*
3. *Delegates the Chief Executive Officer to sign the contract documents on behalf of Council.*

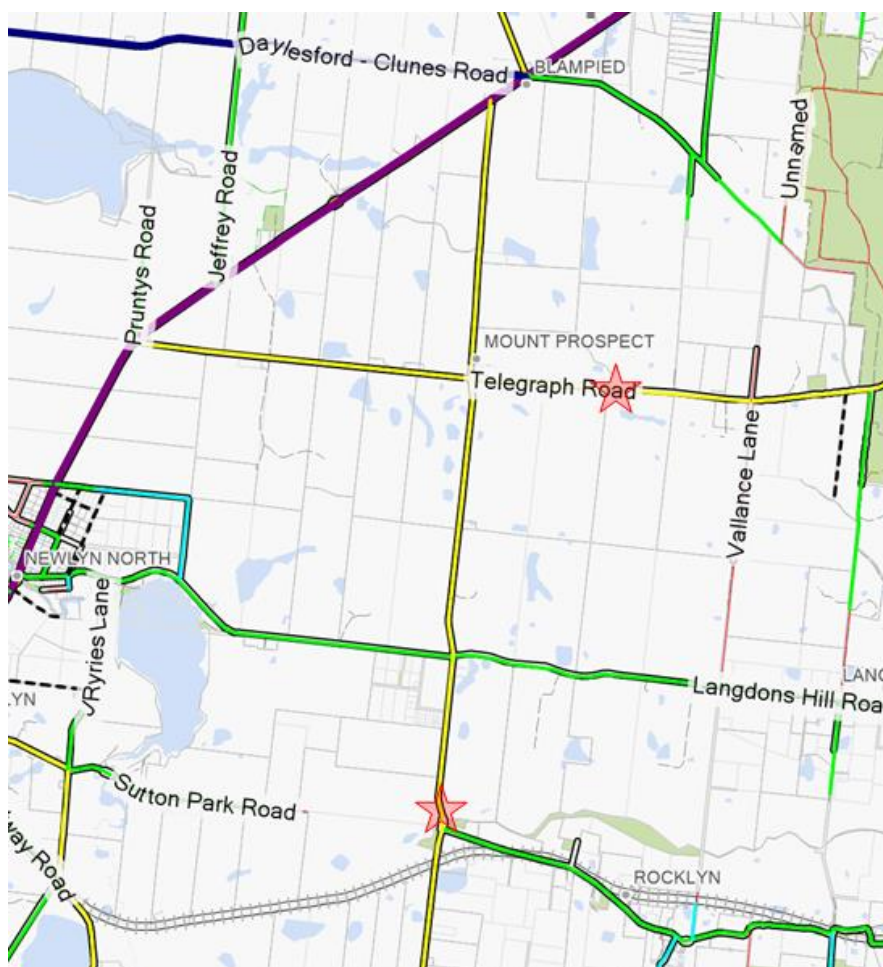
Moved: Cr Don Henderson

Seconded: Cr Tessa Halliday

Carried

BACKGROUND

As per Council's Procurement policy. Tenders were sought for the construction of HEPBU.RFT2021.08 – Bridge Strengthening Works - Telegraph Rd, Mount Prospect and Blampied Mollonghip Rd, Rocklyn.



Works involve stripping the existing bridge deck to the top of the existing concrete beam level and the constructing a new reinforced concrete deck.

This work will strengthen the bridges, allowing them to safely carry larger loads and remove any potential for future load limits.

Construction works are estimated to take approximately 4 weeks at each location. It is proposed to stage the works so only one bridge location is closed at any one time to limit the disruption to the public.

KEY ISSUES

Tenders for the HEPBU.RFT2021.08 – Bridge Strengthening Works - Telegraph Rd, Mount Prospect and Blampied Mollonghip Rd, Rocklyn were invited via public advertisement on Council's website and in the Ballarat Courier on 12 June 2021. Tenders were received from 7 tenderers.

The tender submissions were evaluated by a panel consisting of:

Name	Title
Chair: Paul O' Leary	Project Engineer - Infrastructure
Kishan Shrestha	Engineering Officer
Fernando Carrillo	Procurement, Insurance and Risk Officer

The Evaluation panel evaluated the tenderers received against the Mandatory Criteria asset out in the procurement policy:

Criteria	Weighting
Price	50%
Risk / OHS/ Quality Management	10%
Local Content	5%
Response to Specification	Pass/Fail
Experience and Qualifications	20%
Business and Financial Capacity	10%
Sustainability	5%
SUBTOTAL	100%

The outcome of the tender evaluation is detailed in the attached Confidential Tender Evaluation Report.

POLICY AND STATUTORY IMPLICATIONS

Council Plan 2017-2021

Quality Community Infrastructure

1. Responsibly manage our assets portfolio including roads and transport infrastructure, buildings, recreation and sporting facilities and public toilets by inspecting and monitoring maintenance and renewal needs. This is achieved through planning for and implementing asset renewal and upgrade programs or new facilities that meet community expectations such as hubs, streetscapes, roads and building assets.

GOVERNANCE ISSUES

The implications of this report have been assessed in accordance with the requirements of the Victorian Charter of Human Rights and Responsibilities.

SUSTAINABILITY IMPLICATIONS

There are no negative sustainability implications associated with this report.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

The lump sum value is within approved Council budgets and the proposed construction windows meet the requirements of the funding agreements.

RISK IMPLICATIONS

There are minimal risk implications associated with this report. The expected construction related risks shall be addressed in pre-commencement site meetings and mitigated by managing the work site and providing traffic management in accordance with AS 1742.3.

COMMUNITY AND STAKEHOLDER ENGAGEMENT

There are no community or stakeholder engagement implications associated with this report. Directly affected property owners have been notified prior to tender of upcoming works. Additional follow up communications prior to works commencing will take place as part of the construction process.

11.5 MINUTES OF COMMUNITY ASSET COMMITTEES ACTING DIRECTOR COMMUNITY AND CORPORATE SERVICES

In providing this advice to Council as the Governance Specialist, I Rebecca Smith have no interests to disclose in this report.

ATTACHMENTS

1. CONFIDENTIAL REDACTED - Minutes - Dean Recreation Reserve Community Asset Committee - 16 May 2021 [**11.5.1** - 2 pages]
2. CONFIDENTIAL REDACTED - Minutes - Lyonville Hall Community Asset Committee - 30 June 2021 [**11.5.2** - 3 pages]
3. CONFIDENTIAL REDACTED - Minutes - Lee Medlyn Home of Bottles Community Asset Committee - 21 June 2021 [**11.5.3** - 3 pages]

EXECUTIVE SUMMARY

The purpose of this report is for Council to note the minutes from Council's Community Asset Committees.

OFFICER'S RECOMMENDATION

That Council receives and notes the minutes of the Community Asset Committees which have been distributed to Councillors:

- *Dean Recreation Reserve Community Asset Committee – 16 May 2021*
- *Lee Medlyn Home of Bottles Community Asset Committee – 21 June 2021*
- *Lyonville Hall Community Asset Committee – 30 June 2021*

MOTION

That Council receives and notes the minutes of the Community Asset Committees which have been distributed to Councillors:

- *Dean Recreation Reserve Community Asset Committee – 16 May 2021*
- *Lee Medlyn Home of Bottles Community Asset Committee – 21 June 2021*
- *Lyonville Hall Community Asset Committee – 30 June 2021*

Moved: Cr Brian Hood

Seconded: Cr Tim Drylie

Carried

BACKGROUND

Community Asset Committees are established by Council under section 65 of the *Local Government Act 2020* and their function and responsibilities outlined in an Instrument of Delegation. Under the Instruments of Delegation, committees are

required to maintain minutes of meetings held and provide a copy of the minutes to Council.

Council has the following Community Asset Committees:

- Dean Recreation Reserve and Tennis Courts Community Asset Committee
- Drummond Hall Community Asset Committee
- Creswick Museum Community Asset Committee
- Glenlyon Recreation Reserve Community Asset Committee
- Lee Medlyn Home of Bottles Community Asset Committee
- Lyonville Hall Community Asset Committee

KEY ISSUES

Listed below are the minutes Community Asset Committees for information:

- Dean Recreation Reserve Community Asset Committee – 16 May 2021
- Lee Medlyn Home of Bottles Community Asset Committee – 21 June 2021
- Lyonville Hall Community Asset Committee – 30 June 2021

These minutes have been provided confidentially to Council.

POLICY AND STATUTORY IMPLICATIONS

Community Asset Committees are established by Council under section 65 of the *Local Government Act 2020* and operate in line with their issued instrument of delegation as executed by the Chief Executive Officer.

GOVERNANCE ISSUES

The implications of this report have been assessed in accordance with the requirements of the Victorian Charter of Human Rights and Responsibilities.

SUSTAINABILITY IMPLICATIONS

There are no sustainability implications associated with this report.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

RISK IMPLICATIONS

There are no risk implications associated with this report. The governance requirement under each instrument of delegation is for the community asset committees to submit to the Manager Governance and Risk a copy of the minutes of all meetings. Providing these to Council formally is a good governance process.

COMMUNITY AND STAKEHOLDER ENGAGEMENT

Members of the community are represented on these committees and should be reflective of community aspirations, needs and diversity in the management and oversight of the respective asset.

12 ACTIVE AND ENGAGED COMMUNITIES

12.1 DRAFT ANNUAL PLAN 2021/2022

ACTING DIRECTOR COMMUNITY AND CORPORATE SERVICES

In providing this advice to Council as the Acting Director Community and Corporate Services, I Andrew Burgess have no interests to disclose in this report.

ATTACHMENTS

1. Annual Plan 2021/2022 [12.1.1 - 10 pages]

EXECUTIVE SUMMARY

The Annual Plan links the achievement of the Council priorities with our overall planning and reporting framework. It sets out our priorities and major actions for the financial year for Council. The plan compliments the Annual Budget and provides greater detail of significant projects, services and initiatives to be funded during the financial year.

The Annual Plan excludes carry-forward projects and initiatives that have been funded in previous financial years. If these projects and initiatives are yet to be delivered, the funding is still available and will be carried-forward pending Council approval to be delivered in 2021/2022.

In late 2020 Council commenced the Hepburn Together project, a major strategic planning project designed to shape the vision and direction of Hepburn Shire over the next 10 years. Engagement activities undertaken since commencement include;

- Development of the Community Engagement Policy
- Broad Community Engagement (January – February 2021)
- Deliberative Engagement (March – April 2021)
- Municipal Health & Wellbeing Plan Engagement (April – May 2021)

This comprehensive program of engagement resulted in Council hearing from over 1450 members of our community during the development of the draft Community Vision and Council Plan including the Municipal Health and Wellbeing Plan.

Five Focus Areas have been identified based on the engagement findings. These Focus Areas are yet to be endorsed by Council, therefore are only a draft concept to be reviewed and considered for adoption by Council at the September 2021 Ordinary Meeting of Council.

Once Focus Areas have been adopted the Annual Plan will be amended to ensure each project falls under a Focus Area. The plan will be resubmitted to Council in October for adoption.

As the key focus areas for 2021-2025 have not been finalised at the time of writing this plan, the current priority projects have been listed in one table and not under individual Focus Areas.

OFFICER'S RECOMMENDATION

That Council adopts the Annual Plan 2021/2022 and makes it available on Council's website.

MOTION

That Council adopts the Annual Plan 2021/2022 and makes it available on Council's website.

Moved: Cr Brian Hood

Seconded: Cr Jen Bray

Carried

BACKGROUND

At a Special Meeting of Council held 29 June 2021, Council adopted the 2021/2022 Budget in accordance with the *Local Government Act 2020* (the Act).

Council is currently finalising the draft Community Vision 2021-2031 and Council Plan 2021-2025 including the Municipal Public Health and Wellbeing Plan.

The Council Plan is Council's key strategic document. It describes the Council's and community's vision for the future, how Council will strive towards that vision during its four-year term, where it will focus its efforts, and how it will measure progress. Council, for the first time has chosen to integrate our Municipal Health and Wellbeing Plan into the Council Plan recognising the importance of the health and wellbeing of our citizens, and that health and wellbeing impacts on every area of Council's operations.

The attached Draft Annual Plan has been based on key projects identified in the Budget 2021/2022 and includes initial priorities identified during the Hepburn Together Project.

The Annual Plan:

- Details projects that are either large, new, significant or strategically important in 2021/2022.
- Only includes limited business as usual programs and specific capital works projects as we will conduct this reporting through improved quarterly reporting.
- All major initiatives as detailed in the adopted budget have been included.

It is proposed that a quarterly report of the Annual Plan 2021/2022 will be presented to Council detailing the progress on each of the items, thus improving our engagement and accountability with the community as we communicate on the progress of key programs and projects. This is a continuation of the process instigated last financial year.

KEY ISSUES

The Draft Annual Plan 2021/2022 contains a selection of key priority projects outlined in the Budget 2021/2022. The Annual Plan is not designed to include all programs and projects of Council.

The Council Plan 2021-2025 is proposed to be endorsed by Council in September 2021, the Annual Plan will be taken back to Councillors in October 2021 with amendments to reflect the new key strategic objectives and Focus areas determined within the community consultation.

Organisational reporting will continue to be improved over the 2021/2022 financial year so that regular reporting of all capital works and major operating projects occurs on a quarterly basis to Council and the Community.

POLICY AND STATUTORY IMPLICATIONS

Council Plan 2017-2021

High Performing Organisation

13. Deliver sustainable financial management, supported by effective long-term financial planning (10 Years), cost savings and efficient purchasing, and developing additional income streams beyond rates revenue.

GOVERNANCE ISSUES

The implications of this report have been assessed in accordance with the requirements of the Victorian Charter of Human Rights and Responsibilities.

SUSTAINABILITY IMPLICATIONS

There are no sustainability implications associated with this report.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

RISK IMPLICATIONS

There are no risk implications associated with this report.

COMMUNITY AND STAKEHOLDER ENGAGEMENT

Extensive Community Engagement occurred during the Hepburn Together Project with 9.6 percent of the entire Shire population participating in the development of the Community Vision and Council Plan. Further the 2021/2022 Budget process included public advertising and hearing of public submissions prior to adoption by Council. Community consultation and feedback has been a strong feature of both projects and has strengthened the connection between community and Council. Our

community's goals, aspirations and priorities have been captured and used to develop the Community Vision and help shape the long-term direction of the Shire.

The Council Plan is Council's key strategic document. It describes the Council's and community's vision for the future, how Council will strive towards that vision during its four-year term, where it will focus its efforts, and how it will measure progress. Council, for the first time has chosen to integrate our Municipal Health and Wellbeing Plan into the Council Plan recognising the importance of the health and wellbeing of our citizens, and that health and wellbeing impacts on every area of Council's operations.

The Annual Plan 2021/2022 contains a selection of key priority projects and services identified during the budget process and initial stages of the Hepburn Together project. Once adopted the Annual Plan will be made available to Community on Council's website.



Annual Plan 2021/2022

Summary of Key Projects & Services



Hepburn
SHIRE COUNCIL

Introduction

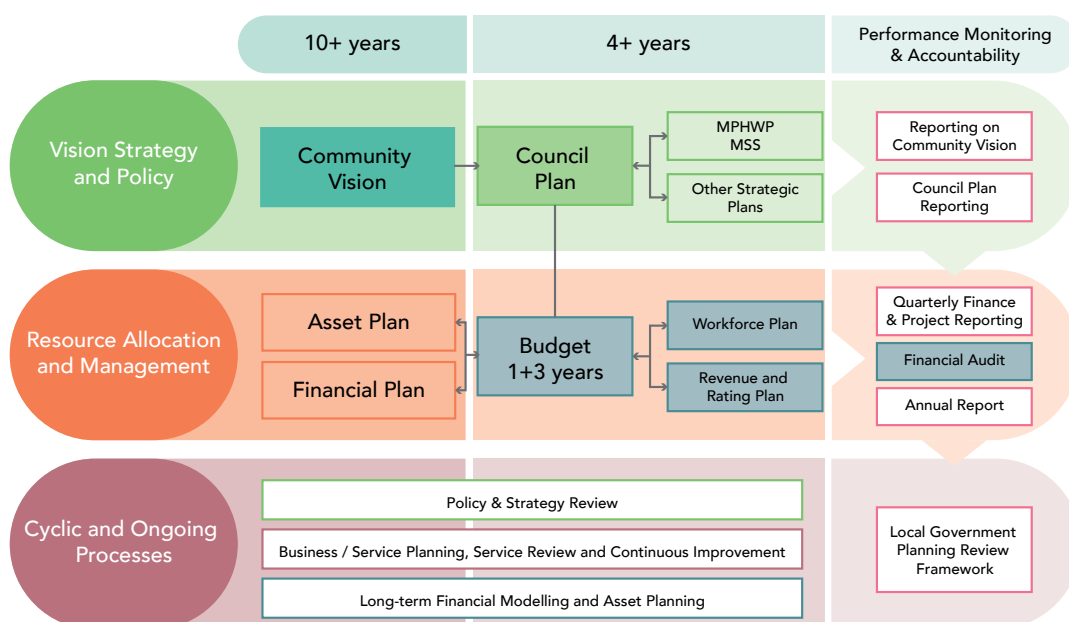
The 2021/2022 Annual Plan outlines how we will monitor our progress and report on actions for the year ahead

The Annual Plan links the achievement of the Council priorities with our overall planning and reporting framework. It sets out our priorities and major actions for the financial year for Council. The plan complements the Annual Budget that provides greater detail of all projects, services and initiatives to be funded during the financial year.

The Annual Plan does not include all Council projects, and excludes the majority of carry-forward projects and initiatives that have been funded in previous financial years. If these projects and initiatives are yet to be delivered, the funding is still available and will be carried-forward pending Council approval to be delivered in 2021/2022.

During February to June 2021 Council undertook a significant community engagement process to develop the Community Vision 2021-2031 and the Council Plan 2021-2025 including the Municipal Health and Wellbeing Plan. The engagement process encompassed four broad stages: Stage 1 Development of the Community Engagement Policy. Stage 2 Broad Engagement including community pop up sessions held at 17 locations across the Shire, a community survey, digital visioning tool, children's drawings, one-on-one discussions, youth and community group workshops. Stage 3 The purpose of this engagement stage was to gather a wide range of feedback from the community so that it could inform the Deliberative Engagement phase. The Stage 3 Deliberative Engagement phase included establishing a deliberative engagement panel and was designed to harness the community's creativity and expertise to work collaboratively and unearth community priorities and solutions integral to the development of the Community Vision and Council Plan. Stage 4 Development of Municipal Health and Wellbeing Plan.

Focus Areas have been drafted based on findings from our Broad Engagement and refined during our Deliberative Engagement phase held in April and May 2021. These Focus Areas are yet to be endorsed by Council, and are expected to be reviewed and considered for adoption by Council at the September 2021 Ordinary Council Meeting. Once Focus Areas have been adopted the Annual Plan will be amended to ensure each project falls under a Focus Area. For consideration of adoption at the October Ordinary Meeting of Council. As the Focus Areas for 2021 – 2025 have not been finalised at the time of writing this plan, the current priority projects have been listed in one table and not under individual Focus Areas.





Project Name	Description	Budget 2021/2022	Target Completion Date	Business Unit
Hepburn Hub at the Rex	Begin construction of the Hepburn Hub at the Rex to deliver improved community spaces.	Carry forward	March 2022	Major Projects
Trentham Community Hub	Complete detailed design of the new Trentham Community Hub and progress to construction stage.	Carry forward + \$200,000	June 2022	Major Projects
Pavement Rehabilitation Program	Undertake Councils annual road rehabilitation program of selected roads throughout the Shire.	\$1.41M	June 2022	Operations
Gravel Resheeting Program	Undertake 16 kilometres of Gravel Resheeting of roads across the Shire.	\$570,000	March 2022	Operations
Hammon Park Trail Head and Bike Path	Begin construction of Hammon Park Trail Head and Bike Path, Creswick.	\$750,000	February 2022	Major Projects





Project Name	Description	Budget 2021/2022	Target Completion Date	Business Unit
Trentham Sportsground Reserve Pavilion Development	Complete detailed design of the pavilion redevelopment and begin construction.	Carry forward + \$748,623	May 2022	Community and Economic Development
Arts and Culture Strategy	Develop and adopt an Arts and Culture Strategy to set the future direction for art and culture in the Shire, in order to nurture and expand experiences.	\$40,000	May 2022	Community and Economic Development
Reconciliation Action Plan	Develop and adopt our next Reconciliation Action Plan.	\$29,000	June 2022	Community and Economic Development
Early Years Strategy	Develop and adopt a strategy that will build on the previous Hepburn Shire Healthy, Active and Safe Early Years Strategy 2015.	Carry forward + \$15,000	March 2022	Community Care
Positive Ageing Strategy	Develop and implement a new Positive Ageing Strategy to focus on staying active and healthy.	Operational Budget	June 2022	Community Care
LGBTIQA+ Advisory Committee	Fund an Officer resource and operational budget to establish an LGBTIQA+ Advisory Committee of Council.	\$50,000	December 2021	Community Care

Project Name	Description	Budget 2021/2022	Target Completion Date	Business Unit
Implementation of the Local Government Act	Implement changes as required by the Local Government Act 2020.	Operational Budget	June 2022	Governance and Risk
Review and Implement HSC Workforce Strategy and Plan	Develop, in accordance with the Local Government Act 2020, a Workforce Plan that describes the organisational structure of the Council and specifies projected staffing requirements for a period of at least four years.	Operational Budget	December 2021	People and Culture
Develop and Implement Gender Equity Action Plan	Develop, in accordance with the Gender Equality Act 2020, a Gender Equality Action Plan. The plan will include strategies for improving gender equality in the workplace. Council will report publicly every two years on its progress.	Operational Budget	December 2021	People and Culture
Customer Service Strategy	Implement a Customer Service Strategy.	Operational Budget	March 2022	Community and Economic Development
Community Vision, Council Plan including Municipal Health and Wellbeing Plan	Finalise and adopt the Community Vision, Council Plan and Municipal Public Health and Wellbeing Plan.	Operational Budget	October 2021	Executive
Priority Projects	Continued advocacy for State and Federal Government funding of Council's adopted priority projects.	Operational Budget	June 2022	Executive
Risk Management Framework implementation	Implementation of the Risk Management Framework.	Carry forward	December 2021	Governance and Risk

Project Name	Description	Budget 2020/2021	Target Completion Date	Business Unit
Hub for Premium Produce	Undertake Year 3 (of 3) actions, focused on connecting and actively working with the Premium Produce Enterprises in the Hepburn Shire and surrounding region to navigate processes, unlock opportunities, and build the ongoing capacity and skills of the sector to collectively grow and survive.	Carry forward + \$270,000	June 2022	Community and Economic Development
City (Region) of Gastronomy	Partner with the City of Greater Bendigo to seek opportunities for our region flowing from the City (Region) of Gastronomy initiative and continue advocacy for the planning of the Institute of Gastronomy.	Operational Budget	June 2022	Community and Economic Development
Central Victorian Goldfields	Partner with other Council's to advocate for the World Heritage Listing of the Central Victorian Goldfields.	Operational Budget	June 2022	Community and Economic Development
Long Term Financial Plan	Adopt a Long Term Financial Plan 2021-2031.	Operational Budget	October 2021	Financial Services
Council website	Modernise and upgrade website to make the site more user-friendly allowing information to be more accessible and more easily found.	\$75,000	March 2022	ICT
Walking and Cycling Strategy	Develop and adopt a Walking and Cycling Strategy 2021-2025.	\$90,000	June 2022	Community and Economic Development
Domestic Animal Management Plan (DAMP)	Develop a 4 year plan that outlines Councils approach to animal management within the Shire.	Operational Budget	December 2021	Development and Community Safety
Hepburn Shire Covid Stimulus Projects Package	Deliver key COVID stimulus projects including; 1. Bullarto Station Tourist Precinct, 2. Creswick Town Hall restoration and 3. Wombat Hill Botanic Gardens enhanced visitation experience.	State Government Regional Infrastructure Fund in partnership with HSC and community partners. Total package: \$2.2M	June 2022	Economic Development & Major Projects

Project Name	Description	Budget 2021/2022	Target Completion Date	Business Unit
Western Victoria Transmission Line	Advocate for detailed community engagement and underground construction of the proposed Western Victorian Transmission Line and complete detailed Environmental Effects Statement submission.	\$50,000	June 2022	Development Services
Sustainable Hepburn	Develop and adopt integrated strategy to include; 1. Waste Strategy, 2. Biodiversity Strategy 3. Sustainability Strategy	Operational Budget	March 2022	Waste and Environment
Delivery of Strategic Planning Program	Implement year 1 of Council program of strategic planning work to be delivered in accordance with financial budget allocations.	\$660,000	June 2022	Development Services
Undertake Affordable Housing Strategic Planning	Implement Year 1 of Council program of strategic planning work.	\$50,000	June 2022	Development Services







PO Box 21 Daylesford 3460
P: 03 5348 2306

shire@hepburn.vic.gov.au
www.hepburn.vic.gov.au
 www.facebook.com/hepburncouncil

DAYLESFORD

Cnr. Duke & Albert Streets,
Daylesford
8:30am – 5:00pm

CRESWICK

Creswick Hub
68 Albert Street
Mon to Sat 8:30am – 5:00pm

CLUNES

The Warehouse – Clunes
36 Fraser Street, Clunes
Mon & Thurs 10am – 6pm
Wed & Fri 10am – 4pm

12.2 HEATHER MUTIMER INTERNATIONAL WOMEN'S DAY HONOUR ROLL ADVISORY COMMITTEE - TERMS OF REFERENCE ACTING DIRECTOR COMMUNITY AND CORPORATE SERVICES

In providing this advice to Council as the Events Officer, I Bridgette O'Brien have no interests to disclose in this report.

ATTACHMENTS

1. Terms of Reference - Heather Mutimer International Women's Day Advisory Committee - 2021 [12.2.1 - 3 pages]

EXECUTIVE SUMMARY

The Heather Mutimer International Women's Day Honour Roll Advisory Committee was established in 2009. The last Terms of Reference for the advisory committee were endorsed in November 2016 with a review due in 2018. For various reasons, including the management of this committee changing from Governance to Events and the recent formation of the Gender Equity Committee this review was delayed.

The Heather Mutimer International Women's Day Honour Roll is an important part of Council's Civic Event Calendar. The Terms of Reference have been reviewed and updated and will assist Committee members, Council Officers and Councillors to understand the key role of the advisory group and ensure that the event continues to be a success.

OFFICER'S RECOMMENDATION

That Council:

1. *Adopts the Terms of Reference for the Heather Mutimer International Women's Day Honour Roll Advisory Committee; and*
2. *Notes that a public expression of interest process will be undertaken to nominate members, and members will be appointed at a subsequent Ordinary Meeting of Council.*

MOTION

That Council:

1. *Adopts the Terms of Reference for the Heather Mutimer International Women's Day Honour Roll Advisory Committee; and*
2. *Notes that a public expression of interest process will be undertaken to nominate members, and members will be appointed at a subsequent Ordinary Meeting of Council.*

Moved: Cr Don Henderson

Seconded: Cr Juliet Simpson

Carried

BACKGROUND

The Heather Mutimer International Women's Day Women's Honour Roll Organising Committee was first established by Council as an advisory committee in October 2009 to oversee the Women's Honour Roll process and organise an appropriate function.

The Heather Mutimer International Women's Day Honour Roll was launched in 2005 and each year, as part of the week of International Women's Day – up to five names are added to the Honour Roll.

The Honour Roll process and event celebrate inspiring women and pay tribute to those in the shire whose contributions, courage and examples have led to significant social change for women.

Honour Roll inductees are announced at an annual event which takes place around International Women's Day.

KEY ISSUES

The Heather Mutimer International Women's Day Honour Roll is an important part of Council's Civic Event Calendar. The attached Terms of Reference will assist Committee members, Council Officers and Councillors to understand the key role of the advisory group and ensure that the event continues to be a success.

The following amendments have been made to the Terms of Reference to ensure the committee and Council officer's roles and responsibilities are clearly defined:

- Reduce the commitment of the committee by having less meetings and delegating the management of the annual event to the Events Officer
- The assessment and recommendations of the honour roll inductees is now the role of the committee
- Ensure the committee's main focus is the honour roll process, criteria, application form, assessment process and recommendations

Following the approval of the updated Terms of Reference an Expression of Interest will be undertaken. A communications plan will be developed and implemented to ensure Shire wide advertisement of membership to the Heather Mutimer International Women's Day Honour Roll Advisory Committee through:

- Council's website
- Council's Facebook page

The process for the Heather Mutimer International Women's Day Honour Roll Advisory Committee is:

- Council endorsed Heather Mutimer International Women's Day Honour Roll Advisory Committee Terms of Reference
- Expressions of interest open and communication plan implemented
- Expression of interest closes

- September recommendations for Council to consider membership of Heather Mutimer International Women's Day Honour Roll Advisory Committee

POLICY AND STATUTORY IMPLICATIONS

Council Plan 2017-2021

Active and Engaged Communities

3. Support the strength and resilience of the community through delivering actions in areas such as Youth, Libraries, Early Years, Community Planning, Art and Culture, Events and Community Grants. Monitor emerging social issues impacting the community and demonstrate leadership in advocating to government and other agencies to support the community.

GOVERNANCE ISSUES

The implications of this report have been assessed in accordance with the requirements of the Victorian Charter of Human Rights and Responsibilities.

SUSTAINABILITY IMPLICATIONS

There are no sustainability implications associated with this report.

FINANCIAL IMPLICATIONS

There is a recurrent budget allocation for the Heather Mutimer International Womens Day Honour Roll event. All activities will be delivered within the allocated budget.

RISK IMPLICATIONS

The are no risk implications associated with this report.

COMMUNITY AND STAKEHOLDER ENGAGEMENT

The Expression of Interest process associated with the Heather Mutimer International Women's Day Honour Roll Advisory Committee Terms of Reference has been scored in the 'Level of engagement matrix' as a 'Low' Level of engagement. A communications plan will be developed and implemented to ensure shire wide advertisement of membership expression of interest to the Heather Mutimer International Women's Day Honour Roll Advisory Committee through Council's website and Facebook page.

1. INTRODUCTION

The Hepburn Shire Council Heather Mutimer International Women's Day Women's Honour Roll Organising Committee was first established by Council as an Advisory Committee in October 2009 to oversee the Women's Honour Roll process and organise an appropriate function.

The Heather Mutimer International Women's Day Honour Roll was launched in 2005 and each year, as part of the week of International Women's Day – up to five names are added to the Honour Roll.

The nominee must have demonstrated:

- Advancing gender equity.
- Exhibiting leadership qualities and sharing of individual skills and knowledge.
- Creating an environment towards which long-term and sustainable change is possible.
- Contributing creative, unique or innovative ideas or initiatives.

Honour Roll inductees are announced at a function which takes place around International Women's Day (March 8). This is a global day celebrating the social, economic, cultural and political achievements of women. The day also marks a call to action for accelerating gender parity.

The Heather Mutimer International Women's Day Honour Roll Committee is an advisory committee and not a decision-making body and will make recommendations to Council on matters for determination.

2. OBJECTIVES

- To provide advice to Council and its officers on the International Women's Day Women's Honour Roll including:
 - Contribute to the promotion the IWD Honour Roll and event.
 - Review and provide feedback on Honour Roll guidelines.
 - Encourage participation of women to nominate for the Honour Roll.
 - Providing input/advice to Council on the review of nominees for the Heather Mutimer Honour Roll, including the recommendation of nominees to be placed on the roll each year.
 - Develop the citations to be communicated about the successful nominees.

3. MEMBERSHIP

The committee membership positions are voluntary, and membership will comprise of a Councillor as the Chair and between 4 – 7 community members who are committed to working positively to meet the objectives of the Committee. The Committee will operate with a minimum of four (4) members and a maximum of seven (7) members.

Membership will be invited by way of an Expression of Interest (EOI) and recommendations of appropriate members will be presented to Council for consideration and appointment will be by Council resolution.

Members should notify Council in writing if they intend to rescind their membership. If membership numbers fall below four (4), Council may seek to increase membership through another EOI process.

From time to time, may co-opt additional members, including Council officers, if it is considered that additional skills and experience would benefit or add value to the general performance of the Committee.

3.1 SELECTION PROCESS

The Selection Committee will include the appointed Councillor representative and two Council Officers representatives. The Selection Committee will assess the nominations against the selection criteria and recommend appointments to Council.

3.2 REQUIREMENTS FOR MEMBERS (Criteria)

Advisory Committee members will be able to demonstrate some of the following:

- An interest, knowledge and understanding of relevant practices that advance women's rights.
- Direct links to local community populations and/or organisations.
- Experience and/or understanding of the role of an advisory committee.
- A high level of female representation will be encouraged.

3.3 TERMS OF APPOINTMENT

- Appointments will be for a four-year (4) term.
- Council will appoint a Councillor to chair the meetings.
- Heather Mutimer Honour Roll Committee members completing a four-year term may re-apply for a further four-year term.

4. HEPBURN SHIRE COUNCIL

4.1 Role and Responsibilities

Council will have accountability for management of the Heather Mutimer International Women's Day Honour Roll Committee.

Council is committed to working co-operatively with committee members to continue the Honour Roll.

Council will organise and deliver an annual event in March to announce and celebrate the inductees.

5. ADMINISTRATION AND CONDUCT

5.1 Administration

The Committee will receive administration support by a Council Officer.

The Committee will likely meet 2 (two) to 4 (four) times annually.

Minutes from the Committee Meetings will be presented to Council at the corresponding Ordinary Meeting.

5.2 Conduct

All members of the Heather Mutimer International Women's Day Honour Roll Committee will work in a co-operative and positive manner. Members are expected to:

- Actively participate in meetings and offer opinions and views, and attend a minimum of 50% of meetings;
- Treat all persons with respect and have due regard to the opinions, rights and responsibilities of others;
- Declare any conflicts of interest or perceived conflicts of interest;
- Act with integrity and avoid the release of confidential information;
- Adhere to the principle of clear and open communication;
- Where issues of conflict arise, parties will be encouraged to discuss issues openly and clearly in a respectful manner;
- Where there is difficulty in resolving issues of conflict, Council will make a final decision on any matter.

Breaches of the Terms of Reference may result in revoking the member from representing the committee.

5.3 Administration Amendments

The Chief Executive Officer is authorised to make minor amendments to the Heather Mutimer International Women's Day Honour Roll Advisory Committee Terms of Reference.

12.3 MINUTES OF ADVISORY COMMITTEES

ACTING DIRECTOR COMMUNITY AND CORPORATE SERVICES

In providing this advice to Council as the Governance Specialist, I Rebecca Smith have no interests to disclose in this report.

ATTACHMENTS

1. CONFIDENTIAL REDACTED - Meeting Minutes - Disability Advisory Committee - 17 May 2021 [12.3.1 - 9 pages]

EXECUTIVE SUMMARY

The purpose of this report is for Council to note the minutes and recommendations received from Council's Advisory Committees.

OFFICER'S RECOMMENDATION

That Council receives and notes the minutes of the following Advisory Committees:

- Disability Advisory Committee – 17 May 2021

MOTION

That Council defers the noting of the minutes of the Disability Advisory Committee – 17 May 2021 to the August Ordinary Meeting of Council so amendments can be made.

Moved: Cr Don Henderson

Seconded: Cr Brian Hood

Carried

BACKGROUND

Advisory committees are established by Council and their responsibilities outlined in Terms of Reference. Advisory Committees are required to maintain minutes of meetings held and provide a copy of the minutes to Council for review.

KEY ISSUES

Please see listed below the minutes and other reports from Advisory Committees:

- Disability Advisory Committee – 17 May 2021

POLICY AND STATUTORY IMPLICATIONS

There are no policy or statutory implications associated with this report.

GOVERNANCE ISSUES

The implications of this report have been assessed in accordance with the requirements of the Victorian Charter of Human Rights and Responsibilities.

SUSTAINABILITY IMPLICATIONS

There are no sustainability implications associated with this report.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

RISK IMPLICATIONS

There are no risk implications associated with this report.

COMMUNITY AND STAKEHOLDER ENGAGEMENT

There are no community or stakeholder engagement implications associated with this report.

Cr Brian Hood declared a general interest for Item 13.1 Revision of Policy 50(C) - Treasury Management Policy due to his association with the Trentham Community Bank.

Cr Hood left the meeting at 11:15pm.

13 HIGH PERFORMING ORGANISATION

13.1 REVISION OF POLICY 50(C) - TREASURY MANAGEMENT POLICY ACTING DIRECTOR COMMUNITY AND CORPORATE SERVICES

In providing this advice to Council as the Consultant Financial Services, I Glenn Owens have no interests to disclose in this report.

ATTACHMENTS

1. Policy 50 (C) - Treasury Management Policy 2021 [**13.1.1** - 21 pages]

EXECUTIVE SUMMARY

The Treasury Management Policy 2021 concerns the investing and borrowing of money. The Policy is based on sound financial management principles, and it also describes the internal controls under which investing, and borrowing is carried out.

OFFICER'S RECOMMENDATION

That Council:

1. *Rescinds the Treasury Management Policy 2016; and*
2. *Adopts the Treasury Management Policy 2021.*

MOTION

That Council:

1. *Rescinds the Treasury Management Policy 2016; and*
2. *Adopts the Treasury Management Policy 2021.*

Moved: Cr Tim Drylie

Seconded: Cr Don Henderson

Carried

BACKGROUND

The existing Treasury Management Policy (adopted by Council on 19 January 2016) has been reviewed and a new (2021) version of the Policy has been written.

Division 4 of the *Local Government Act 2020* concerns “*financial management*” and includes Sections 101 to 105.

Section 101 of the *Local Government Act 2020* describes the financial management principles including –

“revenue, expenses, assets, liabilities, investments and financial transactions must be managed in accordance with a Council's financial policies”; and

“financial risks must be monitored and managed prudently having regard to economic circumstances”.

Section 102 of the *Local Government Act 2020* states that –

“A council must prepare and adopt financial policies that give effect to the financial management principles”.

The Treasury Management Policy 2021 sits under Division 4 of the Act, and it will put the relevant financial management principles into operational practice.

It will apply to all investing and borrowing activities and it will ensure that those activities are conducted in a risk-controlled manner and managed prudently, so that investing and borrowing has a predictable financial outcome.

It will ensure that Council’s money is safely invested, investment returns are maximised and borrowing costs are minimised.

It includes –

- Legislative requirements.
- Objectives.
- Types of investments and borrowings.
- Risk management and internal controls.
- Selection criteria for investments and borrowings.
- Monitoring and reporting.

It does not include matters (such as Council’s Borrowing Strategy) which are found in Council’s financial plans (in particular, the long-term Financial Plan, but also the Revenue and Rating Plan and Budget).

KEY ISSUES

Investments

Section 103 of the *Local Government Act 2020*, states that councils may invest money in a variety of financial institutions.

Council’s **S7 Instrument of Sub-Delegation by the Chief Executive Officer** specifies those Officers who have authority to invest money on behalf of Council in accordance with Section 103 of the *Local Government Act 2020*. Currently, the Director Community and Corporate Services and the Manager Financial Services are delegated this authority.

The Policy states that Council’s investment objective is *“to seek a balanced investment portfolio which delivers a strong return on the invested funds whilst safeguarding those investments and being able to access the funds as cash flow requirements demand”.*

These objectives, in order of importance, are –

- Safeguarding Council’s invested funds.
- Maintaining sufficient liquidity.
- Maximising the return on invested funds.

The Policy explains how these objectives will be achieved.

Safeguarding investments means investing with Australian owned Authorised Deposit-taking Institutions (banks, building societies and credit unions). In doing so, Council will reference S&P Global Credit Ratings and will only invest funds in Australian owned ADIs with a minimum credit rating of BBB for long term investments and a minimum credit rating of A-3 for short term investments.

According to information available on the “theaufinance.com” website, ANZ, CBA, NAB, Westpac, Bankwest, HSBC Australia, Suncorp and Macquarie all have a long-term S&P Global Credit Rating of A or AA.

Many other Australian banks, including Bendigo Bank, have a long-term S&P Global Credit Rating of BBB.

Maximising returns will be achieved by seeking quotes from Australian owned ADI’s including the local Bendigo Bank Community Banks. At least three written quotes will be obtained.

To support the local economy and community, the Policy says, *“Council may invest in a local Bendigo Bank Community Bank, when its quote is between 0.01% and 0.2% per annum less than the highest quote received.”* For example, if the highest quote received is 0.65% per annum from one of the major banks and a local Bendigo Bank Community Bank’s quote is 0.45% per annum, then the quote from the Community Bank may be accepted.

Council is concerned about the impact that the consumption of fossil fuels has on greenhouse gas emissions and climate change. Council recognises the role that financial institutions have in financing fossil fuel projects. To ensure Council reduces investment in any company for whom the extraction, production, refining, or distribution of fossil fuels forms a core part of their business, Council will adopt a positive screening approach for its investment with financial institutions. This will be implemented through actively investing with fossil fuel free financial institutions. Council’s investment objectives will include giving preference to Authorised Deposit-taking Institutions that state they do not finance fossil fuel projects providing that the investment complies with all other policy objectives. This means, for example, that when considering investment options, Council will seek a balanced investment portfolio which safeguards invested funds (refer sections 4.3 to 4.6 of the Policy) and maximises the return on invested funds (refer section 4.10 of the Policy).

Borrowings

In accordance with Section 91 of the *Local Government Act 2020*, Council will develop a long-term Financial Plan, which will include Council’s Borrowing Strategy.

In accordance with Section 104 of the *Local Government Act 2020*, Council may borrow money providing the borrowings are included in the Budget.

The Policy states that Council’s borrowing objective is *“to seek a financially sustainable and affordable loan portfolio, whilst minimising the borrowing costs, and*

structuring the borrowing so that it is appropriate for the nature of the asset being funded.”

The Policy explains how this objective will be achieved. In essence, Council will seek quotes in a competitive market and the process will be guided by Council’s Procurement Policy.

Differences between 2016 Policy and 2021 Policy.

The 2021 Policy builds a strong structure upon the solid foundation created by the 2016 Policy. The major changes are –

1. Removed out-of-date references including obsolete “Best Value” principles.
2. Added a contents page.
3. Created a new introduction.
4. Dedicated a new section to the applicable legislation.
5. Created a description of the investment framework.
6. Revised the investment objectives.
7. Described how the investment objectives will be achieved.
8. Removed the section which specified investment lengths.
9. Added a new section on internal controls for investments.
10. Clarified the investment reporting obligations.
11. Created a description of the borrowing framework.
12. Revised the borrowing objectives.
13. Described how the borrowing objectives will be achieved.
14. Added a new section describing the authority to borrow.
15. Added a new section on internal controls for borrowing.
16. Revised the definitions section.
17. Revised the governance sub-sections.
18. Added an appendix for S&P Global Credit Ratings.

POLICY AND STATUTORY IMPLICATIONS

Council Plan 2017-2021

High Performing Organisation

13. Deliver sustainable financial management, supported by effective long term financial planning (10 Years), cost savings and efficient purchasing, and developing additional income streams beyond rates revenue.

The Treasury Management Policy 2021 sits under the financial management Sections of the *Local Government Act 2020* and puts the relevant financial management principles, defined by the Act, into operational practice.

GOVERNANCE ISSUES

The implications of this report have been assessed in accordance with the requirements of the Victorian Charter of Human Rights and Responsibilities.

SUSTAINABILITY IMPLICATIONS

There are no sustainability implications associated with this report.

FINANCIAL IMPLICATIONS

Other than the financial management principles contained within the Policy, there are no other financial implications associated with this report.

RISK IMPLICATIONS

Other than the risk management practices, and internal controls contained within the Policy, there are no other risk implications associated with this report.

COMMUNITY AND STAKEHOLDER ENGAGEMENT

There are no community or stakeholder engagement implications associated with this report. The Policy has been assessed against the Level of Engagement Matrix in the Community Engagement Policy and has been assessed as a Low level of Engagement.

Cr Brian Hood returned to the meeting at 11:28pm.

► TREASURY MANAGEMENT POLICY

<i>POLICY NUMBER:</i>	50 (C)
<i>NAME OF POLICY:</i>	TREASURY MANAGEMENT POLICY 2021
<i>DATE OF NEXT REVIEW:</i>	20 July 2025
<i>DATE APPROVED:</i>	20 July 2021
<i>RESPONSIBLE OFFICER:</i>	Manager Financial Services
<i>REFERENCES:</i>	<i>Local Government Act 2020</i>

► TREASURY MANAGEMENT POLICY

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► TREASURY MANAGEMENT POLICY

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► TREASURY MANAGEMENT POLICY

1. INTRODUCTION

Council is committed to operating in accordance with the financial management principles defined by the *Local Government Act 2020*.

This Policy is concerned with the activities of investing and borrowing of funds (money) and ensures that investing and borrowing activities are consistent with the financial management principles.

It ensures that those activities are conducted in a risk-controlled manner and managed prudently, so that investing and borrowing has a predictable financial outcome.

It ensures that Council's money is safely invested, investment returns are maximised and borrowing costs are minimised.

This Policy includes –

- Legislative requirements.
- Objectives.
- Types of investments and borrowings.
- Risk management and internal controls.
- Selection criteria for investments and borrowings.
- Monitoring and reporting.

It does not include matters (such as Council's Borrowing Strategy) which are found in Council's financial plans (in particular, the long-term financial plan, but also the Revenue and Rating Plan and Budget).

2. SCOPE

This Policy applies to all investing and borrowing of funds by Hepburn Shire Council.

3. LEGISLATIVE REQUIREMENTS

Division 4 of the *Local Government Act 2020* is reproduced below.

101 Financial management principles

- (1) *The following are the financial management principles—*
- (a) *revenue, expenses, assets, liabilities, investments and financial transactions must be managed in accordance with a Council's financial policies and strategic plans;*
 - (b) *financial risks must be monitored and managed prudently having regard to economic circumstances;*
 - (c) *financial policies and strategic plans, including the Revenue and Rating Plan, must seek to provide stability and predictability in the financial impact on the municipal community;*
 - (d) *accounts and records that explain the financial operations and financial position of the Council must be kept.*
- (2) *For the purposes of the financial management principles, **financial risk** includes any risk relating to the following—*
- (a) *the financial viability of the Council;*
 - (b) *the management of current and future liabilities of the Council;*
 - (c) *the beneficial enterprises of the Council.*

102 Financial policies

- (1) *A Council must prepare and adopt financial policies that give effect to the financial management principles.*
- (2) *A financial policy must include any matters prescribed by the regulations.*

103 Investments

A Council may invest any money—

- (a) *in Government securities of the Commonwealth; and*
- (b) *in securities guaranteed by the Government of Victoria; and*

► TREASURY MANAGEMENT POLICY

- (c) *with an ADI; and*
- (d) *with any financial institution guaranteed by the Government of Victoria; and*
- (e) *on deposit with an eligible money market dealer within the meaning of the Corporations Act; and*
- (f) *in any other manner approved by the Minister, either generally or specifically, to be an authorised manner of investment for the purposes of this section.*

104 Borrowings

A Council cannot borrow money unless the proposed borrowings were included in the budget or a revised budget.

105 Accounts and records

(1) *The Principal Accounting Officer of a Council must ensure that there are kept proper accounts and records of the transactions and financial affairs of the Council.*

(2) *A failure by a Council to keep proper accounts and records and the reason for that failure must be reported in the annual report.*

4. INVESTMENT FRAMEWORK

It has been Council's practice to develop a Budget based on achieving a balanced cash position, that is, generating at least the same amount of income, during the year as is spent on operations and capital works.

Income includes rates, fees, grants and contributions. Expenditure includes creditor payments (including contracts), payroll payments and loan repayments.

The majority of funds available for investment comprise of money received in advance of the programs and works being undertaken (that is, the money being spent). Trust funds, deposits and money in financial reserves are also available for investment.

Funds available for investment are shown under Assets in the Balance Sheet in the Annual Financial Report and full disclosure is provided in the Notes to the Financial Statements.

4.1 Objectives

To seek a balanced investment portfolio which delivers a strong return on the invested funds whilst safeguarding those funds and being able to access them as cash flow requirements demand.

Also, to give preference to Authorised Deposit-taking Institutions, which do not invest in or finance the fossil fuel industry.

These objectives, in order of importance, are –

- Safeguarding Council's investments (refer sections 4.3 to 4.6).
- Maintaining sufficient liquidity (refer sections 4.7 to 4.9).
- Maximising the return on invested funds (refer section 4.10).
- Preferencing Authorised Deposit-taking Institutions, which do not invest in or finance the fossil fuel industry.

4.2 Authority to invest

► TREASURY MANAGEMENT POLICY

S7 Instrument of Sub-Delegation by the Chief Executive Officer specifies those Officers who have authority to invest money on behalf of Council in accordance with Section 103 of the *Local Government Act 2020*.

4.3 Safeguarding investments

Safeguarding investments involves –

- Investing with Australian owned Authorised Deposit-taking Institutions (ADIs).
- Investing with ADIs which have a credit rating specified in section 4.4 of this Policy.
- Diversifying investments across different ADIs to minimise exposure to risk.

4.4 Credit rating

Council will reference *S&P Global Ratings* (refer Appendix) and will only invest funds in Australian owned ADIs with a minimum credit rating of BBB for long term investments and a minimum credit rating of A-3 for short term investments.

The maximum allocation of investments with each credit rating category, measured at the time of placing the investment, is represented in the following table.

<i>S&P Global Ratings</i> (long term credit rating)	<i>S&P Global Ratings</i> (short term credit rating)	Maximum Allocation (% of available funds for investment)	Maximum Allocation per ADI (% of available funds for investment)	Limit per ADI
AAA	A1+	100%	80%	\$12 Million
AA	A1	100%	75%	\$10 Million
A	A2	75%	50%	\$7.5 Million
BBB	A3	60%	40%	\$5 Million

The investment limits do not include money held in Council's bank accounts.

4.5 Change in credit rating

► TREASURY MANAGEMENT POLICY

If the credit rating of an ADI, in which funds are currently invested, is downgraded, then a risk assessment will be undertaken. If it is determined that the risk of retaining the investment has risen to an unacceptable level of likelihood and consequence, then the investment will be divested as soon as possible.

4.6 Types of investment

Only the following types of investment are acceptable –

- Cash Deposits
- Bonds
- Debentures
- Term Deposits
- Negotiable Certificates of Deposits and Bank Bills
- Transferable Certificates of Deposit
- Floating Rate Notes and Floating Rate Certificates of Deposit.

4.7 Maintaining sufficient liquidity

Maintaining sufficient liquidity involves –

- Monitoring budget to actual performance on a regular basis.
- Preparing cash flow forecasts (refer section 4.8).
- Maintaining a minimum average level of cash and cash equivalents which is sufficient to cover up-coming creditor payments, payroll payments and other planned major outlays such as loan repayments (refer section 4.9).

4.8 Cash Flow Forecast

A Cash Flow Forecast for anticipated operating income and expenditure will be maintained by the Coordinator Financial Services.

The Cash Flow Forecast will be used to assist in (a) investment planning and (b) maintaining sufficient liquidity for up-coming financial commitments.

► TREASURY MANAGEMENT POLICY

If it is forecast that there will be a significant positive cash flow for a sufficient period to invest, then funds may be invested in accordance with this Policy.

4.9 Funds available for investment

The Coordinator Financial Services Funds will monitor Council's bank accounts to ascertain if any funds are available for investment and to ensure that Council's general bank account does not go into overdraft.

Funds will be considered as available for investment after sufficient operating and at call funds are held in accounts by applying the following limits –

- Maintaining an average monthly operating bank balance of \$400,000.
- Maintaining an average monthly at call balance of \$1,500,000.

4.10 Maximising returns

Maximising the return on investment involves investing funds whilst safeguarding investments and maintaining sufficient liquidity for operations.

The period of investment will be determined in accordance with the cash flow forecast.

Council will seek quotes from Australian owned ADIs including the local Bendigo Bank Community Banks.

At least three written quotes must be received before investing or reinvesting funds.

Except as allowed for in the following paragraph, providing all requirements of this Policy have been complied with, then the quote(s) offering the highest interest rate return(s) will be accepted.

To support the local economy and community, Council may invest in a local Bendigo Bank Community Bank, when its quote is between 0.01% and 0.2% per annum less than the highest quote received.

4.11 Investing in Institutions which do not support the fossil fuel industry

► TREASURY MANAGEMENT POLICY

To ensure Council reduces investment in any company for whom the extraction, production, refining, or distribution of fossil fuels forms a core part of their business, Council will give preference to Authorised Deposit-taking Institutions which do not invest in or finance the fossil fuel industry, providing that Council's investment complies with all other policy objectives defined in Section 4.

5. INTERNAL CONTROLS – INVESTMENTS

All investment transactions will be appropriately authorised, documented and reported as described in this section.

5.1 Money to be transferred using the general bank account

All investments being placed will be derived from funds transferred from Council's general bank account. On maturity, all investments will be redeemed to Council's general bank account. The interest earned on investments will be redeemed to Council's general bank account at the time of maturity. Funds will be transferred electronically and will be authorised by two Authorised Officers.

5.2 Documentation

Investment confirmations will be sought in writing within one day of placing an investment. Confirmations will be checked to ensure accuracy. Any identified discrepancies will be rectified immediately.

5.3 Authorisation of Investments

The following internal controls will apply to the authorisation of investments –

- 1) The Coordinator Financial Services will obtain three quotes for each investment from prospective ADIs.
- 2) The Manager Financial Services will –
 - a. review the quotes;
 - b. select the most appropriate quote according to section 4 of this Policy; and
 - c. approve the investment in writing.
- 3) The Coordinator Financial Services will prepare an electronic file for online transmission to the ADI.
- 4) The Coordinator Financial Services will provide the electronic file to two Authorised Officers who will authorise the file.

► TREASURY MANAGEMENT POLICY

- 5) Where an investment is to be withdrawn to Council's general bank account, the withdrawal will be arranged by the Coordinator Financial Services and approved by one of the Authorised Officers.

5.4 Investment Register and reconciliation controls

The Coordinator Financial Services will maintain an Investment Register as follows –

- 1) The Investment Register will be updated following each investment and will be reconciled to the ledger as part of the monthly Balance Sheet reconciliation process.
- 2) The Investment Register will include –
 - Type of investment.
 - Name of ADI.
 - Investment date.
 - Maturity date.
 - Period of investment.
 - Amount invested.
 - Interest rate.
 - Interest earned and received.
- 3) Investments will be entered in the general ledger.
- 4) Journals will be prepared to update additional, rolled over or withdrawn investments to their appropriate general ledger investment control accounts.
- 5) A monthly reconciliation will be completed comparing general ledger investment control accounts to the Investment Register.
- 6) The reconciliation will be reviewed and approved by the Manager Financial Services.

5.5 Reporting

The Coordinator Financial Services will prepare an end-of-month report of investment activities to the Director Corporate and Community Services and the Manager Financial Services.

The report will summarise –

- Total cash holdings (including totals of restricted cash balances)

► TREASURY MANAGEMENT POLICY

- The average interest rate held, with a comparison to the 90 Day Bank Bill Rate and the RBA Cash Rate.
- Total Investment Balances at month end.

The Manager Financial Services will include a Report of Investments, as part of the Quarterly Budget Report to Council (in accordance with Section 97 of the *Local Government Act 2020*).

6. BORROWING FRAMEWORK

In accordance with Section 91 of the *Local Government Act 2020*, Council will develop a long-term Financial Plan, which will include Council's Borrowing Strategy.

In accordance with Section 104 of the *Local Government Act 2020*, Council may borrow money providing the borrowings are included in the Budget.

If Council includes borrowings in its Budget, then this Policy prescribes the actions and internal controls that will be applied.

6.1 Objectives

To seek a financially sustainable and affordable loan portfolio, whilst minimising the borrowing costs, and structuring the borrowing so that it is appropriate for the nature of the asset being funded.

To achieve these objectives, Council will seek quotes in a competitive market.

6.2 Authority to borrow

► TREASURY MANAGEMENT POLICY

In accordance with Section 1(2)(l) of the *Local Government Act 2020*, Council may not delegate the authority to borrow money.

Therefore, in accordance with Section 104 of the *Local Government Act 2020*, Council will make its borrowing determinations as part of the annual Budget process (and revised Budget process, if applicable).

In making its borrowings determinations, Council will have proper regard for its borrowing strategy as described in the long-term Financial Plan and its objectives as described in the Council Plan.

Following adoption of the Budget –

- The Chief Executive Officer has authority to accept loan offers, in accordance with the requirements of this Policy.
- The Mayor and the Chief Executive Officer have authority to sign and seal all relevant loan documents on behalf of Council.

6.3 Loan duration

In normal circumstances loans should have a maximum repayment period as follows –

- For assets with an estimated minimum useful life of 10 years or less, the loan should be repaid within the asset's estimated minimum useful life to Council.
- For assets with an estimated minimum useful life of greater than 10 years, the loan should be repaid over 10 years to recognize that after this time, most assets require significant levels of maintenance and/or renewal.
- For assets with a value of greater than \$5 million, Council should consider inter-generational equity and give regard to repaying the loan over longer than 10 years.

6.4 Early repayment of loan

► TREASURY MANAGEMENT POLICY

When preparing its Budget, Council may consider allocating funds for the early repayment of a loan based on the facts available at the time and having due regard to reducing the overall cost to Council.

7. INTERNAL CONTROLS – BORROWINGS

All borrowing transactions will be appropriately authorised, documented and reported as described in this section.

Banks, the MAV's Local Government Funding Vehicle and other funding options may be used as sources of loans.

7.1 Seeking quotes

The process of seeking and evaluating quotes for a loan will be guided by Council's Procurement Policy.

The Coordinator Financial Services will prepare a Request for Quote which will comprise the Evaluation Criteria, Conditions of Submitting a Quote (including closing dates), Specification and Response Form.

To support the local economy and community, the Request for Quote will be provided to the local Bendigo Bank Community Banks.

It will also be provided to the major banks.

The Specification will stipulate the –

- Principal to be borrowed.
- The term of the loan.
- The type of loan (generally a principal amortising loan, that is the full principal of loan to be amortised over its term).
- The type of interest rate (generally a fixed rate).
- The number of Instalments and the expected payment dates (generally two instalments of equal amount per financial year).
- The expected date that the loan will be drawdown.

► TREASURY MANAGEMENT POLICY

7.2 Evaluation and accepting quotes

The Coordinator Financial Services will establish an Evaluation Panel, and the Panel members will be required to complete a “Conflict of Interest and Confidentiality Declaration”.

After quotes close, the Panel will undertake the evaluation and make a recommendation to the Chief Executive Officer.

The Chief Executive Officer will consider the recommendation and may determine to accept a quote in accordance with section 6.2 of this Policy.

7.3 Reporting

Borrowing ratios will be reported in the long-term Financial Plan, the Budget and the Annual Report.

8. DEFINITIONS

Term	Definition
Council	Hepburn Shire Council
Authorised Officers	The Chief Executive Officer and members of Council staff holding, acting in or performing the duties of the office or position authorised to invest money in accordance with the <i>Local Government Act 2020</i> .
Operating Funds	Funds contained in a cheque or operating account used for daily transaction purposes.
At Call Funds	Cash held in Cash Deposit Account or similar and available for immediate transfer of funds as required.
Authorised deposit taking institution (ADI)	A financial institution licensed by the Australian Prudential Regulatory Authority to carry on banking business, including accepting deposits from the public. ADIs include banks, building societies and credit unions.

► TREASURY MANAGEMENT POLICY

Term	Definition
MAV Local Government Funding Vehicle (LGFV)	The MAV established the LGFV in 2014 with the aim of providing funding to councils directly from capital market investors.

9. GOVERNANCE

9.1 Owner

The Manager Financial Services is responsible for the Policy and its implementation.

9.2 Further Information

The Policy is available to the public via Council's website.

Questions about the Policy should be directed to the Manager Financial Services.

9.3 Compliance Responsibility

- Chief Executive Officer.
- Director Corporate and Community Services.
- Manager Financial Services.

9.4 Operation

The Policy is operational from the date it is adopted by Council until the date it is rescinded by Council unless its operation becomes obsolete by circumstances beyond the control of Council.

The Chief Executive Officer is authorised to make minor administrative amendments to the Policy.

9.5 Review

► TREASURY MANAGEMENT POLICY

The Policy will be reviewed every four years or sooner if required by Council or changes in legislation.

The Manager Financial Services is responsible for the review.

The Chief Executive Officer may also cause the Policy to be reviewed if there is a significant change in investment market conditions or borrowing market conditions.

10. APPENDIX – S&P GLOBAL RATINGS

Credit ratings are forward looking opinions about an organisation's relative creditworthiness. They provide a common and transparent global language for investors to form a view on and compare the relative likelihood of whether an organisation may repay its debts on time and in full. Credit Ratings are one of the criteria that investors and other market participants can consider as part of their decision-making processes.

S&P Global Ratings (previously Standard & Poor's) is a credit rating agency that publishes financial research and analysis on stocks, bonds, and commodities. It is designated as a nationally recognized statistical rating organization by the U.S. Securities and Exchange Commission.

S&P Global Ratings issues credit ratings for the debt of public and private companies, and other public borrowers such as governments and governmental entities. It issues both short-term and long-term credit ratings as shown in the table below.

As defined in Section 4.4 of the Policy Council will only invest funds in ADI's with a minimum credit rating of A3 for short term investments and BBB for long term investments.

Short Term Rating (1 to 365 days).

- A1+ extremely strong degree of safety for timely payment
- A1 a strong degree of safety for timely payment
- A2 a satisfactory capacity for timely payment
- A3 an adequate capacity for timely payment
- B significant speculative characteristics
- C vulnerable to non-payment
- D in payment default.

Long Term Rating (greater than 12 months).

- AAA Extremely strong capacity to meet financial commitments
- AA Very strong capacity to meet financial commitments
- A Strong capacity to meet financial commitments, but somewhat susceptible to economic conditions and changes in circumstances

► TREASURY MANAGEMENT POLICY

- BBB Adequate capacity to meet financial commitments, but more subject to adverse economic conditions
- BB Less vulnerable in the near-term but faces major ongoing uncertainties to adverse business, financial and economic conditions
- B More vulnerable to adverse business, financial and economic conditions but currently has the capacity to meet financial commitments
- CCC Currently vulnerable and dependent on favorable business, financial and economic conditions to meet financial commitments
- CC Highly vulnerable; default has not yet occurred, but is expected to be a virtual certainty
- C Currently highly vulnerable to non-payment, and ultimate recovery is expected to be lower than that of higher rated obligations
- D Payment default on a financial commitment or breach of an imputed promise.

13.2 APPOINTMENT OF INDEPENDENT AUDIT AND RISK COMMITTEE MEMBER ACTING DIRECTOR COMMUNITY AND CORPORATE SERVICES

In providing this advice to the Council as the Manager Governance and Risk, I Krysten Forte have no interests to disclose in this report.

ATTACHMENTS

- Nil

EXECUTIVE SUMMARY

On 25 August 2020 Council established the Audit and Risk Committee under section 53 of the *Local Government Act 2020* as required under the legislation. At this time Council also adopted the Audit and Risk Committee Charter.

At the same meeting, the Council confirmed the previous Council resolutions made relating to the appointments of Council's current Councillor and independent committee members to the Audit and Risk Committee for the terms previously resolved by Council.

As per the Audit and Risk Committee Charter and per the status of the tenure of two of the independent committee members, Mr Trevor Shard and Mrs Rachelle Tippet, Council was required to undertake a recruitment campaign and seek applications for the two vacancies.

As such, Officers undertook a recruitment campaign, with associated shortlisting and interviews that followed. Accordingly, Officers recommended to Council at the Ordinary Meeting on 15 June 2021 to approve two independent committee members to the Audit and Risk Committee.

At the Ordinary Meeting of Council on 15 June 2021, Council resolved to:

Endorse the Panel's recommendation to appoint Mr Domenic Isola and Ms Linda McNeill to the Audit and Risk Committee in accordance with the Audit and Risk Committee Charter.

Subsequently, Mr Domenic Isola withdrew his application, creating an additional vacancy on the Committee. Officers are now recommending that the next preferred candidate be appointed to fulfill the vacancy.

OFFICER'S RECOMMENDATION

That Council:

- 1. Receives and notes the Officer report detailing the recruitment campaign, shortlisting and interview process that was undertaken for one (1) independent committee member to the Hepburn Shire Council Audit and Risk Committee;*

2. *Notes that the Audit and Risk Committee member appointed by Council on 15 June 2021, Mr Domenic Isola, withdrew his application creating an additional vacancy on the Committee;*
3. *Endorse the Panel's recommendation to appoint _____ to the Audit and Risk Committee in accordance with the Audit and Risk Committee Charter;*
4. *Note that the skills and attributes of the recommended independent committee members meets and fulfils the requirements pursuant to section 53(3)(b) of the Local Government Act 2020;*
5. *Approve Officers to undertake the necessary administrative functions to onboard and support the endorsed independent committee members to the Audit and Risk Committee accordingly.*

MOTION

That Council:

1. *Receives and notes the Officer report detailing the recruitment campaign, shortlisting and interview process that was undertaken for one (1) independent committee member to the Hepburn Shire Council Audit and Risk Committee;*
2. *Notes that the Audit and Risk Committee member appointed by Council on 15 June 2021, Mr Domenic Isola, withdrew his application creating an additional vacancy on the Committee;*
3. *Endorse the Panel's recommendation to appoint Mr Jason Young to the Audit and Risk Committee in accordance with the Audit and Risk Committee Charter;*
4. *Note that the skills and attributes of the recommended independent committee members meets and fulfils the requirements pursuant to section 53(3)(b) of the Local Government Act 2020;*
5. *Approve Officers to undertake the necessary administrative functions to onboard and support the endorsed independent committee members to the Audit and Risk Committee accordingly.*

Moved: Cr Brian Hood

Seconded: Cr Tessa Halliday

Carried

BACKGROUND

Council and the Audit and Risk Committee must adhere to the Audit and Risk Committee Charter, and the *Local Government Act 2020*.

Officers have a role to play in monitoring the tenure of members and preparing for the appointments of members as required.

This report details the appropriate and thorough recruitment campaign that was undertaken for the vacancies of two independent committee members.

An onboarding process will commence after Council decide on the new independent committee members for the Committee.

The first meeting of the two new members will be Monday 28 June 2021. They will be provided with a copy of the meeting agenda, previous meeting minutes and any additional information to assist in the preparation of their first meeting.

KEY ISSUES

Section 53 of the Act requires Council to establish an Audit and Risk Committee which must include members who are Councillors of Council and consist of a majority of members who are not Councillors of the Council and who collectively have:

- expertise in financial management and risk; and
- experience in public sector management; and
- not include any person who is a member of Council staff of the Council.
- The chairperson of an Audit and Risk Committee must not be a Councillor of the Council.

On 25 August 2020 Council established the Audit and Risk Committee under section 53 of the *Local Government Act 2020* as required under the legislation to be completed by 1 September 2020.

The Council rescinded the Audit Committee that was previously established under section 139 of the *Local Government Act 1989*.

At the same meeting, the Council confirmed the previous Council resolutions made relating to the appointments of Council's current Councillor and independent committee members to the Audit and Risk Committee for the terms previously resolved by Council, being:

- *Mr Trevor Shard (Independent Committee Member) up until 22 April 2021.*
- *Mr Robert Taylor (Independent Committee Member) up until 31 December 2023.*
- *Ms Rachelle Tippet (Independent Committee Member) up until 22 April 2021.*
- *Ms Carol Pagnon (Independent Committee Member) up until 31 December 2023.*

The Audit and Risk Committee Charter provides for section 4 – membership and tenure.

The Charter states that the:

- Committee must comprise of a majority of members who are not councillors of the Council, appointed by Council.
- Total membership will be 6 members (2 councillor delegates and 4 independent committee members)
- Independent members will be appointed for a four (4 year period) term after a public advertisement process has been undertaken.
- A sitting member can reapply and be appointed for a subsequent 1 term, subject to the evaluation process set below and subject to maintain the ration of councillors to external members.
- The Chief Executive Officer or the Director Corporate and Community Services and the Councillor representatives on the Committee will undertake the evaluation of the potential external members considering the experience of candidates and their likely ability to apply appropriate analytical and strategic management skills and will make a recommendation to Council for appointment to the Committee.

In line with the Audit and Risk Committee Charter and Council's records of independent committee members tenure the following memberships ended as of 22 April 2021:

- Ms Rachelle Tippet
- Mr Trevor Shard

In preparation of the recruitment of independent committee members to the Audit and Risk Committee, the following was developed:

- An 'Information pack for prospective Independent Audit and Risk Committee members' was prepared.
- Correspondence to Council's Audit and Risk Committee was sent on 12 May 2021 detailing recruitment campaign and way forward.
- A Councillor Bulletin item was prepared and disseminated in a Councillor Bulletin on 14 May 2021 providing information to Councillors on recruitment process.
- The Panel were informed and engaged with email correspondence and key dates, a copy of the information pack on 10 May 2021.
- The Audit and Risk Committee webpage hyperlinked below that detailed the recruitment process, contact details for further information and a hyperlink to the Information Pack [Audit and Risk Committee - Hepburn Shire Council](#)

The recruitment campaign commenced on 12 May 2021 and concluded on 26 May 2021.

The following advertising forums were prepared:

- Advertisement of vacancies via www.seek.com.au
- Advertisement of vacancies via Council's Facebook page
- Advertisement of vacancies via Council's LinkedIn page

- Advertisement of vacancies via FinPro - which is a not-for-profit incorporate association that provides training and support to finance professionals in Local Government.

A total of 12 applications were received during the recruitment campaign.

A Panel was appointed to undertake shortlisting and interviews which comprised of:

- Chief Executive Officer – Mr Bradley Thomas
- Cr Lesley Hewitt – Mayor, and Councillor appointed delegate to the Committee and is a voting member.
- Cr Brian Hood – Deputy Mayor, and Councillor appointed delegate to the Committee and is a voting member.
- Ms Krysten Forte- Manager Governance and Risk and senior officer responsible for the oversight and secretariate role for the Committee.

The four-member panel ensured gender balance and a representative of senior staff and Councillor delegates who are familiar with and understanding of the requirements of an Audit and Risk Committee and the *Local Government Act 2020*.

The Panel met on Monday 31 May 2021 to shortlist, after completing required paperwork and independent shortlisting prior to this.

Four applicants were shortlisted, with one applicant withdrawing their application when offered an interview.

Interviews of the three applicants were held on Monday 7 June 2021 and Tuesday 8 June 2021, with reference checks undertaken by the Chief Executive Officer (CEO) when after the panel confirmed their preferred candidate and completed associated paperwork.

At the Ordinary Meeting of Council on 15 June 2021, Council resolved to:

Endorse the Panel's recommendation to appoint Mr Domenic Isola and Ms Linda McNeill to the Audit and Risk Committee in accordance with the Audit and Risk Committee Charter.

Subsequently, Mr Domenic Isola withdrew his application, creating an additional vacancy on the Committee. Officers are now recommending that the next preferred candidate be appointed to fulfill the vacancy.

POLICY AND STATUTORY IMPLICATIONS

Council Plan 2017-2021

High Performing Organisation

16. Deliver good governance and integrity in all our actions, and take steps to improve organisational efficiency including regular process improvements.

GOVERNANCE ISSUES

The implications of this report have been assessed in accordance with the requirements of the Victorian Charter of Human Rights and Responsibilities.

SUSTAINABILITY IMPLICATIONS

There are no sustainability implications associated with this report.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report, apart from the time, officer resources that were incurred through this process, however it is to be noted that this was within the relevant budget considerations.

RISK IMPLICATIONS

The risk for Council to not appropriately manage the appointments of members and their tenure, and undertake an associated recruitment campaign is that it may result in:

1. Breach of the Hepburn Shire Council Audit and Risk Committee Charter;
2. Breach of the requirements to have the suitable quorum of independent committee members and Councillor delegates to the committee to make recommendations to Council and consider officer reports;
3. Limit the function and ability of the Committee by not having risk management, financial control and public sector management expertise and independent be provided by a range of committee members.

COMMUNITY AND STAKEHOLDER ENGAGEMENT

There are no community or stakeholder engagement implications to this report.

The Audit and Risk Committee and Councillors have been engaged via information, and updates in emails and Councillor Bulletin items to advise of the progress of the recruitment and next steps and way forward.

The Councillor and Audit and Risk Committee are the key stakeholders who were required to be engaged and informed in this process.

Community engaged as defined in the Community Engagement Policy was not appropriate given the corporate nature of this recruitment process therefore only communications via Council's webpage, Facebook, LinkedIn account and print media were prepared for transparency and accountability purposes.

The Community Engagement Policy matrix was therefore not applicable.

13.3 RECOMMENDATIONS FROM THE AUDIT AND RISK COMMITTEE MEETING HELD ON 28 JUNE 2021

ACTING DIRECTOR COMMUNITY AND CORPORATE SERVICES

In providing this advice to Council as the Manager Governance and Risk, I Krysten Forte have no interests to disclose in this report.

ATTACHMENTS

1. Draft Public Minutes - Audit and Risk Committee - 28 June 2021 [13.3.1 - 33 pages]

EXECUTIVE SUMMARY

The purpose of this report is for Council to consider advice from the Audit and Risk Committee meeting that was held on 28 June 2021.

OFFICER'S RECOMMENDATION

That Council:

1. *Receives the draft minutes of the Audit and Risk Committee Meeting that was held on the 28 June 2021; and*
2. *Notes the recommendations and resolutions of the Audit and Risk Committee that were moved at the meeting on 28 June 2021 and that are detailed in the body of this Council report.*

MOTION

That Council:

1. *Receives the draft minutes of the Audit and Risk Committee Meeting that was held on the 28 June 2021;*
2. *Notes an amendment to the Public Minutes on page 32 to reflect Cr Brian Hood as the mover of the motion for Item 16;*
3. *Notes the recommendations and resolutions of the Audit and Risk Committee that were moved at the meeting on 28 June 2021 and that are detailed in the body of this Council report.*

Moved: Cr Brian Hood

Seconded: Cr Tessa Halliday

Carried

BACKGROUND

The Audit and Risk Committee held its quarterly meeting on 28 June 2021.

The Committee passed a number of resolutions for consideration by the Council.

The resolutions and recommendations to Council are as follows:

Item 2 – Welcome to new members

That the Audit and Risk Committee:

- 1. Receive and note the recent appointment by Council made at its Ordinary Council meeting on 15 June 2021 to appoint Ms Linda McNeill for a period of 4 years in line with the Audit and Risk Committee Charter; and*
- 2. Welcome Linda, her expertise and contributions to the Committee.*

Item 3 – Appointment of a Temporary Chairperson

That the Audit and Risk Committee appoints Mr Robert Taylor to act as Temporary Chair of the meeting until a permanent Chair is appointed at item 16.1.

Item 6 - Confirmation of Minutes

That the Minutes of the meeting of the Audit and Risk Committee held on 22 February 2021 be confirmed.

Item 7 – Matters arising from the previous meeting

That the Audit and Risk Committee notes the update on matters arising from previous meetings.

Item 8 – Update from the Chief Executive Officer

That the Audit and Risk Committee receives and notes the verbal update from the Chief Executive Officer.

Item 9.1 – Risk Update

That the Audit and Risk Committee receive and note the Review of Risk Event Summary Report, and officers noted some minor amendments to presentation of reports be considered.

Item 10.1 – Creswick Trails Project Stage One - Update

That the Audit and Risk Committee receives and notes this report on the Creswick Trails Project Stage One.

Item 10.2 – Trentham Community Hub – Concept Design

That the Audit and Risk Committee notes the progress report on the progress of the Trentham Community Hub project.

Item 10.3 – Hepburn Hub at the Rex Update

That the Audit and Risk Committee:

- 1. Receives and notes this report;*
- 2. Notes the revised scope and costs to attend to the site conditions;*
- 3. Notes the verbal update provided by the CEO in relation to the local government inspectorate report.*

Item 11.1 – Update on the Risk Management Framework Implementation

That the Audit and Risk Committee:

- 1. notes the update relating to the implementation of the Risk Management Implementation Road Map and progress made towards the development of a Risk Management Framework and risk culture within and across Council;*
- 2. notes that a report will be presented to the September Audit and Risk Committee meeting that provides an action plan and appropriate resource requirements for completion of the framework prior to the 30 June 2022.*

Item 12.1 – Annual Plan 2020/2021 – Quarter 3 Update – January to March 2021

That the Audit and Risk Committee:

- 1. Notes the Annual Plan 2020/2021 Quarter 3 updates; and*
- 2. Notes that this report will be published on Council's website*

Item 12.2 – Update on Financial Policies

That the Audit and Risk Committee notes this report on two financial policies – Revenue Collection and Financial Hardship Policy 2021 and Treasury Management Policy 2021.

Item 12.3 – Draft Budget 2021/2022 & Revenue and Rating Plan 2021-2025

That the Audit and Risk Committee notes this report on the Draft Budget 2021/2022 and the Draft Revenue and Rating Plan 2021–2025.

Item 12.4 – External Audit Update

That the Audit and Risk Committee:

- 1. notes the Victorian Auditor-General's Office Audit Strategy memorandum for year ending 30 June 2021. Also noting VAGO has remotely undertaken 2 interim audits during May and June 2021.*
- 2. notes the Victorian Auditor-General's Office Interim Management Letter for year ending 30 June 2021, noting that management will finalise many outstanding items for the year-end audit and VAGO will review the Council's performance.*

Item 12.5 –Financial Report for the Period Ending 31 March 2021

That Audit and Risk Committee:

- 1. Notes the financial position and performance for the nine months ending 31 March 2021;*
- 2. Notes the Operating and Capital Works project reports effective 31 March 2021, and*
- 3. Notes that the Operating and Capital Works project reports will be placed on Council's website.*

Item 13.1 – Outstanding Actions of Internal Audits

That the Audit and Risk Committee:

- 1. Receives and notes the current internal audit action register;*
- 2. Notes that officers regularly review and report against the status of each finding for corporate quarterly reporting purposes and Audit and Risk Committee meetings and will continue to do so in line with these requirements;*
- 3. Includes the outcomes and agreed findings into the register from the internal audit that was recently undertaken by HLB Mann Judd into Procurement and Contract Management recommended to Council for adoption by the Audit and Risk Committee;*
- 4. Requests an prioritisation of outstanding high recommendations/internal audit actions become a focus of the upcoming internal audit– Follow up on status of actions addressing audit recommendations.*

Item 13.2 – Review of Procurement and Contract Management Internal Audit – Draft Final Report

That the Audit and Risk Committee:

- 1. Receives and notes the Final Report Procurement and Contract management internal audit that was undertaken;*
- 2. Receives and notes the findings and recommendations as set out in the Final Report including managements comments;*
- 3. Accepts the four (4) findings detailed in the internal audit report (draft); which provide for six (6) recommendations.*

Item 13.3 – Strategic Internal Audit Plan, Draft Scope – Follow up of Internal Actions Internal Audit by HLB and LG Recent Reports and Publications

That the Audit and Risk Committee:

- 1. Receives and notes the Draft Scope document for the Internal audit – Follow up on status of actions addressing audit recommendations and requests an prioritisation of outstanding high recommendations/internal audit actions become a focus of the upcoming internal audit– Follow up on status of actions addressing audit recommendations;*
- 2. Notes that this internal audit will commence on Monday 5 July 2021;*
- 3. Notes that the final report inclusive of management comments will be presented to the Audit and Risk Committee at its next meeting in September;*

4. *Notes the Recent Report and Publications in Local Government document as presented by HLB Mann Judd;*
5. *Notes that following the review of the risk man framework and appointment of internal auditors, and recommend a full review of a 3 year strategic internal audit plan and consideration be given to that a review looks at councils management of major projects.*

Item 14.1 – Update to the Implementation of Local Government Act 2020

That the Audit and Risk Committee receives and notes the update provided relating to the implementation of the Local Government Act 2020.

Item 14.2 – Update on the Hepburn Together Project

That the Audit and Risk Committee receives and notes the update on the Hepburn Together Project.

Item 15.1 – Standing Item – Audit and Risk Committee Workplan

That the Audit and Risk Committee:

1. *notes the Workplan as attached and continually assess reports and discussion items that are presented to the Committee from management in line with the Audit and Risk Committee Charter and Workplan and ensure compliance to both;*
2. *Notes the workplan will be updated, and committee envisage an additional meeting in the next 6 months regarding the Local Government Inspectorate (Chairperson to work with the Manager Governance and Risk to ensure compliance with the work plan and tabling of the Local Government Inspectorate report).*

Item 16.1 – Appointment of a Chairperson for 2021/2022

That the Audit and Risk Committee appoints Ms Linda McNeill as Chair of the Audit and Risk Committee for a 1 year term until 30 June 2022.

KEY ISSUES

The Audit and Risk Committee is a Committee of Council under Section 53 of the *Local Government Act 2020* and is not a delegated committee of Council (in that it does not have any decision-making powers of Council).

The Audit and Risk Committee assists council with oversight in the areas of risk, governance, financial management, and compliance.

The Audit and Risk Committee are governed by the Hepburn Shire Council Audit and Risk Committee Charter.

The Audit and Risk Committee last met on 28 June 2021 and resolved to recommend to Council a number of recommendations for Council's consideration as detailed in this report.

Council are committed to the principles of transparency and accountability and provide a public set of meeting minutes of the Audit and Risk Committee that are available on Council's website for the current and previous financial year which can be found via the website link

<https://www.hepburn.vic.gov.au/our-council/about-council/arc/> .

POLICY AND STATUTORY IMPLICATIONS

Council Plan 2017-2021

High Performing Organisation

16. Deliver good governance and integrity in all our actions, and take steps to improve organisational efficiency including regular process improvements.

GOVERNANCE ISSUES

The implications of this report have been assessed in accordance with the requirements of the Victorian Charter of Human Rights and Responsibilities.

SUSTAINABILITY IMPLICATIONS

There are no sustainability implications associated with this report.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

RISK IMPLICATIONS

There are no risk implications associated with this report.

COMMUNITY AND STAKEHOLDER ENGAGEMENT

There are no community or stakeholder engagement implications associated with this report.



HEPBURN SHIRE COUNCIL
AUDIT AND RISK COMMITTEE MEETING
DRAFT PUBLIC MINUTES

Monday 28 June 2021

Virtual Meeting
via Video Conference

1:00PM

MINUTES

Monday 28 June 2021

Virtual Meeting

via Video Conference

Commencing at 1:00PM

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1 OPENING OF MEETING

COMMITTEE MEMBERS PRESENT: Cr Brian Hood, Mr Robert Taylor, Ms Carol Pagnon, Ms Linda McNeill

COUNCIL OFFICERS PRESENT:

Mr Bradley Thomas – Chief Executive Officer
 Mr Andrew Burgess – Acting Director Community and Corporate Services
 Ms Krysten Forte – Manager Governance and Risk
 Mr Fernando Carrillo - Procurement, Insurance and Risk Specialist
 Mr Ben Grounds - Manager Major Projects
 Ms Allison Breach - Project Manager - Creswick Trails
 Mr Bruce MacIsaac - Project Manager - Hepburn Hub at the Rex
 Mr Rob Ellis – Acting Manager Financial Services
 Ms Elizabeth Atkin – Project Manager

EXTERNAL ATTENDEES:

Mr Sanchu Chummar - VAGO
 Mr Mark Holloway – HLB Mann Judd
 Mr Kundai Mtsambiwa – HLB Mann Judd

The meeting opened at 1:03pm.

2 WELCOME TO NEW MEMBERS

CHIEF EXECUTIVE OFFICER

In providing this advice to the Audit and Risk Committee as the Manager Governance and Risk, I Krysten Forte have no interests to disclose in this report.

ATTACHMENTS

- {attachment-list-do-not-remove}

EXECUTIVE SUMMARY

The purpose of this report is for Audit and Risk Committee to welcome and introduce each other to the new independent committee member, Ms Linda McNeill.

Ms Linda McNeill was appointed by Council at its Ordinary Council Meeting on Tuesday 15 June 2021, in line with the recent vacancies of the independent Audit and Risk Committee membership and after the extensive recruitment campaign that was undertaken and that has been communicated to the Committee via email from the outset, throughout and to completion.

OFFICER'S RECOMMENDATION

That the Audit and Risk Committee:

- 1. Receive and note the recent appointment by Council made at its Ordinary Council meeting on 15 June 2021 to appoint Ms Linda McNeill for a period of 4 years in line with the Audit and Risk Committee Charter; and*
- 2. Welcome Linda, her expertise and contributions to the Committee.*

MOTION

That the Audit and Risk Committee:

- 1. Receive and note the recent appointment by Council made at its Ordinary Council meeting on 15 June 2021 to appoint Ms Linda McNeill for a period of 4 years in line with the Audit and Risk Committee Charter; and*
- 2. Welcome Linda, her expertise and contributions to the Committee.*

Moved: Cr Brian Hood

Seconded: Ms Carol Pagnon

Carried

3 APPOINTMENT OF A TEMPORARY CHAIRPERSON

RECOMMENDATION

That the Audit and Risk Committee appoints to act of Temporary Chair of the meeting until a permanent Chair is appointed at item 16.1.

MOTION

That the Audit and Risk Committee appoints Mr Robert Taylor to act as Temporary Chair of the meeting until a permanent Chair is appointed at item 16.1.

Moved: Ms Linda McNeill

Seconded: Cr Brian Hood

Carried

4 APOLOGIES

Mayor Lesley Hewitt

Mr Bruce Lucas – Director Infrastructure and Development Services

5 DECLARATIONS OF CONFLICTS OF INTEREST

Nil.

6 CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of the meeting of the Audit and Risk Committee held on 22 February 2021 be confirmed.

MOTION

That the Minutes of the meeting of the Audit and Risk Committee held on 22 February 2021 be confirmed.

Moved: Cr Brian Hood

Seconded: Ms Carol Pagnon

Carried

7 MATTERS ARISING FROM THE PREVIOUS MEETING

The following is a list of matters arising/outstanding from previous Audit and Risk Committee Meetings. Items highlighted reflect items that have been completed and will be removed from the listing.

OFFICER'S RECOMMENDATION

That the Audit and Risk Committee notes the update on matters arising from previous meetings.

MOTION

That the Audit and Risk Committee notes the update on matters arising from previous meetings.

Moved: Ms Carol Pagnon

Seconded: Cr Brian Hood

Carried

8 UPDATE FROM THE CHIEF EXECUTIVE OFFICER

CHIEF EXECUTIVE OFFICER

In providing this advice to Council as the Chief Executive Officer, I Bradley Thomas have no interests to disclose in this report.

ATTACHMENTS

- Nil

OFFICER'S RECOMMENDATION

That the Audit and Risk Committee receives and notes the verbal update from the Chief Executive Officer.

MOTION

That the Audit and Risk Committee receives and notes the verbal update from the Chief Executive Officer.

Moved: Ms Carol Pagnon

Seconded: Ms Linda McNeill

Carried

Items 12.4 - External Audit Update and Item 10.3 - Hepburn Hub at the Rex were heard next.

Mr Ben Grounds, Ms Elizabeth Atkin and Ms Allison Breach joined the meeting at 3:05pm.

9 RISK UPDATE

9.1 RISK UPDATE

DIRECTOR COMMUNITY AND CORPORATE SERVICES

In providing this advice to Audit and Risk Committee as the Manager Governance and Risk, I Krysten Forte have no interests to disclose in this report.

ATTACHMENTS

- Nil

EXECUTIVE SUMMARY

The purpose of this report is to provide the Audit and Risk Committee with an update on high and urgent risk areas and incidents including fraud, injuries and claims.

In order for the Audit and Risk Committee to be informed about areas of focus or concern, this report provides a summary of fraud and protected disclosure events, incidents and urgent risks.

OFFICER'S RECOMMENDATION

That the Audit and Risk Advisory Committee receive and note the Review of Risk Event Summary Report.

MOTION

That the Audit and Risk Committee receive and note the Review of Risk Event Summary Report, and officers noted some minor amendments to presentation of reports be considered.

Moved: Ms Linda McNeill

Seconded: Ms Carol Pagnon

Carried

10 MAJOR PROJECTS

10.1 CRESWICK TRAILS PROJECT STAGE ONE - UPDATE

DIRECTOR INFRASTRUCTURE AND DEVELOPMENT SERVICES

In providing this advice to the Audit and Risk Committee as the Project Manager - Creswick Trails, I Alison Breach have no interests to disclose in this report.

ATTACHMENTS

- Nil

EXECUTIVE SUMMARY

The purpose of this report is to provide an update on the Creswick Trails Project.

OFFICER'S RECOMMENDATION

That the Audit and Risk Committee receives and notes this report on the Creswick Trails Project Stage One.

MOTION

That the Audit and Risk Committee receives and notes this report on the Creswick Trails Project Stage One.

Moved: Ms Linda McNeill

Seconded: Ms Carol Pagnon

Carried

10.2 TRENTHAM COMMUNITY HUB - CONCEPT DESIGN ACTING DIRECTOR COMMUNITY AND CORPORATE SERVICES

In providing this advice to the Audit and Risk Committee as the Manager, Major Projects, I Ben Grounds have no interests to disclose in this report.

ATTACHMENTS

1. Final Concept Design - Trentham Community Hub - Floor Plan [**10.2.1** - 1 page]
2. Final Concept Design - Trentham Community Hub - Site Plan compressed [**10.2.2** - 1 page]
3. Final Concept Design - Trentham Community Hub - Elevation High Street [**10.2.3** - 1 page]

EXECUTIVE SUMMARY

The Trentham Community Hub is a priority Council project that has been in development for a number of years. The draft Final Concept Design was the subject of a recent community engagement process that displayed the draft Final Concept Design and described how the design responds to the feedback from the previous engagement. The concept design is now finalised and Council endorsed the Final Concept Design with a resolution at the Council Meeting on the 15 June 2021.

Additionally, the Victorian Government recently announced \$3.5M funding for the project, which allows the progression of the project to construction stage.

OFFICER'S RECOMMENDATION

That the Audit and Risk Committee notes the progress report on the progress of the Trentham Community Hub project.

MOTION

That the Audit and Risk Committee notes the progress report on the progress of the Trentham Community Hub project.

Moved: Ms Linda McNeill

Seconded: Cr Brian Hood

Carried

Mr Ben Grounds, Ms Alison Breach and Ms Elizabeth Atkin left the meeting at 3.15pm.

Mr Bruce MacIsaac joined the meeting at 3:15pm.

10.3 HEPBURN HUB AT THE REX UPDATE DIRECTOR INFRASTRUCTURE AND DEVELOPMENT SERVICES

In providing this advice to the Audit and Risk Committee as the Project Manager – Hepburn Hub, I Bruce MacIsaac have no interests to disclose in this report.

ATTACHMENTS

1. Briefing Presentation - 7 June 2021 - Hepburn Hub at the Rex [10.3.1 - 25 pages]

EXECUTIVE SUMMARY

The purpose of this report is to provide a project update:

- To provide an appropriate level of information to allow Council to properly monitor the progress of the project against the Project Plan endorsed on the 18 February 2020 and as amended on 15 September 2020.
- To acquit Council's resolution that management provide periodic reporting to Council on the progress of the Hepburn Hub at the Rex.
- To acquit Council's resolution to examine all available options relating to the Hepburn Hub at the Rex project for the June 2021 Council Meeting.

OFFICER'S RECOMMENDATION

That the Audit and Risk Committee:

1. *Receives and notes this report;*
2. *Acknowledges the current staff accommodation and customer service area are inadequate, inaccessible, dispersed and the do not meet contemporary standards and the current library service in Daylesford below contemporary standards for its demographics in terms of its population and projected growth;*
3. *Notes the revised scope and costs to attend to the site conditions.*

MOTION

That the Audit and Risk Committee:

1. *Receives and notes this report;*
2. *Notes the revised scope and costs to attend to the site conditions;*
3. *Notes the verbal update provided by the CEO in relation to the local government inspectorate report.*

Moved: Ms Linda McNeill

Seconded: Ms Carol Pagnon

Carried

Mr Bruce MacIsaac left the meeting at 3:30pm.

11 RISK MANAGEMENT FRAMEWORK

11.1 UPDATE ON THE RISK MANAGEMENT FRAMEWORK IMPLEMENTATION ACTING DIRECTOR COMMUNITY AND CORPORATE SERVICES

In providing this advice to Audit and Risk Committee as the Manager Governance and Risk, I Krysten Forte have no interests to disclose in this report.

ATTACHMENTS

- Nil

EXECUTIVE SUMMARY

The purpose of this report is to provide the Audit and Risk Committee (ARC) with an update on the implementation of the Risk Management Road Map that officers prepared and presented to ARC in May 2020.

OFFICER'S RECOMMENDATION

That the Audit and Risk Committee receives and notes the update relating to the implementation of the Risk Management Implementation Road Map and progress made towards the development of a Risk Management Framework and risk culture within and across Council.

MOTION

That the Audit and Risk Committee:

- 1. notes the update relating to the implementation of the Risk Management Implementation Road Map and progress made towards the development of a Risk Management Framework and risk culture within and across Council;*
- 2. notes that a report will be presented to the September Audit and Risk Committee meeting that provides an action plan and appropriate resource requirements for completion of the framework prior to the 30 June 2022.*

Moved: Ms Linda McNeill

Seconded: Ms Carol Pagnon

Carried

Mr Kundai Mtsambiwa and Mr Mark Holloway from HLB Mann Judd joined the meeting at 4.05pm

Mr Rob Ellis left the meeting at 4.05pm.

Item 13.2 - Review of Procurement and Contract Management Internal Audit - Draft Final Report and Item 13.1 Outstanding Action of Internal Audits were heard.

The following items were moved en bloc:

- 12.1 Annual Plan 2020/2021 - Quarter 3 update - January to March 2021
- 12.2 Update on Financial Policies
- 12.3 Draft Budget 2021/2022 & Revenue and Rating Plan 2021-2025
- 12.5 Financial Report for the period ending 31 March 2021
- 14.1 Update to the implementation of the Local Government Act 2020
- 14.2 Update on the Hepburn Together Project

12 FINANCIAL AND MANAGEMENT REPORTING

12.1 ANNUAL PLAN 2020/2021 - QUARTER 3 UPDATE - JANUARY TO MARCH 2021 ACTING DIRECTOR COMMUNITY AND CORPORATE SERVICES

In providing this advice to the Audit and Risk Committee as the Acting Director Community and Corporate Services, I Andrew Burgess have no interests to disclose in this report.

ATTACHMENTS

1. Annual Plan 2020/2021 - Q3 Projects Update [**12.1.1** - 12 pages]

EXECUTIVE SUMMARY

The attached report provides a list of the projects included in the Annual Plan 2020/2021 and a progress comment has been provided for each project by a responsible officer.

OFFICER'S RECOMMENDATION

That the Audit and Risk Committee:

1. *Notes the Annual Plan 2020/2021 Quarter 3 updates; and*
2. *Notes that this report will be published on Council's website*

MOTION

That the Audit and Risk Committee:

1. *Notes the Annual Plan 2020/2021 Quarter 3 updates; and*
2. *Notes that this report will be published on Council's website*

Moved: Ms Linda McNeill

Seconded: Ms Carol Pagnon

Carried

12.2 UPDATE ON FINANCIAL POLICIES**ACTING DIRECTOR COMMUNITY AND CORPORATE SERVICES**

In providing this advice to the Audit and Risk Committee as the Consultant Financial Services, I Glenn Owens have no interests to disclose in this report.

ATTACHMENTS

- Nil

EXECUTIVE SUMMARY

The purpose of this report is to provide the Audit and Risk Committee with an update on two financial policies – Revenue Collection and Financial Hardship Policy 2021 and Treasury Management Policy 2021. It also provides the Committee with additional background information on Ratepayers who experience financial hardship.

OFFICER'S RECOMMENDATION

That the Audit and Risk Committee notes this report on two financial policies – Revenue Collection and Financial Hardship Policy 2021 and Treasury Management Policy 2021.

MOTION

That the Audit and Risk Committee notes this report on two financial policies – Revenue Collection and Financial Hardship Policy 2021 and Treasury Management Policy 2021.

Moved: Ms Linda McNeill

Seconded: Ms Carol Pagnon

Carried

All officers left the meeting and the Committee met in camera with Mr Sanchu Chummar at 2:27pm.

Officers returned to the meeting at 2:53pm.

12.3 DRAFT BUDGET 2021/2022 & REVENUE AND RATING PLAN 2021-2025 ACTING DIRECTOR COMMUNITY AND CORPORATE SERVICES

In providing this advice to the Audit and Risk Committee as the Acting Manager Financial Services, I Robert Ellis have no interests to disclose in this report.

ATTACHMENTS

1. Draft Annual Budget 2021/2022 [**12.3.1** - 61 pages]
2. Draft Revenue and Rating Plan 2021-2025 [**12.3.2** - 27 pages]

EXECUTIVE SUMMARY

This report provides the Audit and Risk Committee with a brief explanation of (1) the new local government strategic planning and financial management framework, (2) the Draft Budget 2021/2022 and (3) the Draft Revenue and Rating Plan 2021–2025.

OFFICER'S RECOMMENDATION

That the Audit and Risk Committee notes this report on the Draft Budget 2021/2022 and the Draft Revenue and Rating Plan 2021–2025.

MOTION

That the Audit and Risk Committee notes this report on the Draft Budget 2021/2022 and the Draft Revenue and Rating Plan 2021–2025.

Moved: Ms Linda McNeill

Seconded: Ms Carol Pagnon

Carried

Item 9.1 - Risk Update was heard.

12.4 EXTERNAL AUDIT UPDATE

ACTING DIRECTOR COMMUNITY AND CORPORATE SERVICES

In providing this advice to the Audit and Risk Committee as the Acting Manager Financial Services, I Robert Ellis have no interests to disclose in this report.

ATTACHMENTS

1. 2020/2021 Audit Strategy Memorandum - Draft [12.4.1 - 23 pages]
2. 2020/2021 Interim Management Letter - Draft [12.4.2 - 12 pages]

EXECUTIVE SUMMARY

The purpose of this report is to provide Audit and Risk Committee with the Audit Strategy Memorandum and the Interim Management Letter received from the Victorian Auditor-General's Office (VAGO).

OFFICER'S RECOMMENDATION

That the Audit and Risk Committee:

1. *notes the Victorian Auditor-General's Office Audit Strategy memorandum for year ending 30 June 2021. Also noting VAGO has remotely undertaken 2 interim audits during May and June 2021.*
2. *notes the Victorian Auditor-General's Office Interim Management Letter for year ending 30 June 2021, noting that management will finalise many outstanding items for the year-end audit and VAGO will review the Council's performance.*

MOTION

That the Audit and Risk Committee:

1. *notes the Victorian Auditor-General's Office Audit Strategy memorandum for year ending 30 June 2021. Also noting VAGO has remotely undertaken 2 interim audits during May and June 2021.*
2. *notes the Victorian Auditor-General's Office Interim Management Letter for year ending 30 June 2021, noting that management will finalise many outstanding items for the year-end audit and VAGO will review the Council's performance.*

Moved: Cr Brian Hood

Seconded: Ms Linda McNeill

Carried

12.5 FINANCIAL REPORT FOR THE PERIOD ENDING 31 MARCH 2021 ACTING DIRECTOR COMMUNITY AND CORPORATE SERVICES

In providing this advice to the Audit and Risk Committee as the Acting Manager Financial Services, I Robert Ellis have no interests to disclose in this report.

ATTACHMENTS

1. Financial Report for the period ending 31 March 2021 [**12.5.1** - 23 pages]
2. Capital Projects - March 2021 [**12.5.2** - 6 pages]
3. Operational Projects - March 2021 [**12.5.3** - 3 pages]

EXECUTIVE SUMMARY

This report details Council's financial performance and position for the 2020/2021 financial year up until 31 March 2021, and the status of Operational and Capital projects as at 31 March 2021.

OFFICER'S RECOMMENDATION

That Audit and Risk Committee:

1. *Notes the financial position and performance for the nine months ending 31 March 2021;*
2. *Notes the Operating and Capital Works project reports effective 31 March 2021, and*
3. *Notes that the Operating and Capital Works project reports will be placed on Council's website.*

MOTION

That Audit and Risk Committee:

1. *Notes the financial position and performance for the nine months ending 31 March 2021;*
2. *Notes the Operating and Capital Works project reports effective 31 March 2021, and*
3. *Notes that the Operating and Capital Works project reports will be placed on Council's website.*

Moved: Ms Linda McNeill

Seconded: Ms Carol Pagnon

Carried

13 INTERNAL AUDIT

13.1 OUTSTANDING ACTIONS OF INTERNAL AUDITS

ACTING DIRECTOR COMMUNITY AND CORPORATE SERVICES

In providing this advice to the Audit and Risk Committee as the Manager Governance and Risk, I Krysten Forte have no interests to disclose in this report.

ATTACHMENTS

1. Internal Audit Recommendations [13.1.1 - 8 pages]

EXECUTIVE SUMMARY

The purpose of this report is for Audit and Risk Committee to consider the internal audit action register that is regularly updated to incorporate new recommendations that arise out of internal audits undertaken in line with Councils Strategic Internal Audit Plan.

HLB Mann Judd, through issued final reports prepare findings from internal audits that are undertaken, and management can accept or reject the recommendations that arise out of the findings accordingly.

These internal audits are captured in the internal audit action register to ensure that management regularly review the actions and associated timeframes associated with agree findings. This allows for compliance and regular reporting requirements.

OFFICER'S RECOMMENDATION

That the Audit and Risk Committee:

1. *Receives and notes the current internal audit action register;*
2. *Notes that officers regularly review and report against the status of each finding for corporate quarterly reporting purposes and Audit and Risk Committee meetings and will continue to do so in line with these requirements;*
3. *Includes the outcomes and agreed findings into the register from the internal audit that was recently undertaken by HLB Mann Judd into Procurement and Contract Management recommended to Council for adoption by the Audit and Risk Committee.*

MOTION

That the Audit and Risk Committee:

1. *Receives and notes the current internal audit action register;*
2. *Notes that officers regularly review and report against the status of each finding for corporate quarterly reporting purposes and Audit and Risk Committee meetings and will continue to do so in line with these requirements;*
3. *Includes the outcomes and agreed findings into the register from the internal audit that was recently undertaken by HLB Mann Judd into Procurement and Contract Management recommended to Council for adoption by the Audit and Risk Committee;*
4. *Requests an prioritisation of outstanding high recommendations/internal audit actions become a focus of the upcoming internal audit– Follow up on status of actions addressing audit recommendations.*

Moved: Ms Carol Pagnon

Seconded: Ms Linda McNeill

Carried

Item 13.3 - Strategic Internal Audit Plan, Draft Scope - Follow up of Internal Actions
Internal Audit by HLB & LG Recent Reports & Publications was heard next.

Mr Fernando Carrillo joined the meeting at 3:30pm.

13.2 REVIEW OF PROCUREMENT AND CONTRACT MANAGEMENT INTERNAL AUDIT – DRAFT FINAL REPORT ACTING DIRECTOR COMMUNITY AND CORPORATE SERVICES

In providing this advice to the Audit and Risk Committee as the Procurement, Insurance and Risk Specialist, I Fernando Carrillo have no interests to disclose in this report.

ATTACHMENTS

1. Internal Audit Report - Review of Procurement and Contract Management Draft Report [13.2.1 - 35 pages]

EXECUTIVE SUMMARY

As part of the internal audit services provided to Council, HLB Mann Judd has undertaken a review of its procurement and contract management processes. The primary objective of this review was to assess and evaluate the effectiveness and efficiency of internal controls embedded in procurement and contract management processes.

As a result of the audit, HLB Mann Judd believes that Council has adequate and appropriate systems, processes and controls in place covering procurement and contract management related activities. However, it identified four (4) further improvement opportunities concerning contractor performance management, debriefs, internal reporting and maintenance of the contract register. These opportunities were addressed as eight (8) recommendations to Council.

The internal audit was set out in the Strategic Internal Audit Plan as approved by the Audit and Risk Committee.

The Governance and Risk Team, specifically the Procurement, Insurance and Risk Specialist and Officer played an integral role in preparing and providing support and advice to HLB Mann Judd.

OFFICER'S RECOMMENDATION

That the Audit and Risk Committee:

1. *Receives and notes the Draft Final Report Procurement and Contract management internal audit that was undertaken;*
2. *Receives and notes the findings and recommendations as set out in the Draft Final Report including managements comments;*
3. *Accepts the four (4) findings detailed in the internal audit report (draft); which provide for seven (7) recommendations and rejects one (1) recommendation as detailed in the body of this report.*

MOTION

That the Audit and Risk Committee:

- 1. Receives and notes the Final Report Procurement and Contract management internal audit that was undertaken;*
- 2. Receives and notes the findings and recommendations as set out in the Final Report including managements comments;*
- 3. Accepts the four (4) findings detailed in the internal audit report (draft); which provide for six (6) recommendations.*

Moved: Ms Carol Pagnon

Seconded: Ms Linda McNeill

Carried

Mr Fernando Carrillo left the meeting at 3:40pm.

13.3 STRATEGIC INTERNAL AUDIT PLAN, DRAFT SCOPE - FOLLOW UP OF INTERNAL ACTIONS INTERNAL AUDIT BY HLB & LG RECENT REPORTS & PUBLICATIONS ACTING DIRECTOR COMMUNITY AND CORPORATE SERVICES

In providing this advice to the Audit and Risk Committee as the Manager Governance and Risk, I Krysten Forte have no interests to disclose in this report.

ATTACHMENTS

1. Follow up Review Internal Audit Plan Draft [**13.3.1** - 6 pages]
2. Strategic Internal Audit Plan (2019-2023) - 2020/2021 Focus [**13.3.2** - 23 pages]
3. Local Government - Recent Reports and Publications (May 2021) [**13.3.3** - 18 pages]

EXECUTIVE SUMMARY

Internal audit is a vital resource for an organisation in providing assurance that key areas of the organisation are operating appropriately, in identifying any weaknesses or deficiencies in operations, and in providing assistance to the organisation in addressing these issues through the provision of value added recommendations. In order to maximise the effectiveness of the internal audit process, it is important that the status of actions contained in management responses to internal audit recommendations are monitored by Hepburn Shire Council management and the Audit and Risk Committee.

This review has been approved by the Audit and Risk Committee of the Council, which forms part of the 2020-21 Internal Audit Program.

The purpose of this report is to present to the Audit and Risk Committee the Draft Scope document for the internal audit – Follow up on status of actions addressing audit recommendations.

OFFICER'S RECOMMENDATION

That the Audit and Risk Committee:

- 1. Receive and note the Draft Scope document for the Internal audit – Follow up on status of actions addressing audit recommendations.*
- 2. Note that this internal audit will commence on Monday 5 July 2021.*
- 3. Note that the final report inclusive of management comments will be presented to the Audit and Risk Committee at its next meeting in September.*

MOTION

That the Audit and Risk Committee:

1. *Receives and notes the Draft Scope document for the Internal audit – Follow up on status of actions addressing audit recommendations and requests an prioritisation of outstanding high recommendations/internal audit actions become a focus of the upcoming internal audit– Follow up on status of actions addressing audit recommendations;*
2. *Notes that this internal audit will commence on Monday 5 July 2021;*
3. *Notes that the final report inclusive of management comments will be presented to the Audit and Risk Committee at its next meeting in September;*
4. *Notes the Recent Report and Publications in Local Government document as presented by HLB Mann Judd;*
5. *Notes that following the review of the risk man framework and appointment of internal auditors, and recommend a full review of a 3 year strategic internal audit plan and consideration be given to that a review looks at councils management of major projects.*

Moved: Ms Linda McNeill

Seconded: Ms Carol Pagnon

Carried

Item 16.1 - Appointment of a Chairperson for 2021/2022 was heard.

14 LOCAL GOVERNMENT ACT 2020 IMPLEMENTATION

14.1 UPDATE TO THE IMPLEMENTATION OF THE LOCAL GOVERNMENT ACT 2020 ACTING DIRECTOR COMMUNITY AND CORPORATE SERVICES

In providing this advice to the Audit and Risk Committee as the Manager Governance and Risk, I Krysten Forte have no interests to disclose in this report.

ATTACHMENTS

- Nil

EXECUTIVE SUMMARY

The purpose of this report is for the Audit and Risk Committee to be provided with an update on Council's progress with respect to the implementation of the *Local Government Act 2020* and presentation of the roadmap of work that is required to be undertaken for Council to continue to meet its obligations under the *Local Government Act 2020*.

OFFICER'S RECOMMENDATION

That the Audit and Risk Committee receives and notes the update provided relating to the implementation of the Local Government Act 2020.

MOTION

That the Audit and Risk Committee receives and notes the update provided relating to the implementation of the Local Government Act 2020.

Moved: Ms Linda McNeill

Seconded: Ms Carol Pagnon

Carried

14.2 UPDATE ON THE HEPBURN TOGETHER PROJECT ACTING DIRECTOR COMMUNITY AND CORPORATE SERVICES

In providing this advice to the Audit and Risk Committee as the Acting Director Community and Corporate Services, I Andrew Burgess have no interests to disclose in this report.

ATTACHMENTS

- Nil

EXECUTIVE SUMMARY

The Hepburn Together Project is a critical community engagement project whereby community members were consulted and collaborated with to develop the Community Vision and Council Plan including the Municipal Health and Wellbeing Plan. The engagement process encompassed three broad stages:

Stage 1. Development of the Community Engagement Policy

The purpose of the policy was to outline Council's commitment to community engagement and to identify the processes essential to encourage best practice is followed when undertaking community engagements.

Stage 2. Broad Engagement

The purpose of this engagement stage was to gather a wide range of feedback from the community so that it could inform the later deliberative engagement stage and development of the Community Vision and Council Plan.

Stage 3. Deliberative Engagement

Engagement stage designed to harness the community's creativity and expertise to work collaboratively and unearth community priorities and solutions integral to the development of the Community Vision and Council Plan.

Since concluding community engagement activities in May, 2021 Projectura (consultant) has continued working with Officers and Councillors to finalise a draft Community Vision and Council Plan. The draft is now within final stages for review in preparation for approval to advertise for public exhibition.

The final Draft will be presented at Council Meeting 20 July 2021 for endorsement for Public Exhibition. Public exhibition will occur (if endorsed) between 21 July 2021 to 21 August 2021.

During the Public Exhibition period the Community Vision and Plan will be promoted online and throughout the Shire. Five ward pop-ups will be hosted to seek Community feedback. All feedback gathered from these sessions and online will be collated for Councillor consideration. Community feedback will be incorporated into the draft Vision and Plan and presented to Councillors at the September briefing for consideration.

The final draft Community Vision and Council Plan including the Municipal Health and Wellbeing Plan will be presented to Council for consideration of adoption at the Ordinary Meeting of Council on 21 September 2021.

The purpose of this report is for Audit and Risk Committee to be provided with an update on the status and progress made on the Hepburn Together Project.

OFFICER'S RECOMMENDATION

That the Audit and Risk Committee receives and notes the update on the Hepburn Together Project.

MOTION

That the Audit and Risk Committee receives and notes the update on the Hepburn Together Project.

Moved: Ms Linda McNeill

Seconded: Ms Carol Pagnon

Carried

15 GOVERNANCE COMPLIANCE**15.1 STANDING ITEM - AUDIT AND RISK COMMITTEE WORKPLAN
ACTING DIRECTOR COMMUNITY AND CORPORATE SERVICES**

In providing this advice to the Audit and Risk Committee as the Manager Governance and Risk, I Krysten Forte have no interests to disclose in this report.

ATTACHMENTS

1. Audit and Risk Committee Workplan 2021 [15.1.1 - 11 pages]

EXECUTIVE SUMMARY

The purpose of this report is for Audit and Risk Committee to continually assess and work towards meeting the objectives of the Audit and Risk Committee Workplan as attached to this report.

The Workplan was presented to the Audit and Risk Committee at its meeting in February 2021 and adopted. It was ratified by Council thereafter.

The Workplan provides for a way forward for meeting structure and reports and items that management should work towards preparing and presenting to the Committee in line with good governance and statutory obligations of the *Local Government Act 2020* and the Audit and Risk Committee Charter.

OFFICER'S RECOMMENDATION

That the Audit and Risk Committee:

1. *notes the Workplan as attached and continually assess reports and discussion items that are presented to the Committee from management in line with the Audit and Risk Committee Charter and Workplan and ensure compliance to both.*

MOTION

That the Audit and Risk Committee:

1. *notes the Workplan as attached and continually assess reports and discussion items that are presented to the Committee from management in line with the Audit and Risk Committee Charter and Workplan and ensure compliance to both;*
2. *Notes the workplan will be updated, and committee envisage an additional meeting in the next 6 months regarding the Local Government Inspectorate (Chairperson to work with the Manager Governance and Risk to ensure compliance with the work plan and tabling of the Local Government Inspectorate report).*

Moved: Ms Linda McNeill

Seconded: Cr Brian Hood
Carried

Item 17.1 General Business was heard.

16 APPOINTMENT OF A CHAIRPERSON FOR 2021/2022 ACTING DIRECTOR COMMUNITY AND CORPORATE SERVICES

In providing this advice to the Audit and Risk Committee as the Manager Governance and Risk, I Krysten Forte have no interests to disclose in this report.

EXECUTIVE SUMMARY

The purpose of this report is for Audit and Risk Committee to elect a Chairperson for the Audit and Risk Committee for 2021/ 2022 and make this recommendation to Council.

The Audit and Risk Committee Charter states that:

- The Chairperson of the Committee must be an independent member
- The Audit and Risk Committee will recommend the Chairperson to Council for appointment.
- If the Chairperson is unable to attend a meeting, the members in attendance at the meeting will appoint a Chairperson for that meeting from among the attending members.
- The chairperson shall, as deemed required, report to Council on Committee matters that are included in the Council agenda for discussion.
- As at 1 July 2020, the remuneration for independent committee members is \$335.000 and \$410.00 for the Chair.
- The role of chairperson has become vacant due to the expiry of the tenure of the previous independent committee member and previous chair, Mr Trevor Shard.

RECOMMENDATION

That the Audit and Risk Committee appoints as Chair of the Audit and Risk Committee for a 1 year term until 30 June 2022.

MOTION

That the Audit and Risk Committee appoints Ms Linda McNeill as Chair of the Audit and Risk Committee for a 1 year term until 30 June 2022.

Moved: Mr Robert Taylor

Seconded: Ms Carol Pagnon

Carried

Items 14.1 - Update to the implementation of the Local Government Act 2020 and 14.2 Update on the Hepburn Together Project were heard.

17 GENERAL BUSINESS**18 NEXT MEETING**

The next Audit and Risk Committee meeting will be held on Monday 6 September 2021 (Tentative). The location of the meeting will be determined at a later date based on restrictions due to COVID-19.

The in-camera session for committee members will commence at 12.45pm, with officers and external attendees joining the meeting from 1:00pm.

19 CLOSE OF MEETING

The Meeting closed at 4:55pm.

13.4 REVISION OF INSTRUMENT OF DELEGATION FROM COUNCIL TO THE CEO (S5) TO ACCOUNT FOR THE ENVIRONMENTAL PROTECTION ACT 2017 ACTING DIRECTOR COMMUNITY AND CORPORATE SERVICES

In providing this advice to Council as the Governance Specialist, I Rebecca Smith have no interests to disclose in this report.

This report will be presented by Krysten Forte, Manager Governance and Risk.

ATTACHMENTS

1. Draft Instrument of Delegation from Council to Chief Executive Officer (S5)
[13.4.1 - 4 pages]

EXECUTIVE SUMMARY

Instruments of Delegation represent the formal delegation of powers by Council under the *Local Government Act 2020* (the Act) and enable the business of Council to be carried out efficiently and in line with Council approved policies.

The previous version of the Instrument of Delegation to the CEO (S5) was executed on 20 April 2021.

On 1 July 2021, new provisions under the *Environment Protection Act 2017* came into effect. To allow these powers to be delegated to officers, Council is required to re-authorise the S5 Instrument of Delegation from Council to the CEO. There are no amendments to the S5 Instrument, Council is merely required to re-authorise the existing instrument on a date after the *Environment Protection Act 2017* has come into effect, in order for the Instrument to apply to the *Environment Protection Act 2017* provisions.

Following the adoption of the S5 Instrument, sub-delegations from the CEO to Officers will be prepared.

OFFICER'S RECOMMENDATION

In the exercise of the power conferred by s 11(1)(b) of the Local Government Act 2020 (the Act), Council resolves that:

- 1. There be delegated to the person holding the position, or acting in or performing the duties, of Chief Executive Officer the powers, duties and functions set out in the attached Instrument of Delegation to the Chief Executive Officer, subject to the conditions and limitations specified in that Instrument;*
- 2. The instrument comes into force immediately upon this resolution being made and is to signed by the Council's Chief Executive Officer and the Mayor;*
- 3. On the coming into force of the instrument all previous delegations to the Chief Executive Officer are revoked;*

4. *The duties and functions set out in the instrument must be performed, and the powers set out in the instruments must be executed, in accordance with any guidelines or policies of Council that it may from time to time adopt.*

MOTION

In the exercise of the power conferred by s 11(1)(b) of the Local Government Act 2020 (the Act), Council resolves that:

1. *There be delegated to the person holding the position, or acting in or performing the duties, of Chief Executive Officer the powers, duties and functions set out in the attached Instrument of Delegation to the Chief Executive Officer, subject to the conditions and limitations specified in that Instrument;*
2. *The instrument comes into force immediately upon this resolution being made and is to signed by the Council's Chief Executive Officer and the Mayor;*
3. *On the coming into force of the instrument all previous delegations to the Chief Executive Officer are revoked;*
4. *The duties and functions set out in the instrument must be performed, and the powers set out in the instruments must be executed, in accordance with any guidelines or policies of Council that it may from time to time adopt.*

Moved: Cr Jen Bray

Seconded: Cr Tessa Halliday

Carried

BACKGROUND

Instruments of Delegation represent the formal delegation of powers by Council. Section 11(1)(b) of the Act provides for a Council to delegate powers, duties and functions to its CEO under the Act or any other Act, other than certain specified powers.

Delegations enable the business of Council to be carried out effectively, in line with Council approved policies and are assigned to positions within Council, rather than to staff individually.

Section 11 of the Act specifies a number of powers, duties and functions that must be specified through Instruments of Delegation, along with a number of exclusions to what can be delegated to the CEO:

(1) A Council may by instrument of delegation delegate to—

(a) the members of a delegated committee; or

(b) the Chief Executive Officer— any power, duty or function of a Council under this Act or any other Act other than a power, duty or function specified in subsection (2).

(2) The following are specified for the purposes of subsection (1)—

- (a) the power of delegation;*
- (b) the power to elect a Mayor or Deputy Mayor;*
- (c) the power to grant a reasonable request for leave under section 35;*
- (d) subject to subsection (3), the power to appoint the Chief Executive Officer, whether on a permanent or acting basis;*
- (e) the power to make any decision in relation to the employment, dismissal or removal of the Chief Executive Officer;*
- (f) the power to approve or amend the Council Plan;*
- (g) the power to adopt or amend any policy that the Council is required to adopt under this Act;*
- (h) the power to adopt or amend the Governance Rules;*
- (i) the power to appoint the chair or the members to a delegated committee;*
- (j) the power to make, amend or revoke a local law;*
- (k) the power to approve the budget or revised budget;*
- (l) the power to borrow money;*
- (m) subject to section 181H(1)(b) of the Local Government Act 1989, the power to declare general rates, municipal charges, service rates and charges and special rates and charges;*
- (n) any power, duty or function prescribed by the regulations for the purposes of this subsection.*

(3) A Council may delegate to the Chief Executive Officer the power to appoint an Acting Chief Executive Officer for a period not exceeding 28 days.

(4) A delegation may be made subject to any conditions or limitations specified in the instrument of delegation.

(5) A delegation that includes the power to enter into a contract or make any expenditure must specify a maximum monetary limit that cannot be exceeded.

(6) A member of a delegated committee to whom a delegation is given under subsection (1)(a) can only exercise the delegation while acting as a member of the delegated committee at a meeting of the delegated committee.

(7) A Council must review, within the period of 12 months after a general election, all delegations which have been made under this section and are still in force.

(8) A Council must keep a public register of delegations made under this section

The current Instrument of Delegation to the Chief Executive Officer was executed on 20 April 2021.

Council subscribes to the Maddocks Authorisations and Delegations Service, which provides advice regarding legislative amendments and template instruments which are then tailored to organisational requirements. Maddocks have informed Council about the legislative changes that affect the powers, duties and functions of Council.

The following table provides an overview of Council's Instruments of Delegation, what powers are delegated, and what approval is required:

Delegation from Council

Require resolution of Council

Schedule 5 – Delegation from Council to the CEO under the *Local Government Act 2020*

Includes delegations required and excluded under the Local Government Act 2020

Schedule 6 – Delegation from Council to Council Staff under various Acts

Powers are delegated direct to officers under the following Acts:

- *Cemeteries and Crematoria Act 2003*
- *Domestic Animals Act 1994*
- *Environment Protection Act 1970*
- *Environment Protection Act 2017*
- *Food Act 1984*
- *Heritage Act 2017*
- *Local Government Act 1989*
- *Planning and Environment Act 1987*
- *Residential Tenancies Act 1997*
- *Road Management Act 2004*
- *Cemeteries and Crematoria Regulations 2015*
- *Planning and Environment Regulations 2015*
- *Planning and Environment (Fees) Regulations 2016*
- *Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2020*
- *Road Management (General) Regulations 2016*
- *Road Management (Works and Infrastructure) Regulations 2015*

Delegation from the CEO

To be determined by the CEO

Schedule 7 – Sub-delegation from the CEO to Council Staff under various Acts

Powers, as delegated to the CEO by Council or under various Acts, are sub-delegated to Council Staff under various Acts and through administrative powers.

Schedule 13 – delegation directly from the CEO to Council Staff under various Acts

Schedule 14 – delegation from the CEO to Council Staff related to VicSmart applications

Schedule 16 – delegation from the CEO to Council Staff related to bushfire reconstruction

Schedule 18 – delegation from the CEO to Authorised Officers related to the *Environment Protection Act 2017*

KEY ISSUES

Instrument of Delegation to Chief Executive Officer (S5) – to be adopted by Council

There are no legislative changes advised by Maddocks for this instrument. The Instrument is based upon the Maddocks template, and continues the delegations approved in April 2021.

There are no amendments to the S5 Instrument, Council is merely required to re-authorise the existing instrument on a date after the *Environment Protection Act 2017* has come into effect, in order for the Instrument to apply to the *Environment Protection Act 2017* provisions.

Instruments of Delegation to be authorised by the CEO

The following instruments will be authorised by the CEO once Council has considered the Instrument of Delegation to the CEO.

Instrument of Sub-Delegation by the CEO under the Environment Protection Act 2017 (S18)

The *Environment Protection Act 2017* and *Environment Protection Regulations 2021* (the Regulations) came into effect on 1 July 2021 and are intended to provide a modern framework to protect people and the environment from pollution and waste.

Under the new Act and Regulations the scope of local government's role as a regulator has not changed, but there are changes to the laws and powers of local governments, including a new delegation of powers from the EPA to councils, which applies to the regulation of:

- on-site wastewater management systems ≤ 5000 litres on any day; and
- noise from construction, demolition and removal of residential premises.

The Environment Protection Authority (EPA) has given councils the power to appoint authorised officers under the Environment Protection Act 2017 and, once appointed, those officers can also be delegated some of the EPA's powers.

POLICY AND STATUTORY IMPLICATIONS

Council Plan 2017-2021

High Performing Organisation

16. Deliver good governance and integrity in all our actions, and take steps to improve organisational efficiency including regular process improvements.

There are no amendments to the S5 Instrument of Delegation from Council to the CEO, Council is merely required to re-authorise the existing instrument on a date after the *Environment Protection Act 2017* has come into effect, in order for the Instrument to apply to the *Environment Protection Act 2017* provisions.

It is noted that the instruments provide that a power, duty or function may only be exercised in accordance with adopted policies of Council.

GOVERNANCE ISSUES

The implications of this report have been assessed in accordance with the requirements of the Victorian Charter of Human Rights and Responsibilities.

SUSTAINABILITY IMPLICATIONS

There are no sustainability implications associated with this report.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

RISK IMPLICATIONS

Reviewing Council's delegations ensures Council continues to comply with its obligations under various Acts and Regulations, and enables the business of Council to be carried out efficiently.

If the Council did not delegate duties, powers and functions to members of Council staff and enable the CEO to do the same, Council would not be able to manage the volume of work and decisions that are effectively carried out by officers every day.

Appropriate conferring of powers to positions within Council also enables decisions that are made on a day to day basis to be compliant and reduce the opportunity to be challenged from an authorising environment perspective.

COMMUNITY AND STAKEHOLDER ENGAGEMENT

The revised Instruments of Delegation have been prepared based on current advice provided by Council's solicitor Maddocks.

Consultation has occurred with relevant staff during the preparation of the revised Instruments of Delegation to ensure that appropriate staff delegates have been nominated.

Appropriate communications with the Leadership Group will occur to ensure all staff are made aware of the changes to the Instruments if adopted by Council.

S5 Instrument of Delegation to Chief Executive Officer

Hepburn Shire Council

Instrument of Delegation

to

The Chief Executive Officer

Instrument of Delegation

In exercise of the power conferred by s 11(1) of the *Local Government Act 2020* (**the Act**) and all other powers enabling it, the Hepburn Shire Council (**Council**) delegates to the member of Council staff holding, acting in or performing the position of Chief Executive Officer, the powers, duties and functions set out in the Schedule to this Instrument of Delegation,

AND declares that

1. this Instrument of Delegation is authorised by a Resolution of Council passed on ## Month 2021;
2. the delegation
 - 2.1 comes into force immediately upon this resolution being made and is to be signed by the Council's Chief Executive Officer and the Mayor
 - 2.2 is subject to any conditions and limitations set out in the Schedule;
 - 2.3 must be exercised in accordance with any guidelines or policies which Council from time to time adopts; and
 - 2.4 remains in force until Council resolves to vary or revoke it.

Signed by:

.....
Mayor Lesley Hewitt

.....
Chief Executive Officer Bradley Thomas

SCHEDULE

The power to

1. determine any issue;
2. take any action; or
3. do any act or thing

arising out of or connected with any duty imposed, or function or power conferred on Council by or under any Act.

Conditions and Limitations

The delegate must not determine the issue, take the action or do the act or thing

1. if the issue, action, act or thing is an issue, action, act or thing which involves
 - 1.1 awarding a contract or making an expenditure exceeding the value of \$300,000, excluding GST, with approved budget;
 - 1.2 appointing an Acting Chief Executive Officer for a period exceeding 28 days;
 - 1.3 electing a Mayor or Deputy Mayor
 - 1.4 granting a reasonable request for leave under s35 of the Act;
 - 1.5 making any decision in relation to the employment, dismissal or removal of the Chief Executive Officer;
 - 1.6 approving or amending to the Council Plan;
 - 1.7 adopting or amending of any policy that Council is required to adopt under the Act;
 - 1.8 adopting or amending of the Governance Rules
 - 1.9 appointing the chair or the members to a delegated committee;
 - 1.10 making, amending or revoking a local law;
 - 1.11 approving the budget or revised budget;
 - 1.12 approving the borrowing of money;
 - 1.13 subject to section 181H(1)(b) of the Local Government Act 1989, declaring general rates, municipal charges, service rates and charges and specified rates and charges
2. if the issue, action, act or thing is an issue, action, act or thing which is required by law to be done by Council resolution;
3. if the issue, action, act or thing is an issue, action or thing which Council has previously designated as an issue, action, act or thing which must be the subject of a Resolution of Council;

4. if the determining of the issue, taking of the action or doing of the act or thing would or would be likely to involve a decision which is inconsistent with a
 - 4.1 policy; or
 - 4.2 strategy
adopted by Council
5. if the determining of the issue, the taking of the action or the doing of the act or thing cannot be the subject of a lawful delegation, whether on account of s 11(2)(a)-(n) (inclusive) of the Act or otherwise; or
6. the determining of the issue, the taking of the action or the doing of the act or thing is already the subject of an exclusive delegation to another member of Council staff.

13.5 OBSERVANCE OF THE MELBOURNE CUP PUBLIC HOLIDAY IN HEPBURN SHIRE CHIEF EXECUTIVE OFFICER

In providing this advice to Council as the Acting Manager People and Culture, I Sophie White have no interests to disclose in this report.

ATTACHMENTS

1. Nil

EXECUTIVE SUMMARY

The purpose of this report is for Council to consider the Melbourne Cup Day Public Holiday to be observed for the municipality as the default November public holiday.

OFFICER'S RECOMMENDATION

That Council writes to The Honorable Jaala Pulford, Minister for Small Business requesting that the Minister makes a declaration that the Melbourne Cup Day Public Holiday will be the standard November Public Holiday observed for the municipality.

MOTION

That Council defers this matter until Council gets better consultation with Council's school population in the west of the Shire.

Moved: Cr Don Henderson

Seconded: Cr Brian Hood

Carried

BACKGROUND

Previously townships on the western side of the shire have observed the Ballarat Show Day Public Holiday in substitution of the Melbourne Cup Day Public Holiday, in line with the City of Ballarat, whilst the remainder of the townships within the shire observed the Melbourne Cup Public Holiday.

In April 2021 Ballarat City Council voted to make Melbourne Cup Day the observed public holiday for November, 2021-2024. Golden Plains Shire have also recently adopted Melbourne Cup as their municipalities public holiday.

Key issues

Previously, given that the Ballarat City Council maintained the public holiday substitution, it was proposed that the western part of Hepburn Shire should continue to do the same. Since the City of Ballarat have decided to observe the Melbourne Cup Public Holiday and not substitute for the Ballarat Show Day, it is appropriate that the entire Hepburn shire observe the same public holiday.

Following our own community consultation conducted by survey through Participate Hepburn, Council received a total of 67 respondents with 94% voting in favour of observing the Melbourne Cup Public Holiday and only 6% voting against.

In accordance with the Public Holidays Act 1993, Council is required to request the Minister to make a declaration of its non-metropolitan Melbourne Cup Public Holiday arrangements specifying:

- The area or areas in the municipality subject to the proposed substitute arrangements;
- The nominated day or two half-days in lieu of Melbourne Cup Day; and
- The reasons for the request.

Council is required to notify The Hon Jaala Pulford, Minister for Small Business of its intention to make any alternative local public holiday arrangements in lieu of Melbourne Cup Day although Hepburn Shire Council are not seeking to make alternative arrangements.

GOVERNANCE ISSUES

The implications of this report have been assessed in accordance with the requirements of the Victorian Charter of Human Rights and Responsibilities.

SUSTAINABILITY IMPLICATIONS

There are no sustainability implications associated with this report.

FINANCIAL IMPLICATIONS

Costs associated with advertising Council's Melbourne Cup Public Holiday arrangements are minimal.

Melbourne Cup Day or substitute holiday attracts the standard public holiday penalty rates for Council and business.

RISK IMPLICATIONS

Shire public holiday arrangements provide continuity of Council's various services to the community with minimal disruption.

COMMUNITY AND STAKEHOLDER ENGAGEMENT

Council's decision will be advertised on Council's website and on its Facebook page, and follows on online survey where results were overwhelmingly (94%) in favour of the observing the public holiday on Melbourne Cup day.

13.6 CHIEF EXECUTIVE OFFICER'S ANNUAL LEAVE AND APPOINTMENT OF AN ACTING CHIEF EXECUTIVE OFFICER

In providing this advice to Council as the Chief Executive Officer, I Bradley Thomas have no interests to disclose in this report.

ATTACHMENTS

1. Nil

EXECUTIVE SUMMARY

The purpose of this report is for Council to consider the request by the Chief Executive Officer (CEO) to take annual leave, and if approved, appoint an Acting Chief Executive Officer for the period of leave.

OFFICER'S RECOMMENDATION

That Council:

1. *Approves the request by the Chief Executive Officer for annual leave for the period 20 August to 10 September 2021 inclusive; and*
2. *Appoints Director Infrastructure and Development Services Bruce Lucas to be the Acting Chief Executive Officer for the period 20 August to 10 September 2021 inclusive.*

MOTION

That Council:

1. *Approves the request by the Chief Executive Officer for annual leave for the period 20 August to 10 September 2021 inclusive; and*
2. *Appoints Director Infrastructure and Development Services Bruce Lucas to be the Acting Chief Executive Officer for the period 20 August to 10 September 2021 inclusive.*

Moved: Cr Brian Hood

Seconded: Cr Tessa Halliday

Carried

BACKGROUND

The CEO is appointed under section 44 of the *Local Government Act 2020* (the Act). Under the Act, the definition of Chief Executive Officer includes any person acting in

that position, and all CEO powers and delegations are extended to any person appointed as the Acting CEO.

KEY ISSUES

The CEO has requested to take annual leave for the period 20 August to 10 September 2021 inclusive (16 working days and 22 calendar days). During this period of leave, Council is required to appoint an Acting CEO.

Is it proposed that the Director Infrastructure and Development Services, Bruce Lucas, is appointed as the Acting CEO for this period.

POLICY AND STATUTORY IMPLICATIONS

Under the Schedule 5 Delegation from Council to the Chief Executive Officer, adopted on 20 April 2021, the CEO is empowered to appoint an acting CEO for a period not exceeding 28 days. For additional transparency, the appointment of an Acting CEO is being brought to Council for decision.

GOVERNANCE ISSUES

The implications of this report have been assessed in accordance with the requirements of the Victorian Charter of Human Rights and Responsibilities.

SUSTAINABILITY IMPLICATIONS

There are no sustainability implications associated with this report.

FINANCIAL IMPLICATIONS

There are no additional cost implications as leave is budgeted and allowed for.

RISK IMPLICATIONS

There are no risk implications associated with this report.

COMMUNITY AND STAKEHOLDER ENGAGEMENT

There are no community or stakeholder engagement implications associated with this report.

13.7 RECORDS OF COUNCILLOR ATTENDANCE ACTING DIRECTOR COMMUNITY AND CORPORATE SERVICES

In providing this advice to Council as the Governance Specialist, I Rebecca Smith have no interests to disclose in this report.

ATTACHMENTS

1. Record of Councillor Attendance - Disability Advisory Committee - 17 May 2021 [**13.7.1** - 4 pages]
2. Record of Councillor Attendance - Health and Wellbeing Working Group - 24 May 2021 [**13.7.2** - 3 pages]
3. Record of Councillor Attendance - Councillor Briefing - 15 June 2021 [**13.7.3** - 1 page]
4. Record of Councillor Attendance - Pre-Council Meeting Briefing - 15 June 2021 [**13.7.4** - 1 page]
5. Record of Councillor Attendance - Mineral Springs Reserve Advisory Committee - 21 June 2021 [**13.7.5** - 2 pages]
6. Record of Councillor Attendance - Councillor Briefing - 22 June 2021 [**13.7.6** - 5 pages]
7. Record of Councillor Attendance - Pre-Council Meeting Briefing - 29 June 2021 [**13.7.7** - 1 page]
8. Record of Councillor Attendance - Councillor Briefing - 6 July 2021 [**13.7.8** - 5 pages]

EXECUTIVE SUMMARY

The purpose of this report is for Council to receive and note Records of Councillor Attendance, formerly known as Assemblies of Councillors records required to be presented under provisions of the *Local Government Act 1989*.

OFFICER'S RECOMMENDATION

That Council receives and notes the Records of Councillor Attendance as detailed in the report.

MOTION

That Council receives and notes the Records of Councillor Attendance as detailed in the report.

Moved: Cr Brian Hood

Seconded: Cr Jen Bray

Carried

BACKGROUND

Under the *Local Government Act 1989 (1989 Act)*, Council was required to keep records of assemblies of Councillors as defined under the Act:

...a meeting of an advisory committee of the Council, if at least one Councillor is present, or a planned or scheduled meeting of at least half of the Councillors and one member of Council staff which considers matters that are intended or likely to be:

- the subject of a decision of the Council; or*
- subject to the exercise of a function, duty of power of the Council that has been delegated to a person or committee –*

but does not include a meeting of the Council, a special committee of the Council, as audit committee established under Section 139, a club, association, peak body, political party of other organisation.

With this section of the 1989 Act now repealed, Council's Governance Rules, chapter 6 section 1, requires that:

If there is a meeting of Councillors that:

- 1. is scheduled or planned for the purpose of discussing the business of Council or briefing Councillors;*
- 2. is attended by at least one member of Council staff; and*
- 3. is not a Council meeting, Delegated Committee meeting or Community Asset Committee meeting*

the Chief Executive Officer must ensure that a summary of the matters discussed at the meeting are:

- a. tabled at the next convenient Council meeting; and*
- b. recorded in the minutes of that Council meeting.*

To full-fill this requirement and promote transparency, records of councillor attendance are kept where the above definition is met and brought to Council for noting, as attached.

KEY ISSUES

The following records of Councillor attendance are reported:

Date	Committee Name	Location
17 May 2021	Disability Advisory Committee Meeting	Trentham Neighbourhood Centre
24 May 2021	Hepburn Shire Health & Wellbeing Working Group	The Warehouse, Clunes

15 June 2021	Councillor Briefing	Video Conference
15 June 2021	Pre-Council Meeting Briefing	Video Conference
21 June 2021	Mineral Springs Reserve Advisory Committee	Council Chambers
22 June 2021	Councillor Briefing	Video Conference
29 June 2021	Pre-Council Meeting Briefing	Video Conference
6 July 2021	Councillor Briefing	Council Chambers

POLICY AND STATUTORY IMPLICATIONS

The report full fills Council's requirements under the Governance Rules.

GOVERNANCE ISSUES

The implications of this report have been assessed in accordance with the requirements of the Victorian Charter of Human Rights and Responsibilities.

SUSTAINABILITY IMPLICATIONS

The inclusion of the attached records of Councillor attendance in the Council Agenda and their availability to the public will increase awareness of the activities of Council and promote community involvement in decision making at Council level.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

RISK IMPLICATIONS

If records of Councillor attendance are not included in the Public Agenda at a Council Meeting, Council would be in breach of its Governance Rules as adopted on the 25 August 2020.

COMMUNITY AND STAKEHOLDER ENGAGEMENT

Using Council's adopted Community Engagement Framework, International Public Participation Consultation, this report presents information via the Council Agenda.

▶ RECORD OF COUNCILLOR ATTENDANCE

MEETING

DATE Monday, May 17, 2021

Disability Advisory Committee Meeting

LOCATION

- ☐ Council Chamber
☐ Video Conference
☒ Other: Trentham Neighbourhood Centre:

TIME 11:30 am- 2:30 pm

**COUNCILLORS
PRESENT**

- ☐ Cr Jen Bray ☐ Cr Tim Drylie ☐ Cr Tessa Halliday ☐ Cr Don Henderson
☒ Cr Lesley Hewitt ☐ Cr Brian Hood ☐ Cr Juliet Simpson

OFFICERS PRESENT

- ☐ CEO - Evan King
☐ Director Infrastructure and Development Services – Bruce Lucas
☐ Director Community and Corporate Services – Bradley Thomas

Others (Position Title and Name):

Manager Community Care - Fran Fogarty

Coordinator Early Years and Healthy Communities

Disability Community Development Officer – Yusuf Kasap

MATTERS CONSIDERED

☒ Agenda attached – CM Reference: DOC/21/39794Agenda - Disability Advisory Committee - May
 2021 Checked In 123.6 KB Kasap, Yusuf (Mr) 18/MAY/2021 at 4:02
 PM 17/MAY/2021 at 11:07 AM

OR

List matters considered:

Click or tap here to enter text.

CONFLICT OF INTEREST DISCLOSURES

Declared by	Item being considered	Time left meeting	Time Returned
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

NOTES:

<The Chair Cr Lesley Hewitt left at 12:45 pm and Kate Procter chaired the rest of the meeting>

RECORD COMPLETED BY

☐ CEO – Evan King

► RECORD OF COUNCILLOR ATTENDANCE

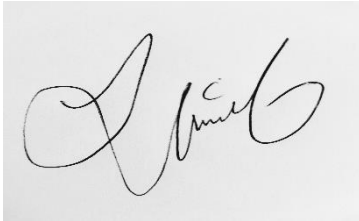
☐ Director Infrastructure and Development Services – Bruce Lucas

☐ Director Community and Corporate Services – Bradley Thomas

Other:

Disability Community Development Officer - Yusuf Kasap

Signed: Yusuf Kasap

A handwritten signature in black ink, appearing to read 'Yusuf Kasap', is shown on a light grey rectangular background.

Disability Advisory Committee

May 17th, 2021

Agenda

Date: 17th May 2021

Time: 12:00 – 3:00 pm

Location: Trentham Neighbourhood Centre

Chair: Cr Mayor Lesley Hewitt

Facilitator: Kate Proctor: Coordinator Early Years and Healthy Communities

Agenda Items:

1. **Attendees:** Cr Mayor Lesley Hewitt, Andrew Brown, Darren Manning, David Moten, Graham Downey, John Condon, Kaylene Howell, Steve Kelly, Yusuf Kasap, Kate Proctor
2. **Apologies:** Alison Breach
3. **Acknowledgement of custodians of the land and.**
4. **Minutes of the previous meeting -**
5. **Actions arising from previous meeting:**
Topics:
 - Mineral Springs Tab

Yusuf- Followed this up with maintenance stuff during the working party meeting for the Central Spring Reserve project.

 - Update on the new DAC members
 - Update on Sport and recreation and Creswick Trails projects were requested by the DAC

Facilities Updates as requested by DAC members:

 - Pedestrian Crossing- (Yusuf Kasap will provide updates)
 - Rex - Hepburn
 - Aquatic Strategy
 - Creswick Trails Project-Changing Places Facility
6. **Guests:**
 - **Kathie Schnur:** Sports and Active Recreation Officer - Aquatic Strategy
 - **Bruce MacIsaac:** Project Manager- The REX
 - **Alison Breach:** Project Manager- Creswick Trails

7. Individual Reports

NIL

8. General Business

- Council Officers provided updates on the requested projects:

▶ RECORD OF COUNCILLOR ATTENDANCE

MEETING	Hepburn Shire Health & Wellbeing Working Group	DATE	Monday, May 24, 2021
LOCATION	<input type="checkbox"/> Council Chamber <input type="checkbox"/> Video Conference <input checked="" type="checkbox"/> Other: The Warehouse - Clunes:	TIME	
COUNCILLORS PRESENT	<input type="checkbox"/> Cr Jen Bray <input type="checkbox"/> Cr Tim Drylie <input checked="" type="checkbox"/> Cr Tessa Halliday <input type="checkbox"/> Cr Don Henderson <input type="checkbox"/> Cr Lesley Hewitt <input type="checkbox"/> Cr Brian Hood <input type="checkbox"/> Cr Juliet Simpson		
OFFICERS PRESENT	<input type="checkbox"/> CEO – Bradley Thomas <input type="checkbox"/> Director Infrastructure and Development Services – Bruce Lucas <input type="checkbox"/> Acting Director Community and Corporate Services – Andrew Burgess Others (Position Title and Name): Fran Fogarty – Manager Community Care Kate Procter – Coordinator Healthy Communities & Early Years Rachel Palmer – Health & Wellbeing Project Officer Yusuf Kasap – Disability Community Development Officer Kathie Schnur – Acting Coordinator Sport & Active Recreation		

MATTERS CONSIDERED

☐ Agenda attached – CM Reference: DOC/21/30632

OR

List matters considered:

Click or tap here to enter text.

CONFLICT OF INTEREST DISCLOSURES

Declared by	Item being considered	Time left meeting	Time Returned
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

NOTES:

<Record late arrivals or early departures>

RECORD COMPLETED BY

- ☐ CEO – Bradley Thomas
☐ Director Infrastructure and Development Services – Bruce Lucas
☐ Acting Director Community and Corporate Services – Andrew Burgess

▶ RECORD OF COUNCILLOR ATTENDANCE

Other:

Click or tap here to enter text.

Signed: *Rachel Palmer*

AGENDA

Hepburn Shire Health and Wellbeing Working Group

Location: The Warehouse, Clunes

Date: 24-05-2021 (Meeting #3)

Invited: Fran Fogarty (HSC), Rachel Palmer (HSC), Kate Procter (HSC), Danny Liversidge (DNC), Samantha Menzies-Gunn (DNC), Suzannah Burton CHPCP), Tania Sawyer (TNC), Siobhan Altham (CNC), Dee Micevski (WHG), Shane Richardson (CHRH), Kim Gilliot (CNC), Lana de Kort CNC, Cr. Tessa Halliday (HSC), Yusuf Kasap (HSC)

Apologies: Melissa Deutscher (CHPCP), Brian Dunn (CHRH), Belinda Buck (CHRH), Shelley Bowen (HFA), Tamara Patterson (HSC)

Agenda:

Time	Item	Responsibility
1:30pm	Welcome, Acknowledgement of Country & apologies	Fran Fogarty
1:35pm	Welcome to Cr. Halliday. Introductions – name, organisations and roles	Fran Fogarty
1.50pm	Update on the MPHWP process <ul style="list-style-type: none"> o After the Co-Design Session o The draft plan and process from here 	Kate Procter
2:00pm	COVID Funding <ul style="list-style-type: none"> o Update on any COVID funding received that relates to H&W for Hepburn Shire communities 	All
2.10pm	H&W Member Roles; <ul style="list-style-type: none"> o setting the scene o outcomes thinking o collective impact 	Rachel
2.25pm	Introducing the Aquatic Strategy Consultation	Kathie Schnur
2.30pm	Meeting closed	All

▶ RECORD OF COUNCILLOR ATTENDANCE

MEETING	Ad hoc Councillor Briefing	DATE	Tuesday, June 15, 2021
LOCATION	<input type="checkbox"/> Council Chamber <input checked="" type="checkbox"/> Video Conference <input type="checkbox"/> Other:	TIME	1:00pm to 3:00pm
COUNCILLORS PRESENT	<input checked="" type="checkbox"/> Cr Jen Bray <input checked="" type="checkbox"/> Cr Tim Drylie <input checked="" type="checkbox"/> Cr Tessa Halliday <input checked="" type="checkbox"/> Don Henderson <input checked="" type="checkbox"/> Cr Lesley Hewitt <input checked="" type="checkbox"/> Cr Brian Hood <input checked="" type="checkbox"/> Cr Juliet Simpson		
OFFICERS PRESENT	<input checked="" type="checkbox"/> CEO – Bradley Thomas <input checked="" type="checkbox"/> Director Infrastructure and Development Services – Bruce Lucas <input checked="" type="checkbox"/> Acting Director Community and Corporate Services – Andrew Burgess Others (Position Title and Name): Acting Manager Financial Services – Rob Ellis		

MATTERS CONSIDERED

☐ Agenda attached –

OR

List matters considered: Draft Council Budget 2021/2022.

CONFLICT OF INTEREST DISCLOSURES

Declared by	Item being considered	Time left meeting	Time Returned
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NOTES:

RECORD COMPLETED BY

- ☐ CEO – Bradley Thomas
☐ Director Infrastructure and Development Services – Bruce Lucas
☒ Acting Director Community and Corporate Services – Andrew Burgess

Other:

Signed:



▶ RECORD OF COUNCILLOR ATTENDANCE

MEETING	Pre-Council Meeting Briefing	DATE	Tuesday, June 15, 2021
LOCATION	<input type="checkbox"/> Council Chamber <input checked="" type="checkbox"/> Video Conference <input type="checkbox"/> Other:	TIME	3:00pm to 5:30pm
COUNCILLORS PRESENT	<input checked="" type="checkbox"/> Cr Jen Bray <input checked="" type="checkbox"/> Cr Tim Drylie <input checked="" type="checkbox"/> Cr Tessa Halliday <input checked="" type="checkbox"/> Don Henderson <input checked="" type="checkbox"/> Cr Lesley Hewitt <input checked="" type="checkbox"/> Cr Brian Hood <input checked="" type="checkbox"/> Cr Juliet Simpson		
OFFICERS PRESENT	<input checked="" type="checkbox"/> CEO – Bradley Thomas <input checked="" type="checkbox"/> Director Infrastructure and Development Services – Bruce Lucas <input checked="" type="checkbox"/> Acting Director Community and Corporate Services – Andrew Burgess Others (Position Title and Name): Project Manager – Bruce MacIsaac Manager Development and Community Safety – Bronwyn Southee Strategic Planner – Glenn Musto Acting Coordinator Planning – Katy Baker Manager Governance and Risk – Krysten Forte		

MATTERS CONSIDERED

☒ Agenda attached – CM Reference:

OR

List matters considered: As per Council Meeting agenda for 15 June 2021

CONFLICT OF INTEREST DISCLOSURES

Declared by	Item being considered	Time left meeting	Time Returned
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NOTES:

RECORD COMPLETED BY

☐ CEO – Bradley Thomas
☐ Director Infrastructure and Development Services – Bruce Lucas
☒ Acting Director Community and Corporate Services – Andrew Burgess
 Other:

Signed: 

▶ RECORD OF COUNCILLOR ATTENDANCE

MEETING:	Mineral Springs Reserve Advisory Committee	DATE	Monday, June 21, 2021
LOCATION	<input checked="" type="checkbox"/> Council Chamber <input type="checkbox"/> Video Conference <input type="checkbox"/> Other: Click or tap here to enter text.:	TIME	
COUNCILLORS PRESENT	<input type="checkbox"/> Cr Jen Bray <input type="checkbox"/> Cr Tim Drylie <input type="checkbox"/> Cr Tessa Halliday <input type="checkbox"/> Cr Don Henderson <input type="checkbox"/> Cr Lesley Hewitt <input type="checkbox"/> Cr Brian Hood <input checked="" type="checkbox"/> Cr Juliet Simpson		
OFFICERS PRESENT	<input type="checkbox"/> CEO - Evan King <input checked="" type="checkbox"/> Director Infrastructure and Development Services – Bruce Lucas <input type="checkbox"/> Director Community and Corporate Services – Bradley Thomas Others (Position Title and Name): Sean Ludeke, Coordinator Parks and Open Spaces Paulette Pleasance – EA Director Infrastructure and Development Services		

MATTERS CONSIDERED

☒ Agenda attached – CM Reference: doc/21/36343

OR

List matters considered:

CONFLICT OF INTEREST DISCLOSURES

Declared by	Item being considered	Time left meeting	Time Returned
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Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

NOTES:

RECORD COMPLETED BY

☐ CEO – Evan King
☐ Director Infrastructure and Development Services – Bruce Lucas
☐ Director Community and Corporate Services – Bradley Thomas
 Other:
 Paulette Pleasance – EA to Director Infrastructure and Development Services

Signed: 

► AGENDA

MINERAL SPRINGS RESERVE ADVISORY COMMITTEE

Monday 21 June – Council Chambers - 1.00pm – 3.00pm

Attendees: Cr Juliet Simpson, Bruce Lucas, Bill Guest, Lisa Rodier, Nathan Lundmark, Paulette Pleasance, Sean Ludeke

No	Time	Agenda Item	Presenter
1	1.00pm	<p>Welcome and Apologies</p> <p>ACKNOWLEDGEMENT OF TRADITIONAL OWNERS</p> <p>We would like to acknowledge we are meeting on Jaara people country, of which members and elders of the Dja Dja Wurrung community and their forebears have been custodians for many centuries. On this land, the Jaara people have performed age old ceremonies of celebration, initiation and renewal. We acknowledge their living culture and their unique role in the life of this region.</p>	Cr Juliet Simpson
2	1.05pm	Adoption of Minutes –19 April 2021	Cr Juliet Simpson
3	1.10pm	Review of Action Register Items	Cr Juliet Simpson
4	1.20pm	Storm Damage Update & Maintenance Report	Sean
5	1.45pm	Budget Update	Bruce
6	2.00pm	Project Update	Sean/Paulette
	3.00pm	Meeting close	
Next meeting – Monday 9 August – Council Chambers			

▶ RECORD OF COUNCILLOR ATTENDANCE

MEETING	Councillor Briefing	DATE	Tuesday, June 22, 2021
LOCATION	<input checked="" type="checkbox"/> Council Chamber <input type="checkbox"/> Video Conference <input type="checkbox"/> Other:	TIME	9:30am to 2:15pm
COUNCILLORS PRESENT	<input checked="" type="checkbox"/> Cr Jen Bray <input checked="" type="checkbox"/> Cr Tim Drylie <input checked="" type="checkbox"/> Cr Tessa Halliday <input checked="" type="checkbox"/> Don Henderson <input checked="" type="checkbox"/> Cr Lesley Hewitt <input checked="" type="checkbox"/> Cr Brian Hood <input checked="" type="checkbox"/> Cr Juliet Simpson - refer notes.		
OFFICERS PRESENT	<input checked="" type="checkbox"/> CEO – Bradley Thomas <input checked="" type="checkbox"/> Director Infrastructure and Development Services – Bruce Lucas <input checked="" type="checkbox"/> Acting Director Community and Corporate Services – Andrew Burgess Others (Position Title and Name): Manager Development and Community Safety – Bronwyn Southee Statutory Planner – Anita Smith Statutory Planner – James McInnes Acting Coordinator Community Safety – Peter Ford Coordinator Environmental Health – Melissa Phillips Acting Manager Financial Services – Rob Ellis		

MATTERS CONSIDERED

☒ Agenda attached – CM Reference: DOC/21/36165

OR

List matters considered: As per Briefing Agenda

CONFLICT OF INTEREST DISCLOSURES

Declared by	Item being considered	Time left meeting	Time Returned
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NOTES:

RECORD COMPLETED BY

☐ CEO – Bradley Thomas
☐ Director Infrastructure and Development Services – Bruce Lucas
☒ Acting Director Community and Corporate Services – Andrew Burgess
 Other:

▶ RECORD OF COUNCILLOR ATTENDANCE



Signed:

CONFIDENTIAL AGENDA
COUNCILLOR BRIEFING
TUESDAY 22 JUNE 2021

ATTACHMENT 13.7.6
Hepburn
SHIRE COUNCIL

Tuesday 22 June 2021
Daylesford Town Hall, Council Chamber
9:30am – 2:15pm

Councillors, I advise that I have assessed the following information in the briefing papers and associated attachments as being confidential information.

The information is considered to be confidential information under section 3(1) of the Local Government Act 2020 because it is Council business information, being information that would prejudice Council's position in commercial negotiations if prematurely released (Section 3(1)(a)).

BRADLEY THOMAS

CHIEF EXECUTIVE OFFICER

INVITED: Councillors

Councillor Jen Bray, Birch Ward
Councillor Tim Drylie, Creswick Ward
Councillor Tessa Halliday, Cameron Ward
Councillor Don Henderson, Creswick Ward
Councillor Lesley Hewitt, Birch Ward
Councillor Brian Hood, Coliban Ward
Councillor Juliet Simpson, Holcombe Ward

Officers

Bradley Thomas – Chief Executive Officer
Andrew Burgess – Acting Director Community
and Corporate Services
Bruce Lucas – Director Infrastructure and
Development Services

CHAIR:

Councillor Lesley Hewitt - Mayor
Bradley Thomas – Chief Executive Officer

APOLOGIES:

No	Time	Type	Agenda Item	Presenter	Page No
1.1	9:30am	Report	Planning Application 2733 - Use of the land for Group Accommodation including alterations to an existing dwelling at 31 Millar Street Daylesford	Manager Development and Community Safety Statutory Planner	4
1.2	9:45am	Report	Planning Application 3008 - Two lot subdivision - CA 4 SEC 23 - 764 Daylesford-Malmsbury Road Glenlyon	Manager Development and Community Safety Statutory Planner	58
1.3	10:00am	Report	Planning Application 3009 - Two lot subdivision - CA 5 SEC 23 - 764 Daylesford-Malmsbury Road Glenlyon	Manager Development and Community Safety Statutory Planner	74
1.4	10:15am	Report	Planning Application 3010 - Two lot subdivision - CA 6 SEC 23 - 764 Daylesford-Malmsbury Road Glenlyon	Manager Development and Community Safety Statutory Planner	90
	10:30am		Break		
1.5	10:45am	Discussion	Domestic Wastewater Management Plan Update	Coordinator Environmental Health, Manager Development and Community Safety	106
1.6	11:15am	Report	Domestic Animal Management Plan	Manager Development and Community Safety, Acting Coordinator Community Safety	108

1.7	11:45am	Presentation	Revenue and Rating Plan 2021-2025	Acting Manager Financial Services	111
	12:45pm	Lunch			
1.8	1:15pm	Discussion	Council Plan 2021-2025 - Review of Actions/Projects	Projectura	116
2	2:15pm	Close of Meeting			120

▶ RECORD OF COUNCILLOR ATTENDANCE

MEETING	Pre-Council Meeting Briefing	DATE	Tuesday, June 29, 2021
LOCATION	<input type="checkbox"/> Council Chamber <input checked="" type="checkbox"/> Video Conference <input type="checkbox"/> Other:	TIME	5:00pm to 5:45pm
COUNCILLORS PRESENT	<input checked="" type="checkbox"/> Cr Jen Bray <input checked="" type="checkbox"/> Cr Tim Drylie <input checked="" type="checkbox"/> Cr Tessa Halliday <input checked="" type="checkbox"/> Don Henderson <input checked="" type="checkbox"/> Cr Lesley Hewitt <input checked="" type="checkbox"/> Cr Brian Hood <input checked="" type="checkbox"/> Cr Juliet Simpson		
OFFICERS PRESENT	<input checked="" type="checkbox"/> CEO – Bradley Thomas <input checked="" type="checkbox"/> Director Infrastructure and Development Services – Bruce Lucas <input checked="" type="checkbox"/> Acting Director Community and Corporate Services – Andrew Burgess Others (Position Title and Name): Manager Governance and Risk – Krysten Forte Acting Manager Financial Services – Robert Ellis Manager Operations – Tristan May		

MATTERS CONSIDERED

☒ Agenda attached – CM Reference: DOC/21/37649

OR

List matters considered: As per Council Meeting agenda for 29 June 2021

CONFLICT OF INTEREST DISCLOSURES

Declared by	Item being considered	Time left meeting	Time Returned
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NOTES:

RECORD COMPLETED BY

☐ CEO – Bradley Thomas
☐ Director Infrastructure and Development Services – Bruce Lucas
☒ Acting Director Community and Corporate Services – Andrew Burgess

Other:

Signed:



▶ RECORD OF COUNCILLOR ATTENDANCE

MEETING	Councillor Briefing	DATE	Tuesday, July 06, 2021
LOCATION	<input checked="" type="checkbox"/> Council Chamber <input type="checkbox"/> Video Conference <input type="checkbox"/> Other:	TIME	9:30am to 4:45pm
COUNCILLORS PRESENT	<input checked="" type="checkbox"/> Cr Jen Bray <input checked="" type="checkbox"/> Cr Tim Drylie <input checked="" type="checkbox"/> Cr Tessa Halliday <input checked="" type="checkbox"/> Don Henderson <input checked="" type="checkbox"/> Cr Lesley Hewitt <input checked="" type="checkbox"/> Cr Brian Hood <input checked="" type="checkbox"/> Cr Juliet Simpson - refer notes.		
OFFICERS PRESENT	<input checked="" type="checkbox"/> CEO – Bradley Thomas <input checked="" type="checkbox"/> Director Infrastructure and Development Services – Bruce Lucas <input checked="" type="checkbox"/> Acting Director Community and Corporate Services – Andrew Burgess Others (Position Title and Name): Acting Manager Financial Services – Rob Ellis Acting Manager Community Care – Rachel Palmer Strategic Planner – Glenn Musto Manager Operations – Tristan May Manager Major Projects – Ben grounds Project Manager – Elizabeth Aitken Project Manager – Daniel Owe-Young Acting Coordinator Sport and Active Recreation – Kathie Schnur Acting Manager Environment and Waste – Simon Mennie Acting Manager Community and Economic Development – Rebecca Pedretti Events Officer – Bridgette O’Brien		

MATTERS CONSIDERED

☒ Agenda attached – CM Reference: DOC/21/39519

OR

List matters considered: As per Briefing Agenda

CONFLICT OF INTEREST DISCLOSURES

Declared by	Item being considered	Time left meeting	Time Returned
NIL			

NOTES:

External presentation: Property Valuations:

Chris Barrett (VRC Property) / David Cheal & Terry Maguire (Valuer-General’s Office)

External Presentation: Integrated Water Management

Phil Anstis (CHW) / Dan O’Halloran (Alluvium Consulting)

► RECORD OF COUNCILLOR ATTENDANCE

RECORD COMPLETED BY

- ☐ CEO – Bradley Thomas
☐ Director Infrastructure and Development Services – Bruce Lucas
☒ Acting Director Community and Corporate Services – Andrew Burgess

Other:



Signed:

Tuesday 6 July 2021
Council Chamber, 76 Vincent Street Daylesford
9:30am – 4:45pm

Councillors, I advise that I have assessed the following information in the briefing papers and associated attachments as being confidential information.

The information is considered to be confidential information under section 3(1) of the Local Government Act 2020 because it is Council business information, being information that would prejudice Council's position in commercial negotiations if prematurely released (Section 3(1)(a)).

BRADLEY THOMAS

CHIEF EXECUTIVE OFFICER

INVITED:	Councillors	Councillor Jen Bray, Birch Ward Councillor Tim Drylie, Creswick Ward Councillor Tessa Halliday, Cameron Ward Councillor Don Henderson, Creswick Ward Councillor Lesley Hewitt, Birch Ward Councillor Brian Hood, Coliban Ward Councillor Juliet Simpson, Holcombe Ward
	Officers	Bradley Thomas – Chief Executive Officer Andrew Burgess – Acting Director Community and Corporate Services Bruce Lucas – Director Infrastructure and Development Services
CHAIR:		Councillor Lesley Hewitt - Mayor Bradley Thomas – Chief Executive Officer

APOLOGIES:

No	Time	Type	Agenda Item	Presenter	Page No
1.1	9:30am	Presentation	2021 Property Valuations - Presentation from Council's appointed Valuer	VRC Property Valuer-General Victoria	5
1.2	10:30am	Discussion	Draft Community Vision and Council Plan for Public Exhibition	Projectura	23
	11:00am		Break		
1.3	11:15am	Report	Draft Municipal Public Health and Wellbeing Plan	Acting Director Corporate and Community Services, Acting Manager Community Care	150
1.4	11:30am	Report	Revision of Policy 50(C) - Treasury Management Policy	Financial Consultant, Acting Manager Financial Services	154
1.5	12:00pm	Presentation	Integrated Water Management Plan	Strategic Planner Manager Operations Central Highlands Water Central Highlands Water	178
	1:00pm		Lunch		
1.6	1:30pm	Report	Central Springs Masterplan Update	Manager Major Projects, Project Manager	199
1.7	2:00pm	Report	Glenlyon Recreation Reserve - Update on Contaminated Land, and Daylesford Field and Game User Agreement (license)	Project Manager - Major Projects, Acting Coordinator Sport and Active Recreation, Acting Manager Environment and Waste	265

1.8	2:30pm	Report	Glenlyon Recreation Reserve Licences	Property Officer, Acting Manager Environment and Waste	272
	3:00pm	Break			
1.9	3:15pm	Report	International Women's Day Committee - Terms of Reference	Acting Manager Community and Economic Development, Events Officer	276
1.10	3:45pm	Discussion	Advisory Committee Minutes	Chief Executive Officer	282
1.11	4:00pm	Discussion	External Committee Update	Chief Executive Officer	288
1.12	4:15pm	Discussion	Executive Issues Update	Chief Executive Officer	289
1.13	4:30pm	Discussion	Councillor "Burning Issues" Discussion	Chief Executive Officer	290
2	4:45pm	Close of Meeting			291

14 CONFIDENTIAL ITEMS

14.1 CLOSURE OF MEETING TO MEMBERS OF THE PUBLIC

Pursuant to section 66(1) of the *Local Government Act 2020* (the Act) Council or delegated committee must keep a meeting open to the public unless the Council or delegated committee considers it necessary to close the meeting to the public because a circumstance specified in subsection (2) applies.

The circumstances detailed in section 66(2) of the Act are:

- a) the meeting is to consider confidential information; or
- b) security reasons; or
- c) it is necessary to do so to enable the meeting to proceed in an orderly manner.

RECOMMENDATION

That in accordance with sections 66(1) and 66(2)(a) of the Local Government Act 2020, the meeting to be closed to members of the public for the consideration of the following confidential items:

- *Renewal of Leases for Community Kindergartens and Pre-Schools*

This agenda item is determined to be confidential information for the purposes of section 3(1)(a) of the Local Government 2020:

- *As it is Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released (s.3(1)(a)); and*
- *This ground applies because the agenda item concerns the progress of negotiation of on-going contracts and provides details of the market rental value of these properties.*

MOTION

That in accordance with sections 66(1) and 66(2)(a) of the Local Government Act 2020, the meeting to be closed to members of the public for the consideration of the following confidential items:

- *Renewal of Leases for Community Kindergartens and Pre-Schools*

This agenda item is determined to be confidential information for the purposes of section 3(1)(a) of the Local Government 2020:

- *As it is Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released (s.3(1)(a)); and*
- *This ground applies because the agenda item concerns the progress of negotiation of on-going contracts and provides details of the market rental value of these properties.*

Moved: Cr Brian Hood

Seconded: Cr Tessa Halliday
Carried

The meeting closed to the public at 11:54pm for the consideration of confidential item 1.1 and did not reopen to the public at its conclusion.

The Confidential Council meeting commenced at 11:56pm.

The Council determined to release information to the public on Item 1.1 as detailed below:

1.1 RENEWAL OF LEASES FOR COMMUNITY KINDERGARTENS AND PRE-SCHOOLS
ACTING DIRECTOR COMMUNITY AND CORPORATE SERVICES

MOTION

That Council:

1. *Approves the five new Community use Leases for a term of 6 years (plus a 6-year option) commencing on 1 July 2021 at a rent of \$421 per annum (plus GST) with ECKA as Licensee for the Pre-school and Kindergarten organisations for the five premises at:*
 - *Clunes & District Pre-school;*
 - *Creswick & District Pre-school;*
 - *Daylesford Pre-school;*
 - *Hepburn Kindergarten; and*
 - *Trentham Kindergarten.*
2. *Authorises the Chief Executive Officer and the Mayor to sign and seal the attached Leases;*
3. *Authorises Council Officers to formally seek Ministerial Consent to the granting of the Clunes & District Pre-school, Creswick District Pre-school, Daylesford Pre-school and Trentham Kindergarten Leases; and*
4. *That the Chief Executive Officer communicate the effect of this resolution and make it available to the public.*

Moved: Cr Don Henderson

Seconded: Cr Brian Hood

Carried

15 CLOSE OF MEETING

The Meeting closed at 12:07pm.