

PREPARED FOR 108 & 110 PARR STREET PTY LTD

Planning Report

Section 96A of the Planning and Environment Act 1987

Combined Planning Scheme Amendment and Subdivision Permit Application

www.spotplanning.com.au

SPOT Planning Pty Ltd

ABN: 86 411 217 404

ACN: 636 682 383

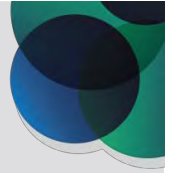
E. info@spotplanning.com.au

M. 0409 962 001

21-0093-002-PS-SS

SPOT
PLANNING

SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987 | 108 & 110 PARR STREET PTY LTD



Document Control Register

Document Summary					
Issue	Date	Details	Author	Checked	Approved
A	02/05/2022	Draft Planning Submission	SS	BL/MB	SS
B	05/05/2022	Final Planning Submission	SS	SS	SS
C	12/05/2022	Final Planning Submission V2	SS	SS	SS

DISCLAIMER

This report incorporates information and events up to that date outlined in the Document Control Register and excludes any information arising, or event occurring, after that date which may affect the validity of this report. SPOT Planning prepared this report on the instructions, and for the benefit only, of 108 & 110 Parr Street Pty Ltd (Instructing Party) for the purpose of obtaining approval from South Gippsland Shire Council and the Department of Environment, Land, Water and Planning.

This report has been prepared with due care and diligence by SPOT Planning and the statements and opinions given by SPOT Planning in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

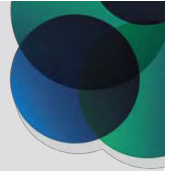
COMMERCIAL IN CONFIDENCE

This document including any intellectual property is confidential and proprietary to SPOT Planning and may not be disclosed in whole or in part to any third party nor used in any manner whatsoever other than for the purposes expressly consented to by SPOT Planning in writing. SPOT Planning reserves all legal rights and remedies in relation to any infringement of its rights in respect of its confidential information.

21-0093-002-PS-SS



SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987 | 108 & 110 PARR STREET PTY LTD



Contents

1	Snapshot	1
2	Introduction	2
3	Site and Surrounds	3
	3.1 Subject Site	3
	3.2 Regional Context.....	4
	3.3 Title	5
4	Proposal	6
	4.1 Summary.....	6
	4.2 Planning Scheme Amendment.....	6
	4.3 Multi-lot subdivision.....	7
5	Planning Context	10
	5.1 Municipal Planning Strategy, Planning and Local Policy Framework	11
	5.2 Zone	16
	5.3 Overlays.....	18
	5.4 Particular Provisions	19
	5.5 General Provisions.....	21
6	Strategic Justification	23
	6.1 Leongatha Structure Plan	23
	6.2 Leongatha South Outline Development Plan	26
7	Supporting Information	29
	7.1 Land Supply Assessment.....	29
	7.2 Transport Impact Assessment	29

SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987 | 108 & 110 PARR STREET PTY LTD

7.3	Arborist Report	30
7.4	Stormwater Management Strategy	31
7.5	Bushfire Management Plan	33
7.6	Biodiversity Assessment	34
7.7	Environmental Contamination Assessment	34
7.8	Cultural Heritage Management Plan	34
8	Conclusion	36

Tables

Table 1.1	Application Details	1
Table 5.1	Planning Provisions, Policies and Controls	10

Figures

Figure 3.1	Current Aerial of Subject Site	3
Figure 3.2	Leongatha Context Plan	4
Figure 3.3	Lot F on Plan of Subdivision 448885F and Lot 1 on Title Plan 615766W	5
Figure 4.1	Rezoning Plan	7
Figure 4.2	Subdivision Layout Plan	8
Figure 5.1	South Gippsland Shire Council Framework Plan	11
Figure 5.2	Gippsland Regional Growth Plan	12
Figure 5.3	Leongatha Framework Plan	13
Figure 5.4	Existing Zones	16
Figure 5.5	Land Subject to Inundation Overlay	18
Figure 6.1	Leongatha Structure Plan	26
Figure 6.2	Southern Leongatha Outline Development Plan	27
Figure 7.1	Assessment Area	30

SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987 | 108 & 110 PARR STREET PTY LTD

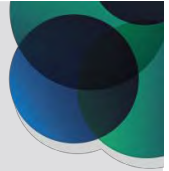


Figure 7.2 Aerial Imagery (1965 and 1972)..... 31

Figure 7.3 Hydraulic Model 32

Figure 7.4 Cultural Heritage Sensitivity 35

Appendices

Appendix A Certificate of Title

Appendix B Rezoning Plan

Appendix C Subdivision Layout Plan

Appendix D Clause 56 Assessment

Appendix E Land Supply Assessment

Appendix F Traffic Impact Assessment

Appendix G Arborist Report

Appendix H Stormwater Management Strategy

Appendix I Bushfire Management Plan

Appendix J Draft Instruction Sheet

Appendix K Draft Explanatory Report

Appendix L Draft Notice of Preparation for Amendment and Permit

Appendix M Draft Planning Permit

SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987 | 108 & 110 PARR STREET PTY LTD

1 Snapshot

Table 1.1 Application Details

Application Details	
Proponent	108 & 110 Parr Street Pty Ltd / C - SPOT PLANNING PTY LTD
Subject Land	Lot F on Plan of Subdivision 448885F and Lot 1 on Title Plan 615766W
Subject Address	108 and 110 Parr Street, Leongatha
Municipality	South Gippsland Shire Council
Proposal	Combined Planning Scheme Amendment and Subdivision Permit Application
Current Zone	Farming Zone
Current Overlays	Land Subject to Inundation Overlay Environmental Significance Overlay – Schedule 2 and 5
Proposed Zones	General Residential Zone – Schedule 1
Proposed Overlays	Removal of Environmental Significance Overlay – Schedule 2 and 5 Land Subject to Inundation Overlay (unchanged)
Strategic Document	Leongatha Structure Plan Southern Leongatha Outline Development Plan
Total Site Area	Approx. 22.59ha



2 Introduction

SPOT Planning has been commissioned by 108 & 110 Parr Street Pty Ltd to prepare and submit the following 'Combined Planning Scheme Amendment and Subdivision Permit Application' pursuant to *Section 96A of the Planning and Environment Act 1987* for 108 and 110 Parr Street, Leongatha (Lot F on Plan of Subdivision 448885F and Lot 1 on Title Plan 615766W).

The purpose of this report is to provide detail and justification on the proposed Planning Scheme Amendment and multi-lot subdivision. The application will refer where required to accompanying supporting material provided as appendices to this submission.

Specifically, this submission has been prepared to:

- Provide a description of the site and surrounding area.
- Outline the nature of the proposal.
- Demonstrate compliance with the relevant Planning and Local Policy Frameworks.
- Provide justification for the proposed planning controls forming part of this submission.
- Demonstrate compliance with the Southern Leongatha Outline Development Plan.

The following supporting information is provided to accompany this application:

- Current Certificate of Titles at Appendix A;
- Rezoning Plan at Appendix B;
- Subdivision Layout Plan at Appendix C;
- Clause 56 Assessment at Appendix D;
- Land Supply Assessment at Appendix E;
- Traffic Impact Assessment at Appendix F;
- Arborist Report at Appendix G;
- Stormwater Management Strategy H;
- Bushfire Management Plan at Appendix I;
- Draft Instruction Sheet at Appendix J;
- Draft Explanatory Report at Appendix K;
- Draft Notice of Preparation for Amendment and Permit at Appendix L; and
- Draft Planning Permit at Appendix M.

In addition to the above, the following is currently being finalised and will be submitted upon completion:

- Biodiversity Assessment;
- Environmental Contamination Assessment; and
- Cultural Heritage Management Plan.



3 Site and Surrounds

3.1 Subject Site

The subject site is formally known as Lot F on Plan of Subdivision 448885F and Lot 1 on Title Plan 615766W. The street address is 108 and 110 Parr Street, Leongatha. The proponent (108 & 110 Parr Street Pty Ltd) holds a caveat over both parcels for the purchase of the land.

108 Parr Street, Leongatha is known as the Lucinda Estate and contains a winery/vineyard. The winery includes a restaurant that overlooks the vineyard and surrounding landscape/hillsides. There are outbuildings and a shed located to the south of the restaurant and the west of the vineyard. The site is accessed via the battle axe driveway along the western boundary connecting to Parr Street. There are electrical transmission lines that traverse across the driveway in the north-western corner of the site.

110 Parr Street, Leongatha contains an existing dwelling and outbuildings along the western property boundary. The remainder of the land is mostly vacant and used for agricultural (cropping) purposes. There are two declared waterways and a dam/lake in the south-east corner of the site.

The combined parcels are approximately 22.59ha in area and irregular in shape. There is a steep fall across the site towards eastern boundary approaching the Coalition Creek. The site provides a direct interface with Parr Street to the north, which will provide the main vehicle access for the residential development.



Figure 3.1 Current Aerial of Subject Site

21-0093-002-PS-SS

SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987 | 108 & 110 PARR STREET PTY LTD



The property directly to the west is known as Panorama Rise estate and is currently being development for residential purposes at a conventional density. The development will provide an ultimate local road connection into the subject site, and an open space reserve along the south-western interface.

The property directly to the south is known as Springs estate. This site is also being developed for residential purposes within the Low Density Residential Zone and will provide a transition in density at the edge of the township boundary. A road connection is also provided by the ultimate development to the south.

3.2 Regional Context

Leongatha is located within South Gippsland Shire and the Gippsland Region of Victoria. It is the largest urban settlement within the Shire. The township is located approximately 2 hours south-east of the Melbourne Central Business District, approximately 110km in distance. The township is generally located at the intersection of the Bass Highway, Strzelecki Highway and the South Gippsland Highway.

Leongatha is a major business, industry, education, leisure, recreation, entertainment, health, community and civic centre for the region. It is the major centre for the dairy industry in Victoria and surrounded by fertile agricultural land.

The Shire also includes a number of towns and surrounding settlements including Korumburra, Venus Bay, Loch and Foster. South Gippsland Shire’s population in 2021 is estimated at approximately 30,460 persons, of which 5,850 persons reside in Leongatha.



Figure 3.2 Leongatha Context Plan

21-0093-002-PS-SS

SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987 | 108 & 110 PARR STREET PTY LTD



3.3 Title

The land subject to this application is formally known as Lot F on Plan of Subdivision 448885F and Lot 1 on Title Plan 615766W.

The title for Lot F on Plan of Subdivision 448885F contains a caveat (Instrument AU021706) associated with the lease of the land to the winery/restaurant operator.

An additional caveat (AV412847M) affects this title relating to the purchase contract with 108 Parr Street Pty Ltd.

The Plan of Subdivision contains multiple easements for consideration. These include E-4 as identified on the Plan of Subdivision for the purpose of the electrical transmission line traversing the battle axe driveway and E-6 and E-8 identified for drainage purposes.

The title for Lot 1 on Title Plan 615766W contains a caveat (AV414308J) relating to the purchase contract with 110 Parr Street Pty Ltd.

The Plan of Subdivision contains an easement nominated as E-1 for the purpose of the electrical transmission line traversing the north-western corner of the property and E-2 identified for drainage purposes in favour of South Gippsland Shire Council.

The proposal does not breach any restriction or covenant that applies to the subject land. Furthermore, the electrical transmission line easement has been integrated into the subdivision design and is proposed to be re-aligned along the western property boundary to the satisfaction of the electrical Authority.

The drainage easements will be removed/ varied as part of the subdivision as the infrastructure works will provide for the ultimate drainage outcome required to service the development and surrounding catchment.

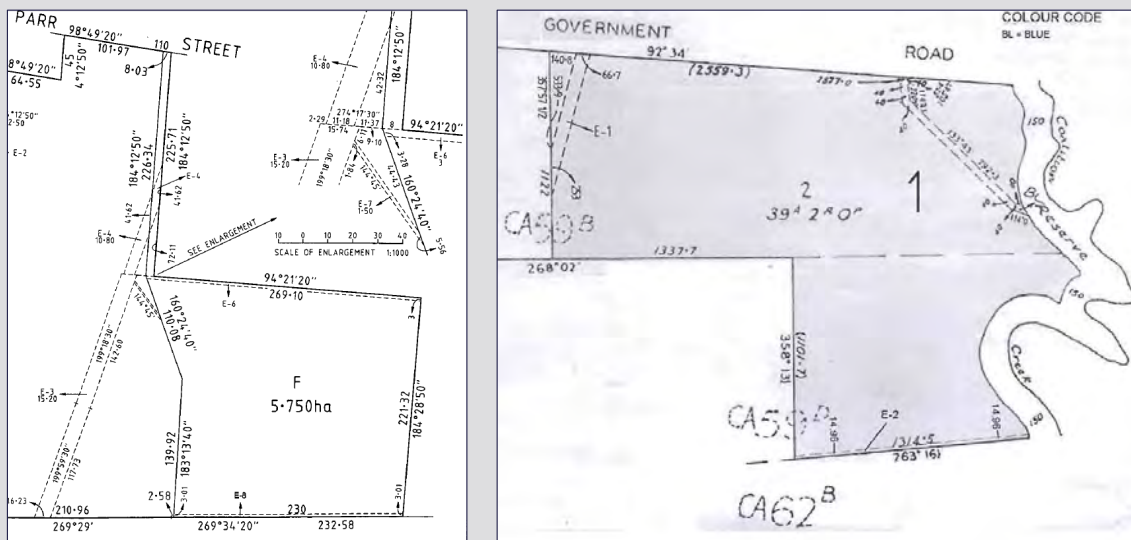


Figure 3.3 Lot F on Plan of Subdivision 448885F and Lot 1 on Title Plan 615766W.

SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987 | 108 & 110 PARR STREET PTY LTD

4 Proposal

4.1 Summary

The application proposes a 'Combined Planning Scheme Amendment and Subdivision Permit Application' at 108 and 110 Parr Street, Leongatha (Lot F on Plan of Subdivision 448885F and Lot 1 on Title Plan 615766W). Approval is sought via *Section 96A* of the *Planning and Environment Act 1987* for the rezoning of land and the multi-lot residential subdivision.

A concurrent rezoning and subdivision permit application is sought for the following reasons:

- The proposal represents an opportunity to ensure a well coordinated planning outcome can be achieved;
- A concurrent permit will ensure the site is developed generally in accordance with the South Leongatha Outline Development Plan;
- The concurrent permit will provide Council with development certainty and comfort that an acceptable layout can be achieved;
- The subdivision will bring additional allotments to market to meet short term housing demand; and
- The *Section 96A* combined amendment and permit application will ensure an efficient planning process.

4.2 Planning Scheme Amendment

To facilitate the staged, multi-lot residential subdivision, the land must be rezoned from Farming Zone to the General Residential Zone – Schedule 1. It should be noted that the General Residential Zone is the preferred outcome of Council as it extends the existing residential zoning from the land to the west. Furthermore, the General Residential Zone allows for conventional residential development, consistent with the nature of the proposal and adjoining development.

The General Residential Zone is more favourable in this case than the Neighbourhood Residential Zone, as there is no existing Neighbourhood Residential Zone within the municipality.

The Planning Scheme Amendment reference number C127sgip has been suggested to follow C126sgip which was recently progressed and exhibited by Council. All proposed statutory documentation prepared to accompany this application has been drafted initially to refer to 'C127sgip.'

In addition to the rezoning of land, the Planning Scheme Amendment seeks to remove the designation of the Environmental Significance Overlay – Schedule 2 and Schedule 5 from the subject site.

Schedule 2 to the Environmental Significance Overlay is applied to 'Special Water Supply Catchment Areas' outside of the existing residentially zoned land within Leongatha. The intent of this schedule is to exempt typical planning permit requirements for residential allotments connected to reticulated sewerage and only apply a permit trigger for developments seeking to provide an alternative sewerage solution, such as a septic tank. Given the proposed subdivision includes the provision of infrastructure to connect each allotment to reticulated sewerage, the Environmental Significance Overlay is not required to be applied to the land.

Furthermore, as noted within the Southern Leongatha Outline Development Plan:

SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987 | 108 & 110 PARR STREET PTY LTD

The Environmental Significance Overlay Schedule 5 'Areas Susceptible to Erosion' (ESO5) currently affects all of the land in the Farming Zone across the ODP area. The overlay was applied without specific regard to topography or soil form in this area.

Given the transition from Farm Zone to General Residential Zone and the concurrent approval for residential development, the application of the Environmental Significance Overlay – Schedules 2 and 5 are not considered to be necessary planning controls to apply to the land.

For clarity, below are the planning controls proposed as part of the Planning Scheme Amendment that are further detailed in the draft Instruction Sheet and draft Explanatory Report:

- Rezone the subject site from Farming Zone to General Residential Zone – Schedule 1.
- Remove the Environmental Significance Overlay – Schedule 2 and Schedule 5 from the subject site.
- The Land Subject to Inundation Overlay amended to reflect the 1 in 100 flood extent as provided by the West Gippsland Catchment Management Authority.

A proposed Rezoning Plan has been provided as Appendix B, along with a draft Instruction Sheet as Appendix J, a draft Explanatory Report as Appendix K, a draft Notice of Intent to Prepare an Amendment as Appendix L and a draft Planning Permit as Appendix M. The draft documentation may be subject to further refinement through discussions with Council as the proposal advances.

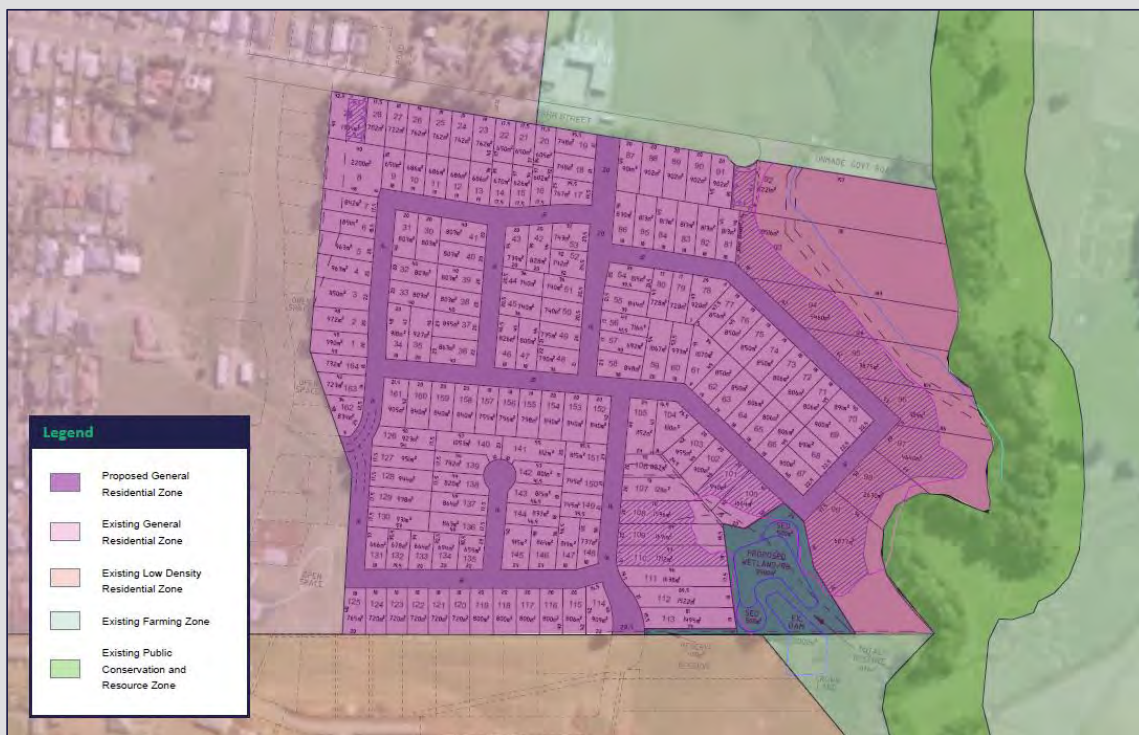


Figure 4.1 Rezoning Plan

4.3 Multi-lot subdivision

SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987 | 108 & 110 PARR STREET PTY LTD

In addition to the rezoning request, it is proposed to subdivide the land as identified on the Subdivision Layout Plan provided as Appendix C. Specifically, the planning application proposes a 'staged, multi-lot residential subdivision and the creation/removal of easements and restrictions.' The proposal seeks to deliver 164 residential allotments, most of which are conventional density, with larger low density allotments located along the Coalition Creek.

Building envelopes have been applied to particular allotments affected by the 1 in 100 flood extent to ensure there are no permanent structures constructed within this area. In addition, a building envelope has been applied to the allotment facing Parr Street and adjoining the proposed re-aligned electrical transmission easement in order to demonstrate an acceptable building footprint can be achieved.

The residential development will be accessed via a single 20m wide intersection with Parr Street. This intersection is sufficient to accommodate the vehicle traffic generated by the development. The road network provides for multiple integrated access points into the adjoining estates, maximising site permeability and connectivity.

Two sediment basins and a wetland have been designed within the drainage reserve in the south-east corner of the site to provide a suitable stormwater solution. Overland flow from the northern catchment will run through the road network before being treated by the sediment basin and wetland before being discharged into the Coalition Creek. Similarly, overland flow within the southern catchment will fall toward the southern linear drainage reserve and be treated by the sediment pond and wetland before being discharged into the Coalition Creek.

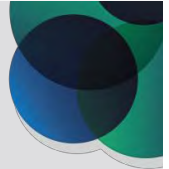
The subdivision has been designed to integrate with the topography and maximise view lines towards the Coalition Creek and surrounding hillsides. This will be a significant feature of the estate and will assist in establishing the local character and identity of the development.

The subdivision will be staged in a manner to ensure a logical and coordinated delivery of required infrastructure. A staging plan will be provided as a condition of the planning permit.



Figure 4.2 Subdivision Layout Plan

SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987 | 108 & 110 PARR STREET PTY LTD



Preliminary discussions between Council and the relevant Authorities have been ongoing from December 2021, with the intention to resolve any significant issues and concerns ahead of the formal submission.

Some of the matters discussed and resolved as part of these preliminary discussions include (but are not limited to):

- Road connections points to Parr Street;
- Provision of open space;
- Re-alignment of electrical transmission line;
- Width of roads internal to the subdivision;
- Density and size of allotments adjoining the Coalition Creek;
- Stormwater management; and
- External infrastructure delivery.

Following multiple submissions and refinement to the plan, general 'in-principle' support was provided by Council based on Version 16, subject to an agreed Stormwater Management Strategy.

Discussions with the relevant Agencies have also indicated that there are no anticipated issues that would prevent the Amendment and subdivision from proceeding. Formal referrals to the applicable Authority's will be managed by Council following receipt of the formal 96A Planning Submission.

5 Planning Context

Areas of policy considered of most relevance to this application are identified in the table below and detailed in the following sections:

Table 5.1 Planning Provisions, Policies and Controls

Relevant Planning Controls	
Municipal Planning Strategy, Planning and Local Policy Framework	Clause 02.03-1 – Strategic Directions – Settlement Clause 11.01-1R – Settlement – Gippsland Clause 11.01-1L-02 – Leongatha Clause 11.01-1L-03 – Southern Leongatha Growth Area Clause 11.02-1S – Supply of Urban Land Clause 11.02-3S – Sequencing of Development Clause 11.03-5S – Distinctive Areas and Landscapes Clause 13.02-1S – Bushfire Planning Clause 13.04-1S – Contaminated and Potentially Contaminated Land Clause 14.02-1S – Catchment Planning and Management Clause 15.01-3S – Subdivision design Clause 15.03-2S – Aboriginal Cultural Heritage Clause 16.01-1L – Housing Supply in South Gippsland Clause 16.01-2S – Housing Affordability Clause 18.01-2R – Transport System - Gippsland Clause 19.03-1S – Development and Infrastructure Contributions Plans
Proposed Zone	Clause 32.08 – General Residential Zone
Proposed Overlays	Clause 44.04 - Land Subject to Inundation Overlay
Particular Provisions	Clause 52.02 – Easements, Restrictions and Reserves Clause 52.16 – Native Vegetation Clause 53.01 – Public Open Space Contribution and Subdivision Clause 56 – Residential Subdivision
General Provisions	Clause 65 - Decision Guidelines



5.1 Municipal Planning Strategy, Planning and Local Policy Framework

The following are the relevant planning policies with regards to this application:

Clause 02.03-1 – Strategic Directions - Settlement

Principal Centre – Leongatha

Council seeks to:

- Promote Leongatha as the principal regional service centre in the Shire.
- Support housing growth, the provision of higher level community services and economic development.
- Maintain the Town Centre as the hub for retail and service uses.



Figure 5.1 South Gippsland Shire Council Framework Plan

21-0093-002-PS-SS

SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987 | 108 & 110 PARR STREET PTY LTD

Clause 11.01-1R – Settlement – Gippsland

The general strategies for settlement within South Gippsland Shire include:

- Support urban growth in Latrobe City as Gippsland’s regional city, at Bairnsdale, Leongatha, Sale, Warragul/Drouin and Wonthaggi as regional centres, and in sub-regional networks of towns.
- Support new urban growth fronts in regional centres where natural hazards and environmental risks can be avoided or managed.
- Support the continuing role of towns and small settlements in providing services to their districts, recognising their relationships and dependencies with larger towns.
- Create vibrant and prosperous town centres that are clearly defined and provide commercial and service activities that respond to changing population and market conditions.
- Provide regional social infrastructure in the regional city and regional centres.
- Plan for increased seasonal demand on services and infrastructure in towns with high holiday home ownership.

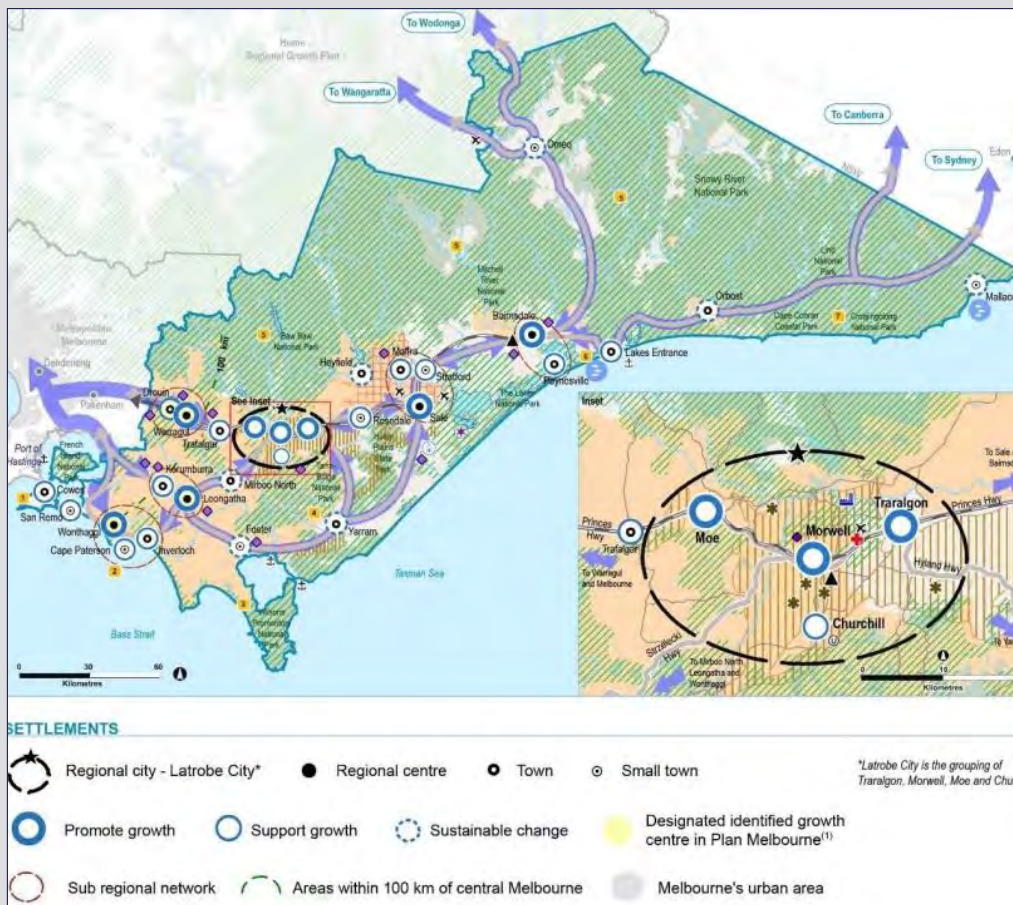


Figure 5.2 Gippsland Regional Growth Plan

21-0093-002-PS-SS

SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987 | 108 & 110 PARR STREET PTY LTD



Clause 11.01-1L-02 – Leongatha

The settlement strategies of this policy state:

- Promote higher density residential development and retirement living close to the Town Centre.
- Support residential and highway frontage commercial development in the Southern Leongatha Growth Area.

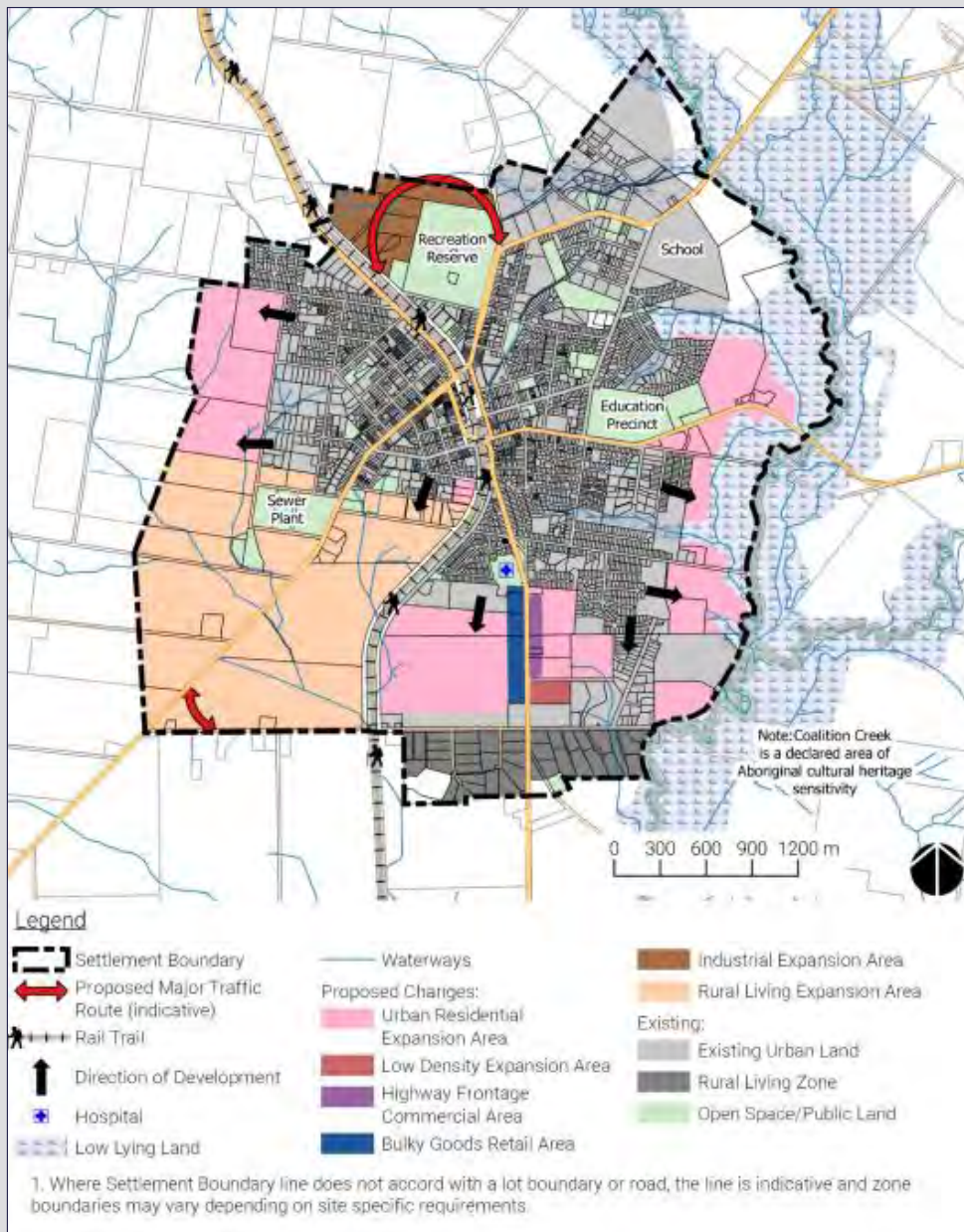


Figure 5.3 Leongatha Framework Plan

21-0093-002-PS-SS

SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987 | 108 & 110 PARR STREET PTY LTD

**Clause 11.01-1L-03 – Southern Leongatha Growth Area**

The strategies for urban expansion in this policy include:

- Promote the subdivision of land to maximise the efficient use of land across a range of lot sizes.
- Promote the staged and sequential rezoning and subdivision of General Residential Zoned land that integrates with the existing road network and infrastructure to the north, and avoids the creation of development that is isolated or has poor connectivity to the north.
- Avoid the creation of residential lots in the Coalition Creek flood plain, except where the potential exists for dwellings to be located within lots above the flood level and associated access to and within the lot is above the flood level.
- Minimise the number of residential lots with boundaries adjoining the highway frontage commercial uses.
- Encourage the creation of wide, landscaped road reserves that create a residential sense of place in residential areas accessed through commercial areas.

Clause 11.02-1S – Supply of Urban Land

The main objective of this to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

Clause 11.02-3S – Sequencing of Development

The main objective of this Clause is to manage the sequence of development in areas of growth so that services are available from early in the life of new communities.

Clause 11.03-5S – Distinctive Areas and Landscapes

The main objective of this Clause is to recognise the importance of distinctive areas and landscapes to the people of Victoria and protect and enhance the valued attributes of identified or declared distinctive areas and landscapes.

Clause 13.02-1S – Bushfire Planning

The main objective of this Clause is to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

Clause 13.04-1S – Contaminated and Potentially Contaminated Land

The main objective of this Clause is to ensure that contaminated and potentially contaminated land is used and developed safely.

Clause 14.02-1S – Catchment Planning and Management

The main objective of this Clause is to assist the protection and restoration of catchments, waterways, estuaries, bays, water bodies, groundwater, and the marine environment.

Clause 15.01-3S – Subdivision design

The main objective of this Clause is to ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

Clause 15.03-2S – Aboriginal Cultural Heritage

SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987 | 108 & 110 PARR STREET PTY LTD

The main objective of this Clause is to ensure the protection and conservation of places of Aboriginal cultural heritage significance.

Clause 16.01-1L – Housing Supply in South Gippsland

The strategies for housing supply in this policy include:

- Encourage medium density housing close to the commercial centres of Leongatha, Korumburra, Foster and Mirboo North.
- Locate dwellings on flat land close to retail, community and health services.
- Design dwellings so that they can be adapted to meet changing lifecycle circumstances and the needs of diverse households.
- Encourage the development of social housing where medical and community services are available, for diverse and special household needs (including low income households, people with disabilities) in Leongatha, Korumburra, Foster, Mirboo North and Meeniyan.
- Support housing options with convenient access to secondary and further education, employment and transport for younger people.
- Encourage nursing home accommodation in Principal, Large District and District towns where medical and aged care services are readily available.
- Encourage the development of retirement villages, hostel accommodation and medium density housing to accommodate an ageing population.

Clause 16.01-2S – Housing Affordability

The main objective of this Clause is to deliver more affordable housing closer to jobs, transport and services.

Clause 18.01-2R – Transport System - Gippsland

The main strategy of this Clause is to support timely improvements to the road, rail and public transport networks within and beyond Gippsland as population and economic growth increases to improve access to services and employment.

Clause 19.03-1S – Development and Infrastructure Contributions Plans

The main objective of this Clause is to facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans and infrastructure contributions plans.

RESPONSE

Leongatha is nominated as a principal centre within South Gippsland Shire. The Gippsland Regional Growth Plan nominates the township as a regional centre of Victoria and seeks to promote growth. The Leongatha Framework Plan identifies the subject site as a 'urban residential expansion area' with development to progressively advance to the east towards the Coalition Creek.

The proposal seeks to deliver residential development within the nominated growth area as identified within the Leongatha Framework Plan and the Southern Leongatha Outline Development Plan. The subdivision will bring a variety of affordable housing product to the market to meet the short-medium term demand.

SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987 | 108 & 110 PARR STREET PTY LTD

The proposal is considered to be a logical expansion to the approved development to the west and the south. The overall masterplan provides for a permeable and logical road network with connections to the adjoining properties and the main adjoining roads. The design of the subdivision seeks to maximise view lines towards the surrounding landscape, including Coalition Creek and hillsides.

The land is located within a Bushfire Prone Area. A Bushfire Management Plan has been prepared by Euca Planning Pty Ltd in support of the proposal. The document includes a bushfire hazard and landscape hazard assessment and appropriate bushfire protection measures to address identified bushfire risk. Development will be in accordance with the Bushfire Management Plan.

An Environmental Contamination Assessment has commenced to determine the suitability of the land for the proposed residential land use. The final report will be submitted to Council upon completion.

A Stormwater Management Strategy has been prepared to provide a drainage solution for the proposed development. The strategy involves the delivery of two sediment basins to service separate catchments and a shared wetland. The implementation of the strategy will result in the removal of the two declared waterways due to the drainage works forming part of the strategy. The declared waterway in the north-east of the site will be retained and enhanced with a Waterway Management Plan to be provided as a condition of the planning permit and to be implemented via controls on the individual allotments.

Preparation of a Cultural Heritage Management Plan has commenced and is anticipated to be completed and approved prior to the formal public exhibition of the Planning Scheme Amendment.

Council requires a Section 173 Agreement to be entered into prior to the Amendment being formally 'adopted.' The Agreement will seek to facilitate the collection of development contributions for the delivery of surrounding infrastructure that will support the Leongatha South growth area. Discussions relating to this Agreement are ongoing.

5.2 Zone

The subject site is currently within the Farming Zone as shown in Figure 5.4 below.

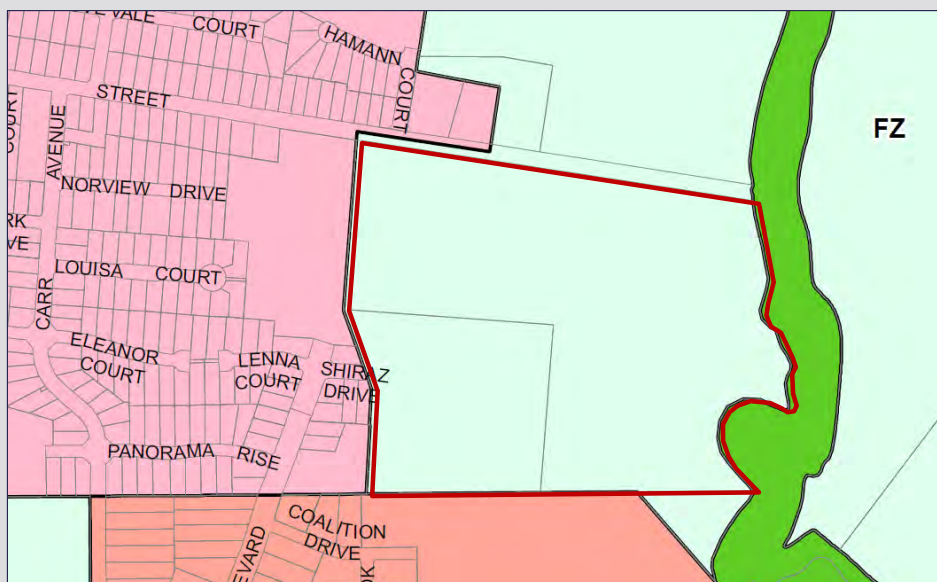


Figure 5.4 Existing Zones

21-0093-002-PS-SS

SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987 | 108 & 110 PARR STREET PTY LTD

The land is proposed to be rezoned from Farming Zone to General Residential Zone as part of the Planning Scheme Amendment.

Clause 32.08 – General Residential Zone

The purpose of the General Residential Zone is as follows:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Before deciding on an application, Council are required to consider the following general and subdivision Decision Guidelines under the General Residential Zone:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of this zone.*
- *The objectives set out in the schedule to this zone.*
- *Any other decision guidelines specified in a schedule to this zone.*
- *The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.*
- *The pattern of subdivision and its effect on the spacing of buildings.*
- *For subdivision of land for residential development, the objectives and standards of Clause 56*

A planning permit is required pursuant to Clause 32.08-3 for the subdivision of land.

Response

The General Residential Zone – Schedule 1 is proposed to be applied to the subject site. The application of this zone within the residential fringe of the township seeks to ensure a consistent character is achieved with conventional development adjoining the land to the west.

The nature of the subdivision seeks to deliver standard/conventional residential allotments extending from the surrounding approved subdivisions adjacent the western and southern property boundaries, with larger low density allotments adjacent the Coalition Creek to appropriately respond to the floodplain.

The subdivision has been designed to integrate with the topography and maximise view lines towards the surrounding landscape, with particular interest towards the Creek and hillsides.

To further protect the desired character of the subdivision, restrictive covenants will be applied to all allotments (other than Lot 8) to limit development to a single dwelling per property.

SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987 | 108 & 110 PARR STREET PTY LTD

5.3 Overlays

The subject site is currently within the Land Subject to Inundation Overlay as shown in Figure 5.5 below. In addition, the entire site is affected by the Environmental Significance Overlay – Schedule 2 and Schedule 5 which are both proposed to be removed as part of this Planning Scheme Amendment.



Figure 5.5 Land Subject to Inundation Overlay

Clause 44.04 - Land Subject to Inundation Overlay

The purpose of the Land Subject to Inundation Overlay is as follows:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.*
- *To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.*
- *To minimise the potential flood risk to life, health and safety associated with development.*
- *To reflect a declaration under Division 4 of Part 10 of the Water Act, 1989.*
- *To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.*

SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987 | 108 & 110 PARR STREET PTY LTD

- *To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.*

A planning permit is required pursuant to Clause 44.04-3 for the subdivision of land.

Response

The Land Subject to Inundation Overlay is applied predominately to the eastern and southern portion of the site, proximate to the Coalition Creek. The 1 in 100 (1 per cent Annual Exceedance Probability) year flood extent provided by the West Gippsland Catchment Management Authority slightly differs to the mapping of the Land Subject to Inundation Overlay. The Planning Scheme Amendment seeks to amend the Land Subject to Inundation to reflect the correct 1 in 100 flood extent.

The Subdivision Layout Plan has deliberately been designed to provide larger and deeper low density allotments adjoining the Coalition Creek. This is to minimise the extent of landholdings containing the waterway.

Building envelopes have been applied to allotments significantly impacted by the 1 in 100 flood extent to ensure no permanent buildings/structures are constructed in this area. The building envelopes have been identified on the Subdivision Layout Plan and will be implemented on title via restrictions/covenants.

Furthermore, a Stormwater Management Strategy has been prepared in support of the development. The strategy outlines the proposed upgrades to drainage infrastructure to enable development to occur without increasing flooding to the adjacent properties.

5.4 Particular Provisions

Clause 52.02 – Easements, Restrictions and Reserves

The purpose of this clause is to enable the removal and variation of an easement or restrictions to enable a use or development that complies with the planning scheme after the interests of affected people are considered.

RESPONSE

It is noted that both titles are impacted by an electrical transmission line easement and drainage easements.

The electrical transmission lines are proposed to be re-aligned within the subject site, along the western boundary. The re-alignment would allow for a more regular and logical development outcome. Preliminary discussion with AusNet Services have indicated support for the re-alignment. Costings are being prepared for the works to occur as part of the subdivision.

The existing drainage easement along the declared waterway will be varied to be in accordance with the current waterway alignment. The remaining drainage easements will be removed as part of the subdivision, with the required drainage infrastructure to service the development to be delivered as part of the subdivision works.

Service easements will be required to be applied to some residential lots created for the extension of services. The service easements will be identified on the Functional Layout Plans and formal Plans of Subdivision to be submitted on a stage by stage basis, following the issue of the planning permit.

Furthermore, restrictions such as Building Envelopes and single dwelling covenants may be applied to the Plan of Subdivision to implement the required built form controls.

SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987 | 108 & 110 PARR STREET PTY LTD

Clause 52.17 – Native Vegetation

The purpose of Clause 52.17 is as follows:

- 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):
 1. Avoid the removal, destruction or lopping of native vegetation.
 2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
 3. 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.

Pursuant to Clause 52.17-1, 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.

RESPONSE

A Tree Assessment Report has been completed by Clean Cut Tree Services and provided as Appendix G. The purpose of the assessment was to determine the trees within the proposed development extent, currently protected under the South Gippsland Planning Scheme. The report concludes that there were 65 exotic species and 177 native species within the proposed development extent, and all of the trees that were assessed were previously planted windrows. This is further demonstrated by the analysis of historical aerial imagery.

A planning permit is typically required to remove, destroy or lop native vegetation. The table of exemptions outlined in Clause 52.17-7 stipulates that the requirement to obtain a permit does not apply to 'native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding.'

Therefore, a planning permit is not required for the removal of Trees 1-242 as identified in the Tree Assessment Report.

Furthermore, a Biodiversity Assessment is being prepared to address the specific requirements of Clause 52.17 and determine the offsets (if any) in accordance with the 'Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017).' The final Biodiversity Assessment will be submitted to Council upon completion.

Clause 53.01 – Public Open Space Contribution

It is noted that Clause 53.01 of the South Gippsland Planning Scheme may require a public open space contribution in accordance with *Section 18 of the Subdivision Act 1988*.

RESPONSE

The Schedule to Clause 53.01 of the Southern Planning Scheme, specifically nominates all residential, commercial or industrial land to provide a public open space contribution of 5%.

SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987 | 108 & 110 PARR STREET PTY LTD

Through the analysis of the surrounding residential developments during the preliminary planning phase, a sufficient amount of public open space is provided in proximity to the subject site. Discussions with Council officers confirmed that no public open space is required to be provided by this development.

It is proposed to provide a cash contribution equivalent to 5% of the net developable area value of the land. This obligation is suggested to be imposed as a condition of the planning permit and can be paid progressively prior to the issue of statement of compliance for each stage of subdivision.

Clause 56 – Subdivision

The purpose of this clause is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.*
- *To encourage residential development that provides reasonable standards of amenity for existing and new residents.*
- *To encourage residential development that is responsive to the site and the neighbourhood.*

The provisions of this clause contain:

- *Objectives. An objective describes the desired outcome to be achieved in the completed development.*
- *Standards. A standard contains the requirements to meet the objective.*

A standard should normally be met. However, if the responsible authority is satisfied that an application for an alternative design solution meets the objective, the alternative design solution may be considered.

A development:

- *Must meet all of the objectives of this clause that apply to the application.*
- *Should meet all of the standards of this clause that apply to the application.*

RESPONSE

The requirements of Clause 56 have been considered during the preparation of the development proposal and have been addressed as part of the comprehensive assessment provided in Appendix D.

5.5 General Provisions**Clause 65 - Decision Guidelines**

The decision guidelines for the approval of an application or plan are contained in general provision Clause 65.01. The decision guidelines include:

- The matters set out in section 60 of the Act.
- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of the zone, overlay or other provision.

SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987 | 108 & 110 PARR STREET PTY LTD

- Any matter required to be considered in the zone, overlay or other provision.
- The orderly planning of the area.
- The effect on the amenity of the area.
- The proximity of the land to any public land.
- Factors likely to cause or contribute to land degradation, salinity or reduce water quality.
- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.
- The extent and character of native vegetation and the likelihood of its destruction.
- Whether native vegetation is to be or can be protected, planted or allowed to regenerate.
- The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.
- The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.

RESPONSE

Clause 65 sets out general decision guidelines for all development applications and plan approvals. The application is generally in accordance with the guidelines in this clause and is considered suitable for approval.



6 Strategic Justification

From a strategic perspective, the site represents a logical location to accommodate residential growth, given its existing interface to residential zones on the southern, western and north-western boundaries. The Leongatha Structure Plan and the Leongatha South Outline Development Plan are key Council strategic documents that further justify the proposed Section 96A application.

6.1 Leongatha Structure Plan

The purpose of the Leongatha Structure Plan is to provide a strategic framework for the future development of Leongatha, whilst providing a broader assessment of opportunities and issues that will need to be considered as growth occurs.

The Structure Plan outlines the vision for the township, as well as planning, design or development objectives to be pursued in order to attain the vision.

The strategic document provides the foundation for Council's decision making and more detailed statutory planning provisions, amendments to the Planning Scheme as well as design and development initiatives for specific areas and activities in the town.

Specifically, the Local Structure Plan identifies:

- Areas in and around Leongatha that are considered suitable for future residential, industrial and commercial development.
- Existing areas of Leongatha where opportunity exists to change or intensify development.
- Current and future pedestrian, cycle, traffic and transport links, routes and facilities.
- Areas of environmental importance.
- Leongatha's Town Centre and the specific issues and opportunities it faces, recognising the critical and ongoing social, economic and environmental roles that the Town Centre will have in the future of Leongatha.

A key focus of the Structure Plan is to identify a sustainable population growth strategy for Leongatha, as well as key roles and functions for the town in order to meet the needs of its local community and the broader region.

An assessment against the Structure Plans objectives and strategies for residential growth are provided below:

SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987 | 108 & 110 PARR STREET PTY LTD

Objectives	Description	Response
O1	To ensure that there is sufficient amount of appropriately located and zoned land to meet the expectations of current and future residents of Leongatha including those who wish to live close to the Town Centre and those who wish to live in a lower density residential development further from the Town Centre.	<p>A Land Supply Assessment has been prepared to support the application. The report concludes that the total zoned residential supply is sufficient to accommodate between 7 and 9 years of residential demand, however when excluding lots with considerable uncertainty regarding their future development potential, the residential lot supply can support between 5 and 6 years. Furthermore, Clause 11.01-1L-02 of the South Gippsland Planning Scheme encourages:</p> <p><i>'The rezoning of areas identified in the Leongatha framework plan to maintain a 15 year residential land supply'.</i></p> <p>The proposed rezoning and urban development are required in order to maintain this land supply as outlined within the South Gippsland Planning Scheme.</p>
O2	To ensure that all future residential development is well connected to existing residential areas, the Town Centre and other key facilities and services in the town.	The proposed 96A Amendment seeks to subdivide the land in a coordinated manner, to the satisfaction of the Responsible Authority. A considerable amount of preliminary discussions and refinements to the plan have occurred to ensure an acceptable outcome is permitted.
Strategies	Description	Response
S1	Monitor the availability and development of residential land, and rezone appropriate areas identified in the Structure Plan to maintain a supply to meet 10 years of anticipated residential demand, catering both for residents seeking urban or sustainable rural residential lifestyles.	As noted above, a Land Supply Assessment has been prepared in support of this submission. The report concludes additional zoned residential land is required to ensure the residential market continues to operate efficiently and competitively.
S2	Prefer higher density residential development with two or more dwellings on an urban residential site, on sites within a 400m radius of the Town Centre.	The subject site is located outside of this 400m catchment and thus a conventional density is proposed.
S3	Require the preparation of Outline Development Plans for all residential subdivisions to ensure that the design of new estates relate to the existing access and infrastructure systems, protect and retain existing vegetation and natural features and will enable future development stages to occur in logical and efficient manners.	The Southern Leongatha Outline Development Plan has been prepared and adopted by Council. The submission further considers this strategic document below.

SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987 | 108 & 110 PARR STREET PTY LTD

S4	Ensure that residential subdivision occurs in a logical and contiguous fashion with clear linkages to existing residential areas, road infrastructure, services, pedestrian and cycle access ways.	The subdivision has been designed to connect to the existing and approved surrounding road network to allow for integration with the adjoining estates.
S5	Give preference to development of existing R1Z areas prior to the rezoning of rural land for residential purposes.	Noting the outcomes of the Land Supply Assessment, the rezoning is required in order to ensure the residential land market continues to operate efficiently and competitively.
S6	Ensure that rural residential subdivisions are environmentally sustainable, self sufficient in regards to infrastructure, services, drainage and waste disposal.	The development proposes a conventional residential subdivision with the application of the General Residential Zone to ensure consistency with development to the west. All residential allotments will be connected to required services.
S7	Ensure that rural residential development and subdivisions will not disrupt or restrict existing agricultural and rural activities from operating and legitimately expanding.	As above, the development proposes a conventional residential subdivision with the application of the General Residential Zone to ensure consistency with development to the west.
S8	Ensure that residential subdivision proceeds in a fashion that recognises and protects existing environmental features, large stands of trees, native vegetation areas, native animal habitats and movement corridors, water courses and drainage areas and provides appropriate interfaces with public land and rural activities.	The subdivision has been designed to provide larger allotments adjoining the Coalition Creek to minimise the amount of land affecting the waterway in private ownership. Furthermore, building envelopes have been applied to ensure any dwellings/buildings are constructed outside the 1 in 100 flood extent.
S9	Ensure that the staging of future subdivision proceeds in an efficient and logical manner and rezoning and subdivision approvals have regard to the locations relative proximity to, and linkages with, the Town Centre and its capacity to integrate with existing services, facilities and established residential areas.	The proposed subdivision will be staged in a manner to ensure the coordinated delivery of infrastructure. The staging will proceed in a logical order.
S10	Consider specific initiatives that accord with the strategies for the following areas (see Structure Plan map):	Further consideration to the Structure Plan map is provided below.

SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987 | 108 & 110 PARR STREET PTY LTD

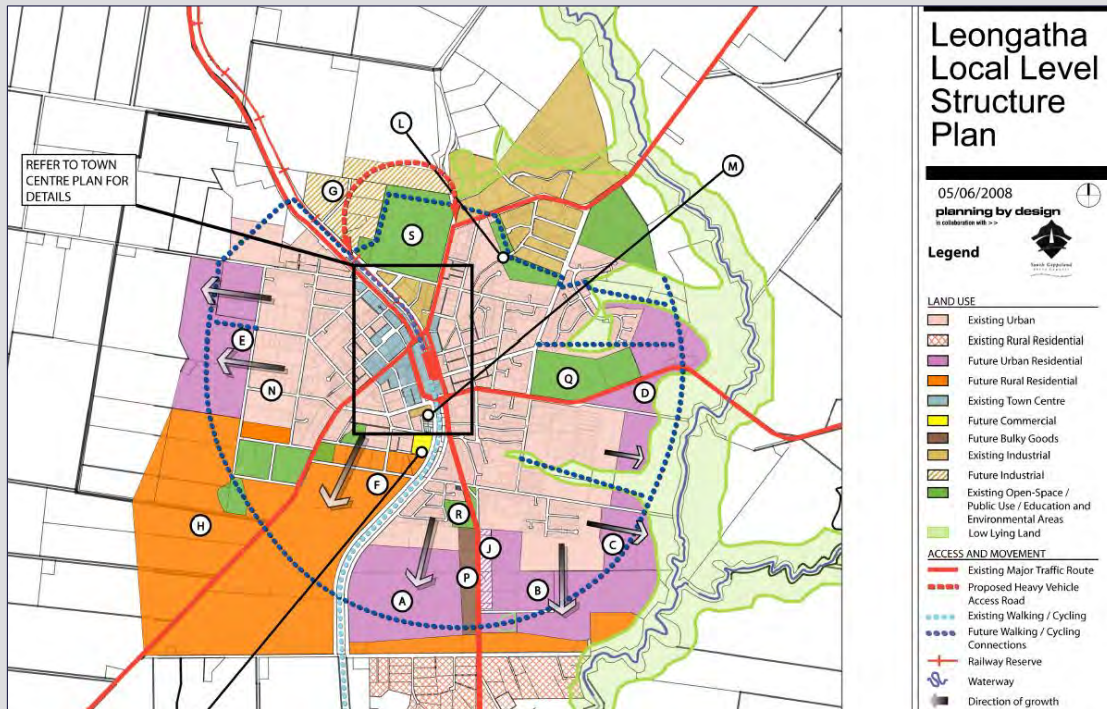


Figure 6.1 Leongatha Structure Plan

The Leongatha Structure Plan designates the subject site as a ‘Future Urban Residential’ area and described as Area C below:

Plan Ref.	Description	Comments
C	Current Farming zoned land on the eastern edge of the town, south of Parr Street.	Vacant land located between existing residential areas and the floodplains of the Coalition Creek. Urban development should commence from the west integrated with existing residential areas off Parr Street.

The Section 96A Amendment is generally consistent with the envisaged outcomes of the Leongatha Structure Plan, as the proposal seeks to rezone the land from Farming Zone to General Residential Zone and allow for urban development to integrate with the existing residential land to the west.

6.2 Leongatha South Outline Development Plan

The Southern Leongatha Outline Development Plan was initially adopted by Council on 24 August 2011. and implemented into the Planning Scheme by Planning Scheme Amendment C76.

SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987 | 108 & 110 PARR STREET PTY LTD

The purpose of the Southern Leongatha Outline Development Plan is to provide a guiding framework for medium-long term growth of the township. The strategic document is used to inform decision-making and clarify Council’s expectations from a land-use and development perspective.

The Southern Leongatha Outline Development Plan identifies multiple potential rezoning sites, consistent with the directions of the Leongatha Structure Plan resulting in a total of:

- Approximately 14ha in a commercial land zone – adjoining both sides of the Highway.
- Approximately 188ha in an urban residential zone of which 41ha is already zoned Low Density Residential.

Based on the ultimate implementation of the Southern Leongatha Outline Development Plan, the anticipated growth of the precincts identified could accommodate approximately 1,470 conventional residential allotments and 67 low density lifestyle allotments (including the existing low density development allotments in this precinct).

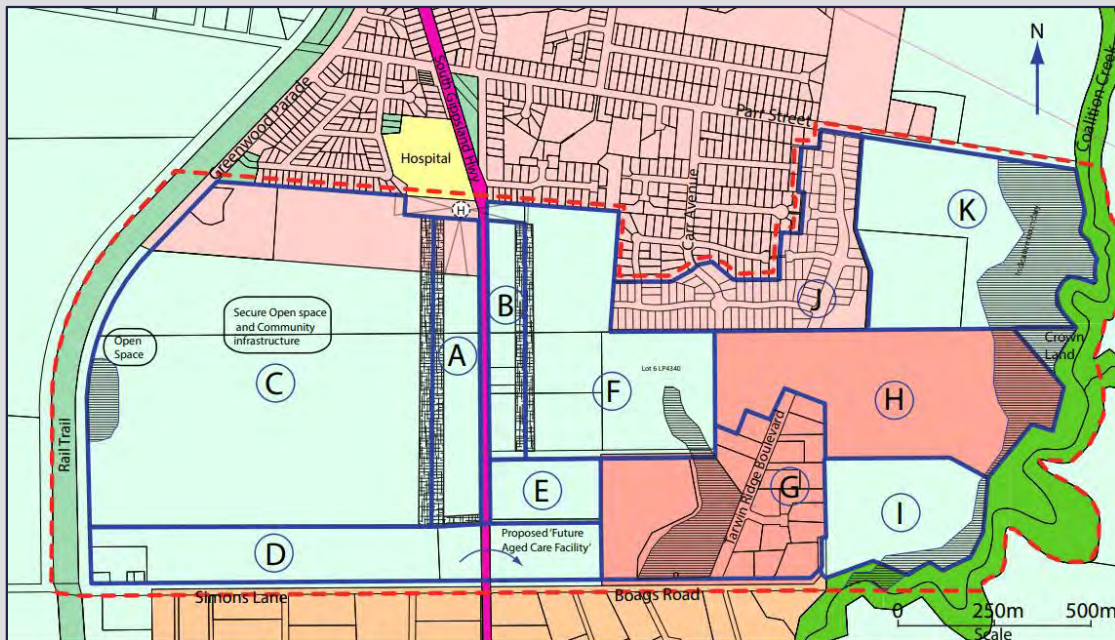
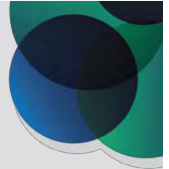


Figure 6.2 Southern Leongatha Outline Development Plan

The subject site is nominated as Area K in the Southern Leongatha Outline Development Plan. Area K is described as follows:

Currently in the Farming Zone, the land is identified in the Leongatha Structure Plan as ‘Future Urban Residential’. Subject to consideration of inundation (as per Area H & I) the land is suitable for application of the Residential 1 Zone. Application of the Low Density Residential Zone or Rural Living Zone in the area adjoining Coalition Creek may be required in response to inundation issues.

SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987 | 108 & 110 PARR STREET PTY LTD



Part of this area is used as a vineyard. It is not the purpose of this Outline Development Plan to either encourage or discourage via planning measures the continuation of this use. It is noted however that legitimate operational requirements of the vineyard (e.g. machinery operation, chemical spraying etc) may generate amenity concerns for future adjoining residents and these concerns may place operational pressures on the vineyard. The potential for conflict is evident and future rezoning and subdivision applications will benefit from open discussion and understanding on how these matters may be considered.

The proposal to rezone the land for residential purposes is consistent with the intent of the Southern Leongatha Outline Development Plan. The development will provide for a logical extension of the approved subdivision to the west and allow for the Coalition Creek to provide a more defined township boundary.

The infrastructure and services required to facilitate the development will be delivered as part of the subdivision works. Any required external works will be outlined within the final planning permit being refined by Council.

It is understood that a Section 173 Agreement will be required to be entered into in order to facilitate infrastructure delivery that will service the wider Leongatha area. Discussions with Council are ongoing and it is anticipated that an Agreement will be executed ahead of Council formally 'adopting' this Planning Scheme Amendment.



7 Supporting Information

7.1 Land Supply Assessment

A Land Supply Assessment has been prepared by Ethos Urban in support of the submission and provided as Appendix E. The Land Supply Assessment has been prepared in order to consider Clause 11.01-1L-02 of the South Gippsland Planning Scheme which encourages:

'The rezoning of areas identified in the Leongatha framework plan to maintain a 15 year residential land supply'.

The Land Supply Assessment considers both the proposed Gibson Street and Parr Street (subject site) rezoning to ensure a holistic review of the availability of future residential land.

The report concludes:

- Leongatha's supply of residential lots is constrained with an assessment of zoned residential land finding a supply 490 lots exists.
- This supply is reduced by approximately 330 lots when those that have considerable development uncertainty are excluded (eg. vacant lots in established urban area and land associated with a proposal for a Lifestyle Village).
- The future average residential lot demand in Leongatha is estimated to be between 55 lots (Base Case scenario) and 70 lots (High Growth scenario) per annum over the period 2022 to 2037.
- The total zoned residential supply is sufficient to accommodate between 7 and 9 years of residential demand.
- When excluding lots where considerable development uncertainty exists, the residential lot supply can support between 5 and 6 years.
- At present, only 117 existing and future lots remain unsold or reserved within Leongatha's four main greenfield estates. Based on the forecast demand for 55 to 70 dwellings a year, these lots only account for around two years supply.
- Having regard for the time it takes to rezone land and then construct and release lots to the market – a period of at least two years - it is considered that additional zoned residential supply is required to ensure the residential land market continues to operate efficiently and competitively.
- The rezoning process should be expedited sooner rather than later.

7.2 Transport Impact Assessment

There have been several traffic related issues raised as part of the preliminary discussions. The preliminary discussions have resulted in multiple refinements to the Subdivision Concept Plan to minimise any significant concerns with the formal submission. It is noted that the final Subdivision Concept Plan has adopted a single intersection with Parr Street, with a 20m wide entrance cross section. The traffic analysis concludes that this single entrance is sufficient in order to cater for the anticipated traffic created by this residential development.

A Traffic Impact Assessment has been prepared by TTM Consulting in support of the submission and provided as Appendix F. The report concludes:

SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987 | 108 & 110 PARR STREET PTY LTD

- The plan is generally as would be expected, with appropriate levels of connectivity and no concentrations of likely vehicle movements such that residential amenity would be impacted negatively beyond reasonable expectations.
- No ameliorating works are necessary at the intersection of Parr Street and South Gippsland Highway consequent to the subject development
- No ameliorating works are necessary at the intersection of McDonald Street and Ogilvy Street consequent to the subject development
- Appropriate traffic related amenity levels in both Parr Street and McDonald Street will not be exceeded consequent to the development of the land that is the subject of the rezoning proposal and the existing approved but undeveloped or vacant developed land in the vicinity of the subject land.
- There is no traffic engineering or related reasons for refusal of the sought Planning Scheme Amendment and permit to allow development of the subject land.

7.3 Arborist Report

A Tree Assessment Report has been prepared by Clean Cut Tree Services in support of the submission and provided as Appendix G. A total of 242 trees were assessed within the development area as identified below.



Figure 7.1 Assessment Area

SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987 | 108 & 110 PARR STREET PTY LTD

The Tree Assessment Report concludes:

- There were a mixture of native and a small amount of exotic trees within the assessment area.
- 65 Exotic species and 177 Native species were identified, all varying in ages.
- All of the trees that assessed were previously planted windrows, with an estimated variance in age between 5-60 years or more.
- The removal of vegetation is protected under Clause 42.01 of the South Gippsland Shire Planning Scheme. A planning permit is typically required to remove, destroy or lop any vegetation, including dead vegetation. The table of exemptions outlined in Clause 42.01-3 stipulates that the requirement to obtain a permit does not apply to 'vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding for Crop raising or Grazing animal production.'
- The removal of native vegetation is protected under Clause 52.17 of the South Gippsland Shire Planning Scheme. A planning permit is typically required to remove, destroy or lop native vegetation. The table of exemptions outlined in Clause 52.17-7 stipulates that the requirement to obtain a permit does not apply to 'native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding.'
- It is noted that all the planted trees can be removed without the requirement to obtain a permit, as per Clause 52.17-7 and Clause 42.01-3, as shown above. The attached historical aerial imagery of the site in 1965 and 1972, show that all the trees subject to this investigation have been planted sometime after 1972.

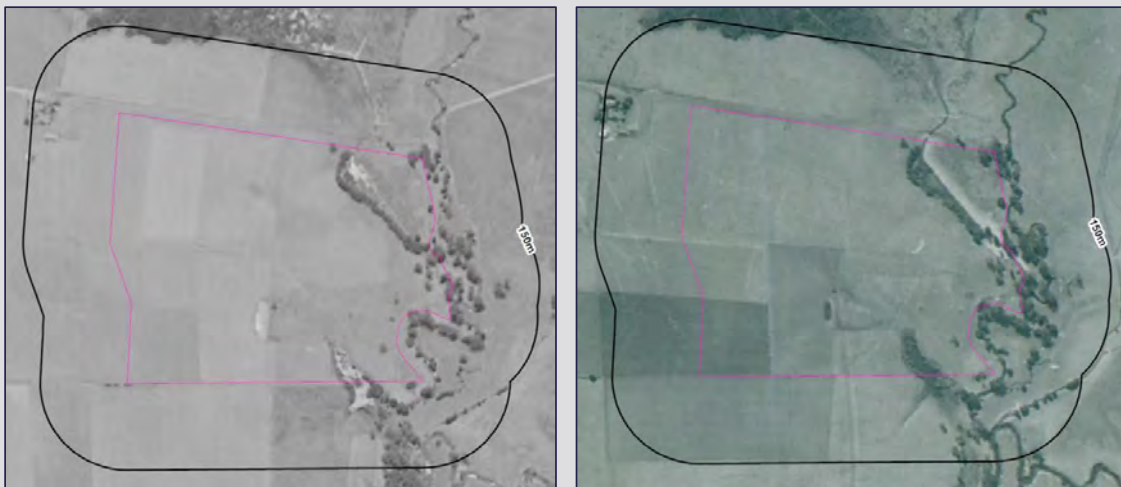


Figure 7.2 Aerial Imagery (1965 and 1972)

7.4 Stormwater Management Strategy

A Stormwater Management Strategy has been prepared by Noyce Environmental Consulting in support of the development and provided as Appendix H.

The key stormwater strategies to be employed on the development include:

Conveyance

21-0093-002-PS-SS

SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987 | 108 & 110 PARR STREET PTY LTD

- A 5 year piped drainage system will convey all residential and street flows to a central wetland/retarding basin in the south east corner of the site.
- The road network will split flows into the wetland/RB and enter via two sedimentation ponds initially before entering the wetland/RB system.
- Flow from the Western catchment will be directed to a drainage reserve south of Lot 113 to allow piped and overland flows to enter the wetland/RB system.
- The drainage reserve south of Lot 113 will join the proposed Municipal Reserve to the south in the Springs Estate.
- All treatment of stormwater will be located below the applicable 1 in 100 year AEP line to avoid loss of floodplain storage.
- Retarded flows will be released from the wetland/RB into Coalition Creek as pre-developed flows.

Water Quality Treatment

- All lots will be required to install 10kl rainwater tanks for toilet flushing and irrigation use to maximise water reuse at the lot scale and to be implemented via restrictions/covenants.
- Two sediment ponds are required to take initial flush of sediment before overflowing into a wetland/retarding basin within the LSIO area.
- WGCMA were consulted and have indicated that there is no objection with location of the wetland within the base of the LSIO area.
- The wetland will provide water quality treatment.

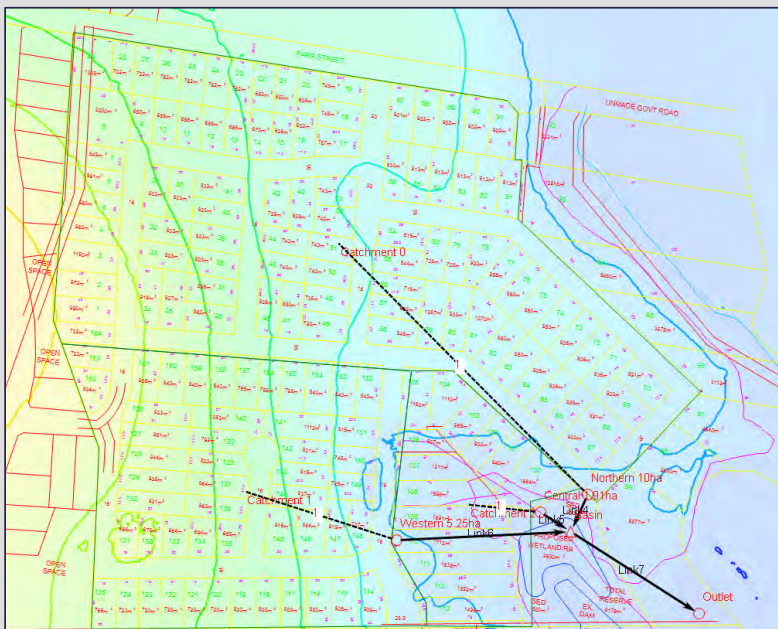


Figure 7.3 Hydraulic Model

21-0093-002-PS-SS

SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987 | 108 & 110 PARR STREET PTY LTD

The strategy demonstrates that the basin flows are retarded to below pre-development levels for the 1 in 5 year flood levels. In addition, peak flood flows are significantly reduced as a result of the drainage assets configuration. This will significantly benefit the land downstream. Furthermore, all targets for water quality will be met and exceeded.

Implementation of the Stormwater Management Strategy would result in the removal of the southern designated waterways within the subject site, and the enhancement of the north-eastern designated waterway. Removal of the southern designated waterways will also minimise drainage reserves that would typically be required to be managed and maintained by Council. It is therefore considered impractical to maintain the southern designated waterways given there is no environmental benefit and developed conditions will result in these depressions being filled and made redundant. Enhancement of the north-eastern designated waterway will occur within the private landholdings and will be implemented via a Waterway Management Plan to be provided as a condition of the planning permit.

The Stormwater Management Strategy makes the following overall recommendations which are adopted as part of the development:

- All Lots to be required to install 10kl rainwater tanks to maximise on-site water reuse and provide a 15% reduction in flow volume to minimise the development impact on the environment;
- Creation of a sediment basin and wetland/retarding basin in cut for treatment at the low point of the site to meet Best Practice Environmental Management Guidelines. The sediment basin area to be a minimum of 500m² split across two key entry points into a new wetland downstream;
- A minimum area of 2,000m² of constructed wetland be provided to treat flows to Best Practice Environmental Management standards as described in this report;
- Provision of a retarding function in cut to retard developed flows to below pre-development levels for all storm events up to and including the 100year AEP event;
- Removal of two small designated waterways within the site on the basis that they are no longer providing environmental services and will be redundant in the developed scenario;
- Consideration be given to re-design of the existing Lake into a regional wetland/RB that provides function for two estates and minimises the ongoing maintenance and liability on Council; and
- Implementation of the recommended stormwater strategy will demonstrate benchmark environmental performance and integrated stormwater management.

7.5 Bushfire Management Plan

A Bushfire Management Plan has been prepared by Euca Planning Pty Ltd in support of the submission and provided as Appendix I. The Bushfire Management Plan includes a bushfire hazard assessment and provides recommendations to be adopted as part of the development in order to manage the bushfire risk. The subdivision provides for the following design elements as outlined within the Bushfire Management Plan:

- It provides an access network that facilitates connection to the broader street network.
- A boundary road exists along the northern side of the development.
- It only steps away from 12.5KW/m² where necessary and unavoidable (two lots).

SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987 | 108 & 110 PARR STREET PTY LTD

- There is egress away from the immediate bushfire hazard (grassland) with easy access to an area that meets the BAL-LOW definition.
- Opportunity exists to develop the land in stages, and manage the larger lots to the east.
- Landscaping and future management by Council of the basin reserve can be undertaken to not introduce fire threat to the settlement.
- A mechanism to provide the ongoing management of the unmade road reserve to the north can be provided.

Through the implementation of the above measures and the standard bushfire conditions to be applied to the planning permit, the report concludes that no further modification of the proposed subdivision layout is required. The proposal adequately responds to the bushfire considerations of the South Gippsland Planning Scheme and does not increase the risk of bushfire to the Leongatha Township.

7.6 Biodiversity Assessment

A Biodiversity Assessment is being prepared to address the requirements of Clause 52.17 in accordance with the 'Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017).' The final Biodiversity Assessment will be submitted to Council upon completion.

7.7 Environmental Contamination Assessment

An Environmental Contamination Assessment has commenced in order to determine the suitability of the proposed sensitive land use in the context of the Planning Practice Note on Potentially Contaminated Land. A field study has been undertaken and on-site samples collected as part of this scope for assessment.

The final Environmental Contamination Assessment will be submitted to Council upon completion.

7.8 Cultural Heritage Management Plan

The main purposes of the Aboriginal Heritage Act 2006 are to:

- Provide for the protection of Aboriginal Cultural Heritage and Aboriginal intangible Heritage in Victoria.
- Empower Traditional Owners as protectors of their Cultural Heritage on behalf of Aboriginal People and all other peoples.
- Strengthen the ongoing right to maintain the distinctive spiritual, cultural, material and economic relationship of Traditional Owners with the land and waters and other resources with which they have a connection under traditional laws and customs.
- Promote respect for Aboriginal Cultural Heritage, contributing to its protection as part of the common heritage of all peoples and to the sustainable development and management of land and of the environment.

The Aboriginal Regulations 2018 generally give effect to the Aboriginal Heritage Act 2006.

SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987 | 108 & 110 PARR STREET PTY LTD

Pursuant to regulation 11 of the Aboriginal Regulations 2018, a cultural heritage management plan is required for an activity if —

- (a) all or part of the activity area for the activity is an area of cultural heritage sensitivity; and
- (b) all or part of the activity is a high impact activity.

The subject site is partially affected by cultural heritage sensitivity. Consequently, a mandatory Cultural Heritage Management Plan is required to be prepared and approved by the relevant Registered Aboriginal Party prior to a planning permit being issued.

Preparation of a Cultural Heritage Management Plan has commenced and will be submitted to Council upon completion. It is respectfully requested that the planning application be considered concurrent to the finalisation and approval of the Cultural Heritage Management Plan.

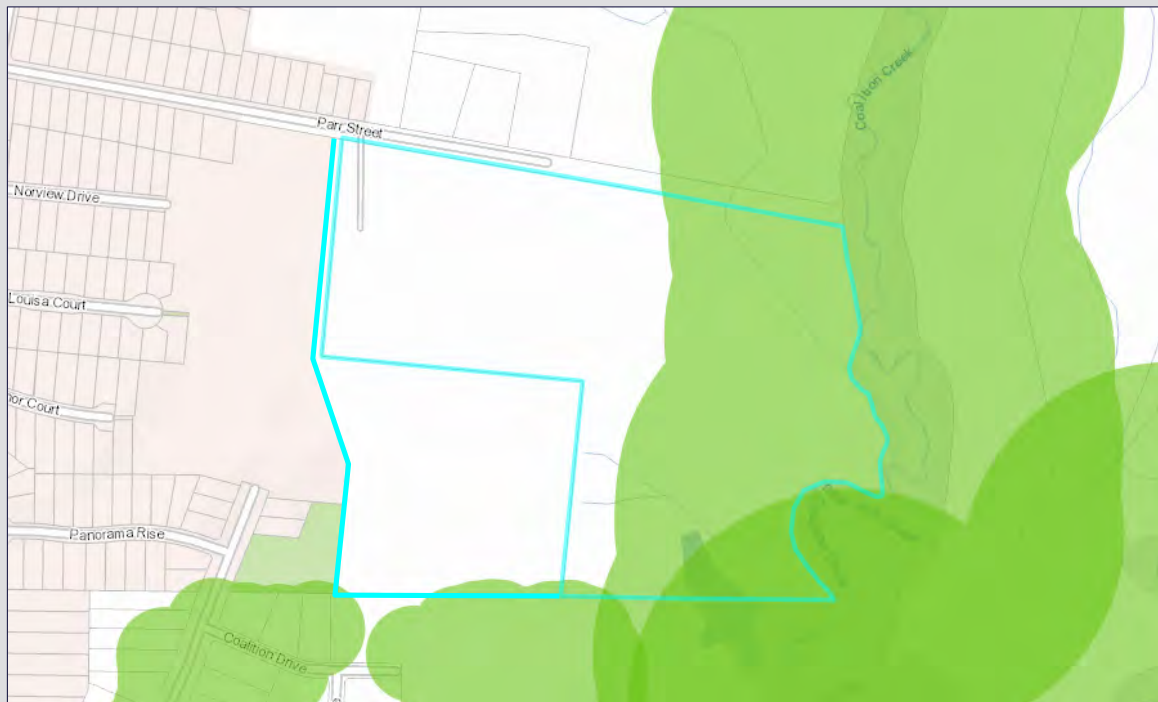


Figure 7.4 Cultural Heritage Sensitivity

SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987 | 108 & 110 PARR STREET PTY LTD

8 Conclusion

This proposal has been assessed against the Planning and Local Planning Policy Framework, the purpose of the zone, overlays and the particular provisions of the South Gippsland Shire Planning Scheme, and the applicable strategic documents being the *Leongatha Structure Plan* and the *Southern Leongatha Outline Development Plan*.

The proposed 'Combined Planning Scheme Amendment and Subdivision Permit Application' is considered to provide a positive planning outcome for the following reasons:

- The proposal accords with the objectives of the PPF, LPPF and has appropriate regard to the existing and proposed Zone and Overlay provisions;
- The proposal is consistent with the strategic document: Leongatha South Outline Development Plan;
- The proposal will provide Council the comfort on rezoning the land whilst achieving an acceptable urban design outcome;
- The development will seek to deliver additional residential land supply within Leongatha; and
- The development will assist in bringing an affordable residential product to market.

It is therefore considered that the proposal is an acceptable outcome having regard to the provisions of the South Gippsland Shire Planning Scheme and thus support for the 'Combined Planning Scheme Amendment and Subdivision Permit Application' should be provided.

To progress the *Section 96A* application, it is respectfully requested that Council accept the submission and seek authorisation from the Planning Minister to prepare the formal amendment documentation for public exhibition.



SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987

Appendix A Certificate of Title

PREPARED FOR 108 & 110 PARR STREET PTY LTD

SPOT Planning Pty Ltd

ABN: 86 411 217 404

ACN: 636 682 383

E. info@spotplanning.com.au

M. 0409 962 001

SPOT
PLANNING



Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement 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, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

Page 1 of 2

VOLUME 10635 FOLIO 158

Security no : 124096592989Y
Produced 04/04/2022 11:53 AM

LAND DESCRIPTION

Lot F on Plan of Subdivision 448885F.
PARENT TITLES :
Volume 10601 Folio 698 to Volume 10601 Folio 699
Created by instrument PS448885F 07/03/2002

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
LUCINDA MARGARET THOMPSON of 132 WELLINGTON STREET EAST MELBOURNE VIC 3002
AB544526U 09/09/2002

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AB544527S 09/09/2002
COMMONWEALTH BANK OF AUSTRALIA

CAVEAT AU021706U 05/02/2021
Caveator
JUSTIN ARDEN JENKINS, LISA LYN JENKINS
Grounds of Claim
LEASE WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
01/07/2020
Estate or Interest
LEASEHOLD ESTATE
Prohibition
TRANSFER OF LAND
Lodged by
WRP LEGAL & ADVISORY
Notices to
ANTHEA PAZIOS of LEVEL 9 182 VICTORIA SQUARE ADELAIDE SA 5000

CAVEAT AV412847M 10/03/2022
Caveator
108 PARR ST PTY LTD ACN: 657626812
Grounds of Claim
PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
23/02/2022
Estate or Interest
FREEHOLD ESTATE
Prohibition
ABSOLUTELY
Lodged by
KOORNANG LEGAL SERVICES
Notices to
DANIEL DE PASQUALE of 21 HUME DRIVE LYSTERFIELD VIC 3156

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.



Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement 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, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.
The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

Page 2 of 2

DIAGRAM LOCATION

SEE PS448885F FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	CAVEAT	STATUS	DATE
AV412847M (E)	CAVEAT	Registered	10/03/2022

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

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

Street Address: 108 PARR STREET LEONGATHA VIC 3953

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 23/10/2016

DOCUMENT END



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement 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, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

Produced 04/04/2022 11:54:55 AM

Status	Registered	Dealing Number	AV412847M
Date and Time Lodged	10/03/2022 12:03:17 AM		

Lodger Details

Lodger Code	20393M
Name	KOORNANG LEGAL SERVICES
Address	
Lodger Box	
Phone	
Email	
Reference	NA:221628

CAVEAT

Jurisdiction	VICTORIA
---------------------	----------

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference

10635/158

Caveator

Name	108 PARR ST PTY LTD
ACN	657626812

Grounds of claim

Purchasers' contract with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

23/02/2022

Estate or Interest claimed

Freehold Estate

Prohibition

Absolutely



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Name and Address for Service of Notice

Daniel De Pasquale

Address

Street Number	21
Street Name	HUME
Street Type	DRIVE
Locality	LYSTERFIELD
State	VIC
Postcode	3156

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

Execution

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.

Executed on behalf of	108 PARR ST PTY LTD
Signer Name	NATHAN ABRAHAMS
Signer Organisation	KOORNANG LEGAL SERVICES
Signer Role	LAW PRACTICE
Execution Date	10 MARCH 2022

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement 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, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

Produced 04/04/2022 11:54:55 AM

Status	Registered	Dealing Number	AU021706U
Date and Time Lodged	05/02/2021 04:20:12 PM		

Lodger Details

Lodger Code	22357F
Name	WRP LEGAL & ADVISORY
Address	
Lodger Box	
Phone	
Email	
Reference	6084

CAVEAT

Jurisdiction	VICTORIA
---------------------	----------

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference

10635/158

Caveator

Given Name(s)	LISA LYN
Family Name	JENKINS
Given Name(s)	JUSTIN ARDEN
Family Name	JENKINS

Grounds of claim

Lease with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

01/07/2020

Estate or Interest claimed

Leasehold Estate



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Prohibition

Transfer of land

Name and Address for Service of Notice

Anthea Pazios

Address

Floor Type	LEVEL
Floor Number	9
Street Number	182
Street Name	VICTORIA
Street Type	SQUARE
Locality	ADELAIDE
State	SA
Postcode	5000

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

Execution

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.

Executed on behalf of	LISA LYN JENKINS JUSTIN ARDEN JENKINS
Signer Name	DIMITRIS PARHAS
Signer Organisation	WRP LEGAL & ADVISORY
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	05 FEBRUARY 2021

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Instrument
Document Identification	AB544526U
Number of Pages (excluding this cover sheet)	1
Document Assembled	04/04/2022 11:54

Copyright and disclaimer notice:

© 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 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

Delivered by LANDATA®, timestamp 04/04/2022 11:54 Page 1 of 1

© 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 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:
Name: CBA
Phone: _____
Address: _____
Ref.: 351986705
Customer Code: 206

Office of Titles
D.G.N.
VICTORIA

AB544526U in T1 Office

MADE AVAILABLE BY MARKET CHANGE CONTROL

Land Titles Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: (volume and folio reference)
CERTIFICATE OF TITLE VOLUME 10635 FOLIO ~~157~~ 158

Estate and Interest: (e.g. "all my estate in fee simple")
ALL MY ESTATE IN FEE SIMPLE

Consideration:
\$360,000.00

Transferor: (full name)
ROBERT JAMES CAMPBELL



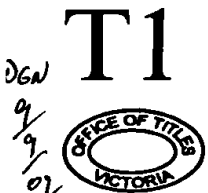
Transferee: (full name and address including postcode)
LUCINDA MARGARET THOMPSON of 132 Wellington Street, East Melbourne 3002

Directing Party: (full name)

Dated: 8/1/22 NOT DATE

Execution and attestation:
SIGNED BY THE SAID TRANSFEROR
in the presence of
[Signature]
SIGNED BY THE SAID TRANSFEEE
in the presence of
[Signature]

Approval No. 571987L
ORDER TO REGISTER
Please register and issue title to
Signed _____ Cust. Code: _____



STAMP DUTY USE ONLY	
Original/Counterpart/Collateral	
Consid/Advance	360,000
Vic assets %	
Duty/Exemption No. \$	17,260
AP Number	184
Transaction Number	351986705
Endorsing Date	21.5.22

THE BACK OF THIS FORM MUST NOT BE USED



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Instrument
Document Identification	AB544527S
Number of Pages (excluding this cover sheet)	2
Document Assembled	04/04/2022 11:54

Copyright and disclaimer notice:

© 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 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

Delivered by LANDATA®, timestamp 04/04/2022 11:54 Page 1 of 2

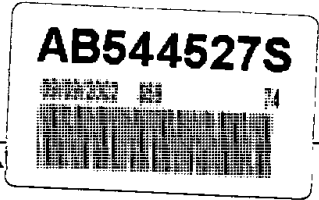
© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

Mortgage of Land

Section 74: Transfer of Land Act 1958

Approved Form M
Victorian Land Titles Office

ORIGINAL



Lodged by:

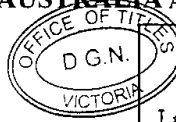
Name: **COMMONWEALTH BANK OF AUSTRALIA** ACN 123 123 124.

Phone:

Address: 385 Bourke Street, Melbourne 3000

Ref: 351986705

Customer Code: 20S



MADE AVAILABLE

Land Titles Office Use Only

The mortgagor mortgages to the mortgagee the estate and interest specified in the land described (in this mortgage referred to as THE PROPERTY) subject to the registered encumbrances affecting THE PROPERTY and any encumbrances created by dealings lodged for registration before this mortgage was lodged. This mortgage is given for the purpose of securing the payment of the AMOUNT OWING by the mortgagor to the mortgagee.

Land (Title)
CERTIFICATE OF TITLE VOLUME 10635 FOLIO 158 159

Estate or interest being mortgaged

Mortgagor's estate and interest in fee simple
Mortgagor (Full Name)
LUCINDA MARGARET THOMPSON



Mortgagee

COMMONWEALTH BANK OF AUSTRALIA ACN 123 123 124
385 Bourke Street, Melbourne:3000
Date of this mortgage

26-03-2002

Collateral to \$210000
Queensland Stamp Duty Paid
Commonwealth Bank of Australia
Old Proportion \$699.97
OAO LM THOMPSON
H/L 351986705
31/7/02 Authorised Officer

The provisions contained in each annexure to this cover sheet and in a memorandum of common provisions retained by the Registrar of Titles in No. AA486 are incorporated in this mortgage.

Approval No. 464001A ORDER TO REGISTER
Please register and issue title to:



RLI(VIC)
13/2/2001

06N
9
7
/02

Signed
Customer Code

THE BACK OF THIS FORM MUST NOT BE USED

CONTINUED ON M-PAGE 2
Victorian duty Stamp Duty Use Only
Duties Act 2000
Original Counterpart Collateral
Consid/Advance 210,000
Vic assets %
Duty/Exemption No. \$ 134.93
AP Number: 184
Transaction Number: 351986705
Endorsing Date: 30/7/02

-COVENANTS-

You (the mortgagor) agree with us (the mortgagee) as follows:

1. A reference to "this mortgage" in this cover sheet, in any annexure to this cover sheet or in the memorandum of common provisions specified in the first page of this cover sheet is a reference to the mortgage constituted by this cover sheet, each annexure to this cover sheet and that memorandum. You agree to keep to the provisions in the memorandum, and you acknowledge that you received, read and understood a copy of the memorandum before signing this mortgage.
2. You acknowledge giving this mortgage and incurring obligations and giving rights under it in return for the things we do when we enter into a SECURED AGREEMENT.
3. *1-1* You warrant that:
 - neither you nor any person on your behalf has sold THE PROPERTY under a terms contract within the meaning of the Sale of Land Act 1962; and
 - you have told us if you have a tenant in THE PROPERTY.
4. The memorandum is varied as follows:



-EXECUTION AND ATTESTATION-

Signed in my presence

X *[Signature]*

 Signature of Witness

[Signature]

 Signature of Mortgagor

X

 (Name & Address of Witness (BLOCK LETTERS))

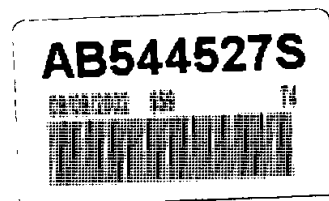
HELEN KARAKASSIS
 RELATIONSHIP MANAGER
 PREMIUM BANKING
 CAMBERWELL
32-36 CAMBERWELL RD
CAMBERWELL VIC 3124

Approval No.464001A

M PAGE 2



RL1(VIC)
13/2/2001



THE BACK OF THIS FORM MUST NOT BE USED



Imaged Document Cover Sheet

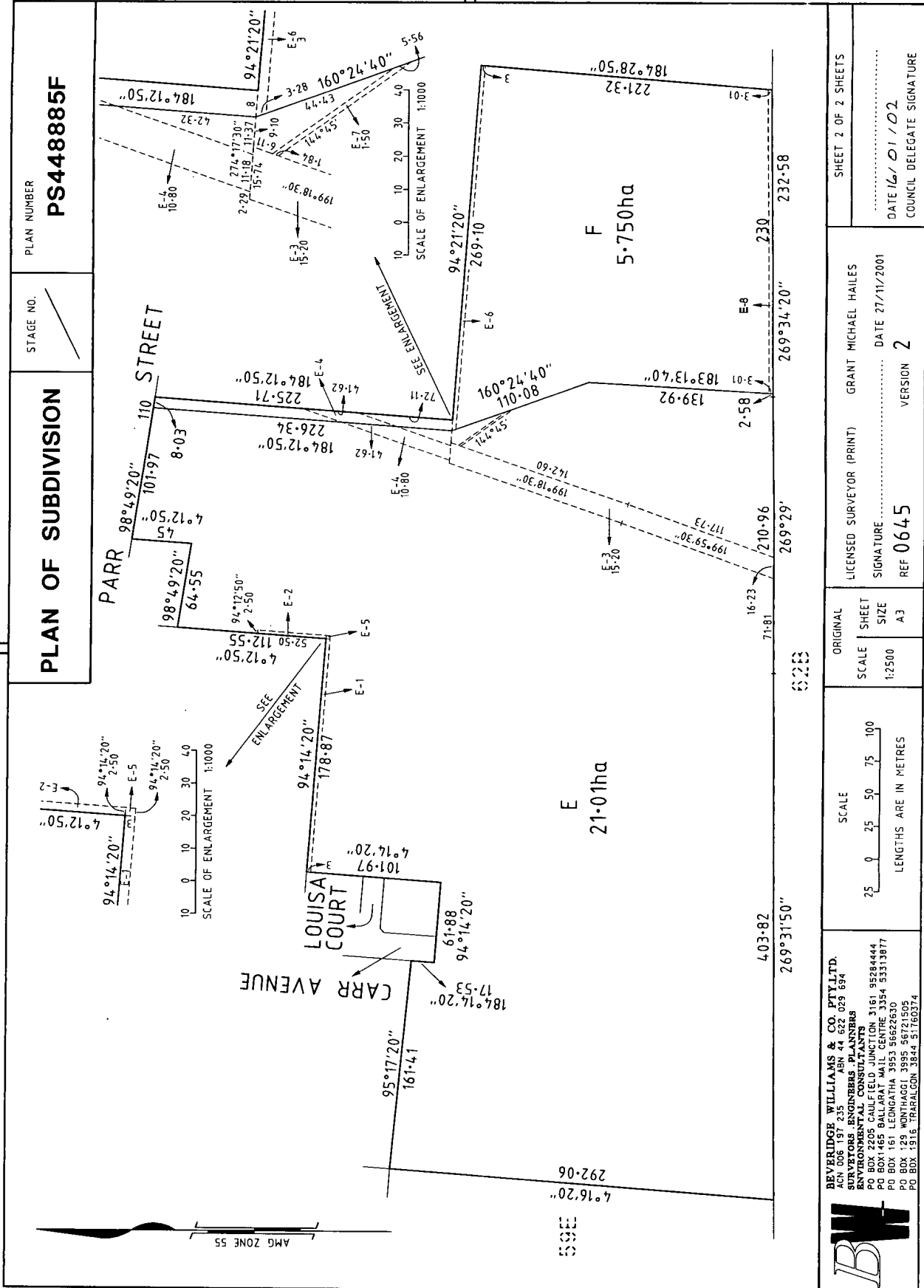
The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	PS448885F
Number of Pages (excluding this cover sheet)	3
Document Assembled	04/04/2022 11:54

Copyright and disclaimer notice:

© 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 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.



PLAN NUMBER
PS44885F

STAGE NO.
/

PLAN OF SUBDIVISION

SHEET 2 OF 2 SHEETS

LICENSED SURVEYOR (PRINT) GRANT MICHAEL HAILES
SIGNATURE..... DATE 27/11/2001
REF 0645 VERSION 2
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3
SCALE 1:2500

SCALE
25 0 25 50 75 100
LENGTHS ARE IN METRES

BEVERIDGE WILLIAMS & CO. PTY.LTD.
ACN 006 197 235 ABN 44 622 025 694
SURVEYORS ENGINEERS PLANNERS
ENVIRONMENTAL CONSULTANTS
111/113 BALLARAT STREET W. GEelong VIC 3216
PO BOX 1465 BALLARAT VIC 3240
PO BOX 129 WONDAGHGA VIC 3955
PO BOX 1916 TRARALGON VIC 3844





Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement 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, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

Page 1 of 2

VOLUME 08988 FOLIO 043

Security no : 124096592331P
Produced 04/04/2022 11:43 AM

LAND DESCRIPTION

Lot 1 on Title Plan 615766W (formerly known as Lot 2 on Plan of Subdivision 098406).
PARENT TITLE Volume 08076 Folio 559
Created by instrument LP098406 06/09/1973

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
 BEVAL PTY LTD of 3 MARTHA STREET SEAFORD VIC 3198
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
 LAMB & BELL PTY LTD of 3 MARTHA STREET SEAFORD VIC 3198
 AF327620F 10/09/2007

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AV414308J 10/03/2022
Caveator
 110 PARR ST PTY LTD ACN: 657629288
Grounds of Claim
PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.
Parties
 THE REGISTERED PROPRIETOR(S)
Date
 11/11/2021
Estate or Interest
 FREEHOLD ESTATE
Prohibition
 ABSOLUTELY
Lodged by
 KOORNANG LEGAL SERVICES
Notices to
 DANIEL DE PASQUALE of 21 HUME DRIVE Lysterfield VIC 3156

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP615766W FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	STATUS	DATE
AV414308J (E)	CAVEAT Registered	10/03/2022

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



Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement 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, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

Page 2 of 2

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

Street Address: 110 PARR STREET LEONGATHA VIC 3953

See MI305751U for WATER FRONTAGE LICENCE details

DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Instrument
Document Identification	AF327620F
Number of Pages (excluding this cover sheet)	2
Document Assembled	04/04/2022 11:48

Copyright and disclaimer notice:

© 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 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

Delivered by LANDATA®, timestamp 04/04/2022 11:48 Page 1 of 2

© 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 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by: *Oakhvale*
Name:
Phone:
Address:



AF327620F
10/09/2007 \$1327 45
is ity
registers and...
Victorian Land Registry.

MADE AVAILABLE / CHANGE CONTROL
Office Use Only

Ref:
Customer Code: *22207*

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: (volume and folio reference)
Certificate of Title Volume 8988 Folio 043

Estate and Interest: (e.g. "all my estate in fee simple")
all our estate and interest in fee simple

Consideration:
\$1,300,000.00

Transferor: (full name)
PHILIP RAYMOND JONES AND JOSEPHINE NICHOLE JONES

Transferee: (full name and address including postcode)
BEVAL PROPRIETARY LIMITED (ACN 005 227 752) AND LAMB & BELL PTY LTD (ACN 004 892 200)
of 3 Martha Street, Seaford 3198 as tenants in common in equal shares

Directing Party: (full name),
,

Dated: *29/06/07*
Execution and attestation:

Signed by PHILIP RAYMOND JONES in the presence of:)
of:)
..... Witness

Signed by JOSEPHINE NICHOLE JONES in the presence of:)
of:)
..... Witness

Approval No: 1894064A ORDER TO REGISTER
Please register and issue title to
T1
Signed Cust. Code:

Law Perfect Pty Ltd

STAMP DUTY USE ONLY
Original Land Transfer
Stamped with \$71,500.00
Doc ID 2252028, 07 Sep 2007
SRO Victoria Duty, JRM10

THE BACK OF THIS FORM MUST NOT BE USED
Land Registry, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

ANNEXURE PAGE

Transfer of Land Act 1958

This is page 2 of *Approved Form T1* dated between PHILIP RAYMOND JONES AND JOSEPHINE NICHOLE JONES AND BEVAL PROPRIETARY LIMITED (ACN 005 227 752) AND LAMB & BELL PTY LTD (ACN 004 892 200)



Signatures of the parties

Philip Jones *A.A. Lamb*

Panel Heading

Executed by BEVAL PROPRIETARY LIMITED (ACN 005 227 752) by being signed by the person who is authorised to sign for the company:)

A.A. Lamb
Sole Director & Sole Company Secretary

Full name *ALEXANDER FRANCIS LAMB*

Usual address *195 SAVAGES RD.
FISH CREEK 39.59*

Executed by LAMB & BELL PTY LTD (ACN 004 892 200) by being signed by the person who is authorised to sign for the company:)

Mark Lamb
Sole Director & Sole Company Secretary

Full name *MARK DOUGLAS LAMB*

Usual address *3 MARTHA ST
SEAFORD 3198*

Approval No: 1894064A

A1



Law Perfect Pty Ltd

1. If there is insufficient space to accommodate the required information in a panel of the *Approved Form* insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading. **THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED**
2. If multiple copies of a mortgage are lodged, original Annexure Pages must be attached to each.
3. The Annexure Pages must be properly identified and signed by the parties to the *Approved Form* to which it is annexed.
4. All pages must be attached together by being stapled in the top left corner.

Land Registry, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement 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, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

Produced 04/04/2022 11:49:18 AM

Status	Registered	Dealing Number	AV414308J
Date and Time Lodged	10/03/2022 12:41:21 PM		

Lodger Details

Lodger Code	20393M
Name	KOORNANG LEGAL SERVICES
Address	
Lodger Box	
Phone	
Email	
Reference	NA:211582

CAVEAT

Jurisdiction	VICTORIA
--------------	----------

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference

8988/043

Caveator

Name	110 PARR ST PTY LTD
ACN	657629288

Grounds of claim

Purchasers' contract with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

11/11/2021

Estate or Interest claimed

Freehold Estate

Prohibition

Absolutely



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Name and Address for Service of Notice

Daniel De Pasquale

Address

Street Number	21
Street Name	HUME
Street Type	DRIVE
Locality	LYSTERFIELD
State	VIC
Postcode	3156

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

Execution

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.

Executed on behalf of	110 PARR ST PTY LTD
Signer Name	NATHAN ABRAHAMS
Signer Organisation	KOORNANG LEGAL SERVICES
Signer Role	LAW PRACTICE
Execution Date	10 MARCH 2022

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.



Imaged Document Cover Sheet

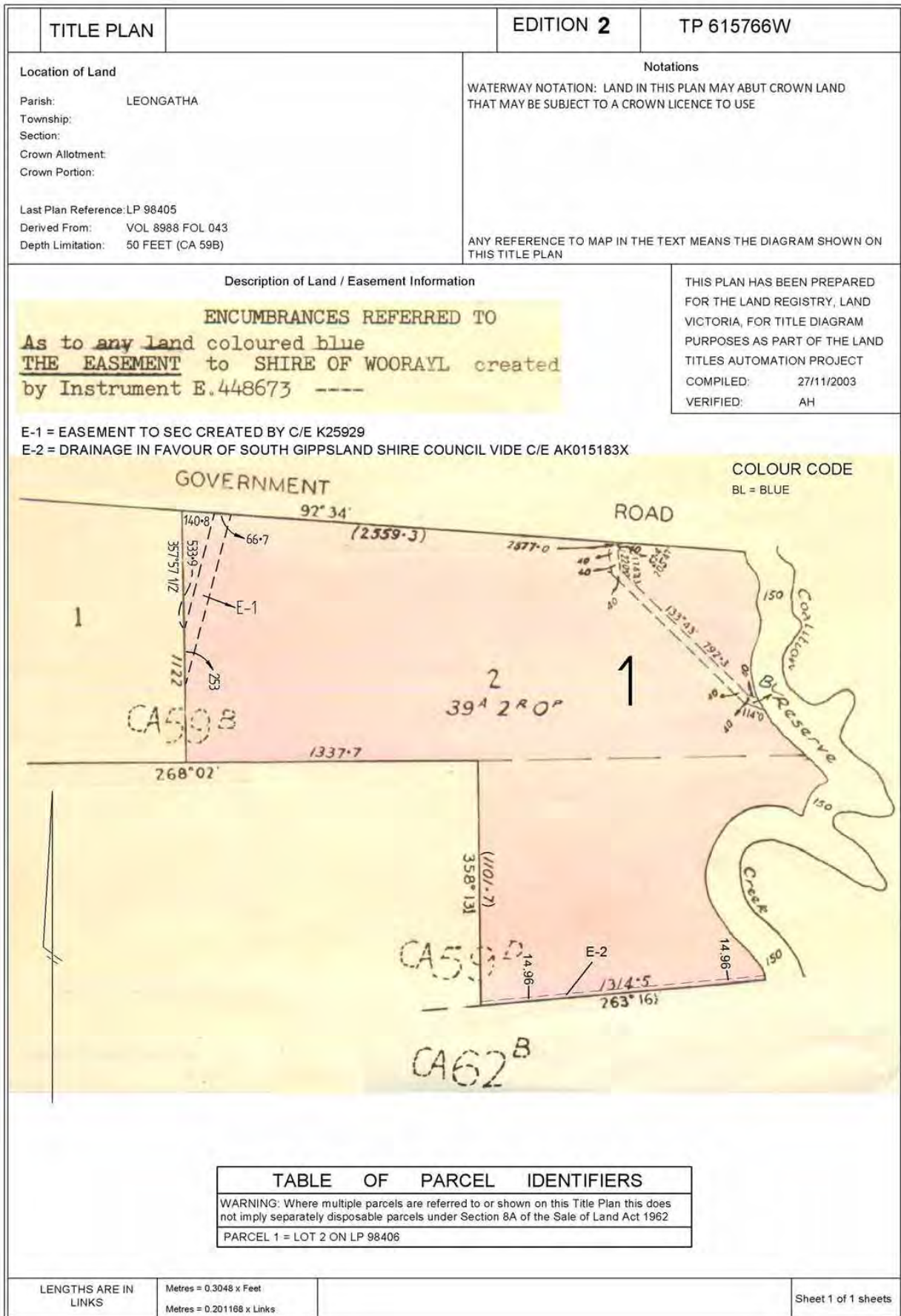
The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	TP615766W
Number of Pages (excluding this cover sheet)	2
Document Assembled	04/04/2022 11:47

Copyright and disclaimer notice:

© 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 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.





SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987

Appendix B Rezoning Plan

PREPARED FOR 108 & 110 PARR STREET PTY LTD

SPOT Planning Pty Ltd

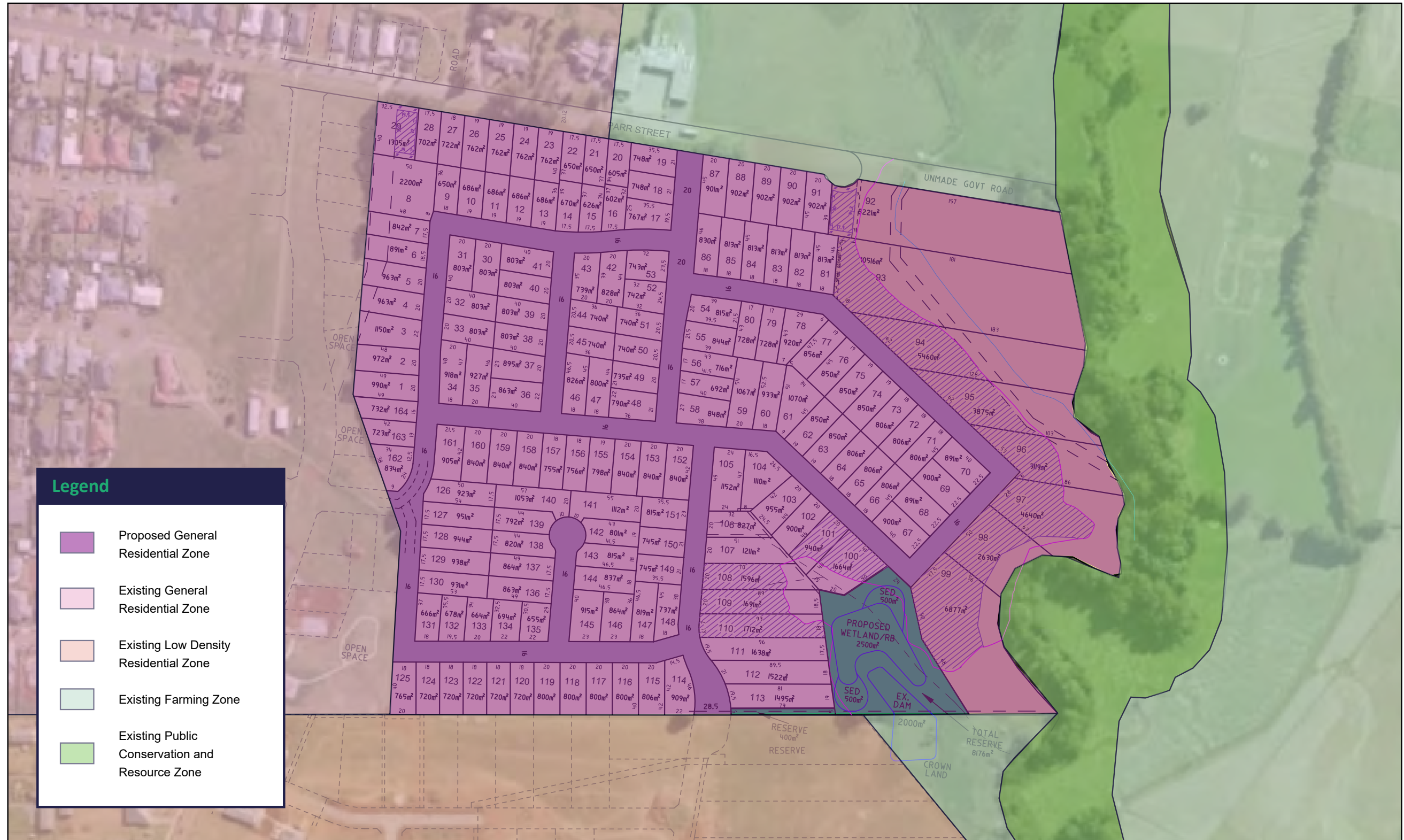
ABN: 86 411 217 404

ACN: 636 682 383

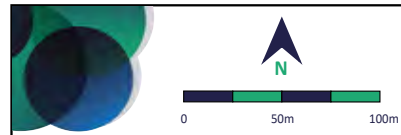
E. info@spotplanning.com.au

M. 0409 962 001

SPOT
PLANNING



Zoning Plan



Project: 21-0093
 Version: 16
 Date: 12/05/2022

108 & 110 Parr Street,
 Leongatha
 Lot F on Plan of Subdivision 44885F and Lot 1 on Title Plan 615766W



SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987

Appendix C Subdivision Layout Plan

PREPARED FOR 108 & 110 PARR STREET PTY LTD

SPOT Planning Pty Ltd

ABN: 86 411 217 404

ACN: 636 682 383

E. info@spotplanning.com.au

M. 0409 962 001

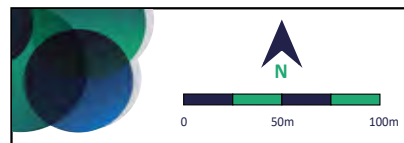
SPOT
PLANNING



Legend

- Conventional Residential
- Low Density Residential
- Roads
- Drainage Reserve
- Stage Boundary
- Building Envelope
- Coalition Creek
- 1 in 100 Flood Extent
- Easements
- Re-aligned Electrical
- Transmission Line

Subdivision Layout Plan



Project: 21-0093
 Version: 16
 Date: 30/04/2022

108 & 110 Parr Street,
 Leongatha
 Lot F on Plan of Subdivision 448885F and Lot 1 on Title Plan 615766W





SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987

Appendix D Clause 56 Assessment

PREPARED FOR 108 & 110 PARR STREET PTY LTD

SPOT Planning Pty Ltd

ABN: 86 411 217 404

ACN: 636 682 383

E. info@spotplanning.com.au

M. 0409 962 001

SPOT
PLANNING



CLAUSE 56 ASSESSMENT – 108 & 110, PARR STREET, LEONGATHA

Policy Implementation

Clause 56.02

Title & Objective	Standard	Complies / Complies with a Variation / Not Applicable
<p>C1 (56.02-1) Strategic Implementation Objective</p> <p>To ensure that the layout and design of a subdivision is consistent with and implements any objective, policy, strategy or plan for the area set out in this scheme.</p>	<p>1. An application must be accompanied by a written statement that describes how the subdivision is consistent with and implements any relevant growth area, activity centre, housing, access and mobility, community facilities, open space and recreation, landscape (including any native vegetation precinct plan) and urban design objective, policy, strategy or plan for the area set out in this scheme.</p>	<p><input checked="" type="checkbox"/> Complies with Objectives and Standard <input type="checkbox"/> Complies with Objectives with a variation required to the Standard <input type="checkbox"/> Not Applicable</p> <p>Comments:</p> <p>The strategic basis of the proposal is affirmed by the Leongatha Structure Plan and the Southern Leongatha Outline Development Plan. The subject site is identified for future urban growth and suitable for residential development.</p> <p>The written information submitted in support of the application includes a submission justifying the applications consistency with the Leongatha Outline Development Plan.</p>

SPOT PLANNING PTY LTD
 E: info@spotplanning.com.au
 P: 0409 962 001
 W: www.spotplanning.com.au
 ABN: 86 411 217 404
 ACN: 636 682 383



CLAUSE 56 ASSESSMENT – 108 & 110, PARR STREET, LEONGATHA

Liveable and Sustainable Communities

Clause 56.03

Title & Objective	Standard	Complies / Complies with a Variation / Not Applicable
<p>C2 (56.03-1) Compact and walkable neighbourhoods objectives</p> <p>To create compact neighbourhoods that are oriented around easy walking distances to activity centres, schools and community facilities, public open space and public transport.</p> <p>To allow easy movement through and between neighbourhoods for all people.</p>	<p>1. A subdivision should implement any relevant growth area or any approved land-use and development strategy, plan or policy for the area set out in this scheme.</p>	<p><input checked="" type="checkbox"/> Complies with Objectives and Standard</p> <p><input type="checkbox"/> Complies with Objectives with a variation required to the Standard</p> <p><input type="checkbox"/> Not Applicable</p> <p>Comments:</p> <p>The proposal is considered to be generally in accordance with the Southern Leongatha Outline Development Plan.</p>

SPOT PLANNING PTY LTD
 E: info@spotplanning.com.au
 P: 0409 962 001
 W: www.spotplanning.com.au
 ABN: 86 411 217 404
 ACN: 636 682 383



CLAUSE 56 ASSESSMENT – 108 & 110, PARR STREET, LEONGATHA

Title & Objective	Standard	Complies / Complies with a Variation / Not Applicable
	<p>2. An application for subdivision must include a plan of the layout of the subdivision that:</p> <ul style="list-style-type: none"> • Meets the objectives (if relevant to the class of subdivision specified in the zone) of: <ul style="list-style-type: none"> – Clause 56.03-2 Activity centres – Clause 56.03-3 Planning for community facilities – Clause 56.04-1 Lot diversity and distribution – Clause 56.06-2 Walking and cycling network – Clause 56.06-3 Public transport network – Clause 56.06-4 Neighbourhood street network • Shows the 400 metre street walking distance around each existing or proposed bus stop, 600 metres street walking distance around each existing or proposed tram stop and 800 metres street walking distance around each existing or proposed railway station and shows the estimated number of dwellings within those distances. • Shows the layout of the subdivision in relation to the surrounding area. • Is designed to be accessible for people with disabilities. 	
<p>C3 (56.03-2) Activity Centre Objective</p> <p>To provide for mixed-use activity centres, including neighbourhood activity centres, of appropriate area and location.</p>	<p>1. A subdivision should implement any relevant activity centre strategy, plan or policy for the area set out in this scheme</p>	<p><input checked="" type="checkbox"/> Complies with Objectives and Standard</p> <p><input type="checkbox"/> Complies with Objectives with a variation required to the Standard</p> <p><input type="checkbox"/> Not Applicable</p> <p>Comments:</p> <p>The subject site is not within a designated Activity Area.</p>



CLAUSE 56 ASSESSMENT – 108 & 110, PARR STREET, LEONGATHA

Title & Objective	Standard	Complies / Complies with a Variation / Not Applicable
	<p>2. Subdivision should be supported by activity centres that are:</p> <ul style="list-style-type: none"> • Accessible by neighbourhood and regional walking and cycling networks. • Served by public transport that is connected to the regional public transport network. • Located at public transport interchange points for the convenience of passengers and easy connections between public transport services. • Located on arterial roads or connector streets. • Of appropriate size to accommodate a mix of uses that meet local community needs. • Oriented to support active street frontages, support street-based community interaction and pedestrian safety 	
<p>C4 (56.03-3) Planning for community facilities objective</p> <p>To provide appropriately located sites for community facilities including schools, libraries, preschools and childcare, health services, police and fire stations, recreation and sports facilities.</p>	<p>1. A subdivision should:</p> <ul style="list-style-type: none"> • Implement any relevant regional and local community facility strategy, plan or policy for the area set out in this scheme. • Locate community facilities on sites that are in or near activity centres and public transport 	<p><input checked="" type="checkbox"/> Complies with Objectives and Standard <input type="checkbox"/> Complies with Objectives with a variation required to the Standard <input type="checkbox"/> Not Applicable</p> <p>Comments:</p> <p>The proposal is considered to be generally in accordance with the expectations of Clause 11.01-1L-02 – Leongatha.</p>

SPOT PLANNING PTY LTD
 E: info@spotplanning.com.au
 P: 0409 962 001
 W: www.spotplanning.com.au
 ABN: 86 411 217 404
 ACN: 636 682 383



CLAUSE 56 ASSESSMENT – 108 & 110, PARR STREET, LEONGATHA

Title & Objective	Standard	Complies / Complies with a Variation / Not Applicable
	<p>2. School sites should:</p> <ul style="list-style-type: none"> • Be integrated with the neighbourhood and located near activity centres. • Be located on walking and cycling networks. • Have a bus stop located along the school site boundary. • Have student drop-off zones, bus parking and on-street parking in addition to other street functions in abutting streets. • Adjoin the public open space network and community sporting and other recreation facilities. • Be integrated with community facilities. • Be located on land that is not affected by physical, environmental or other constraints. 	
	3. Schools should be accessible by the Principal Public Transport Network in Metropolitan Melbourne and on the regional public transport network outside Metropolitan Melbourne	
	4. Primary schools should be located on connector streets and not on arterial roads.	
	5. New State Government school sites must meet the requirements of the Department of Education and Training and abut at least two streets with sufficient widths to provide student drop-off zones, bus parking and on-street parking in addition to other street functions.	
<p>C5 (56.03-4) Built environment objective</p> <p>To create urban places with identity and character.</p>	<p>1. The built environment should:</p> <ul style="list-style-type: none"> • Implement any relevant urban design strategy, plan or policy for the area set out in this scheme. • Provide living and working environments that are functional, safe and attractive. • Provide an integrated layout, built form and urban landscape. • Contribute to a sense of place and cultural identity. 	<p><input checked="" type="checkbox"/> Complies with Objectives and Standard <input type="checkbox"/> Complies with Objectives with a variation required to the Standard <input type="checkbox"/> Not Applicable</p> <p>Comments: The street and lot layout of the proposal are considered to be safe and efficient, whilst offering an attractive and functional living environment.</p>



CLAUSE 56 ASSESSMENT – 108 & 110, PARR STREET, LEONGATHA

Title & Objective	Standard	Complies / Complies with a Variation / Not Applicable
	2. An application should describe the identity and character to be achieved and the elements that contribute to that identity and character.	The application of the General Residential Zone seeks to development is consistent with the character achieved through the development of land to the west.
C6 (56.03-5) Neighbourhood Character objective To design subdivisions that respond to neighbourhood character.	1. Subdivision should: <ul style="list-style-type: none"> Respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement set out in this scheme. Respond to and integrate with the surrounding urban environment. Protect significant vegetation and site features. 	<input type="checkbox"/> Complies with Objectives and Standard <input type="checkbox"/> Complies with Objectives with a variation required to the Standard <input checked="" type="checkbox"/> Not Applicable Comments: Not required by Clause 32.09-3.

SPOT PLANNING



CLAUSE 56 ASSESSMENT – 108 & 110, PARR STREET, LEONGATHA

Lot Design

Clause 56.04

Title & Objective	Standard	Complies / Complies with a Variation / Not Applicable
<p>C7 (56.04-1) Lot diversity and distribution objectives</p> <p>To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services.</p> <p>To provide higher housing densities within walking distance of activity centres.</p> <p>To achieve increased housing densities in designated growth areas.</p> <p>To provide a range of lot sizes to suit a variety of dwelling and household types.</p>	1. A subdivision should implement any relevant housing strategy, plan or policy for the area set out in this scheme.	<input checked="" type="checkbox"/> Complies with Objective and Standard <input type="checkbox"/> Complies with Objective with a variation required to the Standard <input type="checkbox"/> Not Applicable Comments: <p>The development proposes to deliver 164 residential allotments with a range of lot sizes which will allow for a diverse range of dwellings to be constructed on the site in the future.</p> <p>A majority of the allotments are of conventional size and density, whilst allotments adjoining the Coalition Creek are larger low density allotments to minimise the private landholdings containing the declared waterway.</p>
	2. Lot sizes and mix should achieve the average net residential density specified in any zone or overlay that applies to the land or in any relevant policy for the area set out in this scheme.	
	3. A range and mix of lot sizes should be provided including lots suitable for the development of: <ul style="list-style-type: none"> • Single dwellings. • Two dwellings or more. • Higher density housing. • Residential buildings and Retirement villages. 	
	4. Unless the site is constrained by topography or other site conditions, lot distribution should provide for 95 per cent of dwellings to be located no more than 400 metre street walking distance from the nearest existing or proposed bus stop, 600 metres street walking distance from the nearest existing or proposed tram stop and 800 metres street walking distance from the nearest existing or proposed railway station.	
	5. Lots of 300 square metres or less in area, lots suitable for the development of two dwellings or more, lots suitable for higher density housing and lots suitable for Residential buildings and Retirement villages should be located in and within 400 metres street walking distance of an activity centre.	

SPOT PLANNING PTY LTD
 E: info@spotplanning.com.au
 P: 0409 962 001
 W: www.spotplanning.com.au
 ABN: 86 411 217 404
 ACN: 636 682 383

SPOT PLANNING



CLAUSE 56 ASSESSMENT – 108 & 110, PARR STREET, LEONGATHA

Title & Objective	Standard	Complies / Complies with a Variation / Not Applicable
<p>C8 (56.04-2) Lot area and building envelopes objective</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>1. An application to subdivide land that creates lots of less than 300 square metres should be accompanied by information that shows:</p> <ul style="list-style-type: none"> That the lots are consistent or contain building envelope that is consistent with a development approved under this scheme, or That a dwelling may be constructed on each lot in accordance with the requirements of this scheme. <p>2. 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>3. 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> <p>4. 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> <p>5. A building envelope may specify or incorporate any relevant siting and design requirement. Any requirement should meet the relevant standards of Clause 54, unless:</p> <ul style="list-style-type: none"> The objectives of the relevant standards are met, and The building envelope is shown as a restriction on a plan of subdivision registered under the Subdivision Act 1988, or is specified as a covenant in an agreement under Section 173 of the Act. 	<p><input checked="" type="checkbox"/> Complies with Objective and Standard</p> <p><input type="checkbox"/> Complies with Objective with a variation required to the Standard</p> <p><input type="checkbox"/> Not Applicable</p> <p>Comments:</p> <p>The proposed allotments are of appropriate size, shape, dimension and orientation in order for each to facilitate the siting and construction of a future dwelling and its ancillary outbuildings, private open space, car parking etc.</p> <p>Allotments have generally been designed in a north-south or east-west direction to maximise energy efficiency.</p> <p>All allotments greater than 500 square metres can accommodate a rectangle measuring 10 by 15 metres.</p> <p>Building envelopes are proposed for allotments impacted by the 1 in 100 flood extent to ensure there are no permanent structures located within this area.</p>



CLAUSE 56 ASSESSMENT – 108 & 110, PARR STREET, LEONGATHA

Title & Objective	Standard	Complies / Complies with a Variation / Not Applicable
	<p>6. Where a lot with a building envelope adjoins a lot that is not on the same plan of subdivision or is not subject to the same agreement relating to the relevant building envelope:</p> <ul style="list-style-type: none"> The building envelope must meet Standards A10 and A11 of Clause 54 in relation to the adjoining lot, and The building envelope must not regulate siting matters covered by Standards A12 to A15 (inclusive) of Clause 54 in relation to the adjoining lot. This should be specified in the relevant plan of subdivision or agreement. 	
	<p>7. Lot dimensions and building envelopes should protect:</p> <ul style="list-style-type: none"> Solar access for future dwellings and support the siting and design of dwellings that achieve the energy rating requirements of the Building Regulations. Existing or proposed easements on lots. Significant vegetation and site features. 	
<p>C9 (56.04-3) Solar Orientation of lots objective</p> <p>To provide good solar orientation of lots and solar access for future dwellings.</p>	<p>1. Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation.</p>	<p><input checked="" type="checkbox"/> Complies with Objective and Standard <input type="checkbox"/> Complies with Objective with a variation required to the Standard <input type="checkbox"/> Not Applicable</p> <p>Comments:</p> <p>All lots have been designed in a north-south or east-west direction to allow all lots to be developed in an energy efficient manner as outlined above.</p>



CLAUSE 56 ASSESSMENT – 108 & 110, PARR STREET, LEONGATHA

Title & Objective	Standard	Complies / Complies with a Variation / Not Applicable
	<p>2. Lots have appropriate solar orientation when:</p> <ul style="list-style-type: none"> The long axis of lots are within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south. Lots between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north. Dimensions of lots are adequate to protect solar access to the lot, taking into account likely dwelling size and the relationship of each lot to the street. 	
<p>C10 (56.04-4) Street orientation objective</p> <p>To provide a lot layout that contributes to community social interaction, personal safety and property security.</p>	<p>1. Subdivision should increase visibility and surveillance by:</p> <ul style="list-style-type: none"> Ensuring lots front all roads and streets and avoid the side or rear of lots being oriented to connector streets and arterial roads. Providing lots of 300 square metres or less in area and lots for 2 or more dwellings around activity centres and public open space. Ensuring streets and houses look onto public open space and avoiding sides and rears of lots along public open space boundaries. Providing roads and streets along public open space boundaries. 	<p><input checked="" type="checkbox"/> Complies with Objective and Standard <input type="checkbox"/> Complies with Objective with a variation required to the Standard <input type="checkbox"/> Not Applicable</p> <p>Comments:</p> <p>All lots will front a local road. This will ensure that the allotment layout and design contributes to future community social interaction, as well as personal safety and property security.</p>



CLAUSE 56 ASSESSMENT – 108 & 110, PARR STREET, LEONGATHA

Title & Objective	Standard	Complies / Complies with a Variation / Not Applicable
<p>C11 (56.04-5) Common area objectives</p> <p>To identify common areas and the purpose for which the area is commonly held.</p> <p>To ensure the provision of common area is appropriate and that necessary management arrangements are in place.</p> <p>To maintain direct public access throughout the neighbourhood street network.</p>	<p>1. An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:</p> <ul style="list-style-type: none"> The common area to be owned by the body corporate, including any streets and open space. The reasons why the area should be commonly held. Lots participating in the body corporate. The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held. 	<p><input checked="" type="checkbox"/> Complies with Objective and Standard</p> <p><input type="checkbox"/> Complies with Objective with a variation required to the Standard</p> <p><input type="checkbox"/> Not Applicable</p> <p>Comments:</p> <p>The application does not propose common area.</p>



CLAUSE 56 ASSESSMENT – 108 & 110, PARR STREET, LEONGATHA

Urban Landscape

Clause 56.05

Title & Objective	Standard	Complies / Complies with a Variation / Not Applicable
<p>C12 (56.05-1) Integrated urban landscape objectives</p> <p>To provide attractive and continuous landscaping in streets and public open spaces that contribute to the character and identity of new neighbourhoods and urban places or to existing or preferred neighbourhood character in existing urban areas.</p> <p>To incorporate natural and cultural features in the design of streets and public open space where appropriate.</p> <p>To protect and enhance native habitat and discourage the planting and spread of noxious weeds.</p> <p>To provide for integrated water management systems and contribute to drinking water conservation.</p>	<p>1. An application for subdivision that creates streets or public open space should be accompanied by a landscape design</p>	<p><input checked="" type="checkbox"/> Complies with Objective and Standard</p> <p><input type="checkbox"/> Complies with Objective with a variation required to the Standard</p> <p><input type="checkbox"/> Not Applicable</p> <p>Comments:</p> <p>A landscape master plan will be required to be submitted and endorsed as a condition on permit.</p> <p>Detailed landscape plans for each stage are also required to be submitted to Council to ensure compliance with the requirements of this standard.</p>

SPOT PLANNING PTY LTD
 E: info@spotplanning.com.au
 P: 0409 962 001
 W: www.spotplanning.com.au
 ABN: 86 411 217 404
 ACN: 636 682 383



CLAUSE 56 ASSESSMENT – 108 & 110, PARR STREET, LEONGATHA

	<p>2. The landscape design should:</p> <ul style="list-style-type: none"> • Implement any relevant streetscape, landscape, urban design or native vegetation precinct plan, strategy or policy for the area set out in this scheme. • Create attractive landscapes that visually emphasise streets and public open spaces. • Respond to the site and context description for the site and surrounding area. • Maintain significant vegetation where possible within an urban context. • Take account of the physical features of the land including landform, soil and climate. • Protect and enhance any significant natural and cultural features. • Protect and link areas of significant local habitat where appropriate. • Support integrated water management systems with appropriate landscape design techniques for managing urban run-off including wetlands and other water sensitive urban design features in streets and public open space. • Promote the use of drought tolerant and low maintenance plants and avoid species that are likely to spread into the surrounding environment. • Ensure landscaping supports surveillance and provides shade in streets, parks and public open space. • Develop appropriate landscapes for the intended use of public open space including areas for passive and active recreation, the exercising of pets, playgrounds and shaded areas. • Provide for walking and cycling networks that link with community facilities. • Provide appropriate pathways, signage, fencing, public lighting and street furniture. • Create low maintenance, durable landscapes that are capable of a long life. • The landscape design must include a maintenance plan that sets out maintenance responsibilities, requirements and costs. 	
--	--	--

SPOT PLANNING PTY LTD
 E: info@spotplanning.com.au
 P: 0409 962 001
 W: www.spotplanning.com.au
 ABN: 86 411 217 404
 ACN: 636 682 383



CLAUSE 56 ASSESSMENT – 108 & 110, PARR STREET, LEONGATHA

Title & Objective	Standard	Complies / Complies with a Variation / Not Applicable
<p>C13 (56.05-2) Public open space provision objectives</p> <p>To provide a network of quality, well-distributed, multi-functional and cost-effective public open space that includes local parks, active open space, linear parks and trails, and links to regional open space.</p> <p>To provide a network of public open space that caters for a broad range of users.</p> <p>To encourage healthy and active communities.</p> <p>To provide adequate unencumbered land for public open space and integrate any encumbered land with the open space network.</p> <p>To ensure land provided for public open space can be managed in an environmentally sustainable way and contributes to the development of sustainable neighbourhoods.</p>	<p>1. The provision of public open space should:</p> <ul style="list-style-type: none"> Implement any relevant objective, policy, strategy or plan (including any growth area precinct structure plan) for open space set out in this scheme. Provide a network of well-distributed neighbourhood public open space that includes: Local parks within 400 metres safe walking distance of at least 95 percent of all dwellings. Where not designed to include active open space, local parks should be generally 1 hectare in area and suitably dimensioned and designed to provide for their intended use and to allow easy adaptation in response to changing community preferences. Additional small local parks or public squares in activity centres and higher density residential areas. Active open space of a least 8 hectares in area within 1 kilometre of 95 percent of all dwellings that is: Suitably dimensioned and designed to provide for the intended use, buffer areas around sporting fields and passive open space Sufficient to incorporate two football/cricket ovals Appropriate for the intended use in terms of quality and orientation Located on flat land (which can be cost effectively graded) Located with access to, or making provision for, a recycled or sustainable water supply Adjoin schools and other community facilities where practical Designed to achieve sharing of space between sports. Linear parks and trails along waterways, vegetation corridors and road reserves within 1 kilometre of 95 percent of all dwellings. 	<p><input checked="" type="checkbox"/> Complies with Objectives and Standard</p> <p><input type="checkbox"/> Complies with Objectives with a variation required to the Standard</p> <p><input type="checkbox"/> Not Applicable</p> <p>Comments:</p> <p>It is noted that through preliminary discussions with Council, the local area is already well serviced by public open space and the provision of land is not required for the development and a financial contribution will be provided in accordance with Clause 53.01 of the Planning Scheme.</p>

SPOT PLANNING PTY LTD
 E: info@spotplanning.com.au
 P: 0409 962 001
 W: www.spotplanning.com.au
 ABN: 86 411 217 404
 ACN: 636 682 383



CLAUSE 56 ASSESSMENT – 108 & 110, PARR STREET, LEONGATHA

Title & Objective	Standard	Complies / Complies with a Variation / Not Applicable
	<p>2. Public open space should:</p> <ul style="list-style-type: none"> • Be provided along foreshores, streams and permanent water bodies. • Be linked to existing or proposed future public open spaces where appropriate. • Be integrated with floodways and encumbered land that is accessible for public recreation. • Be suitable for the intended use. • Be of an area and dimensions to allow easy adaptation to different uses in response to changing community active and passive recreational preferences. • Maximise passive surveillance. • Be integrated with urban water management systems, waterways and other water bodies. • Incorporate natural and cultural features where appropriate 	



CLAUSE 56 ASSESSMENT – 108 & 110, PARR STREET, LEONGATHA

Access and Mobility Management

Clause 56.06

Title & Objective	Standard	Complies / Complies with a Variation / Not Applicable
<p>C14 (56.06-1) Integrated mobility objectives</p> <p>To achieve an urban structure where compact and walkable neighbourhoods are clustered to support larger activity centres on the Principal Public Transport Network in Metropolitan Melbourne and on the regional public transport network outside Metropolitan Melbourne.</p> <p>To provide for walking (including persons with impaired mobility), cycling, public transport and other motor vehicles in an integrated manner.</p> <p>To contribute to reduced car dependence, improved energy efficiency, improved transport efficiency, reduced greenhouse gas emissions and reduced air pollution.</p>	<p>1. An application for a subdivision must include a plan of the layout of the neighbourhood that meets the objectives of:</p> <ul style="list-style-type: none"> • Clause 56.06-2 Walking and cycling network. • Clause 56.06-3 Public transport network. • Clause 56.06-4 Neighbourhood street network. 	<p><input checked="" type="checkbox"/> Complies with Objectives and Standard</p> <p><input type="checkbox"/> Complies with Objectives with a variation required to the Standard</p> <p><input type="checkbox"/> Not Applicable</p> <p>Comments:</p> <p>The Subdivision Layout Plan submitted as part of the application provides context for the proposed residential development with the surrounding existing infrastructure and approved/future infrastructure.</p> <p>The subdivision has been designed to encourage multiple modes of transport rather than being vehicle dependent.</p>

SPOT PLANNING PTY LTD
 E: info@spotplanning.com.au
 P: 0409 962 001
 W: www.spotplanning.com.au
 ABN: 86 411 217 404
 ACN: 636 682 383

SPOT PLANNING



CLAUSE 56 ASSESSMENT – 108 & 110, PARR STREET, LEONGATHA

Title & Objective	Standard	Complies / Complies with a Variation / Not Applicable
<p>C15 (56.06-2) Walking and cycling network objectives</p> <p>To contribute to community health and well being by encouraging walking and cycling as part of the daily lives of residents, employees and visitors.</p> <p>To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists.</p> <p>To reduce car use, greenhouse gas emissions and air pollution</p>	<p>1. The walking and cycling network should be designed to:</p> <ul style="list-style-type: none"> • Implement any relevant regional and local walking and cycling strategy, plan or policy for the area set out in this scheme. • Link to any existing pedestrian and cycling networks. • Provide safe walkable distances to activity centres, community facilities, public transport stops and public open spaces. • Provide an interconnected and continuous network of safe, efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhood streets and regional public open spaces. • Provide direct cycling routes for regional journeys to major activity centres, community facilities, public transport and other regional activities and for regional recreational cycling. • Ensure safe street and road crossings including the provision of traffic controls where required. • Provide an appropriate level of priority for pedestrians and cyclists. • Have natural surveillance along streets and from abutting dwellings and be designed for personal safety and security particularly at night. • Be accessible to people with disabilities. 	<p><input checked="" type="checkbox"/> Complies with Objective and Standard</p> <p><input type="checkbox"/> Complies with Objective with a variation required to the Standard</p> <p><input type="checkbox"/> Not Applicable</p> <p>Comments:</p> <p>The pedestrian and cycling network will be provided within the road cross sections to be approved as part of the detailed engineering designs.</p> <p>The pedestrian path will be extended along Parr Street to connect into the existing network.</p>



CLAUSE 56 ASSESSMENT – 108 & 110, PARR STREET, LEONGATHA

Title & Objective	Standard	Complies / Complies with a Variation / Not Applicable
<p>C16 (56.06-3) Public transport network objectives</p> <p>To provide an arterial road and neighbourhood street network that supports a direct, efficient and safe public transport system.</p> <p>To encourage maximum use of public transport.</p>	<p>1. The public transport network should be designed to:</p> <ul style="list-style-type: none"> • Implement any relevant public transport strategy, plan or policy for the area set out in this scheme. • Connect new public transport routes to existing and proposed routes to the satisfaction of the relevant public transport authority. • Provide for public transport links between activity centres and other locations that attract people using the Principal Public Transport Network in Metropolitan Melbourne and the regional public transport network outside Metropolitan Melbourne. • Locate regional bus routes principally on arterial roads and locate local bus services principally on connector streets to provide: <ul style="list-style-type: none"> – Safe and direct movement between activity centres without complicated turning manoeuvres. – Direct travel between neighbourhoods and neighbourhood activity centres. – A short and safe walk to a public transport stop from most dwellings. 	<p><input checked="" type="checkbox"/> Complies with Objectives and Standard</p> <p><input type="checkbox"/> Complies with Objectives with a variation required to the Standard</p> <p><input type="checkbox"/> Not Applicable</p> <p>Comments:</p> <p>There are no existing public transport routes available in proximity to the subject site.</p>

SPOT PLANNING



CLAUSE 56 ASSESSMENT – 108 & 110, PARR STREET, LEONGATHA

Title & Objective	Standard	Complies / Complies with a Variation / Not Applicable
<p>C17 (56.06-4) Neighbourhood street network objectives</p> <p>To provide for direct, safe and easy movement through and between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood street network.</p>	<p>1. The neighbourhood street network must:</p> <ul style="list-style-type: none"> Take account of the existing mobility network of arterial roads, neighbourhood streets, cycle paths, shared paths, footpaths and public transport routes. Provide clear physical distinctions between arterial roads and neighbourhood street types. Comply with the Roads Corporation's arterial road access management policies. Provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport. Provide safe and efficient access to activity centres for commercial and freight vehicles. Provide safe and efficient access to all lots for service and emergency vehicles. Provide safe movement for all vehicles. Incorporate any necessary traffic control measures and traffic management infrastructure. <p>2. The neighbourhood street network should be designed to:</p> <ul style="list-style-type: none"> Implement any relevant transport strategy, plan or policy for the area set out in this scheme. Include arterial roads at intervals of approximately 1.6 kilometres that have adequate reservation widths to accommodate long term movement demand. Include connector streets approximately halfway between arterial roads and provide adequate reservation widths to 	<p><input checked="" type="checkbox"/> Complies with Objectives and Standard</p> <p><input type="checkbox"/> Complies with Objectives with a variation required to the Standard</p> <p><input type="checkbox"/> Not Applicable</p> <p>Comments:</p> <p>The subdivision has been designed to allow for easy movements through and between surrounding existing and future developments. A road hierarchy will be established with the main 20m wide road entering the site from Parr Street, tapering into a 16m wide road for the internal local roads.</p> <p>Traffic management devices will be designated and designed as part of the detailed engineering plans.</p> <p>The development will provide for the upgrade of Parr Street adjoining the subject site.</p>



CLAUSE 56 ASSESSMENT – 108 & 110, PARR STREET, LEONGATHA

Title & Objective	Standard	Complies / Complies with a Variation / Not Applicable
	<p>accommodate long term movement demand.</p> <ul style="list-style-type: none"> • Ensure connector streets align between neighbourhoods for direct and efficient movement of pedestrians, cyclists, public transport and other motor vehicles. • Provide an interconnected and continuous network of streets within and between neighbourhoods for use by pedestrians, cyclists, public transport and other vehicles. • Provide an appropriate level of local traffic dispersal. Indicate the appropriate street type. • Provide a speed environment that is appropriate to the street type. • Provide a street environment that appropriately manages movement demand (volume, type and mix of pedestrians, cyclists, public transport and other motor vehicles). • Encourage appropriate and safe pedestrian, cyclist and driver behaviour. • Provide safe sharing of access lanes and access places by pedestrians, cyclists and vehicles. • Minimise the provision of culs-de-sac. • Provide for service and emergency vehicles to safely turn at the end of a dead-end street. • Facilitate solar orientation of lots. • Facilitate the provision of the walking and cycling network, integrated water management systems, utilities and planting of trees. • Contribute to the area’s character and identity. • Take account of any identified significant features. 	

SPOT PLANNING PTY LTD
 E: info@spotplanning.com.au
 P: 0409 962 001
 W: www.spotplanning.com.au
 ABN: 86 411 217 404
 ACN: 636 682 383



CLAUSE 56 ASSESSMENT – 108 & 110, PARR STREET, LEONGATHA

Title & Objective	Standard	Complies / Complies with a Variation / Not Applicable
<p>C18 (56.06-5) Walking and cycling network detail objectives</p> <p>To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and accessible for people with disabilities.</p> <p>To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.</p>	<p>1. Footpaths, shared paths, cycle paths and cycle lanes should be designed to:</p> <ul style="list-style-type: none"> • Be part of a comprehensive design of the road or street reservation. • Be continuous and connect. • Provide for public transport stops, street crossings for pedestrians and cyclists and kerb crossovers for access to lots. • Accommodate projected user volumes and mix. • Meet the requirements of Table C1. • Provide pavement edge, kerb, channel and crossover details that support safe travel for pedestrians, footpath bound vehicles and cyclists, perform required drainage functions and are structurally sound. • Provide appropriate signage. • Be constructed to allow access to lots without damage to the footpath or shared path surfaces. • Be constructed with a durable, non-skid surface. • Be of a quality and durability to ensure: <ul style="list-style-type: none"> – Safe passage for pedestrians, cyclists, footpath bound vehicles and vehicles. – Discharge of urban run-off. – Preservation of all-weather access. – Maintenance of a reasonable, comfortable riding quality. – A minimum 20 year life span. • Be accessible to people with disabilities and include tactile ground surface indicators, audible signals and kerb ramps required for the movement of people with disabilities. 	<p><input checked="" type="checkbox"/> Complies with Objectives and Standard</p> <p><input type="checkbox"/> Complies with Objectives with a variation required to the Standard</p> <p><input type="checkbox"/> Not Applicable</p> <p>Comments:</p> <p>The walking and cycling network for the site will enable safe and efficient movement within the site.</p> <p>In addition, the width of the proposed streets and footpaths is considered to enable safe and convenient movement for pedestrians and cyclists alike. This will be demonstrated on engineering plans as a condition on permit.</p>
<p>C19 (56.06-6) Public transport network detail objectives</p> <p>To provide for the safe, efficient operation of public transport and the</p>	<p>1. Bus priority measures must be provided along arterial roads forming part of the existing or proposed Principal Public Transport Network in Metropolitan Melbourne and the regional public transport network outside Metropolitan Melbourne to the requirements of the relevant roads authority.</p>	<p><input checked="" type="checkbox"/> Complies with Objectives and Standard</p> <p><input type="checkbox"/> Complies with Objectives with a variation required to the Standard</p> <p><input type="checkbox"/> Not Applicable</p> <p>Comments:</p>



CLAUSE 56 ASSESSMENT – 108 & 110, PARR STREET, LEONGATHA

Title & Objective	Standard	Complies / Complies with a Variation / Not Applicable
<p>comfort and convenience of public transport users.</p> <p>To provide public transport stops that are accessible to people with disabilities.</p>	<p>2. Road alignment and geometry along bus routes should provide for the efficient, unimpeded movement of buses and the safety and comfort of passengers.</p>	<p>If necessary, bus stops will be provided at the detailed design stage to the satisfaction of Council and the Department of Transport.</p>
	<p>3. The design of public transport stops should not impede the movement of pedestrians.</p>	
	<p>4. Bus and tram stops should have:</p> <ul style="list-style-type: none"> • Surveillance from streets and adjacent lots. • Safe street crossing conditions for pedestrians and cyclists. • Safe pedestrian crossings on arterial roads and at schools including the provision of traffic controls as required by the roads authority. • Continuous hard pavement from the footpath to the kerb. • Sufficient lighting and paved, sheltered waiting areas for forecast user volume at neighbourhood centres, schools and other locations with expected high patronage. • Appropriate signage. 	
	<p>5. Public transport stops and associated waiting areas should be accessible to people with disabilities and include tactile ground surface indicators, audible signals and kerb ramps required for the movement of people with physical disabilities.</p>	

SPOT PLANNING PTY LTD
 E: info@spotplanning.com.au
 P: 0409 962 001
 W: www.spotplanning.com.au
 ABN: 86 411 217 404
 ACN: 636 682 383

SPOT PLANNING



CLAUSE 56 ASSESSMENT – 108 & 110, PARR STREET, LEONGATHA

Title & Objective	Standard	Complies / Complies with a Variation / Not Applicable
<p>C20 (56.06-7) Neighbourhood street network detail objectives</p> <p>To design and construct street carriageways and verges so that the street geometry and traffic speeds provide an accessible and safe neighbourhood street system for all users.</p>	<p>1. The design of streets and roads should:</p> <ul style="list-style-type: none"> Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the relevant fire authority and roads authority must be met. Provide street blocks that are generally between 120 metres and 240 metres in length and generally between 60 metres to 120 metres in width to facilitate pedestrian movement and control traffic speed. Have verges of sufficient width to accommodate footpaths, shared paths, cycle paths, integrated water management, street tree planting, lighting and utility needs. Have street geometry appropriate to the street type and function, the physical land characteristics and achieve a safe environment for all users. Provide a low-speed environment while allowing all road users to proceed without unreasonable inconvenience or delay. Provide a safe environment for all street users applying speed control measures where appropriate. Ensure intersection layouts clearly indicate the travel path and priority of movement for pedestrians, cyclists and vehicles. Provide a minimum 5 metre by 5 metre corner splay at junctions with arterial roads and a minimum 3 metre by 3 metre corner splay at other junctions unless site conditions justify a variation to achieve safe sight lines across corners. Ensure streets are of sufficient strength to: <ul style="list-style-type: none"> Enable the carriage of vehicles. Avoid damage by construction vehicles and equipment. Ensure street pavements are of sufficient quality and durability for the: <ul style="list-style-type: none"> Safe passage of pedestrians, cyclists and vehicles. Discharge of urban run-off. 	<p><input checked="" type="checkbox"/> Complies with Objectives and Standard</p> <p><input type="checkbox"/> Complies with Objectives with a variation required to the Standard</p> <p><input type="checkbox"/> Not Applicable</p> <p>Comments:</p> <p>It is considered that the street network will achieve all its required functions in a safe and efficient manner. A Traffic Impact Assessment has been prepared in support of the proposed subdivision.</p>



CLAUSE 56 ASSESSMENT – 108 & 110, PARR STREET, LEONGATHA

Title & Objective	Standard	Complies / Complies with a Variation / Not Applicable
	<ul style="list-style-type: none"> – Preservation of all-weather access and maintenance of a reasonable, comfortable riding quality. • Ensure carriageways of planned arterial roads are designed to the requirements of the relevant road authority. • Ensure carriageways of neighbourhood streets are designed for a minimum 20 year life span. • Provide pavement edges, kerbs, channel and crossover details designed to: <ul style="list-style-type: none"> – Perform the required integrated water management functions. – Delineate the edge of the carriageway for all street users. – Provide efficient and comfortable access to abutting lots at appropriate locations. – Contribute to streetscape design. • Provide for the safe and efficient collection of waste and recycling materials from lots. • Be accessible to people with disabilities. • Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the relevant fire authority and roads authority must be met. Where the widths of connector streets do not comply with the requirements of Table C1, the requirements of the relevant public transport authority must be met 	

SPOT PLANNING PTY LTD
 E: info@spotplanning.com.au
 P: 0409 962 001
 W: www.spotplanning.com.au
 ABN: 86 411 217 404
 ACN: 636 682 383



CLAUSE 56 ASSESSMENT – 108 & 110, PARR STREET, LEONGATHA

Title & Objective	Standard	Complies / Complies with a Variation / Not Applicable
	2. A street detail plan should be prepared that shows, as appropriate: <ul style="list-style-type: none"> • The street hierarchy and typical cross-sections for all street types. • Location of carriageway pavement, parking, bus stops, kerbs, crossovers, footpaths, tactile surface indicators, cycle paths and speed control and traffic management devices. • Water sensitive urban design features. • Location and species of proposed street trees and other vegetation. • Location of existing vegetation to be retained and proposed treatment to ensure its health. • Any relevant details for the design and location of street furniture, lighting, seats, bus stops, telephone boxes and mailboxes. 	
<p>C21 (56.06-8) Lot access objectives</p> <p>To provide for safe vehicle access between roads and lots</p>	1. 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. 2. 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. 3. The design and construction of a crossover should meet the requirements of the relevant road authority	<p><input checked="" type="checkbox"/> Complies with Objectives and Standard</p> <p><input type="checkbox"/> Complies with Objectives with a variation required to the Standard</p> <p><input type="checkbox"/> Not Applicable</p> <p>Comments:</p> <p>The development proposal does not include any direct access to an arterial road from any lots. All lots will be accessed from the adjoining street network.</p> <p>There are no rear loaded allotments proposed.</p>

SPOT PLANNING PTY LTD
 E: info@spotplanning.com.au
 P: 0409 962 001
 W: www.spotplanning.com.au
 ABN: 86 411 217 404
 ACN: 636 682 383



CLAUSE 56 ASSESSMENT – 108 & 110, PARR STREET, LEONGATHA

Integrated Water Management

Clause 56.07

Title & Objective	Standard	Complies / Complies with a Variation / Not Applicable
<p>C22 (56.07-1) Drinking water supply objectives</p> <p>To reduce the use of drinking water.</p> <p>To provide an adequate, cost-effective supply of drinking water.</p>	<p>1. The supply of drinking water must be:</p> <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 	<p><input checked="" type="checkbox"/> Complies with Objectives and Standard</p> <p><input type="checkbox"/> Complies with Objectives with a variation required to the Standard</p> <p><input type="checkbox"/> Not Applicable</p> <p>Comments:</p> <p>The development will comply with the relevant water authority's conditions.</p>
<p>C23 (56.07-2) Reused and recycled water objectives</p> <p>To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water</p>	<p>1. Reused and recycled water supply systems must be:</p> <ul style="list-style-type: none"> Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Health and Human Services. Provided to the boundary of all lots in the subdivision where required by the relevant water authority. 	<p><input checked="" type="checkbox"/> Complies with Objectives and Standard</p> <p><input type="checkbox"/> Complies with Objectives with a variation required to the Standard</p> <p><input type="checkbox"/> Not Applicable</p> <p>Comments:</p> <p>Recycled water may in the future be provided in the area subject to conditions from the relevant water authority.</p>
<p>C24 (56.07-3) Water waste management objectives</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>1. Waste water systems must be:</p> <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. <p>2. Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.</p>	<p><input checked="" type="checkbox"/> Complies with Objectives and Standard</p> <p><input type="checkbox"/> Complies with Objectives with a variation required to the Standard</p> <p><input type="checkbox"/> Not Applicable</p> <p>Comments:</p> <p>The development will comply with the relevant water authority's conditions.</p>

SPOT PLANNING PTY LTD
 E: info@spotplanning.com.au
 P: 0409 962 001
 W: www.spotplanning.com.au
 ABN: 86 411 217 404
 ACN: 636 682 383



CLAUSE 56 ASSESSMENT – 108 & 110, PARR STREET, LEONGATHA

Title & Objective	Standard	Complies / Complies with a Variation / Not Applicable
<p>C25 (56.07-4) Stormwater management objectives</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>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>1. The 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. Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of stormwater is proposed. Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999). Designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts. Designed to contribute to cooling, improving local habitat and providing attractive and enjoyable spaces. <p>2. The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design.</p> <p>3. For all storm events up to and including the 20% Average Exceedence Probability (AEP) standard:</p> <ul style="list-style-type: none"> Stormwater flows should be contained within the drainage system to the requirements of the relevant authority. Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall. 	<p><input checked="" type="checkbox"/> Complies with Objectives and Standard</p> <p><input type="checkbox"/> Complies with Objectives with a variation required to the Standard</p> <p><input type="checkbox"/> Not Applicable</p> <p>Comments:</p> <p>A reserve for drainage purposes has been provided to accommodate a wetland and two sediment basins. A stormwater management plan is being completed to support the proposal and will be submitted upon completion. Detailed engineering drawings will be provided as a condition of the planning permit.</p>

SPOT PLANNING PTY LTD
 E: info@spotplanning.com.au
 P: 0409 962 001
 W: www.spotplanning.com.au
 ABN: 86 411 217 404
 ACN: 636 682 383



CLAUSE 56 ASSESSMENT – 108 & 110, PARR STREET, LEONGATHA

Title & Objective	Standard	Complies / Complies with a Variation / Not Applicable
	<p>4. For storm events greater than 20% AEP and up to and including 1% AEP standard:</p> <ul style="list-style-type: none"> • Provision must be made for the safe and effective passage of stormwater flows. • All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority. • Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria $daVave < 0.35 \text{ m}^2 / \text{s}$ (where, da= average depth in metres and $Vave$= average velocity in metres per second). <p>5. The design of the local drainage network should:</p> <ul style="list-style-type: none"> • Ensure stormwater is retarded to a standard required by the responsible drainage authority. • Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, stormwater should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge. • Ensure that inlet and outlet structures take into account the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overland flow in a safe and predetermined manner. • Include water sensitive urban design features to manage stormwater in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs. <p>6. Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority</p>	

SPOT PLANNING PTY LTD
 E: info@spotplanning.com.au
 P: 0409 962 001
 W: www.spotplanning.com.au
 ABN: 86 411 217 404
 ACN: 636 682 383



CLAUSE 56 ASSESSMENT – 108 & 110, PARR STREET, LEONGATHA

Site Management

Clause 56.08

Title & Objective	Standard	Complies / Complies with a Variation / Not Applicable
<p>C26 (56.08-1) 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 materials in the construction of subdivisions where practicable.</p>	<p>1. 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>2. Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.</p>	<p><input checked="" type="checkbox"/> Complies with Objectives and Standard</p> <p><input type="checkbox"/> Complies with Objectives with a variation required to the Standard</p> <p><input type="checkbox"/> Not Applicable</p> <p>Comments:</p> <p>It is accepted that a Site Management Plan may be required as a condition of any planning permit that may be issued.</p>

SPOT PLANNING PTY LTD
 E: info@spotplanning.com.au
 P: 0409 962 001
 W: www.spotplanning.com.au
 ABN: 86 411 217 404
 ACN: 636 682 383



CLAUSE 56 ASSESSMENT – 108 & 110, PARR STREET, LEONGATHA

Utilities

Clause 56.09

Title & Objective	Standard	Complies / Complies with a Variation / Not Applicable
<p>C27 (56.09-1) Shared trenching objective</p> <p>To maximise the opportunities for shared trenching.</p> <p>To minimise constraints on landscaping within street reserves</p>	<p>1. Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.</p>	<p><input checked="" type="checkbox"/> Complies with Objectives and Standard</p> <p><input type="checkbox"/> Complies with Objectives with a variation required to the Standard</p> <p><input type="checkbox"/> Not Applicable</p> <p>Comments:</p> <p>Shared trenching will be utilised where appropriate.</p>
<p>C28 (56.09-2) 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>1. 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>2. Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged.</p> <p>3. The telecommunication system must be designed in accordance with the requirements of the relevant telecommunications servicing agency and should be consistent with any approved strategy, policy or plan for the provision of advanced telecommunications infrastructure, including fibre optic technology. The telecommunications system must be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant telecommunications servicing authority.</p> <p>4. 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><input checked="" type="checkbox"/> Complies with Objectives and Standard</p> <p><input type="checkbox"/> Complies with Objectives with a variation required to the Standard</p> <p><input type="checkbox"/> Not Applicable</p> <p>Comments:</p> <p>This is addressed by the standard conditions set out in Clause 66.01-1 for telecommunications and will be provided for as part of the development.</p>

SPOT PLANNING



CLAUSE 56 ASSESSMENT – 108 & 110, PARR STREET, LEONGATHA

Title & Objective	Standard	Complies / Complies with a Variation / Not Applicable
<p>C29 (56.09-3) Fire hydrants objective</p> <p>To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively and efficiently.</p>	<p>1. Fire hydrants should be provided:</p> <ul style="list-style-type: none"> A maximum distance of 120 metres from the rear of the each lot. No more than 200 metres apart <p>2. Hydrants and fire plugs must be compatible with the relevant fire service equipment. Where the provision of fire hydrants and fire plugs does not comply with the requirements of standard C29, fire hydrants must be provided to the satisfaction of the relevant fire authority</p>	<p><input checked="" type="checkbox"/> Complies with Objectives and Standard</p> <p><input type="checkbox"/> Complies with Objectives with a variation required to the Standard</p> <p><input type="checkbox"/> Not Applicable</p> <p>Comments:</p> <p>The development will comply with the CFA requirements.</p>
<p>C30 (56.09-4) Public lighting objective</p> <p>To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles.</p> <p>To provide pedestrians with a sense of personal safety at night.</p> <p>To contribute to reducing greenhouse gas emissions and to saving energy.</p>	<p>1. Public lighting should be provided to streets, footpaths, public telephones, public transport stops and to major pedestrian and cycle paths including public open spaces that are likely to be well used at night to assist in providing safe passage for pedestrians, cyclists and vehicles.</p> <p>2. Public lighting should be designed in accordance with the relevant Australian Standards.</p> <p>3. Public lighting should be consistent with any strategy, policy or plan for the use of renewable energy and energy efficient fittings.</p>	<p><input checked="" type="checkbox"/> Complies with Objectives and Standard</p> <p><input type="checkbox"/> Complies with Objectives with a variation required to the Standard</p> <p><input type="checkbox"/> Not Applicable</p> <p>Comments:</p> <p>Public lighting will be provided in accordance with Council's requirements.</p>

SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987

Appendix E Land Supply Assessment

PREPARED FOR 108 & 110 PARR STREET PTY LTD

SPOT Planning Pty Ltd

ABN: 86 411 217 404

ACN: 636 682 383

E. info@spotplanning.com.au

M. 0409 962 001

SPOT
PLANNING

**ETHOS
URBAN**

**Leongatha Residential
Assessment**

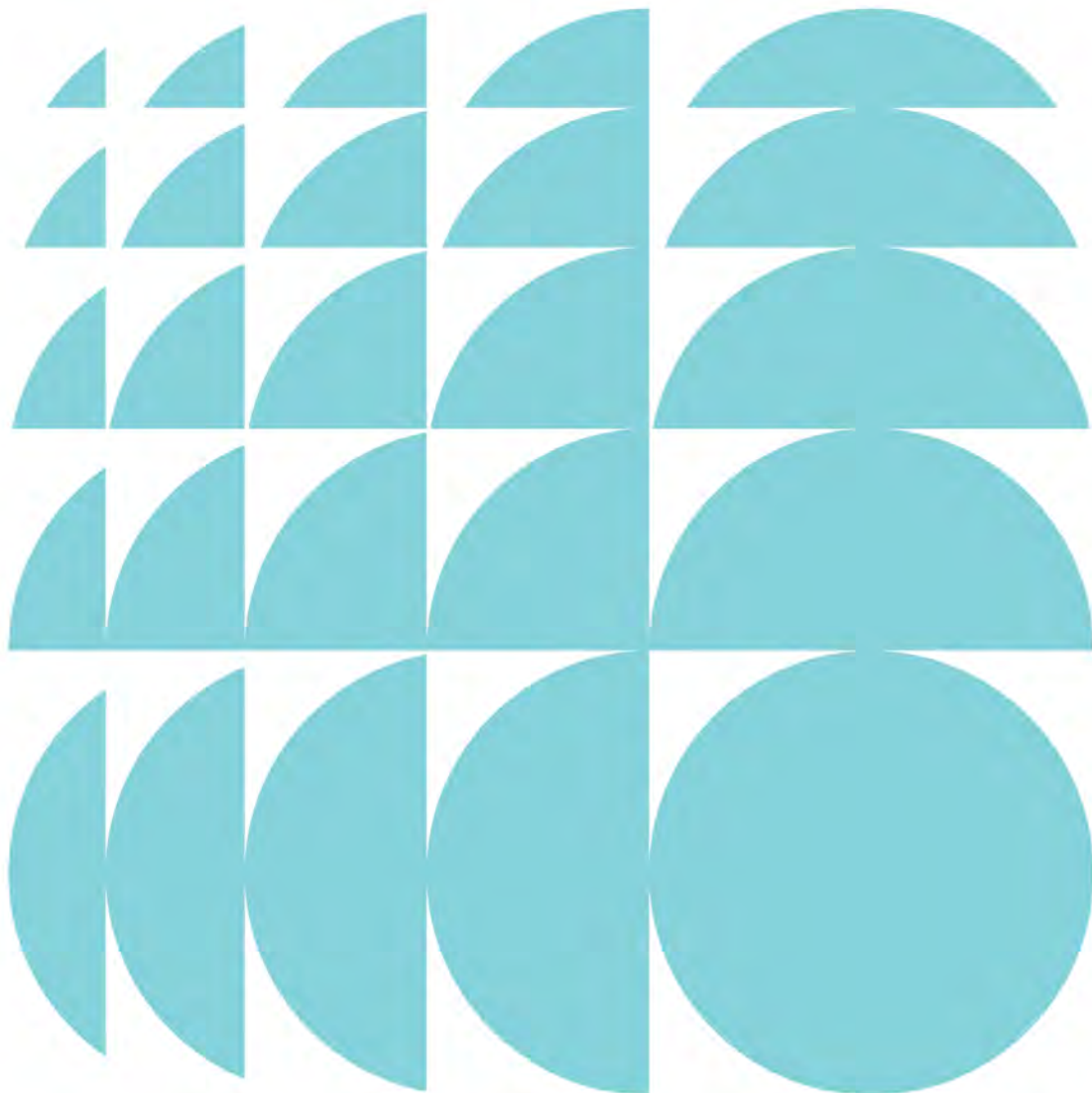
77 Gibson Street

and

108 and 110 Parr Street

Rural Subdivision Specialists

April 2022 | 3220031



Authorship

Report stage	Author	Date	Review	Date
Draft report	Alex Wilson	4 April 2022	Nick Brisbane	5 April 2022
Final report	Alex Wilson	12 April 2022	Nick Brisbane	14 April 2022

Disclaimer

Every effort has been made to ensure the accuracy of the material and the integrity of the analysis presented in this report. However, Ethos Urban Pty Ltd accepts no liability for any actions taken on the basis of report contents.

Contact details

For further details please contact Ethos Urban Pty Ltd at one of our offices:

Ethos Urban Pty Ltd	ABN 13 615 087 931	
Level 8, 30 Collins Street Melbourne VIC 3000 (03) 9419 7226	173 Sussex Street Sydney NSW 2000 (02) 9956 6962	Level 4, 215 Adelaide Street Brisbane QLD 4000 (07) 3852 1822

www.ethosurban.com

Contents

Introduction	1
1 Context Analysis	2
1.1 Regional Location	2
1.2 108 and 110 Parr Street (PSL) - Proposed Development	3
1.3 77 Gibson Street (GSL) - Proposed Development	6
1.4 Land Use and Strategic Planning Context	8
2 Residential Land Supply Analysis	12
2.1 Leongatha Township Residential Land Supply	12
2.2 Active Greenfield Estate Lot Supply	14
3 Residential Demand Assessment	18
3.1 Population and Dwelling Growth Trends	18
3.2 Impact of COVID-19 on Regional Housing Markets	20
3.3 Residential Sales and Price Trends	22
3.4 Residential Building Approvals Trends	23
3.5 Development Trends	24
3.6 Local Estate Context	24
3.7 Future Dwelling Demand Scenarios	25
3.8 Forecast Demand for Housing in Leongatha	26
4 Conclusion	27
Appendix A – Leongatha Supply Demand Assessment, 2018	28

Leongatha Residential Assessment*77 Gibson Street, and 108 and 110 Parr Street***Introduction**

Rural Subdivision Specialist have engaged Ethos Urban to prepare a Residential Assessment for Leongatha. The report references two parcels of land proposed for subdivision, namely:

- Land owned by Rural Subdivision Specialists located at 108 and 110 Parr Street
- Land owned by Shamrock Springs Pty Ltd located at 77 Gibson Street.

Rural Subdivision Specialists control land at 108 and 110 Parr Street on the south-western side of the established Leongatha township and is referred to as 'PSL' (Parr Street Land) in this report. Intentions are to rezone the land from Farm Zone (FZ) to General Residential Zone (GRZ) to accommodate a subdivision with approximately 160 lots.

Shamrock Springs Pty Ltd own land at 77 Gibson Street, on the north-eastern fringe of Leongatha and is referred to as 'GSL' (Gibson Street Land) in this report. Beverage Williams are assisting Shamrock Springs with a proposal to rezone the land from the Farm Zone (FZ) to the General Residential (GRZ) to enable the development of a residential subdivision.

GSL and land immediately surrounding to the south and north-east are covered by Development Plan Overlay - Schedule 9 (Western Leongatha Residential Growth Area). The residential portion of the Development Plan is outlined to accommodate only standard density lots. Further, a permit has been issued for the subdivision of the Land to the north-east of the GSL.

In order to progress the proposal, Council has requested a residential demand and supply assessment be completed for the Leongatha. This report provides an assessment of the demand and supply of residential land in Leongatha.

This report contains the following chapters:

- Chapter 1:** **Context Analysis:** provides an overview of the locational and strategic planning context relevant to the proposed rezoning of the GSL and PSL.
- Chapter 2:** **Residential Land Supply Analysis:** provides analysis of the residential land supply situation in Leongatha.
- Chapter 3:** **Residential Demand Analysis:** assesses recent trends such as population, residential land sales and development as input to forecasts of land demand in Leongatha.
- Chapter 4:** **Conclusion - Adequacy of Current Land Supply:** assesses the adequacy of existing and planned residential land supply having regard for forecasts in residential land demand.

Leongatha Residential Assessment*77 Gibson Street, and 108 and 110 Parr Street*

1 Context Analysis

This chapter provides an overview of the locational context of the GSL and the PSL, and the state and local policy relevant to the proposed rezonings.

1.1 Regional Location

Leongatha is the largest urban settlement in South Gippsland Shire. The township is located approximately a 1-hour and 50-minute drive (approximately 110km) south-east of the Melbourne CBD via the South Gippsland Highway.

Suburban areas in Melbourne's south-east such as Pakenham and Cranbourne are approximately a 1-hour drive from Leongatha, making Leongatha a potential location for people seeking a 'tree change' while still having access to employment and services provided in Melbourne's south-eastern suburbs.

Leongatha is the retail and commercial hub for the municipality, which also includes a number of towns and settlements including Korumburra, Venus Bay, Loch and Foster. South Gippsland Shire's population in 2021 is estimated at approximately 30,460 persons, of which 5,850 persons reside in Leongatha.

As the main regional centre, Leongatha is well serviced by a range of schools, community and health facilities which add to the attraction of Leongatha as a place to live.

Leongatha's regional context is highlighted in Figure 1.1.

Leongatha Residential Assessment

77 Gibson Street, and 108 and 110 Parr Street

Figure 1.1 Regional Context



Source: Ethos Urban, Mapinfo, Open Street Maps, Bingmaps

1.2 108 and 110 Parr Street (PSL) - Proposed Development

PSL comprises 20.5 hectares of land in the Farming Zone (FZ) and is located on the south-eastern fringe of the Leongatha township. Rural Subdivision Specialists are proposing to subdivide the two parcels of land into approximately 160 lots with lot sizes generally between 680m² and 1,000m². The PSL is bound by:

- To the north, Parr Street which will connect the proposed development to the Leongatha town centre and existing urban area.
- To the east, is the Coalition Creek which provide future residents with desirable views.
- To the south, is the developing Springs Estate with civil works for the final stages to begin mid-2023.
- To the west, Panorama Estate which has experienced strong level of pre-sales.

The PSL is considered a natural extension of Leongatha’s urban area due to the proximity to established and developing residential areas to the south-west and west. With regard to the development occurring surrounding the PSL, future planning for Leongatha (refer Section 1.4) identifies the PSL as ‘Urban Residential Expansion Area’ within the settlement boundary at the south-western portion of the township.

The location of the PSL in the context of Leongatha is shown in Figure 1.2, while Figure 1.3 shows a preliminary concept plan.

Leongatha Residential Assessment

77 Gibson Street, and 108 and 110 Parr Street

Figure 1.3: PSL Proposed Concept Plan



Source: Rural Subdivision Specialists

Leongatha Residential Assessment*77 Gibson Street, and 108 and 110 Parr Street***1.3 77 Gibson Street (GSL) - Proposed Development**

The GSL comprises approximately 20.8ha of land in the Farm Zone (FZ) and is located on the north-western fringe of the township or approximately 1km from the Leongatha town centre. Old Korumburra Road represents the northern border of the site in addition to the first stage of the Shamrock Springs estate. While the eastern border is Gibson Street and established housing. FZ land surrounds the GSL to the south and west.

Planning framework for Leongatha (refer Section 1.4) recognises the GSL as 'Urban Residential Expansion Area' on the north-western boundary of the township, with land to the south identified to accommodate future general residential housing.

The GSL is expected to deliver 270 lots with the total Shamrock Springs development expected to accommodate a total of 600 lots. Noting stage 1 of Shamrock Springs is currently zoned GRZ1 and is expected to deliver approximately 130 lots.

The location of the GSL in the context of Leongatha is shown in Figure 1.2, while Figure 1.4 shows the approved development plan.

Leongatha Residential Assessment

77 Gibson Street, and 108 and 110 Parr Street

Figure 1.3: GSL Approved Development Plan



Source: Ordinary Meeting of Council No. 441 - 18 December 2019

Leongatha Residential Assessment*77 Gibson Street, and 108 and 110 Parr Street***1.4 Land Use and Strategic Planning Context**

A high-level overview of key strategic planning matters as relevant to residential land supply and demand in Leongatha is provided below. More detailed planning reviews are provided by the planning consultant.

Gippsland Regional Growth Plan

The Gippsland Regional Growth Plan (2014) provides broad direction for land use and development for the wider Gippsland region, which includes South Gippsland Shire. Leongatha is identified as a 'Regional Centre' along the Warragul/Drouin and Wonthaggi. These centres are intended to provide a high level of amenity, affordable housing and growing employment opportunities. The Regional Growth Plan notes that Leongatha (along with Warragul/Drouin and Wonthaggi) is a peri-urban town with potential to attract housing and population growth out of Melbourne. It is also acknowledged that the imposition of a permanent growth boundary around Melbourne will accelerate population growth in identified peri-urban towns, including Leongatha.

South Gippsland Planning Scheme

Clause 11.02-1S of the State Planning Policy Framework includes under 'Strategies' the need to:

"Plan to accommodate projected population growth over at least a 15-year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis."

Contrary to the above, **Clause 11.01-1L-02 Leongatha** seeks to "support residential and highway frontage commercial development in the Southern Leongatha Growth Area". Under the settlement policy guidelines for Leongatha it includes the following:

"Encouraging the rezoning of areas identified in the Leongatha framework plan to maintain a 15 year residential land supply".

Both the PSL and the GSL are identified as 'urban residential expansion areas' in the Leongatha Framework Plan, which is shown in Figure 1.5. On this basis, support is provided for the rezoning of both parcels should they contribute to maintaining a 15-year residential land supply in Leongatha.

Leongatha Structure Plan (2008)

The Leongatha Structure Plan was prepared in 2008 and provides the strategic framework for the future development of Leongatha and is noted as a reference document in the Planning Scheme. The Structure Plan considers the demand and supply of residential land noting that "major opportunities for future broad scale urban density residential development, beyond the currently urban zoned areas of Leongatha.

Key objectives and strategies relating to residential land supply identified in the Structure Plan include the following:

Objectives

- To ensure that there is sufficient amount of appropriately located and zoned land to meet the expectations of current and future residents of Leongatha including those who wish to live close to the Town Centre.
- To ensure that all future residential development is well connected to existing residential areas, the Town Centre and other key facilities and services in the town.

Leongatha Residential Assessment

77 Gibson Street, and 108 and 110 Parr Street

Strategies

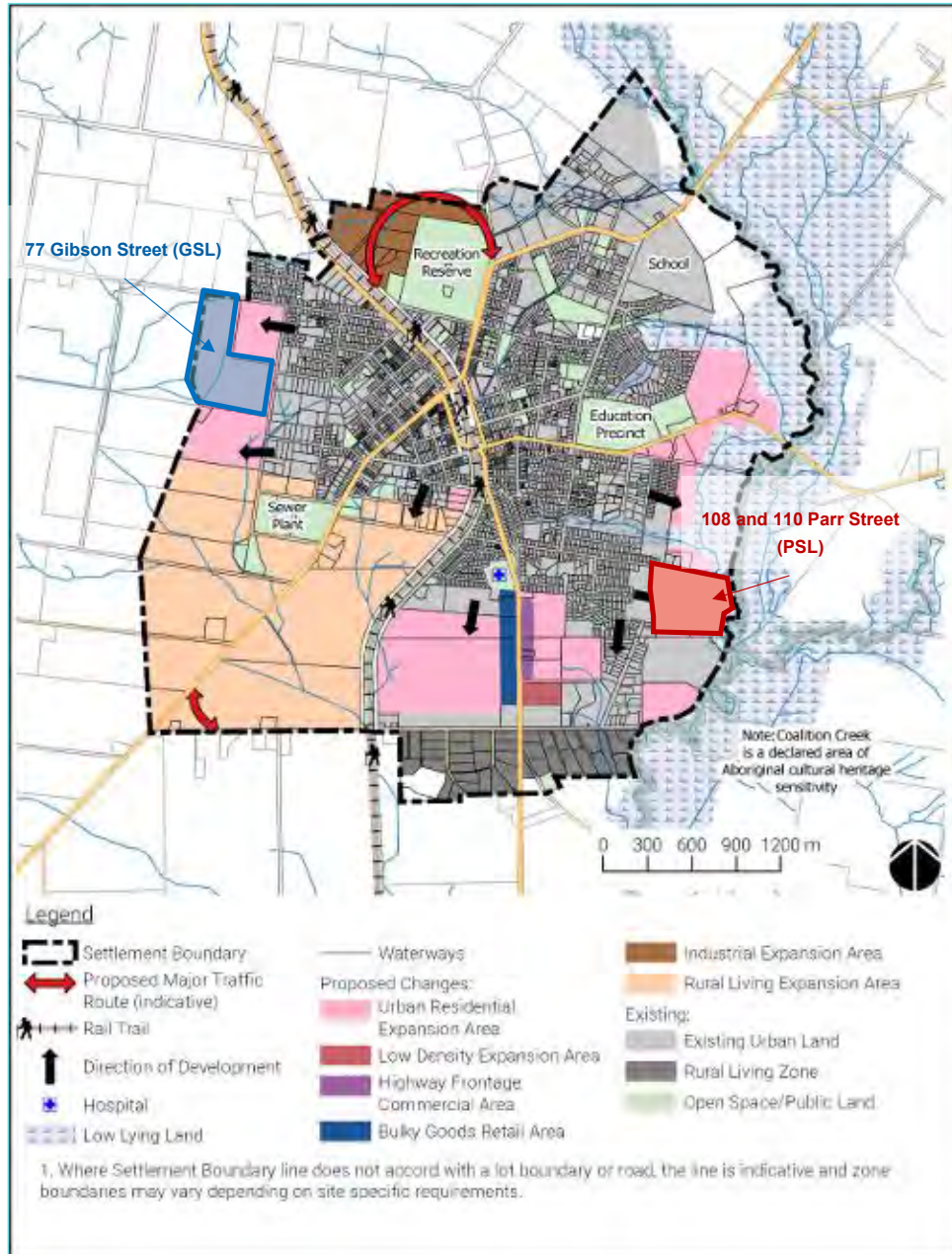
- Monitor the availability and development of residential land, and rezone appropriate areas identified in the Structure Plan to maintain a supply to meet 10 years of anticipated residential demand, catering both for residents seeking urban or sustainable rural residential lifestyles.
- Ensure that residential subdivision occurs in a logical and contiguous fashion with clear linkages to existing residential areas, road infrastructure, services, pedestrian and cycle access ways.

Amendment C124 which sought to rezone 6A Warralong Court, Leongatha from Public Park and Recreation Zone to General Residential Zone (Schedule 1) has been adopted by Council and approved by the Minister in March 2022.

Leongatha Residential Assessment

77 Gibson Street, and 108 and 110 Parr Street

Figure 1.5: Leongatha Framework Plan



Source: South Gippsland Planning Scheme, Clause 11.01-1L-02

GSL Specific Planning Context

The GSL and land immediately surrounding to the south and north-east are covered by Development Plan Overlay - Schedule 9 (Western Leongatha Residential Growth Area). The residential portion of the Development Plan is outlined to accommodate only standard density lots. Further, a permit has

Leongatha Residential Assessment

77 Gibson Street, and 108 and 110 Parr Street

been issued for the subdivision of the Land to the north-east of the GSL (stage 1 of Shamrock Springs) for 131 lots.

Development plan explanatory note:

The residential development of the land in DPO9 is anticipated to occur over an extended period of time. Accordingly, flexibility is beneficial for the timing of when highly specific development plan information is required to be provided. However to achieve integrated, coordinated development across the entire area it is important that a 'Whole of site development plan' be approved to establish key development principles before any smaller stage of the development plan is approved. This process will ensure that each stage has appropriate regard to the complete development of the DPO9 land.

PSL Specific Planning Context

The Leongatha Framework Plan identifies the PSL as 'Future Urban Residential' with the Structure Plan outlining that vacant land located between existing residential areas and the floodplains of the Coalition Creek. Urban development should commence from the west integrated with existing residential areas off Parr Street. Development of the land to the west of the PSL known as Panorama Estate has been approved with 30 lots to be constructed, of which 15 of the 30 lots have been reserved by prospective purchasers.

Having regard for the above, rezoning of the GSL and PSL are supported by strategic land use policy.

Leongatha Residential Assessment*77 Gibson Street, and 108 and 110 Parr Street*

2 Residential Land Supply Analysis

This chapter provides an assessment of the residential land supply situation in Leongatha and the surrounding area.

2.1 Leongatha Township Residential Land Supply

An assessment of residential land supply has been undertaken based on analysis of aerial photography and a field visit conducted by Ray White Leongatha on 2 March 2022. The analysis estimates the total potential supply of actual and future residential allotments capable of accommodating dwellings (see Table 2.1 and Figure 2.1).

The supply analysis presented in this report also takes into consideration a residential supply analysis undertaken by Council in 2018 and which is provided as an Appendix A to this report. Council's analysis identifies various 'development areas' which are shown in Figure 2.1 and represent residential growth fronts on the fringes of the Leongatha urban area. Potential residential yields are also estimated by Council for these 'development areas' which have been considered in this report, and updated where information for yields for given estates are available.

For the purposes of this assessment, a residential lot is considered vacant if no habitable dwelling is evident on the lot, and the land is not being used for other purposes. The assessment has been undertaken for land in all residential areas of Leongatha comprising land in the following zones:

- General Residential Zone (GRZ)
- Low Density Residential Zone (LDRZ).

Vacant land has been grouped into the following three supply categories:

- **Vacant Lots:** Established single residential lots throughout the township of Leongatha with no signs of residential development.
- **Large Subdividable Lots:** Larger parcels of residential land that have the potential to be subdivided. Where subdivision yields were not known or accessible from masterplans or local real estate agents, Council's estimates of residential yield for these larger lots have been taken into account.
- **Future Residential Supply:** Larger vacant parcels of land identified as being future urban residential. Residential yields estimated by Council have been adopted.

It should be noted, the assessment of potential land supply invariably establishes a theoretical land supply position and does not reflect the extent of land available for purchase.

For example, landowner intentions, particularly in regard to individual vacant lots and small developable parcels of land within the established urban area, are unknown. In some cases, vacant lots may be held for long term purposes or not be available for dwelling construction at all.

An assessment of the available residential lot supply in active greenfield estates is provided in Section 2.2, which takes into account the available of lots for purchase and subsequent development, and provides a live snapshot of the residential market taking into consideration current market conditions.

Leongatha Residential Assessment

77 Gibson Street, and 108 and 110 Parr Street

Existing Total Residential Land Supply

In total, zoned residential supply in Leongatha has the potential to accommodate dwellings on approximately 490 residential lots (rounded). This supply comprises:

- Approximately 180 single vacant residential lots (rounded) – the majority of lots are located within the identified ‘development’ areas.
- A potential supply of approximately 320 lots (rounded) on large subdividable sites. The majority of this lot potential is located in the identified ‘development’ areas.

A summary of the residential lot supply in Leongatha is shown in Table 2.1, while Figure 2.1 shows the location of vacant and developable residential areas in Leongatha.

Table 2.1: Leongatha Zoned Residential Land Supply, 2022

Locality	Vacant Lots	Subdividable Lot Yield	Total Residential Lot Supply
Leongatha Established Urban Area	84	40	124
Development Area			
Area A	0	131	131
Area B	36	0	36
Area C	19	30	49
Area D	0	20	20
Area E	28	19	47
Area F	9	1	10
Area G	0	75	75
Sub-Total	92	276	368
Total Residential Lot Supply	176 (180)	316 (320)	492 (490)
Residential Lot Supply excluding vacant lots in established urban area and land proposed for Lifestyle Village	92 (90)	241 (240)	333 (330)

Source: Ethos Urban; Ray White; Leongatha Residential Supply Assessment, 2018

It should be noted that while the potential residential lot supply is estimated at approximately 490 lots, not all of these lots will be available for development at any one time – some lots may never become available for development. For example:

- Uncertainty exists around the future availability of the 84 vacant lots in the established urban area of Leongatha. The availability of these lots for sale and/or development will depend on the intentions of the landowner.
- An Over 55 Lifestyle Village is proposed in Area G. While not approved yet, it would reduce the overall supply of lots available for conventional housing by approximately 75 lots.

Excluding the above, the supply of residential lots in Leongatha likely to be available for development is estimated at approximately 330 lots.

An alternative land supply assessment that takes into consideration land believed to be not available for development or purchase is provided in Section 2.2.

A review of currently listed vacant lots in Leongatha on www.realestate.com.au (23 March 2022) shows that 4 vacant lots are currently for sale. This provides a broad indication of the current supply of land available to the market for immediate development and includes lots in the identified ‘development areas’ where stages of residential estates will continually be released to the market over time. This limited supply of land currently available to the market reflects a constrained residential land market in Leongatha.

Leongatha Residential Assessment*77 Gibson Street, and 108 and 110 Parr Street***Future Land Supply**

In addition to the current residential supply in Leongatha, a further seven future residential areas have been identified. These areas are not currently zoned for residential development but have been identified in Council's residential supply analysis (2018) as having potential for future residential development. In total, potential for an estimated 1,465 residential lots has been identified.

Two significant areas (Area H or the GSL and Area K) are identified to the west and the south of the township. These future development areas are estimated by Council to have a development yield of 400 lots each with the next largest future development area (Area N) accommodating a yield of 250 lots.

The PSL represents a proportion of land in Area I and is identified in the Leongatha Framework Plan (refer Figure 1.5) as a residential expansion area. Council's residential supply analysis (2018) estimates a residential supply of approximately 95 lots, although the area does not include 108 Parr Street. Preliminary plans for 108 and 110 Parr Street reflect a yield of approximately 160 lots. Therefore, future land supply can be considered to be in the order of 1,530 lots with the regard to the greater yield at the PSL.

The development yield of the future residential areas is outlined in Table 2.2 below.

Table 2.2: Leongatha Future Residential Area Lot Supply

Locality	Council Identified Potential Lots
Future Residential Area	
Area H (General Residential Zone) – Includes 77 Gibson Street	400
Area I (General Residential Zone) – Includes 108 and 110 Parr Street	95 (160)
Area J (General Residential Zone) *	150
Area K (General Residential Zone)	400
Area L (Rural Living Zone)	100
Area M (Rural Living Zone)	70
Area N (General Residential Zone)	250
Total	1,465 (1,530)

Source: Ethos Urban, Leongatha Residential Supply Assessment, 2018

Note: * Yield for Area J based on information provided by Council; () reflects yield of GSL and PSL

2.2 Active Greenfield Estate Lot Supply

The approach to measuring land supply in Section 2.1 is based on a count of the potential residential lots on which a dwelling may be constructed. Supply is measured in terms of actual and future residential lots that are vacant (ie. contain no habitable dwelling).

This approach is useful to understand the total long-term residential land supply situation. However, in addition to understanding the long-term land supply situation, it is equally important to understand the supply of greenfield land that can be purchased at any one time. Maintaining a supply of lots in active residential estates provides two key benefits:

- Avoids a 'constrained' land supply situation where purchasers have limited choice in housing within a particular town and are forced to look elsewhere. This situation limits population growth and directs investment and jobs to other locations.
- Supports the supply of affordable residential lots.

Leongatha Residential Assessment*77 Gibson Street, and 108 and 110 Parr Street*

As indicated earlier, only four vacant residential lots are currently available for purchase through www.realesate.com and many lots within existing estates have been purchased or reserved. This indicates Leongatha's residential land market is currently operating under a constrained residential land supply situation.

Therefore, it is reasonable to consider the residential lot supply in active greenfield estates in Leongatha. This assessment takes a different approach to that identified in Section 2.1 and provides a measure of unsold lot supply. It does not count lots (constructed or not) that have been sold or reserved. The supply assessment provides a measure of land supply in Leongatha from the perspective of a potential buyer of land who, presumably, will subsequently progress towards construction of a dwelling. In this regard, it provides an almost 'live' snapshot of the residential land market, and therefore accounts for current market conditions.

The assessment takes into account active greenfield estates in Leongatha and counts lots that can be reasonably expected to be provided to the market.

In total, four active residential estates are actively marketing and selling residential lots in Leongatha. The location of these estates is shown in Figure 2.2.

In total, these four estates account for a total supply of 354 lots of which 237 (or 68%) have been sold or reserved.

Within these estates, only 117 residential lots remaining available for sale. Having regard for the average of approximately 50 vacant land sales in Leongatha between 2017 and 2021 (refer Section 3.3), this represents a very limited supply (around two years), residential lots available to the market and illustrates that Leongatha's residential land market is currently constrained.

The supply of residential lots within active greenfield estates in Leongatha is summarised in Table 2.3.

Table 2.3: Residential Lot Supply in Active Greenfield Estates, 2022

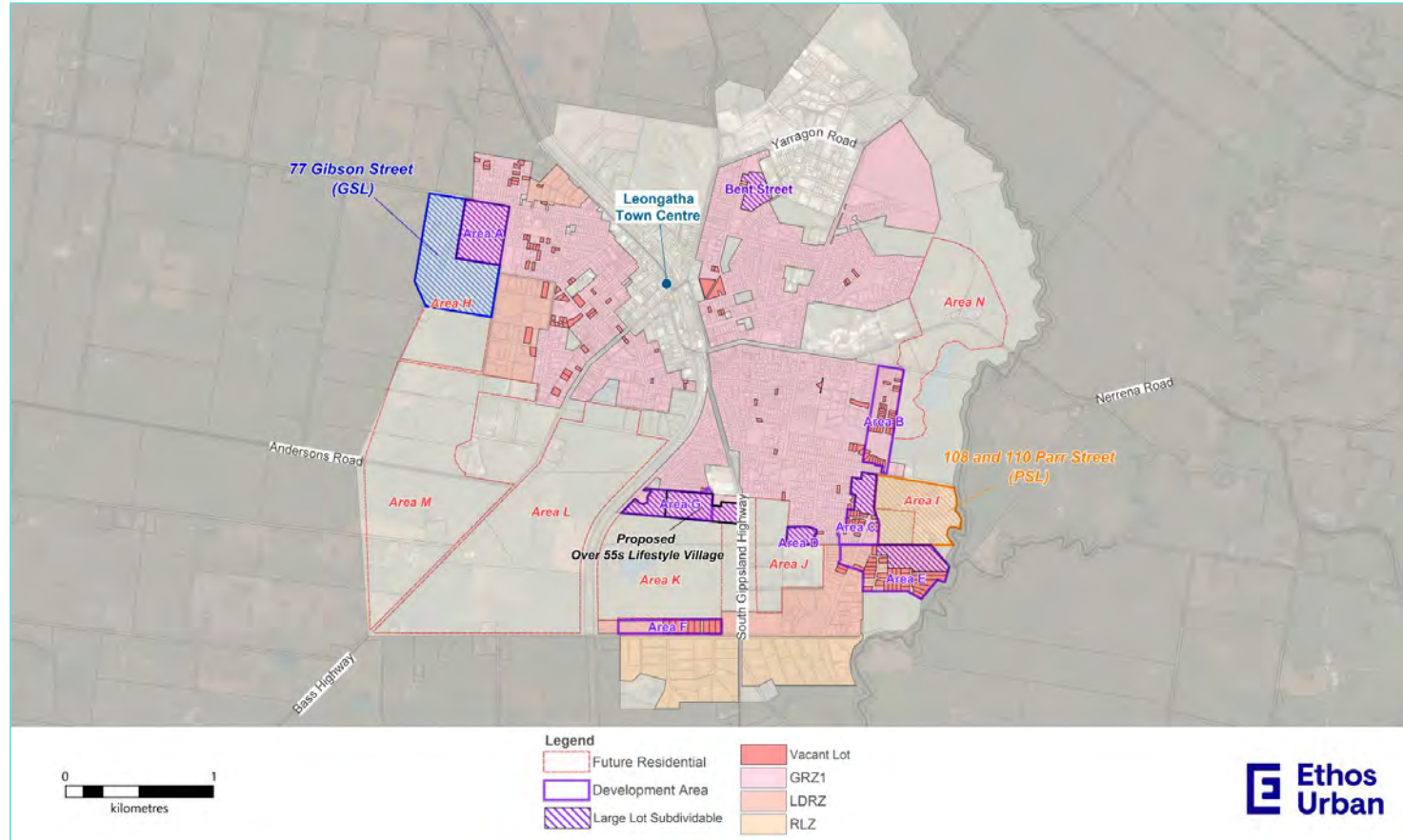
Estate	Estimated Total Lots	Lots Sold or Reserved	Lots Available to the Market
Springs Estate	92	73	19
Mitchells Rise	101	101	0
Panorama (Area C)	64	60	4
Shamrock Springs	131	37	94
Total Active Estates	354	237	117

Source: Ray White Leongatha

Leongatha Residential Assessment

77 Gibson Street, and 108 and 110 Parr Street

Figure 2.1 Leongatha Residential Land Supply, 2022

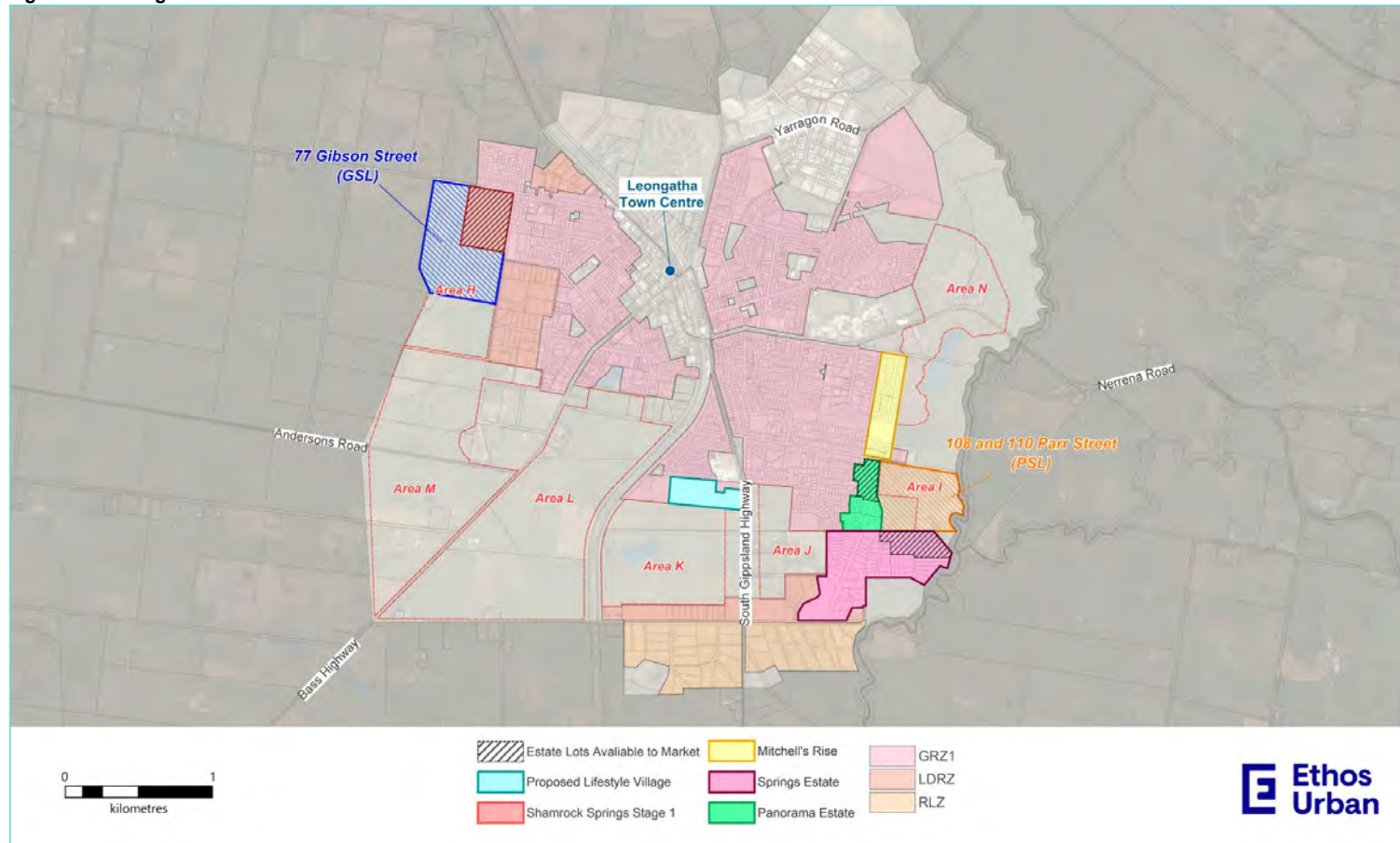


Source: Ethos Urban, 2022; RayWhite Field Visit March 2022; Leongatha Residential Supply Assessment, 2018; Near Map

Leongatha Residential Assessment

77 Gibson Street, and 108 and 110 Parr Street

Figure 2.2: Leongatha Estate Context



Source: Ethos Urban; Ray White

Ethos Urban Pty Ltd

Leongatha Residential Assessment

77 Gibson Street, and 108 and 110 Parr Street

3 Residential Demand Assessment

This chapter provides an assessment of the demand for residential land in Leongatha.

3.1 Population and Dwelling Growth Trends

Population Growth Trends

Leongatha's population is currently 5,850 persons having increased from 4,980 persons in 2006. According to ABS population estimates, population growth in Leongatha has slowed in recent years. Average population growth was 1.7% per annum between 2006 and 2011, 1.1% per annum between 2011 and 2016, and more recently 0.5% per annum between 2016 and 2021. It should be noted that ABS population estimates for 2021 are preliminary and will be finalised after the results of the 2021 ABS Census are released later in 2022. Having regard for the level of residential development that has occurred recently in Leongatha (refer Section 3.5), it is expected that population growth in the coming years will accelerate above recent trends.

South Gippsland Shire currently has a population of approximately 30,460 persons, with Leongatha being the largest township accounting for almost 20% of the population. Between 2006 and 2021, South Gippsland's population increased by a total of approximately 4,330 persons with Leongatha contributing growth of 870 persons, or 20% of total growth.

Table 3.1: Population Growth Trends, 2006-2021

	2006	2011	2016	2019	2021p
Population					
Leongatha SSC	4,980	5,410	5,720	5,820	5,850
South Gippsland LGA	26,130	27,510	29,120	29,910	30,460
Av. Annual Growth					
Leongatha SSC		90	60	30	20
South Gippsland LGA		280	320	260	280
Av. Annual Growth Rate					
Leongatha SSC		1.7%	1.1%	0.6%	0.3%
South Gippsland LGA		1.0%	1.1%	0.9%	0.9%
<i>Regional Victoria</i>		<i>1.0%</i>	<i>1.3%</i>	<i>1.3%</i>	<i>1.1%</i>

Source: Ethos Urban, ABS Regional Growth Cat.3218.0, ABS ERP by SA1

Note: p denotes preliminary.

Population Forecasts

The level and rate of population growth in larger regional centres can change rapidly based on demand factors (such as market trends), supply factors (such as new residential estates being brought to market, or by competing townships being constrained in terms of new residential supply) and consumer preferences (such as the 'sea or tree change' phenomenon). Accordingly, caution must be applied in relying on past trends to predict future trends. Recent changes in consumer preferences associated with the COVID-19 pandemic and its positive impacts on demand for residential property in regional areas is a case-in-point.

Victoria in Future 2019 (VIF2019), the official state government projections, do not provide projections at the township level for Leongatha. However, they do provide projections at a broader

Leongatha Residential Assessment

77 Gibson Street, and 108 and 110 Parr Street

level referred to as the Leongatha SA2 which includes the urban area of Leongatha; the townships of Koonwarra and Mirboo North; and the surrounding rural areas.

On the basis of the above, population forecasts for Leongatha SA2 are shown in Table 3.2 which project Leongatha and surrounds population to reach approximately 13,280 persons by 2036, representing an increase of some +1,650 persons above the 2021 estimate of 11,630 persons. This represents average annual growth of +110 persons, or +0.9% per annum for the 15-year period to 2036. Having regard for the development patterns in Leongatha, Koonwarra and Mirboo North it would be expected that the township of Leongatha will account for the largest proportion of this growth.

Table 3.2: Leongatha & District Population Projection – Based on Victoria in Future, 2019

Leongatha SA2	2021	2026	2031	2036
Population	11,630	12,180	12,750	13,280
Average Annual Growth		110	114	106
Average Annual Growth Rate		0.9%	0.9%	0.8%
South Gippsland Shire AAGR		0.8%	0.8%	0.7%
Regional Victoria AAGR		1.3%	1.3%	1.2%

Source: Victoria in Future 2019; Ethos Urban

Note: AAGR = Average Annual Growth Rate

Forecast Id. also prepare population and dwelling forecasts for South Gippsland Shire Council, including the township of Leongatha. The most recent forecasts were prepared in 2017 and are summarised in Table 3.3.

These forecasts anticipate a 2036 population in Leongatha of approximately 8,040 persons, with this figure some +1,690 persons above the id estimate for 2021 of approximately 6,350 persons. The forecast growth rates between 2021 and 2036 are notably higher compared to the VIF2019-derived projections shown in Table 3.2. Forecast Id. forecast an average annual growth rate of +1.6% per annum, or approximately +110 persons a year over the 15-year period.

Table 3.3: Leongatha Population Forecast – Forecast Id.

Leongatha Forecast Id. Area	2021	2026	2031	2036
Population	6,350	6,890	7,480	8,040
Average Annual Growth		108	118	112
Average Annual Growth Rate		1.6%	1.7%	1.5%
South Gippsland Shire AAGR		1.1%	1.2%	1.1%
Regional Victoria AAGR		1.3%	1.3%	1.2%

Source: Forecast Id. Leongatha Area, South Gippsland Shire (2017), Victoria in Future 2019 (Regional Victoria)

Note: Figure Rounds, AAG = Average Annual Growth, AAGR = Average Annual Growth Rate

Dwelling Forecasts

As noted above, Forecast Id. also prepare dwelling forecasts for South Gippsland Shire Council, including forecasts at the Leongatha township level. In general terms, dwelling growth in Leongatha is forecast to average between approximately 50 and 55 dwellings per annum, comprising the following:

- 2021 – 2026: average of 53 dwellings a year
- 2026 – 2031: average of 53 dwellings a year
- 2031 – 2036: average of 56 dwellings a year.

Leongatha Residential Assessment

77 Gibson Street, and 108 and 110 Parr Street

3.2 Impact of COVID-19 on Regional Housing Markets

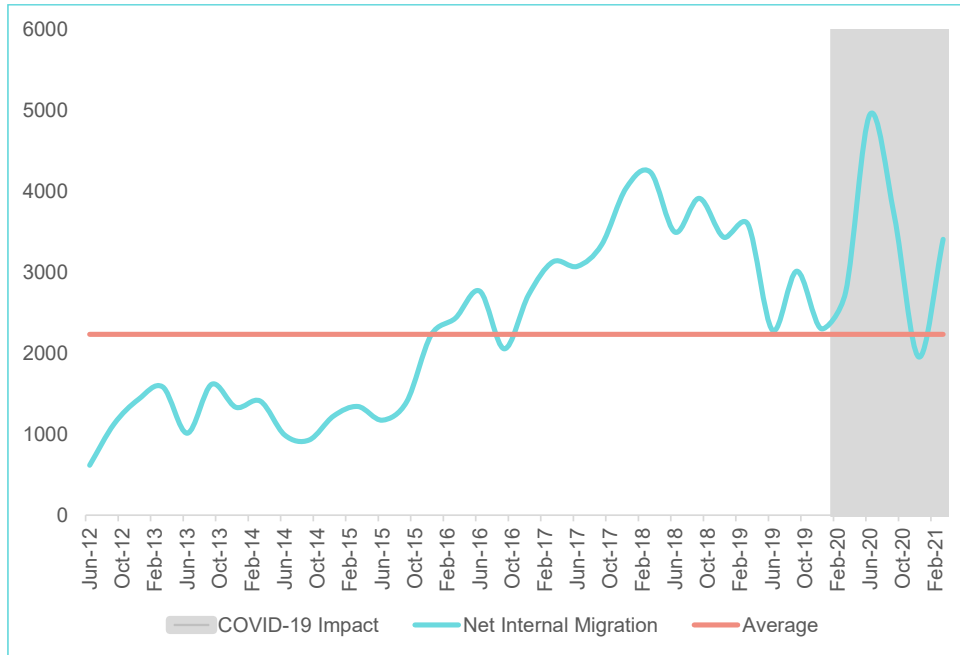
Regional Victorian Housing Markets

The COVID-19 pandemic has had a significant impact on Regional Victoria with the new working-from-home paradigm allowing workers to re-assess their need to live close to the workplace, and many are now electing to live in regional areas commuting to, for example, Melbourne when and if required, or permanently working from home.

Similarly and related, many people are electing to pursue lifestyle alternatives to city living. Figure 3.1 shows migration to Regional Victoria from Melbourne reaching record levels since early 2020.

Data from CoreLogic (March 2022) further illustrates the strength of regional Victorian housing markets, where dwelling values have increased by +22.3% for the year to February 2022 compared to +12.5% in metropolitan Melbourne. Data for the last three months have shown price growth across Victoria easing, although Regional Victoria rose +4.7% in the three months to February 2022, while Melbourne rose +0.2% (refer Figure 3.2).

Figure 3.1: Regional Net Internal Migration, Regional Victoria

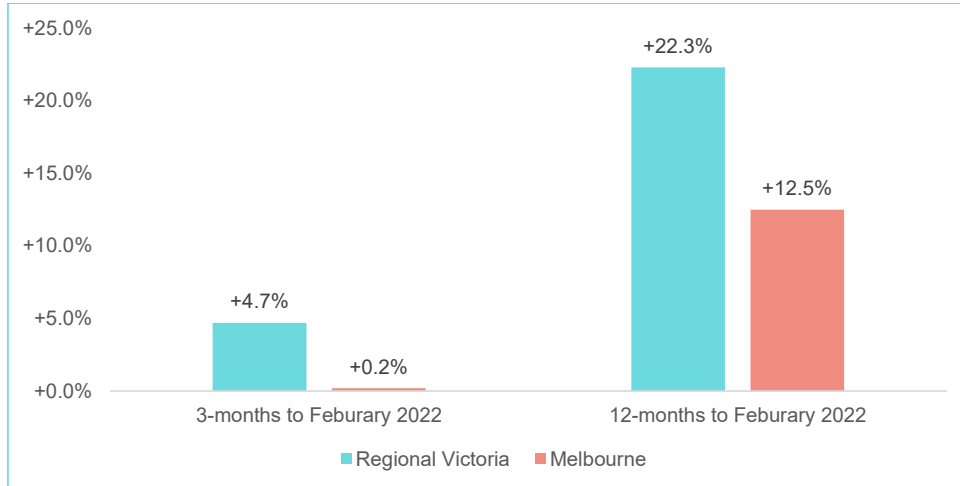


Source: ABS, Table 3. Internal migration (arrivals, departures, net), rest of state areas – intrastate, interstate and total

Leongatha Residential Assessment

77 Gibson Street, and 108 and 110 Parr Street

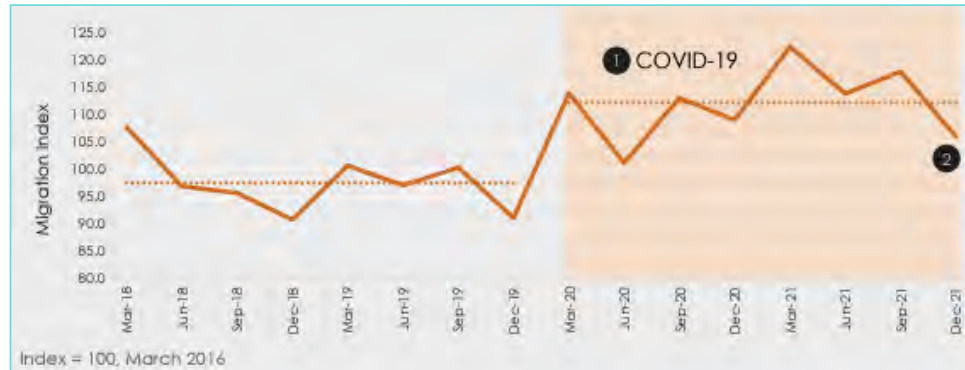
Figure 3.2: Increase in Dwelling Values, Melbourne vs Regional Victoria



Source: CoreLogic, Monthly Chart Pack March 2022

Recent research released by the Commonwealth Bank, which tracks the movement of its customers from Australia’s cities to regional areas, illustrates the net impact of the pandemic on regional areas. Figure 3.3 shows the Regional Movers Index (December 2021) illustrating the impact COVID-19 has had on the flows of people from cities to regional areas.

Figure 3.3: Regional Movers Index – Population Flows from Cites to Regional Areas



Source: CBA, Regional Movers Index, December 2021

Local Housing Market Commentary

Since Victoria’s first major lockdown in 2020, dwelling approvals have progressively increased in many regional areas. Gippsland Shire is an example of a municipality which has experienced notable growth since early 2020. The municipality has observed a significant increase in the order of 55% from 2020 to 2021 or an additional 100 dwelling approvals.

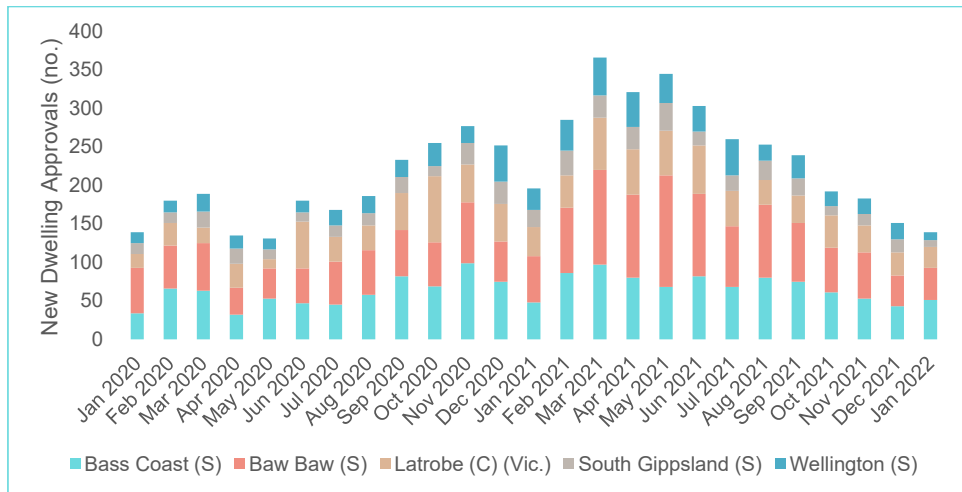
Surrounding municipalities have also experienced a significant increase in new dwelling approvals between 2020 and 2021. Latrobe (+80%) and Wellington (+73%) both experienced the largest yearly increase, while Bass Coast (+66%) and Baw Baw (+53%) also increased substantially. In more recent months new dwelling approvals have slowed a little. Potential exists that a number of factors may have contributed to this recent slow down and which may include supply and labour shortages

Leongatha Residential Assessment

77 Gibson Street, and 108 and 110 Parr Street

in the construction industry which has delayed the development of many housing estates, constrained local land supply situations which did not anticipate the surge in local demand occurring during the pandemic, a slight correction in the regional residential land market.

Figure 3.4: New Dwelling Approvals, Local LGAs, January 2020 to January 2022



Source: Ethos Urban, ABS Building Approvals

3.3 Residential Sales and Price Trends

Leongatha has generally been one of the more expensive localities in the South Gippsland Shire and recent median house price data suggests this continues to be the case, as shown in Table 3.4.

The median house price for Leongatha observed a total growth of +76.8% between 2015 and 2021, indicating relatively strong demand for residential property in the township. Korumburra and Loch observed higher rates of growth in median house price (+91.7% and +86.1%, respectively) and this largely reflects the position of these townships in the market in providing positive amenities and the presence of larger rural residential lifestyle properties, in comparison to Leongatha that in the main provides opportunities for smaller conventional residential lots.

Table 3.4: Median Price Trends in Leongatha and Surrounding Areas, 2013 to 2021

	2013	2016	2019	2021	AAGR 2013 to 2021
House					
Leongatha	\$285,000	\$310,000	\$385,000	\$503,750	+7.4%
Korumburra	\$241,250	\$278,000	\$345,000	\$462,500	+8.5%
Loch	\$360,000	\$337,500	\$460,000	\$670,000	+8.1%
Mirboo North	\$272,500	\$315,000	\$398,000	\$456,500	+6.7%
Foster	\$295,000	\$365,000	\$400,000	\$455,000	+5.6%
Vacant Land					
Leongatha	\$152,000	\$125,000	\$165,000	\$210,000	+4.1%
Korumburra	\$106,500	\$123,000	\$179,000	\$209,950	+8.9%
Foster	\$125,000	\$133,500	\$131,000	\$140,000	+1.4%

Source: PriceFinder.com.au

Note: Year ending June

AAGR = Average Annual Growth Rate

Leongatha Residential Assessment

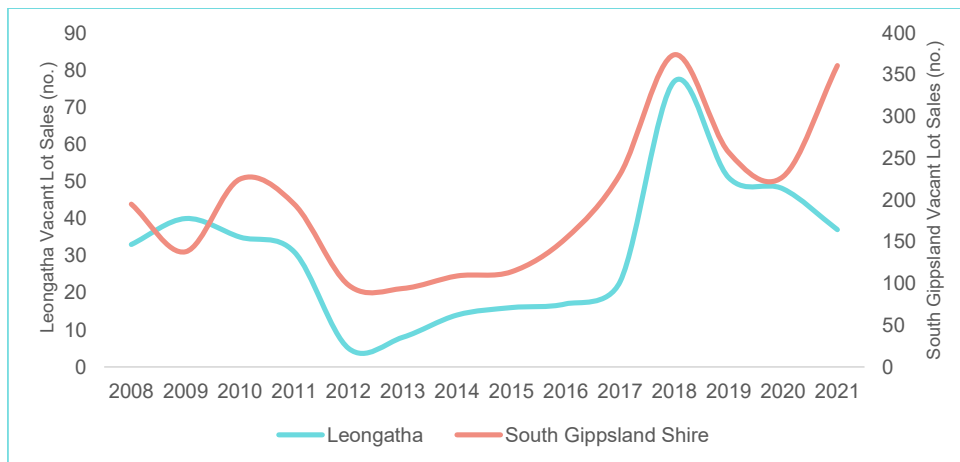
77 Gibson Street, and 108 and 110 Parr Street

The number of vacant land sales have increased in recent years with the release of a number of new residential estates. An upward trend in the number of vacant land sales is evident from 2012 when there were only 5 vacant land sales to 2018 when there were 77 vacant land sales. Vacant land sales declined in 2019 and 2020, although still remaining relatively high at 51 and 48 respectively. An annual average of 50 vacant land sales have occurred in Leongatha since 2017.

Continued decline in vacant lot sales occurred in 2021, this is likely due to the constrained nature of the market as a result of the continued strong growth between 2018 to 2020. It is important to note that data sourced from the Victorian Valuer General only accounts for settled land sales. As a large amount of lots in Leongatha are still under construction, the sales figures for 2020 and 2021 are likely to increase once lots are settled and added to the Valuer General database. This is due to the time lag between purchase of the lot (deposit) and the settlement date (when the lot is titled) which is typically between 12-month and 24-months.

Thus, the vacant land sales figure represented in Figure 3.5 between in 2020 and 2021 can be regarded as a conservative representation of the greenfield market.

Figure 3.5: Vacant Land Sales, 2008 to 2021



Source: PriceFinder

Note: Year ending June

3.4 Residential Building Approvals Trends

Over the past 10 years (2012 to 2021), Leongatha (SA2) has average approximately 60 new dwelling approvals a year; however, this has increased in recent years, corresponding with an overall increase in new dwelling building approvals throughout South Gippsland.

Over the past three years, since 2019, the Leongatha SA2 has averaged approximately 80 new dwelling approvals a year, with the Leongatha township accounting for an average of 50 over this period.

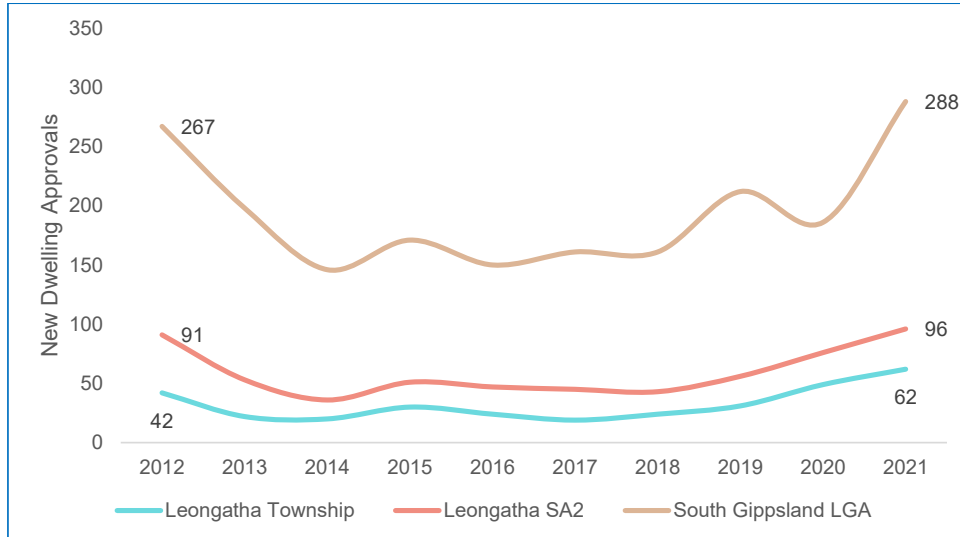
For the year ending June 2021, Leongatha township attracted 60 new dwelling building approvals.

According to more recent data, new dwelling approvals in Leongatha have slowed and this is likely to be a consequence of a relatively constrained land supply situation, for example, as noted in Chapter 2 only 6 vacant lots are currently advertised for sale on www.realestate.com

Leongatha Residential Assessment

77 Gibson Street, and 108 and 110 Parr Street

Figure 3.6: New Building Approvals, 2012 to 2021 (year to June)



Source: Ethos Urban; ABS, Building Approvals, Australia

Note: Year to June

3.5 Development Trends

Considerable residential development activity has occurred in recent years based on analysis of aerial photography (both Google Earth Pro and MetroMaps) and field surveys conducted in March 2022, particularly in new residential estates.

Between January 2019 and March 2022, 180 new dwellings were constructed in the urban area of Leongatha, including 157 in the GRZ and 23 in the LDRZ. Accounting for the approximate 3-year period, this represents an average annual rate of in the order of 60 dwellings.

3.6 Local Estate Context

Three of the development areas in Leongatha (B, C and E) as identified in the Figure 2.1 have experienced development in recent years. Additionally, area A and G are expected to experience development in the short term further reflecting the current underlying demand for housing in Leongatha. An overview of key residential estates in Leongatha is provided below.

Springs Estate

Springs Estate occupies development area E and has three stage remaining (stages 6,7 and 8). Civil work for stage 6 is nearing completion with all 16 lots sold and waiting for titles. All previous stages are sold out. The development of stages 7 and 8 will occur simultaneously with the market already showing interest in these final stages.

Mitchells Ridge

Located in development area B, all releases of Mitchells Ridge are entirely sold out with no further stages available to the market.

Leongatha Residential Assessment*77 Gibson Street, and 108 and 110 Parr Street*Panorama Estate (Area C)

Panorama Estate is positioned on the northern portion of Development Area C and is planned to deliver a further 30 lots. At present, 26 of the planned lots are reserved with the lots expected to title by mid-2023 – leaving only 4 available for purchase.

Shamrock Springs Estate - GSL

Stage 1 of Shamrock Springs neighbours the GSL with a planned yield of 131 lots. Currently there are 37 reservations for the first release of 45 lots, noting the total development is expected to officially be released to the market in mid-2022 with civil works anticipated to occur late-2022.

Over 55s Lifestyle Village

Harman Group have recently purchased of the majority land holding of development area G for purpose of developing an over 55s retirement village. The proposal is currently being considered by Council is for a 158-lot retirement village.

Over 100 lots have sold or are reserved in the above estates (excluding the lifestyle village) and are yet to be titled. These sales will not be recorded in the sales figures presented in Section 3.3 and illustrate the strong level of recent and current demand for residential land in Leongatha.

3.7 Future Dwelling Demand Scenarios

Having regard for the variables likely to impact on the future demand for housing in regional localities, two future dwelling demand scenarios for Leongatha have been prepared. The two scenarios consider the extent to which Leongatha's share of total dwelling demand may be driven by the implications of the COVID-19 pandemic. The scenarios are outlined below.

Scenario 1 (Base Case)

The base case scenario adopts the forecasts produced by Id. Consulting for South Gippsland Shire in 2017, and reflect an average of +55 dwellings per annum (refer to Section 3.1). This equates to a need for approximately +825 lots between 2022 and 2037.

Scenario 2 (Higher Growth)

The higher growth scenario is provided as a response to the recent surge in dwelling approvals, lot sales and underlying interest in Leongatha and wider South Gippsland Shire and is based on the assumption that a structural realignment is presently underway towards ongoing higher levels of regional demand. Furthermore, this scenario takes into consideration the likelihood Leongatha's residential market has been operating in a constrained supply situation where not all demand is currently being met by supply.

The higher growth scenario is based on additional growth occurring at a municipal level and a significant increase in the popularity of living regionally.

For the purposes of the assessment, it is assumed the demand for dwellings in Leongatha equates to approximately +70 dwellings per annum. This assumes an increase of around +27% on the base case scenario and reflects evidence of 'latent demand' which occurs when the market is constrained by supply, and the significant level of vacant land sales that have occurred in recent months not accounted for in official data sources.

If Leongatha's annual requirement for new dwellings equates to +70 lots per annum a total of +1,050 lots are required to be delivered over the 15-year period to 2037.

Leongatha Residential Assessment*77 Gibson Street, and 108 and 110 Parr Street*

On the basis of the above, it is reasonable to forecast residential dwelling demand in Leongatha of around 55 to 70 dwellings per annum, or a total of 825 to 1,050 lots over the next 15 years.

3.8 Forecast Demand for Housing in Leongatha

Having regard for the analysis of the numerous measures that inform residential dwelling demand, it is reasonable to plan for a base case scenario annual dwelling demand in the order of at least 55 dwellings, although having regard for recent dwelling approvals data, vacant land sales and underlying demand this may be considered a conservative. Consequently, a high growth scenario estimate of 70 dwellings a year is possible and assumes residential land will continually be released to the market which in previously has occurred in a limited capacity.

Assuming dwelling demand of between 55 and 70 dwellings per annum in Leongatha, the estimated supply of 490 existing (or zoned) residential lots is sufficient to meet demand for the next 7 - 9 years. On this basis, it would be prudent to consider the rezoning of land identified for future residential, including both the PSL and GSL.

The potential for a further 1,465 lots has been identified for future residential development, noting although a higher yield at the PSL (future area I) will increase future development potential to 1,530 lots. This level of supply is sufficient to accommodate a further 21 - 27 years. Therefore, there is no requirement to consider land beyond the Leongatha township boundary at this stage.

Table 3.6 summarises the various residential demand measures identified in this Chapter.

Table 3.6: Summary of Demand Measures

Measure	Value
Forecast population growth, 2021-2036 (Id Consulting)	+1,690 persons
Forecast annual dwelling growth (ID Consulting):	
2021-2026	53 dwellings a year
2026-2031	53 dwellings a year
2031-2036	56 dwellings a year
New dwelling building approvals (Leongatha):	
2012 to 2021	30 new dwellings a year
2019 to 2021	50 dwellings
Average annual vacant land sales, 2017 to 2021	50 lots
Approximate Number of Lots Sold or Reserved but Not Titled	~100 lots
Base Case Growth Scenario	+55 Dwellings a year
High Growth Scenario	+70 Dwellings a year

Source: DELWP; ABS; Id Consulting; PriceFinder; Ethos Urban

Leongatha Residential Assessment*77 Gibson Street, and 108 and 110 Parr Street***4 Conclusion**

Due to the COVID-19 pandemic, changes have occurred in terms of how and where people are seeking to live. The most significant impact has been a surge in demand for residential land in regional centres. As a result, demand for housing in Leongatha is expected to increase.

At present, Leongatha's supply of residential lots is constrained with an assessment of zoned residential land finding a supply 490 lots exists. However, this supply is reduced approximately 330 lots when lots that have considerable uncertainty associated with their future development are excluded (eg. vacant lots in established urban area and land associated with a proposal for a Lifestyle Village).

Based on development trends and dwelling forecasts, and the large amount of lots that are considered sold but not yet to be titled as presented in Chapter 3, future average residential lot demand in Leongatha is estimated to be between 55 lots (Base Case scenario) and 70 lots (High Growth scenario) per annum over the period 2022 to 2037. On this basis, total zoned residential supply is sufficient to accommodate between 7 and 9 years of residential demand. Excluding lots where considerable uncertainty exists regarding their future to support the development of conventional housing, the residential lot supply can support between 5 and 6 years.

Clause 11.01-1L-02 of the South Gippsland Planning Scheme encourages *"the rezoning of areas identified in the Leongatha framework plan to maintain a 15 year residential land supply"*. On this basis, a need exists to rezone land identified as 'urban residential expansion' areas, which includes both the PSL and GSL. Both the PSL and GSL represent a sensible and logical extension of the established Leongatha township's urban area.

In addition to the above, it is also important to consider the availability of lots in active greenfield estates. Maintaining a supply of lots in active residential estates provides two key benefits:

- Avoids a 'constrained' land supply situation where purchasers have limited choice in housing within a particular town and are forced to look elsewhere. This situation limits population growth and directs investment and jobs to other locations.
- Supports the supply of affordable residential lots.

At present, only 117 lots exist within Leongatha's four main greenfield estates which are anticipated to accommodate the majority of residential demand in the coming years. Based on the forecast demand for 55 to 70 dwellings a year, these lots only account for around two years supply.

Having regard for the time it takes to rezone land and then construct and release lots to the market – a period of at least two years - it is considered that additional zoned residential supply is required to ensure the residential land market continues to operate efficiently and competitively. The rezoning process should be expedited sooner rather than later.

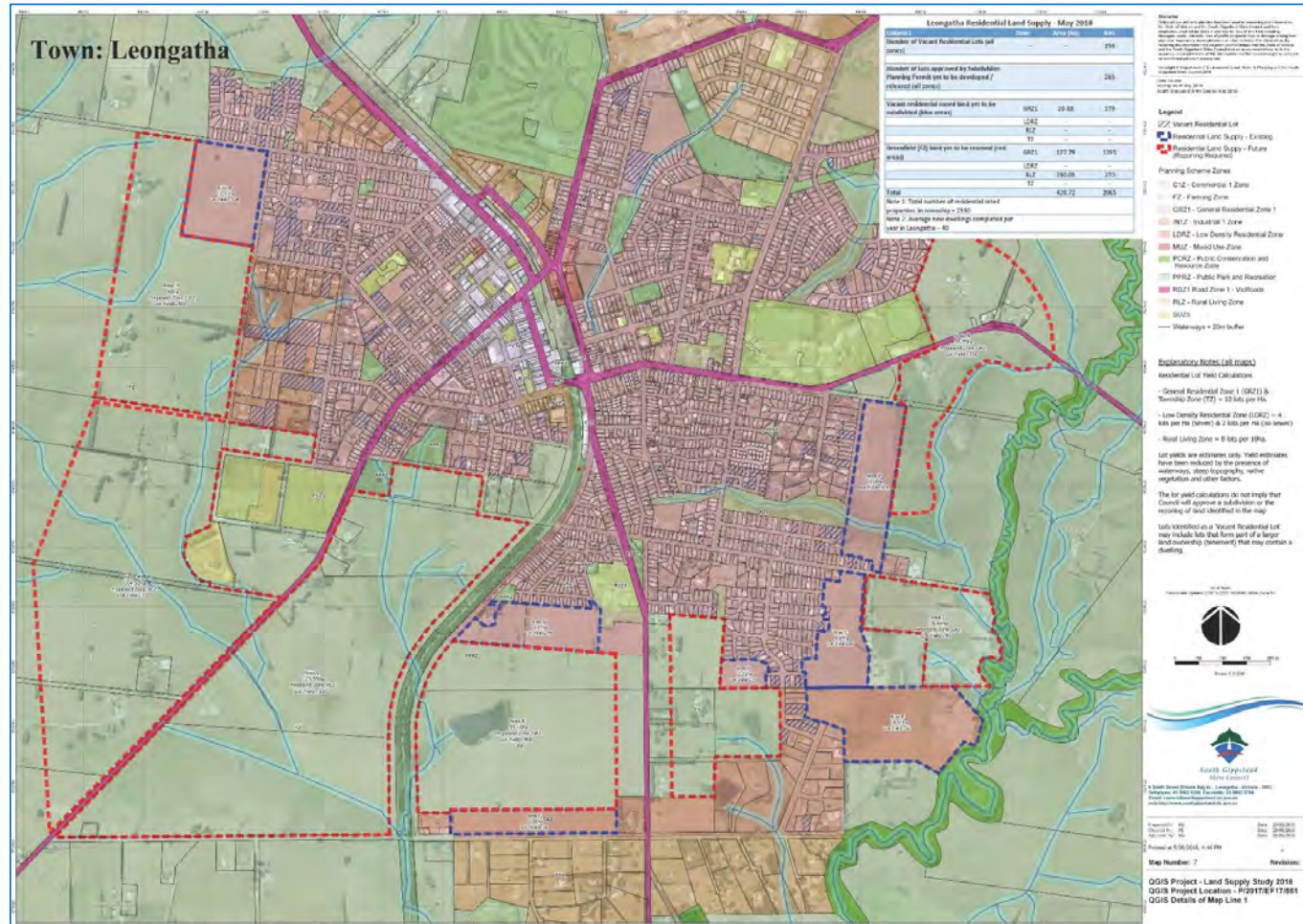
Leongatha Residential Assessment

77 Gibson Street, and 108 and 110 Parr Street

Appendix A – Leongatha Supply Demand Assessment, 2018

Leongatha Residential Assessment

77 Gibson Street, and 108 and 110 Parr Street



SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987

Appendix F Traffic Impact Assessment

PREPARED FOR 108 & 110 PARR STREET PTY LTD

SPOT Planning Pty Ltd

ABN: 86 411 217 404

ACN: 636 682 383

E. info@spotplanning.com.au

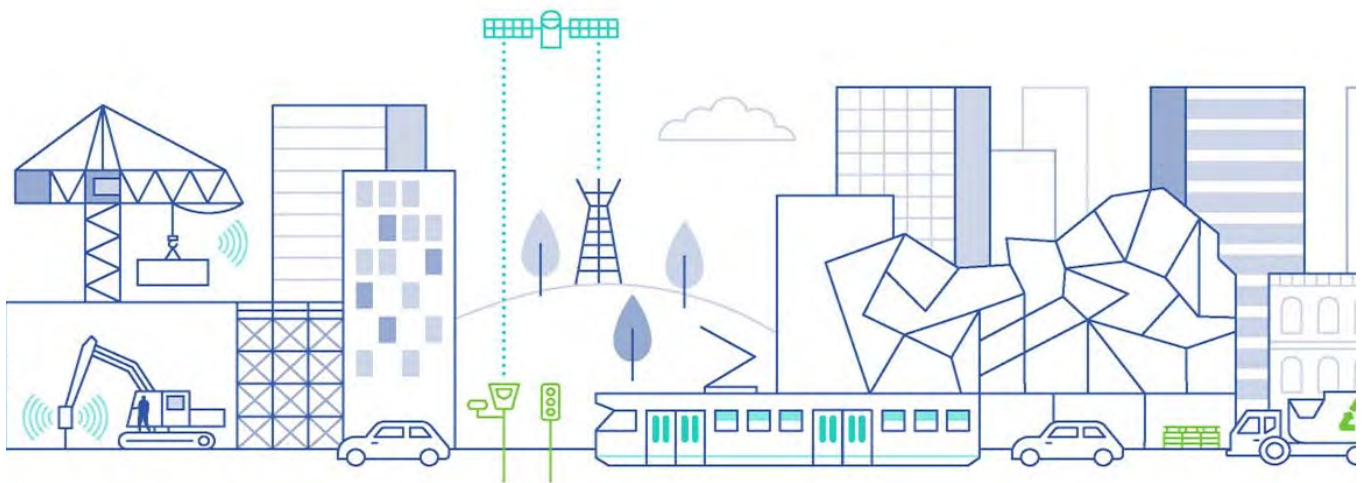
M. 0409 962 001

SPOT
PLANNING



Traffic Engineering

Proposed Planning Scheme Amendment
Planning Permit for Residential Subdivision
108 - 110 Parr Street Leongatha
Traffic Impact Assessment





1 Introduction and Scope

Rural Subdivision Specialists is seeking a Planning Scheme Amendment to rezone land located on the southern side of Parr Street in Leongatha, and a Planning Permit to allow subdivision of the subject land. This report provides an assessment of the traffic and transport implications of the proposal, and concludes that, subject to conditions, there are no transport or traffic engineering reasons for refusal of either the rezoning or the issue of a planning permit as requested.

2 The Subject Land and Planning Scheme Zones

Figure 1 shows the subject land, currently included in the Farming Zone of the South Gippsland Planning Scheme, and the extent of the land under the control of Rural Subdivision Specialists.

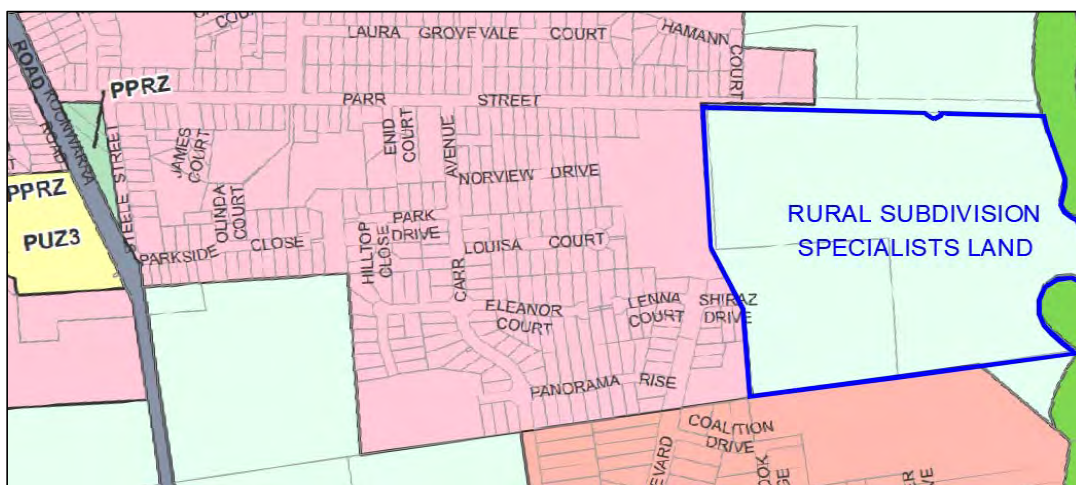


FIGURE 1 : THE SUBJECT LAND SHOWN IN PART OF SOUTH GIPPSLAND PLANNING SCHEME ZONE MAP

The subject land is bounded to the east by Public Conservation and Resource Zone, to the south mainly by the Low Density Residential Zone and a small abuttal to Farming Zone land, to the west by General Residential Zoned land, and by Parr Street to the north.

2 Strategic Transport Context

The South Gippsland Planning Scheme (SGPS) at Clause 21.12 sets out requirements for rezoning and development in Leongatha. The Leongatha Structure Plan is included in that section of the SGPS, and is the basis of the Southern Leongatha Outline Development Plan (ODP) which has been applied to guide development of land in the vicinity of the subject property. In all relevant planning documents the subject area is designated for “future urban residential development” or similar, subject to analysis of environmental factors particularly including flooding and related matters.

Clause 21.12 sets out requirements for applications for rezoning or development including that traffic impacts must be addressed, and that any development agreements are to address improvements to South Gippsland Highway intersections including the Parr Street intersection.

Record

No.	Author	Reviewed/Approved	Description	Date
1.	J. Higgs	D. Hancox	Proposed Subdivision Parr Street Leongatha	02/05/2022

The subject land is most of Area K as noted in the South Leongatha Structure Plan (SLSP) and as copied to the diagram at Figure 2 below.

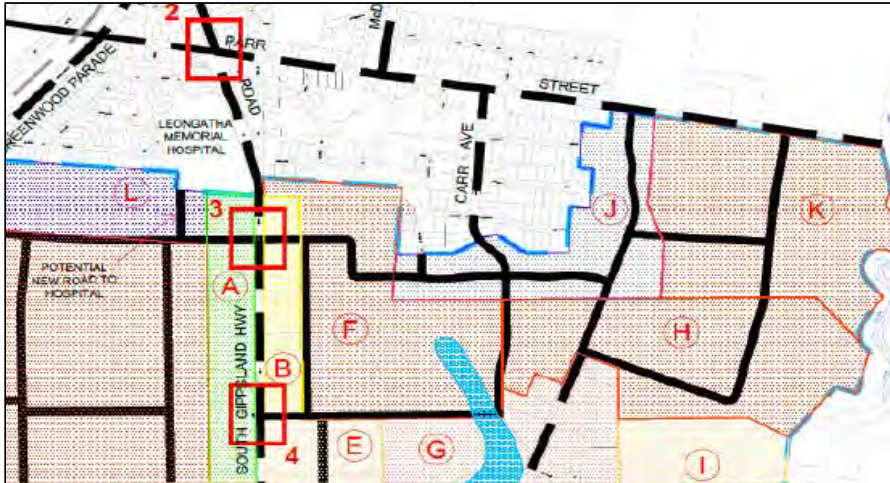


FIGURE 2 : COPY OF INDICATIVE ROAD NETWORK AND LAND USE PLAN FROM SLSP

The intersection of Parr Street at the South Gippsland Highway is marked point 2 in Figure 2.

2 The Proposed Subdivision Plan

Figure 3 shows the proposed plan for the subdivision. 164 lots are indicated.



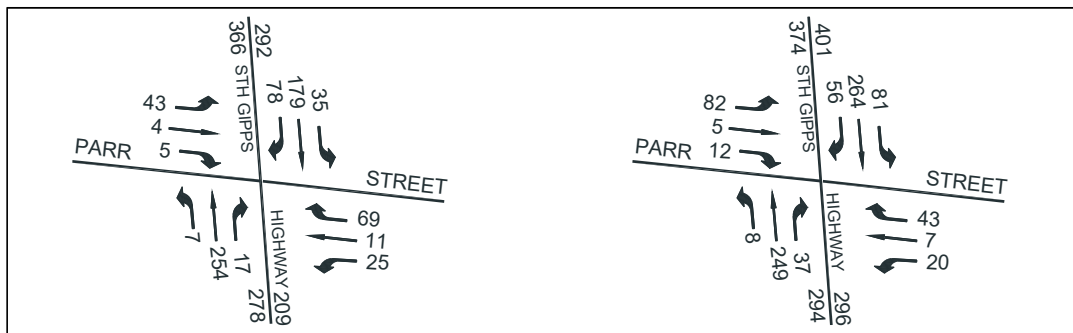
FIGURE 3 : PROPOSED PLAN OF SUBDIVISION

Site: Parr Street Leongatha
Reference: 11616R9329.1.DOC

3 Existing Traffic Facilities and Conditions

3.1 Traffic Counts

On 23 February and 06 April 2022 TTM Consulting (Vic) Pty Ltd conducted traffic count at the intersection of Parr Street and South Gippsland Highway (SGH) between 7:30 and 9:15 AM and between 4:00 and 5:40 PM. The AM peak hour was identified as 8:00 to 9:00, and the PM peak hour was between 4:10 and 5:10 PM. The recorded vehicle movements in those hours are set out at Figure 4.



AM PEAK HOUR VEHICLE MOVEMENTS

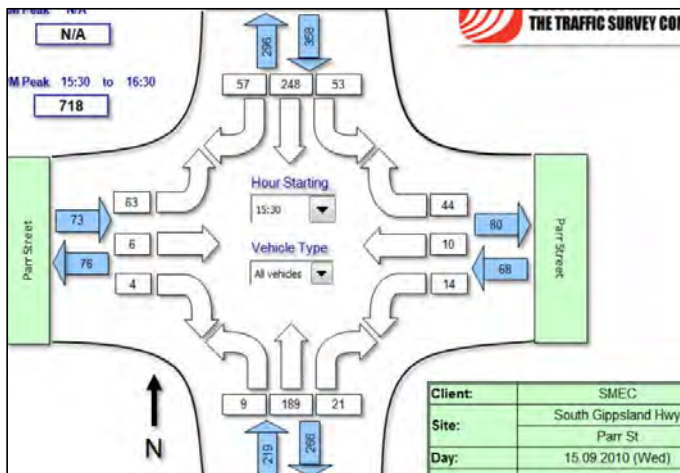
PM PEAK HOUR VEHICLE MOVEMENTS

FIGURE 4:

Total AM and PM peak hour traffic on Parr Street is around 160 and 190 vehicle movements respectively. That indicates a daily volume of around 1,750 vehicle movements on the basis that the peak hour represent around 10% of total daily traffic.

North of Parr Street the AM and PM peak hour traffic volumes on South Gippsland Highway were 658 and 775 vehicle movements respectively, indicating a daily volume of around 8,000 vehicle movements on the basis that peak period traffic is around 9% of total daily traffic.

The Traffic Impact Assessment Report provided by SMEC in association with the SLSP records a PM peak hour traffic count at the intersection of Parr Street and South Gippsland Highway in 2010, as copied below



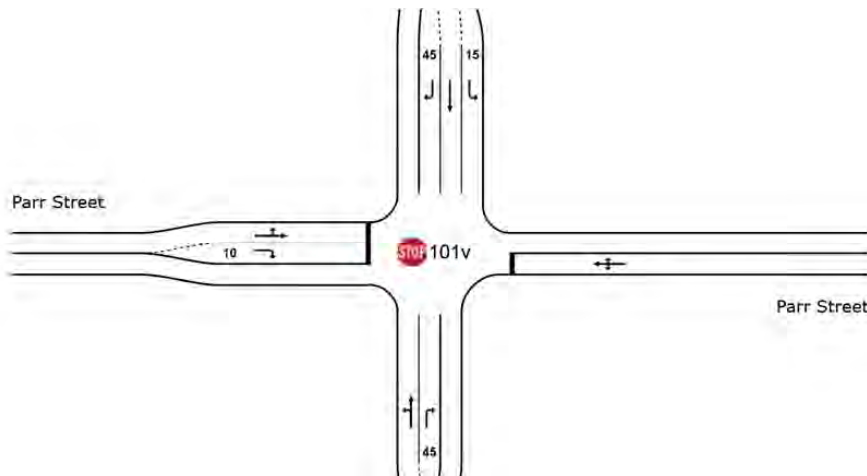
PM peak hour volume on SGH north of Parr Street was 664 vehicle movements. South of Parr Street the total volume was 485 vehicle movements per hour. Parr Street east of SGH had 148 vehicle movements in the peak hour. The SGH north of Parr Street increase is 17% over a 12 year period, or about 1.5% per annum, in line with typical expectations.

The TTM counts indicate traffic in Parr Street distributed approximately 65% to the peak direction in both AM and PM peak hours. The 2010 counts indicate approximately 55% to the peak direction.

The critical period for assessment for the impact of nearby residential development on the intersection is the AM peak hour due to the need for outbound movements to be absorbed by both northbound and southbound traffic streams on SGH. Consequently we will adopt the 65/35 distribution to the peak direction in this analysis.

SIDRA analysis of the performance of the intersection under current loadings is provided below.

SITE LAYOUT  **Parr Street at SGH Existing AM Peak 2022**



LANE SUMMARY  **Parr Street at SGH Existing AM Peak**

Lane Use and Performance												
	Demand Flows		Cap.	Deg. Satn	Lane Util.	Average Delay	Level of Service	95% Back of Queue Veh	Lane Dist	Lane Config	Lane Cap. Length	Prob. Adj. Block.
	Total veh/h	HV %	veh/h	v/c	%	sec			m		m	%
South: South Gippsland Highway												
Lane 1	275	0.0	1924	0.143	100	0.2	LOS A	0.1	0.4	Full	500	0.0
Lane 2	18	0.0	1157	0.015	100	6.3	LOS A	0.1	0.4	Short	45	NA
Approach	293	0.0		0.143		0.5	NA	0.1	0.4			
East: Parr Street												
Lane 1	111	0.0	394	0.280	100	15.5	LOS C	1.0	7.2	Full	500	0.0
Approach	111	0.0		0.280		15.5	LOS C	1.0	7.2			
North: South Gippsland Highway												
Lane 1	37	0.0	1857	0.020	100	5.5	LOS A	0.0	0.0	Short	15	0.0
Lane 2	188	0.0	1939	0.097	100	0.0	LOS A	0.0	0.0	Full	500	0.0
Lane 3	82	0.0	1396	0.059	100	6.4	LOS A	0.3	1.8	Short	45	0.0
Approach	307	0.0		0.097		2.4	NA	0.3	1.8			
West: Parr Street												
Lane 1	49	0.0	789	0.063	100	9.9	LOS A	0.2	1.5	Full	500	0.0
Lane 2	5	0.0	344	0.015	100	14.4	LOS B	0.0	0.3	Short	10	0.0
Approach	55	0.0		0.063		10.4	LOS B	0.2	1.5			
Intersection	765	0.0		0.280		4.1	NA	1.0	7.2			

LANE SUMMARY  **Parr Street at SGH Existing PM Peak**

Lane Use and Performance													
	Demand Flows		Cap.	Deg. Satn	Lane Util.	Average Delay	Level of Service	95% Back of Queue	Dist	Lane Config	Lane Length	Cap. Adj.	Prob. Block.
	Total	HV	veh/h	v/c	%	sec		Veh	m		m	%	%
South: South Gippsland Highway													
Lane 1	271	9.8	1811	0.149	100	0.2	LOS A	0.1	0.5	Full	500	0.0	0.0
Lane 2	39	20.0	863	0.045	100	7.7	LOS A	0.2	1.4	Short	45	0.0	NA
Approach	309	11.1		0.149		1.1	NA	0.2	1.4				
East: Parr Street													
Lane 1	74	3.0	304	0.242	100	18.4	LOS C	0.8	5.8	Full	500	0.0	0.0
Approach	74	3.0		0.242		18.4	LOS C	0.8	5.8				
North: South Gippsland Highway													
Lane 1	85	3.0	1818	0.047	100	5.6	LOS A	0.0	0.0	Short	15	0.0	NA
Lane 2	278	5.0	1875	0.148	100	0.0	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 3	59	3.0	1357	0.043	100	6.5	LOS A	0.2	1.4	Short	45	0.0	NA
Approach	422	4.3		0.148		2.0	NA	0.2	1.4				
West: Parr Street													
Lane 1	92	3.0	765	0.120	100	10.3	LOS B	0.4	3.1	Full	500	0.0	0.0
Lane 2	13	3.0	283	0.045	100	17.1	LOS C	0.1	0.9	Short	10	0.0	NA
Approach	104	3.0		0.120		11.1	LOS B	0.4	3.1				
Intersection	909	6.4		0.242		4.1	NA	0.8	5.8				

The SIDRA analyses show Degree of Saturation (broadly the extent to which the capacity of the intersection is utilized under the demand flows) indicating substantial scope for accommodation of additional traffic, and queue lengths and delays well within acceptable limits.

3.2 Parr Street

Parr Street between SGH and property No. 99 has a kerbed and sealed carriageway 9.4 metres wide in a reservation of 20.1 metres width. There is footpath along one side.



Site: Parr Street Leongatha
Reference: 11616R9329.1.DOC

3.3 Tarwin Ridge Boulevard

Tarwin Ridge Boulevard has a carriageway width of 7.3 metres located in a 24 metres wide reservation where it is constructed – south from a point approximately co-incident with the southern boundary of the subject land. It can be reasonably expected that this configuration will be continued north to Parr Street, as shown on the endorsed plans under Permit 2004/346/F. A 2.5 metres wide shared use path is proposed along the western side of Tarwin Ridge Boulevard in the section immediately west of the subject land.

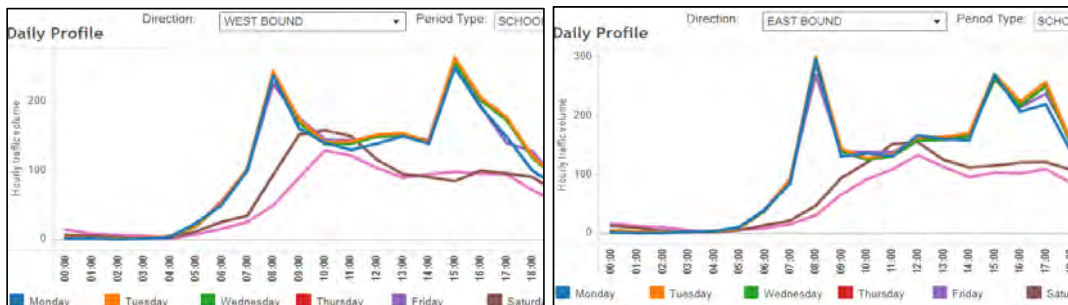
3.4 McDonald Street

McDonald Street has a carriageway width of about 10 metres in a reservation 20.1 metres wide and provides access for around 160 dwellings located along the street and in courts and minor streets connecting with McDonald Street, including 37 units in the Grange Retirement Village. At the northern end close to Ogilvy Street we estimate daily traffic at around 2,200 vehicle movements.

3.5 Ogilvy Street

Ogilvy Street has a wide carriageway with separate parking lanes and turn lanes in key locations in particular near the several schools that are present along the northern side of the street, and with generally two clear travel lanes for through movements. With traffic signal control at the intersection of Ogilvy Street and Bair Street the use of McDonald Street and Ogilvy Street for movement between the subject land and the Leongatha Town Centre is an attractive alternative to Parr Street and SGH.

The VicRoads portal shows traffic volumes for 2016 for Ogilvy Street east of Bair Street but not in a nominated location, as indicated in the following extracts from the website. Because of the volumes nominated we consider it highly likely that the values have been taken the SCATS system at the traffic signal controlled intersection at Bair Street.



Westbound AM peak hour volume is around 250 vehicles per hour and total peak hour volumes are around 550 vehicle movements in both AM and PM peaks. Figure 5 shows estimates of peak period turning movements at the McDonald Street intersection based on an extremely conservative extrapolation of the VicRoads recorded volumes to that intersection.

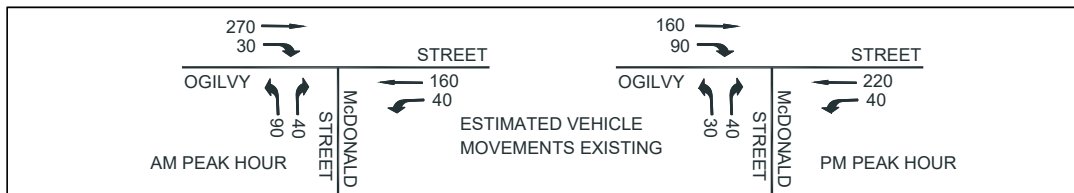


FIGURE 5:

4 Traffic Generation and Distribution to Street Network

To assess the traffic impact of the development within the area proposed for rezoning we consider it prudent to allow for traffic generated from currently approved development in the area relevant to the subject site.

The “Panorama Estate” and “Springs Estate” are both approved to significant extents but are only partially developed. Stages 5 – 8 of Springs Estate contain 52 lots. In Stages 1 – 4 there are around 12 vacant lots at present. Stages 10, 11, 13, 14, 15, 16 and 17 of Panorama Estate are not developed and include a total of 67 lots that are not developed. In summary we estimate that the traffic loading on the street network for which impacts should be assessed should be based in 165 lots in the proposed rezone/permit area and a further 135 lots currently vacant or in undeveloped stages of approved subdivisions, a total of 300 lots.

Copies of face sheets from the engineering drawings for both of those estates are appended to this report.

That may be conservative because in future further development west of the Panorama Estate will lead to a connection with SGH south of Parr Street as indicated on the indicative road network and land use plan from the SLSP pat reproduced at Figure 2 to this report. Consequently traffic from some of the areas described above will be likely to use that connection to SGH.

If IDM is used to estimate traffic generation the outcome will be 10 vehicle trips per day per dwelling. A more realistic estimate is around 8 daily trips per dwelling per day, but South Gippsland Shire will want the traffic estimates based on IDM, and thus the following analysis will be so based. The additional traffic on that basis will be around 3,000 daily vehicle movements.

We estimate that around 90% of traffic generated from the development of housing within the subdivision will reach the intersection of SGH and Parr Street or the intersection of McDonald Street and Ogilvy Street, with the distribution between those two connection points being 55% (1500 vehicle trips per day) to McDonald Street and 45% (1200 vehicle trips per day) to SGH via Parr Street. The remaining 10% is estimated to be distributed to and from the south and internally within neighbourhoods around Parr Street and Panorama Drive.

The net impact on Parr Street will be to increase the volume at the SGH approach from the current level of around 1,750 daily vehicle movements to around 3,000 daily vehicle movements, well within the capacity of the street and at an acceptable traffic based amenity level.

Parr Street will need to be constructed to an appropriate standard east of the current full construction form. That is addressed in Section 10 of this report.

On McDonald Street the net impact will be to increase the volume at the Ogilvy Street approach from the current level of around 2,200 daily vehicle movements to around 3,700 daily vehicle movements, also well within the capacity of the street and at an acceptable traffic based amenity level.

Clause 56.06-8 in the South Gippsland Planning Scheme indicates an acceptable amenity level for an Access Street Level 1 with 7.3 metre width carriageway at 3,000 daily vehicle trips. The form of both McDonald Street and Parr Street is of a higher order than Access Street Level 1, and consequently the impacts are acceptable.

5 External Intersection Traffic Loadings

To assess the traffic impacts at intersections peak hour movements are analysed. Peak period traffic impacts are very conservatively estimated on the basis of 0.85 peak hour trips per dwelling, leading to the following volumes at SGH/Parr Street intersection and McDonald Street/Ogilvy Street intersection:

AM Peak Hour at Parr Street/SGH

- Outbound $0.65 \times 0.85 \times 300 \times 0.4 = 66$ vph
Distribution based on current turning movement count is

to north	43 vph
to south	15vph
to west	7 vph
- Inbound $0.35 \times 0.85 \times 300 \times 0.4 = 36$ vph
Distribution based on current turning movement count is

from north	23 vph
from south	10 vph
from west	3 vph

AM Peak Hour at McDonald Street/Ogilvy Street

- Outbound $0.65 \times 0.85 \times 300 \times 0.5 = 83$ vph

to west	38 vph
to east	45 vph
- Inbound $0.35 \times 0.85 \times 300 \times 0.5 = 45$ vph

from west	25 vph
from east	20 vph

PM Peak Hour at Parr Street/SGH

- Outbound $0.35 \times 0.85 \times 300 \times 0.4 = 36$ vph
Distribution based on current turning movement count is

to north	23 vph
to south	10 vph
to west	3 vph
- Inbound $0.65 \times 0.85 \times 300 \times 0.4 = 66$ vph
Distribution based on current turning movement count is

from north	43 vph
from south	10 vph
from west	3vph

PM Peak Hour at McDonald Street/Ogilvy Street

- Outbound $0.35 \times 0.85 \times 300 \times 0.5 = 45$ vph

to west	20 vph
to east	25 vph
- Inbound $0.65 \times 0.85 \times 300 \times 0.5 = 83$ vph

from west	68 vph
from east	15 vph

Note The distribution of movements at the McDonald Street/Ogilvy Street intersection is notional, based on the significant presence of schools and TAFE to the east of the intersection. The actual distribution is not critical because of the low base volumes involved, as is demonstrated below.

Figure 6 and Figure 7 show the peak period traffic generation estimates from 300 dwellings at the intersections described above.

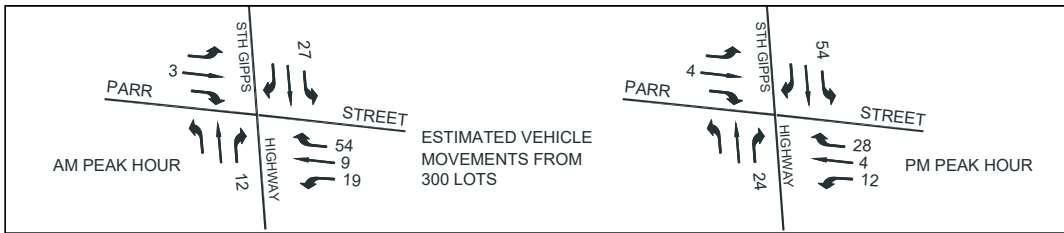


FIGURE 6

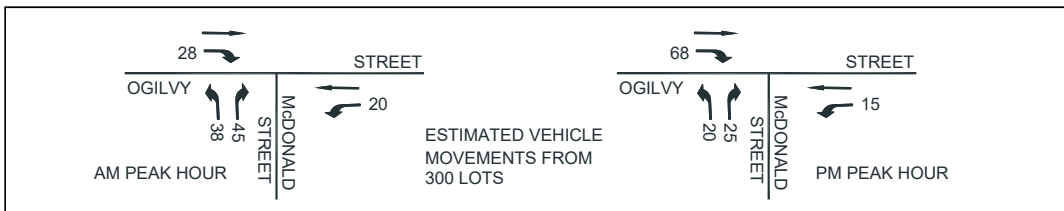


FIGURE 7

6 Traffic Impacts at South Gippsland Highway

It is typical to allow for 10 years of underlying growth in base traffic volumes when estimating impacts at intersections on roads under the jurisdiction of the Department of Transport. In this case we have a measured growth rate of approximately 1.5% per annum. To be appropriately conservative an increase of 20% in base volumes during the peak hours will be applied to allow for growth. That increase will be applied to all movements on the SGH and on Parr Street west of the intersection, as shown in Figure 8.

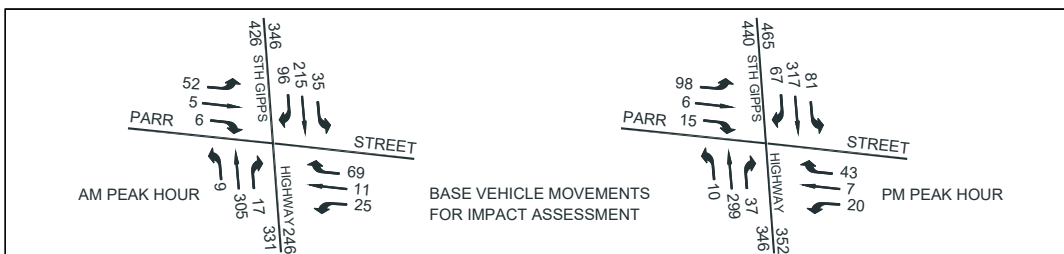


FIGURE 8

The traffic generation estimates from the proposed development as shown in Figure 6 are added to the "Design Base" vehicle movements shown in Figure 8 to determine the values used in the impact assessment as shown in Figure 9.

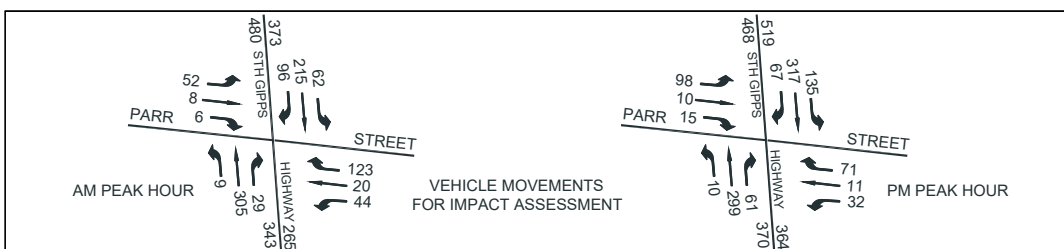


FIGURE 9

The SIDRA program is then applied to assess the operation of the intersection under the “design” traffic loadings, with outputs summarized in the Lane Summary tables as follows:

LANE SUMMARY Site Parr Street at SGH Assessment AM Peak

Lane Use and Performance													
	Demand Flows		Cap.	Deg. Satn	Lane Util.	Average Delay	Level of Service	95% Back of Queue		Lane Config	Lane Length	Cap. Adj.	Prob. Block.
	Total	HV						Veh	Dist				
	veh/h	%	veh/h	v/c	%	sec		m	m	%	%		
South: South Gippsland Highway													
Lane 1	331	0.0	1918	0.172	100	0.2	LOS A	0.1	0.6	Full	500	0.0	0.0
Lane 2	26	0.0	1079	0.024	100	6.6	LOS A	0.1	0.7	Short	45	0.0	NA
Approach	357	0.0		0.172		0.7	NA	0.1	0.7				
East: Parr Street													
Lane 1	197	0.0	310	0.634	100	25.1	LOS D	3.5	24.3	Full	500	0.0	0.0
Approach	197	0.0		0.634		25.1	LOS D	3.5	24.3				
North: South Gippsland Highway													
Lane 1	65	0.0	1857	0.035	100	5.5	LOS A	0.0	0.0	Short	15	0.0	NA
Lane 2	226	0.0	1936	0.117	100	0.0	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 3	103	0.0	1316	0.078	100	6.7	LOS A	0.3	2.4	Short	45	0.0	NA
Approach	395	0.0		0.117		2.7	NA	0.3	2.4				
West: Parr Street													
Lane 1	63	0.0	651	0.097	100	11.1	LOS B	0.3	2.3	Full	500	0.0	0.0
Lane 2	6	0.0	265	0.024	100	17.7	LOS C	0.1	0.5	Short	10	0.0	NA
Approach	69	0.0		0.097		11.7	LOS B	0.3	2.3				
Intersection	1018	0.0		0.634		6.9	NA	3.5	24.3				

LANE SUMMARY Site: Parr Street at SGH Assessment PM Peak

Lane Use and Performance													
	Demand Flows		Cap.	Deg. Satn	Lane Util.	Average Delay	Level of Service	95% Back of Queue		Lane Config	Lane Length	Cap. Adj.	Prob. Block.
	Total	HV						Veh	Dist				
	veh/h	%	veh/h	v/c	%	sec		m	m	%	%		
South: South Gippsland Highway													
Lane 1	325	9.8	1808	0.180	100	0.2	LOS A	0.1	0.6	Full	500	0.0	0.0
Lane 2	64	20.0	745	0.086	100	8.6	LOS A	0.3	2.7	Short	45	0.0	NA
Approach	389	11.5		0.180		1.6	NA	0.3	2.7				
East: Parr Street													
Lane 1	120	3.0	212	0.567	100	31.7	LOS D	2.4	17.5	Full	500	0.0	0.0
Approach	120	3.0		0.567		31.7	LOS D	2.4	17.5				
North: South Gippsland Highway													
Lane 1	142	3.0	1818	0.078	100	5.6	LOS A	0.0	0.0	Short	15	0.0	NA
Lane 2	334	5.0	1872	0.178	100	0.0	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 3	71	3.0	1276	0.055	100	6.7	LOS A	0.2	1.7	Short	45	0.0	NA
Approach	546	4.2		0.178		2.3	NA	0.2	1.7				
West: Parr Street													
Lane 1	114	3.0	606	0.187	100	11.9	LOS B	0.7	4.7	Full	500	0.0	0.0
Lane 2	16	3.0	207	0.076	100	22.0	LOS C	0.2	1.6	Short	10	0.0	NA
Approach	129	3.0		0.187		13.1	LOS B	0.7	4.7				
Intersection	1185	6.3		0.567		6.2	NA	2.4	17.5				

This is an adequate operational scenario, with ample spare capacity, and demonstration that no works are necessary at the subject intersection.

7 Traffic Impacts at Ogilvy Street

The use of traffic data from the VicRoads portal for Ogilvy Street as a basis for impact assessment at the McDonald Street intersection gives a substantial allowance for growth in volumes at the actual site, given that the recorded volumes are for a location well west of the site. Traffic volumes at the site will be well below those recorded. Accordingly the base volumes for assessment are those as shown in Figure 5.

The traffic generation estimates from the proposed development as shown in Figure 6 are added to the vehicle movements shown in Figure 5 to determine the values used in the impact assessment as shown in Figure 10.

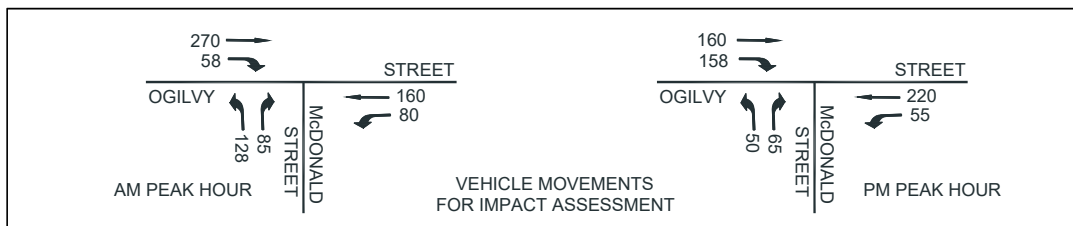
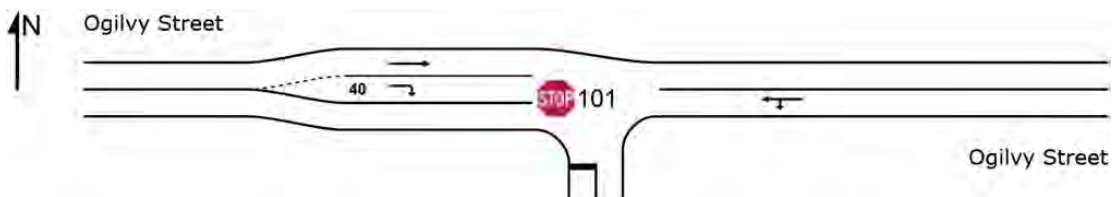


FIGURE 10

The SIDRA program is then applied to assess the operation of the intersection under the “design” traffic loadings, with outputs summarized in the Lane Summary tables as follows:

SITE LAYOUT Site: McDonald Street at Ogilvy Street



LANE SUMMARY Site: McDonald Street at Ogilvy Street AM Peak

Lane Use and Performance													
	Demand Flows Total	HV	Cap.	Deg. Satn	Lane Util.	Average Delay	Level of Service	95% Back of Queue Veh	Lane Dist	Lane Config	Lane Length	Cap. Adj.	Prob. Block.
	veh/h	%	veh/h	v/c	%	sec			m		m	%	%
South: McDonald Street													
Lane 1	224	0.0	881	0.255	100	9.8	LOS A	1.0	7.0	Full	500	0.0	0.0
Approach	224	0.0		0.255		9.8	LOS A	1.0	7.0				
East: Ogilvy Street													
Lane 1	253	0.0	1918	0.132	100	1.9	LOS A	0.0	0.0	Full	500	0.0	0.0
Approach	253	0.0		0.132		1.9	NA	0.0	0.0				
West: Ogilvy Street													
Lane 1	284	0.0	1938	0.147	100	0.0	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 2	61	0.0	1428	0.043	100	6.2	LOS A	0.2	1.3	Short	40	0.0	NA
Approach	345	0.0		0.147		1.1	NA	0.2	1.3				
Intersection	822	0.0		0.255		3.7	NA	1.0	7.0				

Site: Parr Street Leongatha
Reference: 11616R9329.1.DOC

LANE SUMMARY  Site: McDonald Street at Ogilvy Street PM Peak

Lane Use and Performance													
	Demand Flows		Cap.	Deg. Satn	Lane Util.	Average Delay	Level of Service	95% Back of Queue Veh	Queue Dist	Lane Config	Lane Length	Cap. Adj.	Prob. Block.
	Total veh/h	HV %	veh/h	v/c	%	sec			m		m	%	%
South: McDonald Street													
Lane 1	121	0.0	754	0.161	100	10.2	LOS B	0.6	3.9	Full	500	0.0	0.0
Approach	121	0.0		0.161		10.2	LOS B	0.6	3.9				
East: Ogilvy Street													
Lane 1	289	0.0	1931	0.150	100	1.1	LOS A	0.0	0.0	Full	500	0.0	0.0
Approach	289	0.0		0.150		1.1	NA	0.0	0.0				
West: Ogilvy Street													
Lane 1	168	0.0	1932	0.087	100	0.0	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 2	166	0.0	1375	0.121	100	6.5	LOS A	0.6	3.9	Short	40	0.0	NA
Approach	335	0.0		0.121		3.2	NA	0.6	3.9				
Intersection	745	0.0		0.161		3.5	NA	0.6	3.9				

With very low Degree of Saturation and negligible queues and delays predicted for both AM and PM peak periods the impacts at this intersection are of no significant consequence.

8. Subdivision Design Considerations

Local traffic generation will be around 1200 daily vehicle movements (based on 7 trips per day per dwelling) or 1640 trips based on IDM. Some externally generated traffic is likely to pass through the site from Area H as shown in Figure 2.

Figure 11 provides our estimate of daily vehicle movements on the street network local to the subject land at full development of the subject land and the adjacent Springs Estate and Panorama Estate.



FIGURE 11 : ESTIMATED DAILY VEHICLE MOVEMENTS ON STREETS

South Gippsland Shire will apply the provisions of IDM to determination of appropriate street form within the subdivision, but Clause 56.06-8 of the South Gippsland Planning Scheme is a statutory control.

Our design preference for all streets with houses to be located on both sides and daily traffic at less than 2000 vehicle movements is that the typical form is per access Street Level 1 in Clause 56.06-8. That is a street with 1.5 m footpaths on both sides, carriageway 7.3 metres wide and reservation width of 16 metres. That will be the case for all streets shown in the plan proposed.

The single street connection to Parr Street is shown with reservation width of 20 metres. That will allow some feature land scaping in the entry area, but additional carriageway width is not necessary.

9. Parr Street along Site Frontage

Parr Street along the site frontage is not currently constructed to an appropriate standard for development of the land, as is the case along the frontage of that part of the Panorama Estate that fronts Parr Street. Traffic volumes will be low enough such that a carriageway of 7.3 metres width will be adequate east of the existing full width construction given that eastward extension will not occur because of topographical and drainage related reasons.

If a transition from 9.4 metres of carriageway width to 7.3 metres width is to occur it should be arranged such that the carriageway widens in the direction travel, and the transition should be reasonably abrupt so that the street form is clearly apparent to the user.

A narrower carriageway would allow design of driveways and footpaths more scope to deal with the level differences across the reservation than would be the case with continuation of the existing carriageway of 9.4 metres width.

10. Summary and Conclusions

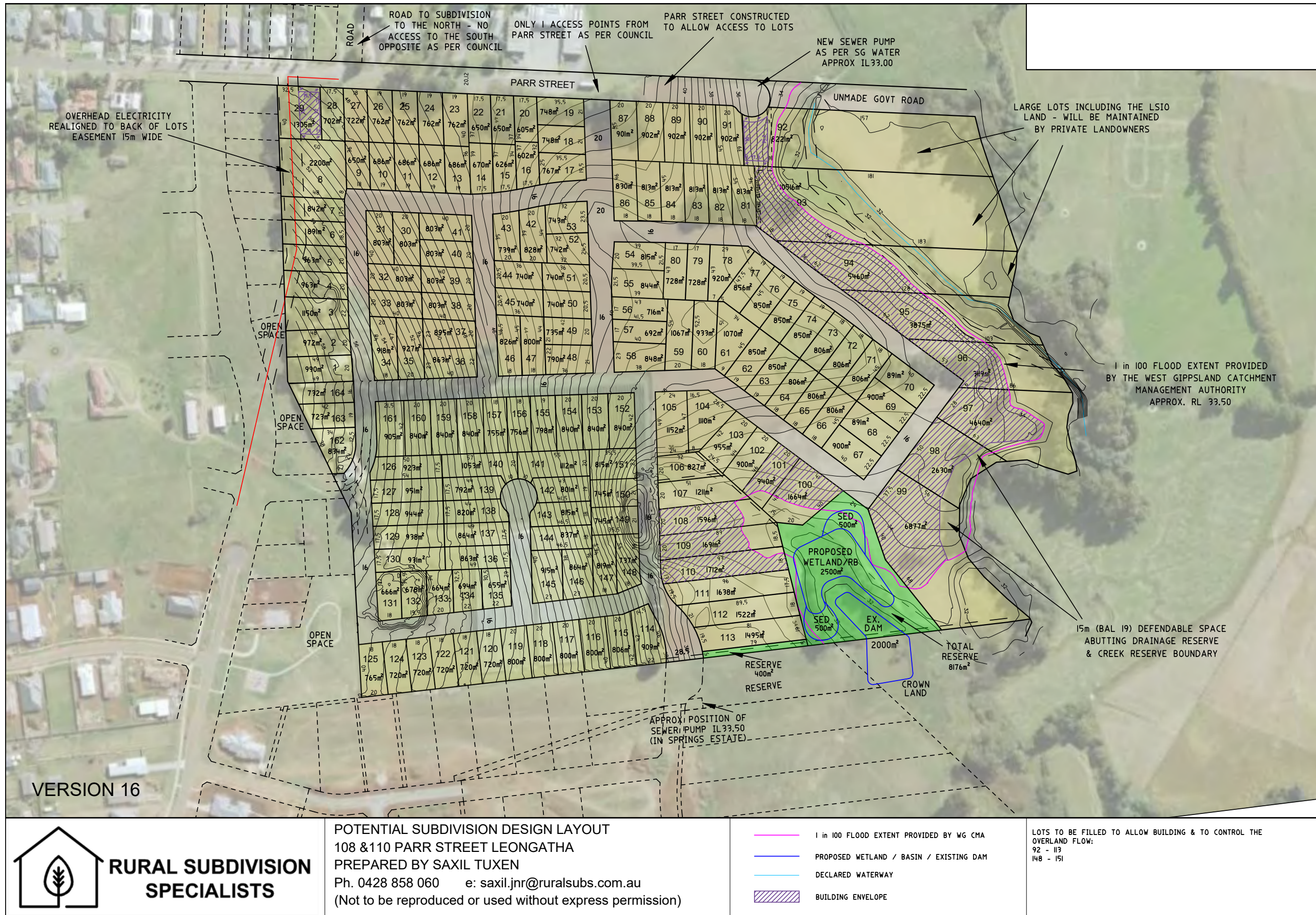
Analysis of the plan and the expected traffic impacts of the development indicates that:

- The plan is generally as would be expected; with appropriate levels of connectivity and no concentrations of likely vehicle movements such that residential amenity would be impacted negatively beyond reasonable expectations.
- No ameliorating works are necessary at the intersection of Parr Street and South Gippsland Highway consequent to the subject development
- No ameliorating works are necessary at the intersection of McDonald Street and Ogilvy Street consequent to the subject development
- Appropriate traffic related amenity levels in both Parr Street and McDonald Street will not be exceeded consequent to the development of the land that is the subject of the rezoning proposal and the existing approved but undeveloped or vacant developed land in the vicinity of the subject land.

In conclusion we see no traffic engineering or related reasons for refusal of the sought Planning Scheme Amendment and permit to allow development of the subject land.



J. D Higgs



POTENTIAL SUBDIVISION DESIGN LAYOUT
 108 & 110 PARR STREET LEONGATHA
 PREPARED BY SAXIL TUXEN
 Ph. 0428 858 060 e: saxil.jnr@ruralsubs.com.au
 (Not to be reproduced or used without express permission)

- 1 in 100 FLOOD EXTENT PROVIDED BY WG CMA
- PROPOSED WETLAND / BASIN / EXISTING DAM
- DECLARED WATERWAY
- BUILDING ENVELOPE

LOTS TO BE FILLED TO ALLOW BUILDING & TO CONTROL THE OVERLAND FLOW:
 92 - 113
 148 - 151



E			
D			
C			
B			
A	6/1/2016	BUILDING ENVELOPES ADDED TO PLAN	MB
INDEX	DATE	REVISION	APPD.

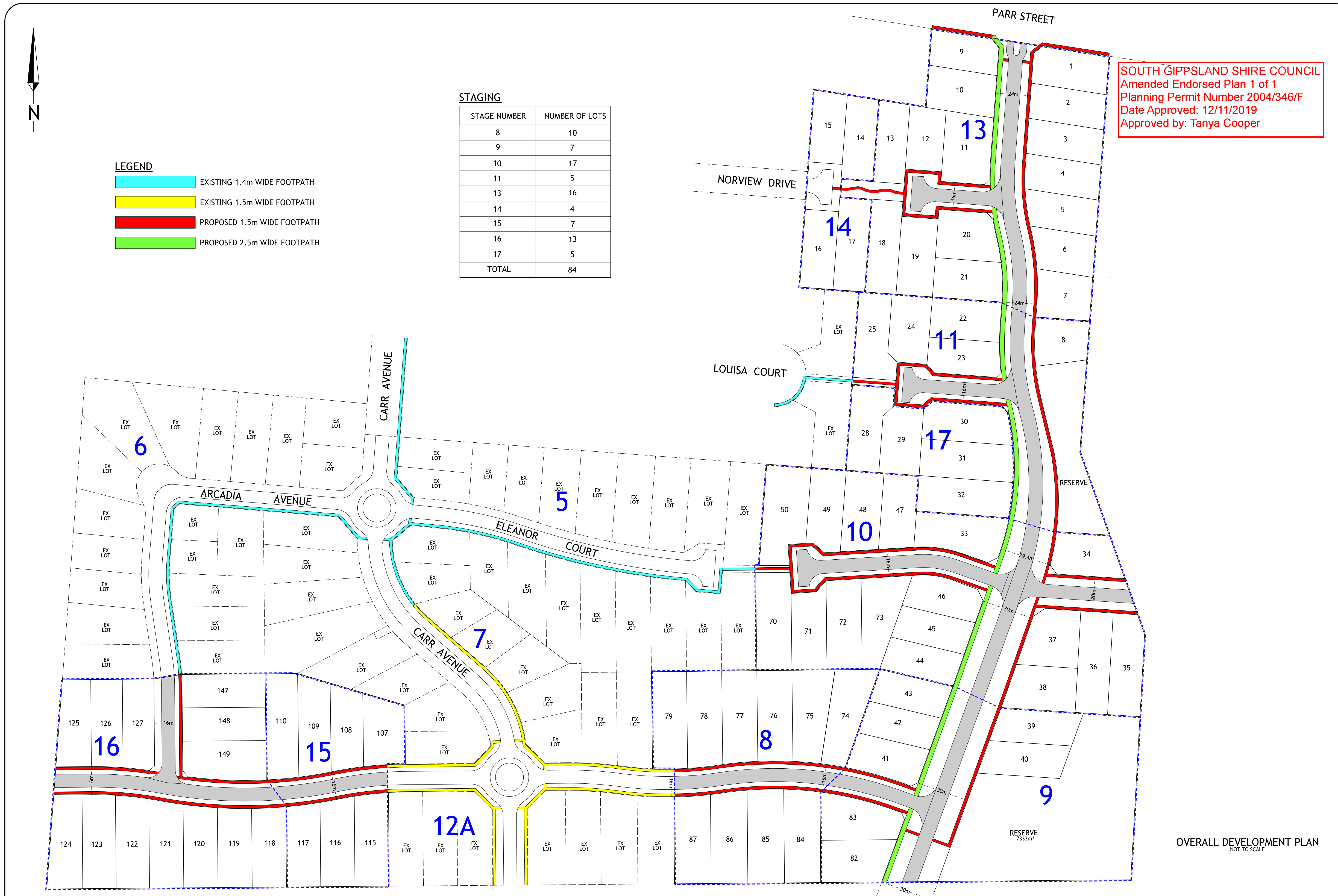


BROSAN ENGINEERING SOLUTIONS PTY LTD
43 GRAHAM STREET, WONTHAGGI
(PO BOX 865 WONTHAGGI VIC 3995)
PH 03 5672 5777 FAX 03 5672 5877

© COPYRIGHT
BROSAN ENGINEERING SOLUTIONS PTY LTD HAS GRANTED A LICENSE TO THE CLIENT TO USE THIS DOCUMENT FOR ITS INTENDED PURPOSE. UNAUTHORISED COPYING IS PROHIBITED.

MUNICIPALITY:	SOUTH GIPPSLAND SHIRE COUNCIL
SCHEME:	'SPRINGS ESTATE', LEONGATHA - STAGES 3-8 PROPOSED PLAN OF SUBDIVISION
CLIENT:	BOAGS PROPERTIES PTY LTD

BES DRAWING NUMBER	14043/PPS
REV	A
SHEET 1 OF 1	



SOUTH GIPPSLAND SHIRE COUNCIL
 Amended Endorsed Plan 1 of 1
 Planning Permit Number 2004/346/F
 Date Approved: 12/11/2019
 Approved by: Tanya Cooper

INDEX	DATE	REVISION	APPD.
J	1.05.2019	AMENDED AS REQUESTED BY SOUTH GIPPSLAND SHIRE COUNCIL	JT
I	2.04.2019	AMENDED FOOTPATH ALIGNMENT FRONTING SOUTH EASTERN RESERVE	JT
H	6.02.2019	AMENDED ROAD RESERVE WIDTH OF TARWIN RIDGE BOULEVARD	MB
G	15.9.2017	STAGING ORDER REVISED AND ADDITIONAL STAGE ADDED	MB
F	16.8.2017	STAGING ORDER REVISED	MB



BROSAN ENGINEERING SOLUTIONS PTY LTD
 48 McBRIDE AVENUE, WONTHAGGI
 (PO BOX 865 WONTHAGGI VIC 3995)
 P 03 5672 5777 E info@broseng.com.au

SGSC PLANNING PERMIT: 2010/231	
SURVEY	RCS
DESIGN	M.BROSAN
CHECKED	B.WILSON

© COPYRIGHT BROSAN ENGINEERING SOLUTIONS PTY LTD HAS GRANTED ALIENANCE TO THE CLIENT TO USE THIS DOCUMENT FOR ITS INTENDED PURPOSE. NO UNAUTHORIZED COPYING IS PERMITTED.

MUNICIPALITY:	SOUTH GIPPSLAND SHIRE COUNCIL
SCHEME:	PANORAMA ESTATE, LEONGATHA OVERALL DEVELOPMENT PLAN
CLIENT:	LOUISA PANORAMA PTY LTD

BES DRAWING No.	1148/ODP (J)
SHEET	1 OF 1

SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987

Appendix G Arborist Report

PREPARED FOR 108 & 110 PARR STREET PTY LTD

SPOT Planning Pty Ltd

ABN: 86 411 217 404

ACN: 636 682 383

E. info@spotplanning.com.au

M. 0409 962 001

SPOT
PLANNING



Tree Assessment Report

108 & 110 Parr street, Leongatha.

29,30,31/03/2022 &

01/04/2022

Inspected by:

Scott Cameron

Clean Cut Tree Services

Arborist



Contact: Scott Cameron

Address: 76 Simons lane, Leongatha 3953

Mob: 0418 324 266

Email: cleancuttrees@hotmail.com

TREE INSPECTION REPORT

1. **Location:** 108 &110 Parr street, Leongatha.
2. **Inspection Date:** 29/03/2022 - 01/04/2022,
3. **Inspected By:** Scott Cameron
Diploma – production horticulture- University of Melbourne
Certificate – 4 horticulture (Arboriculture) - ECG Warragul
4. **Purpose of Inspection:**
 - 4.1. To inspect and complete a visual tree identification/hazard/safety assessment of the trees within the property.
 - 4.2. To determine the trees currently protected under the South Gippsland Planning Scheme.
5. **Methodology:**
 - 5.1. The trees were assessed from the ground.
 - 5.2. The photos were taken on a “Apple i-phone 11+”
 - 5.3. The DBH (diameter at breast height) of the trees were measured with a diameter tape, some trees were estimated due to the restricted access to the base.
 - 5.4. The trees heights were measured with a digital ‘Clinometer’ and visual estimates.
 - 5.5. The trees assessed have been numbered and tagged for reference.

6. Observations:

6.1.1. Picture 1- Aerial map of the area, assessed areas in yellow



There were a total of 242 trees assessed

6.2. The assessment started at the north western corner of the property heading south, then continued east along the inner fence-line, along the river edge area in the east the finally the south boundary finishing at the house in the west.

6.3. The property has a vineyard to the south side and coalition creek to the eastern border, there is a slight undulation to the creek.

6.4. The soil in the area is predominantly a very productive light red clay ferrosol soil.

6.5. There were a mixture of native and a small amount of exotic trees within the assessment

6.5.1. 65 Exotic species & 177 Native species all varying in ages.

6.6. All of the trees that were assessed were previous planted windrows, with an estimated variance in age between 5-60 years or more.

6.6.1. Picture 2 & 3 – Plastic tree guards found around some of the planted trees



6.7. Numerous native understory shrubs including Acacias and Melaleucas accompany the trees along the planted rows.

6.8. Generally a high percentage of the trees assessed are in poor condition with numerous hazards and failures, there is a large amount of bracket fungi decay within most of the eucalyptus.

7. Recommendations:

7.1. There are some trees that have failed died or likely to fail in the near future, numerous environmental conditions have been contributing to the trees outcome.

7.2. There is a column in the tree assessment form (Attachment 2) that gives a basic recommendation of each tree assessed, ranging from recommended removals to monitoring in the future. Some trees may be rated as a 'High' hazard and should be a priority for works.

- 7.3.** A future follow up assessment is strongly recommended every 12 months minimum; any physical tree works undertaken should be done by a qualified arborist to ensure a compliant & professional job.

8. Planning Considerations:

- 8.1.** The removal of native vegetation is protected under Clause 52.17 of the South Gippsland Shire Planning Scheme. A planning permit is typically required to remove, destroy or lop native vegetation. The table of exemptions outlined in Clause 52.17-7 stipulates that the requirement to obtain a permit does not apply to 'native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding.'
- 8.2.** The removal of vegetation is protected under Clause 42.01 of the South Gippsland Shire Planning Scheme. A planning permit is typically required to remove, destroy or lop any vegetation, including dead vegetation. The table of exemptions outlined in Clause 42.01-3 stipulates that the requirement to obtain a permit does not apply to 'vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding for Crop raising or Grazing animal production.'
- 8.3.** It is noted that all the planted trees can be removed without the requirement to obtain a permit, as per Clause 52.17-7 and Clause 42.01-3, as shown above. The attached historical aerial imagery of the site in 1965 and 1972, show that all the trees subject to this investigation have been planted sometime after 1972.

9. Conclusion:

- 9.1.** *To inspect and complete a visual tree identification/hazard/safety assessment of the trees within the property.*
- 9.1.1.** To action works as recommended in the comments section of the tree assessment form (Attachment 2)
- 9.1.2.** The priority of works to be actioned should be done in reflection to the High-risk trees first.

10. Attachments:

- 10.1. Attachment 1: TREE ASSESSMENT METHOD/RATIONALE
- 10.2. Attachment 2: Historical Aerial Imagery
- 10.3. Attachment 3: Tree Assessment forms
- 10.4. Attachment 4: Disclaimer

11. References:

- 11.1. D. J. Boland, M. I. H. Brooker, G. M. Chippendale, N. Hall, B. P. M. Hyland, R. D. Johnston, D. A. Kleinig and J. D. Turner, *Forest Trees of Australia*, CSIRO, Australia, 1992.
- 11.2. www.infostore.saiglobal.com/store/Details.aspx?productId=1133290 – Australian standards for 'Protection of trees on development sites'
- 11.3. Harris R,W. 1992 *Arboriculture- Integrated management of landscape trees, shrubs, and vines* 2nd edn. Regents/Prentice Hall, New Jersey, USA.
- 11.4. Claud Mattheck & Helge Breloer, *The body language of trees*, Majestys Stationary office, St Clements House, 1994.
- 11.5. Leon Costermans, *Trees of Victoria and adjoining areas*, Costomans publishing, 5th edition.
- 11.6. <http://vhd.heritagecouncil.vic.gov.au/places/27428/download-report-> heritage listed trees of Victoria.
- 11.7. <https://www.google.com.au/maps> -Google maps 2014, aerial image (picture 1).

12.**ATTACHMENT 1****TREE ASSESSMENT METHOD/RATIONALE****12.1. AGE**

- 12.1.1. **Young-** Describes a tree that is actively growing and shows significant increases in annual growth. The duration and extent of the growth of a young tree depends on the species and cultural conditions in which it is growing.
- 12.1.2. **Semi Mature-** Describes a tree that shows active annual growth but has reached close to its genetic potential with regards to height and width of canopy. The onset

and duration of semi-maturity is dependent on the species and cultural conditions in which the tree is growing.

12.1.3. Mature- Describes the condition of a tree that has grown to a stage where it shows only minor annual growth and has reached close to its maximum size. The onset and duration of maturity is dependent upon the species and cultural conditions in which the tree is growing.

12.1.4. Senescent- Tree is aging; physiological decline. In a tree, the time at which there is little if any new annual growth. The onset of senescence is dependent on the species and cultural conditions in which the tree is growing.

12.2. HEALTH

12.2.1. Good- The condition of a tree is described as good when it presents with a full canopy, little or no signs of any insect pests, is free of epicormic growth, no visible signs of decay, little if any deadwood in the canopy, no visible signs of root damage, no obvious structural or morphological problems such as branches with included bark or acutely angled bifurcations. A good tree will have all of these features.

12.2.2. Fair- A tree in fair condition exhibits a less than full canopy, presence of deadwood, minor insect infestations, isolated epicormic growth, no visible signs of decay, minor structural problems such as crossing branches, low hazard potential included bark. A fair tree will exhibit most of these features.

12.2.3. Poor- A tree is considered to be in poor condition when it exhibits extensive tip dieback in branches, a depleted canopy, extensive epicormic growth, obvious fungal decay, insect infestations, extensive included bark, and extensive deadwood. A poor tree may have all or most of these features.

12.2.4. Dead- Tree is physically dead, no visual live material.

12.3. STRUCTURE

12.3.1. Good- A tree with good structure will have sound branch attachments no included bark or bifurcations. The tree will be anchored well in the soil and have no visual damage to the roots. There are no visual signs of pest and diseases. A good structured tree will have all of these features.

12.3.2. Fair- A tree in fair structural condition will show a moderate level of structural defects some may include co-dominant stems with no included bark or some attachment which may appear to have a slight defect, possibly some minor pest

and disease problems. A tree with fair form may show some or all of these features.

12.3.3. Poor- – A tree is considered to be in poor condition structurally when it can exhibit extensive poor attachments with branches, co-dominant leaders, included bark, and fungal decay indicating structural integrity problems, insect infestations, extensive included bark and extensive deadwood. A poor tree may have all or most of these features.

12.4. FORM

12.4.1. Good- A tree with good form will display a typical visual form for the species this may be good symmetry with a single dominant leader with good canopy. A Good formed tree may show most or all of these features.

12.4.2. Fair- A tree with fair form may show a slight decline in canopy cover some slight non symmetrical branches and or trunk formations. A fairly formed tree may show most or all of these features.

12.4.3. Poor— A tree is considered to be in poor form condition if it has extensive canopy dieback no uniform growth (species dependent) poor shape and taper, regrowth from the trunk or base of the tree. A poorly formed tree may show most or all of these features.

12.5. USEFUL LIFE EXPECTANCY (ULE)

This can be judged with many variances, including many environmental conditions –soils, weather patterns, rainfall, landscape, topography and aspect all of these are taken into consideration before concluding the answer

12.5.1. High- 50-100+years

12.5.2. Medium- 10-50years

12.5.3. Low- 0-10years

12.5.4. Dead- dead tree/consider removal or habitat retention

12.6. HAZARD RATING

12.6.1. Extreme- Tree or significant section of the tree is about to fail likely within 24hours.

Remove tree ASAP if possible isolate tree immediately

12.6.2. High- Tree has a significant structural fault with potential to fail within the short term. *If possible immediately mitigate problem, or plan for removal*

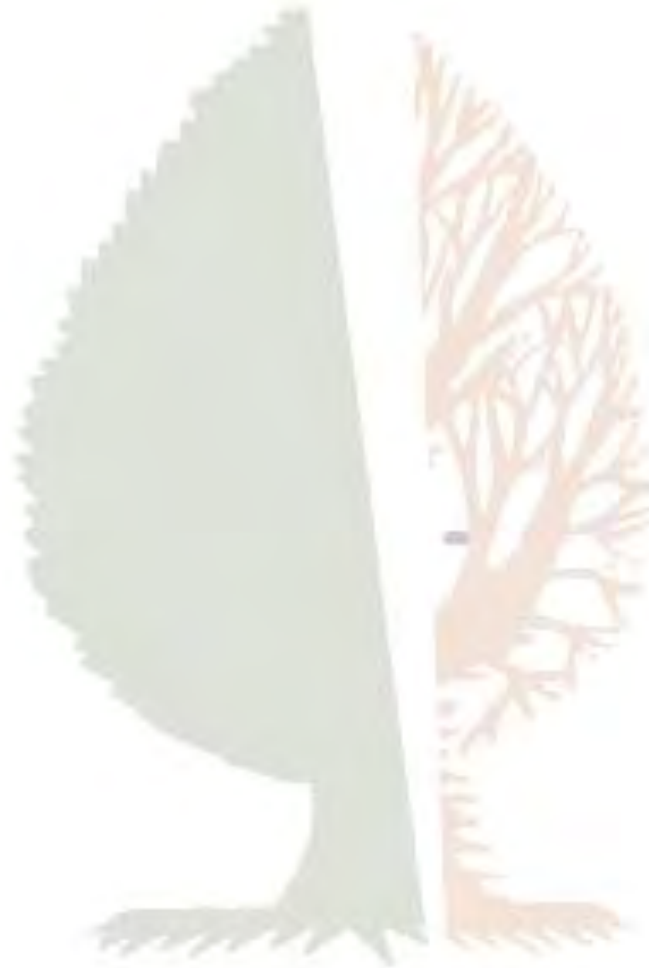
12.6.3. Moderate- Tree has a significant structural fault that could possibly fail in the future. *Immediately mitigate problem and monitor 6 monthly*

12.6.4. Low- Tree may have a structural fault but presents no immediate danger

Plan to mitigate the problem, monitor annually

12.6.5. Very Low- There are no obvious structural faults.

Possibly monitor annually or more



Aerial Imagery 1965

108-110 Parr Street, Leongatha, VIC 3953



Aerial Imagery 1972

108-110 Parr Street, Leongatha, VIC 3953



ATTACHMENT 3

CLEAN CUT TREE SERVICES

TREE INFO REPORT SHEETS

TREE NO	COMMON NAME	BOTANICAL NAME	AGE	HEIGHT (M)	WIDTH (M)	DBH (CM) e=estimate	TREE HEALTH & CONDITION	TREE STRUCTURE	TREE FORM	HAZARD RATING	Planted	ULE	COMMENTS -
1	Blue Gum	<i>Eucalyptus globulus</i>	Mature	20	14	e110	Good	Fair	Fair	M	Y	Medium	Tree is located at the front entrance of the property between two driveways, multitrunked, has been pruned from the powerlines.
2	Common Oak	<i>Quercus robur</i>	Young	10	9	26	Good	Fair	Poor	L	Y	Medium	Tree is located at the front entrance of the property between two driveways, sucker growth, multiple leaders, insignificant. Wattle tree has fallen and leaning against this tree.
3	Blue Gum	<i>Eucalyptus globulus</i>	Mature	20	17	e100	Good	Fair	Fair	M	Y	Medium	Tree is located at the front entrance of the property between two driveways, multitrunked, some deadwood.
4	Common Oak	<i>Quercus robur</i>	Young	10	9	40	Good	Fair	Poor	L	Y	Medium	Tree is located at the front entrance of the property between two driveways, growing at the base of tree 3, multitrunked.

ATTACHMENT 3

CLEAN CUT TREE SERVICES

TREE INFO REPORT SHEETS

5	Swamp gum	<i>Eucalyptus ovata</i>	Mature	20	24	e116	Fair	Fair	Fair	M	Y	Medium	Tree is located at the front entrance of the property along the driveway, epocormic growth on leaders, some lesions/depressions in trunk, multileaders.
6	Swamp gum	<i>Eucalyptus ovata</i>	Mature	21	22	e118	Good	Fair	Fair	M	Y	Medium	Tree is located at the front entrance of the property along the driveway, deadwood and epocormic growth present.
7	Swamp gum	<i>Eucalyptus ovata</i>	Mature	22	17	e115	Fair	Poor	Fair	M-H	Y	Low	Tree is located at the front entrance of the property along the driveway, deadwood, decay and epocormic growth present.
8	Swamp gum	<i>Eucalyptus ovata</i>	Mature	21	17	145	Fair	Poor	Poor	M-H	Y	Low	Tree is located at the front entrance of the property along the driveway, tree has failed at base, decay in trunk.
9	Swamp gum	<i>Eucalyptus ovata</i>	Young	11	9	38	Poor	Poor	Poor	M	Y	Low	Tree is located at the front entrance of the property along the driveway, younger tree, decay at base, dieback
10	Swamp gum	<i>Eucalyptus ovata</i>	Mature	17	15	118	Fair	Poor	Fair	M	Y	Medium	Tree is located at the front entrance of the property along the driveway, decay in trunk.

ATTACHMENT 3

CLEAN CUT TREE SERVICES

TREE INFO REPORT SHEETS

11	Swamp gum	<i>Eucalyptus ovata</i>	Semi mature	14	12	65,45	Fair	Poor	Poor	M-H	Y	Low	Tree is located at the front entrance of the property along the driveway, decay in base.
12	Swamp gum	<i>Eucalyptus ovata</i>	Semi mature	15	14	100	Good	Fair	Fair	M	Y	Medium	Tree is located at the front entrance of the property along the driveway, next to shed.
13	Blue Gum	<i>Eucalyptus globulus</i>	Mature	16	14	e100	Poor	Poor	Poor	M-H	Y	Low	Tree is located at the front entrance of the property along the driveway, trees main canopy has failed previously. Poor specimen.
14	Blue Gum	<i>Eucalyptus globulus</i>	Semi mature	16	17	e120	Fair	Poor	Poor	M-H	Y	Low	Tree is located at the front entrance of the property along the driveway, hollow in trunk with water pooled, decay.
15	Manna Gum	<i>Eucalyptus viminalis</i>	Mature	22	18	187	Fair	Fair	Fair	M	Y	Medium	Tree is located at the front entrance of the property along the driveway, decay and deadwood present.
16	Blue Gum	<i>Eucalyptus globulus</i>	Mature	16	14	80	Fair	Fair	Fair	M	Y	Medium	Tree is located at the front entrance of the property along the driveway, just below the powerlines crossing the drive, pruned from powerlines, deadwood and decay present.

ATTACHMENT 3

CLEAN CUT TREE SERVICES

TREE INFO REPORT SHEETS

17	Blue Gum	<i>Eucalyptus globulus</i>	Mature	19	11	122	Good	Poor	Poor	M-H	Y	Low	Tree is located at the front entrance of the property along the driveway, just below the powerlines crossing the drive, borer damage in trunk, twin leader.
18	Paper bark	<i>Melaleuca ericaefolia</i>	Semi mature	10	15	47	Good	Poor	Poor	M-H	Y	Medium	Tree is located at the front entrance of the property along the driveway, located under the poweline, tree is leaning out of the ground.
19	Paper bark	<i>Melaleuca ericaefolia</i>	Semi mature	10	12	48,40	Good	Poor	Poor	M-H	Y	Medium	Tree is located at the front entrance of the property along the driveway, located under the poweline, tree is multitrunked and has active split.
20	Paper bark	<i>Melaleuca ericaefolia</i>	Semi mature	9	11	e20,2 2	Fair	Fair	Poor	L	Y	Medium	Tree is located at the front entrance of the property along the driveway, under the powerline, multitrunked, heavily powerline pruned.
21	Paper bark	<i>Melaleuca ericaefolia</i>	Semi mature	10	12	e25	Good	Fair	Poor	L	Y	Medium	Tree is located at the front entrance of the property along the driveway, under powerlines, multitrunked.notag

ATTACHMENT 3

CLEAN CUT TREE SERVICES

TREE INFO REPORT SHEETS

22	Paper bark	<i>Melaleuca ericafolia</i>	Semi mature	12	11	37	Good	Fair	Fair	L	Y	Medium	Tree is located at the front entrance of the property along the driveway, leaning west.
23	Paper bark	<i>Melaleuca ericafolia</i>	Semi mature	13	9	65	Good	Poor	Poor	M	Y	Medium	Tree is located at the front entrance of the property along the driveway, bifurcated at base, previous failed limbs.
24	Messmate	<i>Eucalyptus obliqua</i>	Mature	17	11	85	Fair	Poor	Fair	M	Y	Medium	Tree is located at the front entrance of the property along the driveway, tree has been previously lopped, weak attachments.
25	Peppermint	<i>Eucalyptus radiata</i>	Mature	18	14	108	Poor	Poor	Fair	M-H	Y	Low	Tree is located at the front entrance of the property along the driveway, failed leader to the east, significant dieback.
26	Paper bark	<i>Melaleuca ericafolia</i>	Semi mature	11	6	32	Good	Poor	Poor	M	Y	Medium	Tree is located at the front entrance of the property along the driveway, one leader has failed other leader is leaning over road.
27	Paper bark	<i>Melaleuca ericafolia</i>	Semi mature	11	7	33	Good	Fair	Poor	L	Y	Medium	Tree is located at the front entrance of the property along the driveway, growing in tree 26.

ATTACHMENT 3

CLEAN CUT TREE SERVICES

TREE INFO REPORT SHEETS

28	Paper bark	<i>Melaleuca ericaefolia</i>	Semi mature	12	8	34,26	Good	Fair	Fair	M	Y	Medium	Tree is located at the front entrance of the property along the driveway, leaning from ground
29	Paper bark	<i>Melaleuca ericaefolia</i>	Semi mature	13	9	35	Good	Fair	Fair	M	Y	Medium	Tree is located at the front entrance of the property along the driveway.
30	Paper bark	<i>Melaleuca ericaefolia</i>	Semi mature	12	7	32	Good	Fair	Fair	L	Y	Medium	Tree is located at the front entrance of the property along the driveway,
31	Paper bark	<i>Melaleuca ericaefolia</i>	Semi mature	12	6	37	Good	Poor	Fair	M-H	Y	Medium	Tree is located at the front entrance of the property along the driveway, split in trunk and suspended small hanger.
32	Paper bark	<i>Melaleuca ericaefolia</i>	Semi mature	5	12	28	Poor	Poor	Poor	M	Y	Low	Tree is located at the front entrance of the property along the driveway, fallen on shed.
33	Paper bark	<i>Melaleuca ericaefolia</i>	Semi mature	11	14	32	Fair	Fair	Fair	L	Y	Medium	Tree is located at the front entrance of the property along the driveway, growing in-between two trees.
34	Paper bark	<i>Melaleuca ericaefolia</i>	Semi mature	12	12	39	Fair	Poor	Poor	M-H	Y	Low	Tree is located at the front entrance of the property along the driveway, split at base, one leader fallen over shed.
35	Paper bark	<i>Melaleuca ericaefolia</i>	Semi mature	11	13	31	Poor	Poor	Poor	M-H	Y	Low	Tree is located at the front entrance of the property along the driveway, split leader, failed at base.

ATTACHMENT 3

CLEAN CUT TREE SERVICES

TREE INFO REPORT SHEETS

36	Paper bark	<i>Melaleuca ericaefolia</i>	Young	9	5	22	Good	Fair	Poor	L	Y	Medium	Tree is located at the front entrance of the property along the driveway, twisted/stunted growth.
37	Paper bark	<i>Melaleuca ericaefolia</i>	Young	8	5	20	Good	Fair	Poor	L	Y	Medium	Tree is located at the front entrance of the property along the driveway, underneath large gum.
38	Southern mahogany	<i>Eucalyptus botryoides</i>	Mature	18	19	150	Fair	Poor	Fair	M-H	Y	Medium	Tree is located at the front entrance of the property along the driveway, last tree on driveway, numerous failed branches and suspended hangers, decay and borer damage present.
39	Southern mahogany	<i>Eucalyptus botryoides</i>	Mature	21	15	e100	Fair	Poor	Poor	M-H	Y	Medium	Tree is located next to the vines south of the current dwelling, previous failed limbs, tree in decline.
40	Southern mahogany	<i>Eucalyptus botryoides</i>	Mature	20	14	96	Fair	Poor	Poor	M-H	Y	Low	Tree is located next to the vines south of the current dwelling, large failed limb to the sth, decay in trunk.
41	Manna Gum	<i>Eucalyptus viminalis</i>	Mature	21	16	93	Poor	Poor	Poor	M-H	Y	Low	Tree is located next to the vines south of the current dwelling, tree in decline, borer damage, failed limbs, epicormic growth prolific.
42	Swamp gum	<i>Eucalyptus ovata</i>	Mature	22	29	151	Fair	Fair	Fair	M	Y	Medium	Tree is located next to the vines south of the current dwelling, multileader.

ATTACHMENT 3

CLEAN CUT TREE SERVICES

TREE INFO REPORT SHEETS

43	Swamp gum	<i>Eucalyptus ovata</i>	Mature	22	24	130	Fair	Fair	Fair	M	Y	Medium	Tree is located next to the vines south of the current dwelling, large tree, multitrunked, epicormic growth present on branches.
44	Swamp gum	<i>Eucalyptus ovata</i>	Mature	22	23	153	Fair	Poor	Poor	M-H	Y	Low	Tree is located next to the vines south of the current dwelling, large limb has failed to the north, decay seen.
45	Southern mahogany	<i>Eucalyptus botryoides</i>	Semi mature	15	12	78	Fair	Fair	Fair	M	Y	Medium	Tree is located next to the vines south of the current dwelling, decay in trunk on the east side.
46	Swamp gum	<i>Eucalyptus ovata</i>	Mature	21	26	190	Fair	Poor	Fair	M-H	Y	Medium	Tree is located next to the vines south of the current dwelling, limb over vines has structural defect, numerous limb losses.
47	Southern mahogany	<i>Eucalyptus botryoides</i>	Mature	20	18	92	Fair	Poor	Poor	M-H	Y	Low	Tree is located next to the vines south of the current dwelling, large suspended hanger in canopy, numerous large limb failures have occurred.
48	Swamp gum	<i>Eucalyptus ovata</i>	Mature	19	22	102	Fair	Poor	Poor	M-H	Y	Medium	Tree is located next to the vines south of the current dwelling, slight lean north, decay in trunk.
49	Swamp gum	<i>Eucalyptus ovata</i>	Mature	20	18	92	Fair	Poor	Poor	M-H	Y	Low	Tree is located next to the vines south of the current dwelling, twin leader.

ATTACHMENT 3

CLEAN CUT TREE SERVICES

TREE INFO REPORT SHEETS

50	Swamp gum	<i>Eucalyptus ovata</i>	Mature	20	24	111	Fair	Poor	Poor	H	Y	Medium	Tree is located next to the vines south of the current dwelling, decay prevalent in tree, failed/suspended limb.
51	Swamp gum	<i>Eucalyptus ovata</i>	Mature	21	25	191	Good	Poor	Fair	M-H	Y	Medium	Tree is located next to the vines south of the current dwelling, twin leader, decay in leader, previous failures.
52	Swamp gum	<i>Eucalyptus ovata</i>	Mature	22	23	e250	Fair	Poor	Poor	M-H	Y	Medium	Tree is located next to the vines south of the current dwelling, at the end of the row, numerous failures, multitrunked/bees present.
53	Swamp gum	<i>Eucalyptus ovata</i>	Mature	23	18	e220	Good	Poor	Fair	M-H	Y	Medium	Tree is located next to the vines south of the current dwelling, at the end of the row, multitrunked leaders, multiple failures, decay and hanger present
54	Blue Gum	<i>Eucalyptus globulus</i>	Semi mature	19	19	94	Poor	Poor	Fair	M-H	Y	L	Tree is located next to the vines south of the current dwelling, tree located nth of tree 53, poor health, blistering on trunk with dieback.
55	Blue Gum	<i>Eucalyptus globulus</i>	Dead	17	8	69	Poor	Poor	Poor	M	Y	Dead	Tree is located next to the vines south of the current dwelling, tree 95% dead.

ATTACHMENT 3

CLEAN CUT TREE SERVICES

TREE INFO REPORT SHEETS

56	Blue Gum	<i>Eucalyptus globulus</i>	Semi mature	17	9	88	Good	Fair	Good	L	Y	Medium	Tree is located nth of the vines at the end of the planted windrow,
57	Blue Gum	<i>Eucalyptus globulus</i>	Semi mature	17	7	72	Fair	Fair	Fair	L	Y	Medium	Tree is located nth of the vines at the end of the planted windrow, slight deadwood.
58	Blue Gum	<i>Eucalyptus globulus</i>	Mature	18	15	98	Fair	Fair	Fair	L	Y	Medium	Tree is located nth of the vines at the end of the planted windrow.
59	Blue Gum	<i>Eucalyptus globulus</i>	Mature	16	11	120	Poor	Poor	Poor	M	Y	Low	Tree is located nth of the vines at the end of the planted windrow, 80% dead
60	Blue Gum	<i>Eucalyptus globulus</i>	Mature	19	8	60,80	Fair	Fair	Fair	M	Y	Medium	Tree is located nth of the vines at the end of the planted windrow, n/e corner, dieback.
61	Blue Gum	<i>Eucalyptus globulus</i>	Semi mature	14	11	34,45	Good	Poor	Fair	M	Y	Medium	Tree is located nth of the vines at the end of the planted windrow, n/e corner smaller tree.
62	Blue Gum	<i>Eucalyptus globulus</i>	Mature	20	21	122	Fair	Fair	Fair	M	Y	Medium	Tree is located along the edge of Parr street planted windrow, slight decay in base.
63	Blue Gum	<i>Eucalyptus globulus</i>	Mature	22	17	135	Fair	Poor	Fair	M	Y	Medium	Tree is located along the edge of Parr street planted windrow, twin trunk, deadwood and decay in trunk.

ATTACHMENT 3

CLEAN CUT TREE SERVICES

TREE INFO REPORT SHEETS

64	Red gum	<i>Eucalyptus camaldulensis</i>	Young	11	14	42	Fair	Fair	Poor	L	Y	Medium	Tree is located along the edge of Parr street planted windrow, significant lean into paddock, rubbing trunks from tree 65.
65	Paper bark	<i>Melaleuca ericaefolia</i>	Semi mature	4	11	28,33	Good	Fair	Poor	L	Y	Medium	Tree is located along the edge of Parr street planted windrow,
66	Red gum	<i>Eucalyptus camaldulensis</i>	Semi mature	17	6	50	Fair	Fair	Fair	L	Y	Medium	Tree is located along the edge of Parr street planted windrow, swelling in trunk approx 3 m.
67	Red gum	<i>Eucalyptus camaldulensis</i>	Mature	19	13	69	Good	Fair	Fair	M	Y	Medium	Tree is located along the edge of Parr street planted windrow, leaning towards road.
68	Paper bark	<i>Melaleuca ericaefolia</i>	Semi mature	7	15	25,22	Good	Fair	Fair	L	Y	Medium	Tree is located along the edge of Parr street planted windrow, multitrunked, growing in the undergrowth of the trees.
69	Red gum	<i>Eucalyptus camaldulensis</i>	Semi mature	11	6	46,32	Fair	Poor	Fair	M	Y	Low	Tree is located along the edge of Parr street planted windrow, dieback present.
70	Red gum	<i>Eucalyptus camaldulensis</i>	Semi mature	13	16	46	Fair	Fair	Poor	L	Y	Medium	Tree is located along the edge of Parr street planted windrow, significant lean south, failed leader.

ATTACHMENT 3

CLEAN CUT TREE SERVICES

TREE INFO REPORT SHEETS

71	Red gum	<i>Eucalyptus camaldulensis</i>	Mature	22	17	90	Good	Fair	Fair	M	Y	Medium	Tree is located along the edge of Parr street planted windrow, failed old leader, lean over road.
72	Red gum	<i>Eucalyptus camaldulensis</i>	Mature	19	22	100	Fair	Poor	Poor	M	Y	Medium	Tree is located along the edge of Parr street planted windrow, bifurcated at base.
73	Red gum	<i>Eucalyptus camaldulensis</i>	Semi mature	10	9	45	Good	Poor	Poor	L	Y	Low	Tree is located along the edge of Parr street planted windrow, borer damage, main leader has failed previously.
74	Paper bark	<i>Melaleuca ericaefolia</i>	Semi mature	10	9	25	Good	Fair	Fair	L	Y	Medium	Tree is located along the edge of Parr street planted windrow, road edge.
75	Red gum	<i>Eucalyptus camaldulensis</i>	Mature	21	35	159	Good	Fair	Fair	M	Y	Medium	Tree is located along the edge of Parr street planted windrow, multiple unions, large spread canopy.
76	Red gum	<i>Eucalyptus camaldulensis</i>	Mature	21	18	88	Good	Fair	Poor	L	Y	Medium	Tree is located along the edge of Parr street planted windrow, die back on rear leader.
77	Red gum	<i>Eucalyptus camaldulensis</i>	Semi mature	13	9	46,79	Good	Fair	Poor	L	Y	Medium	Tree is located along the edge of Parr street planted windrow, smaller tree, on roadside.

ATTACHMENT 3

CLEAN CUT TREE SERVICES

TREE INFO REPORT SHEETS

78	Yellow Gum	<i>Eucalyptus leucoxolen</i>	Young	12	5	32	Good	Good	Good	L	Y	Medium	Tree is located along the edge of Parr street planted windrow, younger tree.
79	Yellow Gum	<i>Eucalyptus leucoxolen</i>	Young	12	4	15	Good	Good	Good	L	Y	Medium	Tree is located along the edge of Parr street planted windrow.
80	Yellow Gum	<i>Eucalyptus leucoxolen</i>	Young	15	6	24	Good	Good	Good	L	Y	Medium	Tree is located along the edge of Parr street planted windrow.
81	Yellow Gum	<i>Eucalyptus leucoxolen</i>	Young	14	4	28	Good	Good	Good	L	Y	Medium	Tree is located along the edge of Parr street planted windrow, younger tree rubbing branches below.
82	Swamp gum	<i>Eucalyptus ovata</i>	Young	13	4	41	Good	Fair	Good	L	Y	Medium	Tree is located along the edge of Parr street planted windrow, ground area infested with blackberries.
83	Swamp gum	<i>Eucalyptus ovata</i>	Young	14	5	e53	Good	Fair	Fair	L	Y	Medium	Tree is located along the edge of Parr street planted windrow, tree located to the west of tree 82, not tagged.
84	Blackwood	<i>Acacia melanoxolen</i>	Semi mature	13	8	37	Good	Fair	Good	L	Y	Medium	Tree is located along the edge of Parr street planted windrow, wattles planted below.

ATTACHMENT 3

CLEAN CUT TREE SERVICES

TREE INFO REPORT SHEETS

85	Yellow Gum	<i>Eucalyptus leucoxolen</i>	Young	14	5	31	Good	Fair	Good	L	Y	Medium	Tree is located along the edge of Parr street planted windrow, closer to the grassed end of Parr street.
86	Yellow Gum	<i>Eucalyptus leucoxolen</i>	Young	13	6	35	Fair	Fair	Fair	L	Y	Medium	Tree is located along the edge of Parr street planted windrow, V in trunk.
87	Yellow Gum	<i>Eucalyptus leucoxolen</i>	Young	14	4	31	Fair	Poor	Fair	L	Y	Low	Tree is located along the edge of Parr street planted windrow, borer infested within trunk, tree in decline
88	Red gum	<i>Eucalyptus camaldulensis</i>	Semi mature	9	17	47	Fair	Poor	Poor	M-H	Y	Low	Tree is located along the edge of Parr street planted windrow, heavy lean over Parr st fence.
89	Red gum	<i>Eucalyptus camaldulensis</i>	Mature	20	22	153	Good	Fair	Fair	M	Y	Medium	Tree is located along the edge of Parr street planted windrow, large tree in group at the end of the windrow, bifurcated at base, limb previously failed.
90	Red gum	<i>Eucalyptus camaldulensis</i>	Mature	21	9	74	Good	Poor	Fair	M	Y	Medium	Tree is located along the edge of Parr street planted windrow, large tree in group at the end of the windrow, sucker growth at base.

ATTACHMENT 3

CLEAN CUT TREE SERVICES

TREE INFO REPORT SHEETS

91	Red gum	<i>Eucalyptus camaldulensis</i>	Mature	22	12	98	Good	Poor	Fair	M	Y	Medium	Tree is located along the edge of Parr street planted windrow, large tree in group at the end of the windrow, bifurcated at base.
92	Red gum	<i>Eucalyptus camaldulensis</i>	Mature	20	21	126	Good	Poor	Poor	M-H	Y	Low	Tree is located along the edge of Parr street planted windrow, large tree in group at the end of the windrow, active split.
93	Red gum	<i>Eucalyptus camaldulensis</i>	Mature	17	15	91	Good	Fair	Fair	L	Y	Medium	Tree is located along the edge of Parr street planted windrow, in group at the end of the windrow, lopped branches.
94	Red gum	<i>Eucalyptus camaldulensis</i>	Semi mature	19	7	75	Good	Fair	Fair	L	Y	Medium	Tree is located along the edge of Parr street planted windrow, in group at the end of the windrow, deadwood section in trunk.
95	Red gum	<i>Eucalyptus camaldulensis</i>	Semi mature	20	11	48,52	Fair	Fair	Fair	M-H	Y	Low	Tree is located along the edge of Parr street planted windrow, in group at the end of the windrow, Hanger in canopy.

ATTACHMENT 3

CLEAN CUT TREE SERVICES

TREE INFO REPORT SHEETS

96	Red gum	<i>Eucalyptus camaldulensis</i>	Semi mature	18	9	66	Good	Fair	Poor	L	Y	Medium	Tree is located along the edge of Parr street planted windrow, in group at the end of the windrow, leaning towards paddock.
97	Red gum	<i>Eucalyptus camaldulensis</i>	Semi mature	19	11	58	Good	Fair	Poor	L	Y	Medium	Tree is located along the edge of Parr street planted windrow, in group at the end of the windrow, leaning west.
98	Red gum	<i>Eucalyptus camaldulensis</i>	Semi mature	17	9	58	Good	Fair	Fair	L	Y	Medium	Tree is located along the edge of Parr street planted windrow, in group at the end of the windrow, leaning into paddock, lower limb has slight weeping.
99	Swamp gum	<i>Eucalyptus ovata</i>	Semi mature	19	5	44	Poor	Poor	Fair	M-H	Y	Low	Tree is located along the edge of Parr street planted windrow, in group at the end of the windrow, tree is 80% dead.
100	Swamp gum	<i>Eucalyptus ovata</i>	Semi mature	16	11	e55	Poor	Poor	Fair	M-H	Y	Low	Tree is located along the edge of Parr street planted windrow, in group at the end of the windrow, Bee hive in trunk, decay present.

ATTACHMENT 3

CLEAN CUT TREE SERVICES

TREE INFO REPORT SHEETS

101	Swamp gum	<i>Eucalyptus ovata</i>	Semi mature	19	10	e40	Poor	Poor	Poor	M	Y	Low	Tree is located along the edge of Parr street planted windrow, in group at the end of the windrow, decay in numerous areas throughout the trunk.
102	Red gum	<i>Eucalyptus camaldulensis</i>	Mature	17	14	e60	Fair	Fair	Poor	M	Y	Medium	Tree is located along the edge of Parr street planted windrow, in group at the end of the windrow, last tree, major growth west.
103	Blackwood	<i>Acacia melanoxylon</i>	Young	6	2	e10	Fair	Fair	Poor	M	Y	Medium	Tree is located along the West side of the property in the paddock/swampy area, tree not tagged,
104	Blackwood	<i>Acacia melanoxylon</i>	Young	6	2	e10	Good	Fair	Poor	M	Y	Medium	Tree is located along the West side of the property in the paddock/swampy area, tree not tagged,
105	Blackwood	<i>Acacia melanoxylon</i>	Young	6	2	e10	Good	Poor	Poor	H	Y	Low	Tree is located along the West side of the property in the paddock/swampy area, tree not tagged,
106	Blackwood	<i>Acacia melanoxylon</i>	Young	7	2	e10	Good	Fair	Fair	L	Y	Medium	Tree is located along the West side of the property in the paddock/swampy area, tree not tagged,
107	Blackwood	<i>Acacia melanoxylon</i>	Young	7	2	e10	Good	Poor	Poor	L	Y	Medium	Tree is located along the West side of the property in the paddock/swampy area, tree not tagged,

ATTACHMENT 3

CLEAN CUT TREE SERVICES

TREE INFO REPORT SHEETS

108	Blackwood	<i>Acacia melanoxolen</i>	Young	5	2	e10	Fair	Fair	Good	M	Y	Medium	Tree is located along the West side of the property in the paddock/swampy area, tree not tagged,
109	Blackwood	<i>Acacia melanoxolen</i>	Young	4	1	e10	Fair	Fair	Poor	L	Y	Medium	Tree is located along the West side of the property in the paddock/swampy area, tree not tagged,
110	Blackwood	<i>Acacia melanoxolen</i>	Young	4	1	e10	Good	Good	Good	L	Y	Medium	Tree is located along the West side of the property in the paddock/swampy area, tree not tagged,
111	Blackwood	<i>Acacia melanoxolen</i>	Young	8	3	e15	Good	Fair	Fair	L	Y	Medium	Tree is located along the West side of the property in the paddock/swampy area, tree not tagged,
112	Willow	<i>salix spp</i>	Young	6	9	e15	Good	Good	Good	L	Y	Medium	Tree is located along the West side of the property in the paddock/swampy area, tree not tagged, <u>environmental weed species.</u>
113	Swamp gum	<i>Eucalyptus ovata</i>	Mature	19	13	e60	Good	Fair	Fair	L	Y	Medium	Tree is located along the West side of the property in the paddock/plated row running East/West tree not tagged, twin trunked tree, blackberries at base. S

ATTACHMENT 3

CLEAN CUT TREE SERVICES

TREE INFO REPORT SHEETS

114	Swamp gum	<i>Eucalyptus ovata</i>	Young	9	6	36	Good	Poor	Fair	L	Y	Low	Tree is located along the West side of the property in the paddock/plated row running East/West tree not tagged, smaller tree.
115	Swamp gum	<i>Eucalyptus ovata</i>	Semi mature	17	9	70	Fair	Fair	Fair	M	Y	Low	Tree is located along the West side of the property in the paddock/plated row running East/West, borer in trunk.
116	Swamp gum	<i>Eucalyptus ovata</i>	Mature	20	17	86	Fair	Fair	Fair	M	Y	Medium	Tree is located along the West side of the property in the paddock/plated row running East/West, some decay, bifurcation at base.
117	Swamp gum	<i>Eucalyptus ovata</i>	Young	15	5	35	Good	Fair	Fair	L	Y	Medium	Tree is located along the West side of the property in the paddock/plated row running East/West.
118	Spotted Gum	<i>Corymbia maculata</i>	Semi mature	16	8	46	Good	Fair	Fair	L	Y	Medium	Tree is located along the West side of the property in the paddock/plated row running East/West, decay in trunk.
119	Blackwood	<i>Acacia melanoxolen</i>	Semi mature	17	21	83	Good	Fair	Fair	L	Y	Medium	Tree is located along the West side of the property in the paddock/plated row running East/West, slight weep in canopy.

ATTACHMENT 3

CLEAN CUT TREE SERVICES

TREE INFO REPORT SHEETS

120	Swamp gum	<i>Eucalyptus ovata</i>	Mature	16	15	74,64	Poor	Fair	Fair	M	Y	Low	Tree is located along the West side of the property in the paddock/plated row running East/West, recent limb shedded, die back in canopy.
121	Swamp gum	<i>Eucalyptus ovata</i>	Mature	17	18	89	Fair	Fair	Fair	M	Y	Medium	Tree is located along the West side of the property in the paddock/plated row running East/West, some decay in main trunk, wide spread canopy.
122	Swamp gum	<i>Eucalyptus ovata</i>	Mature	18	15	77	Poor	Fair	Fair	M	Y	Low	Tree is located along the West side of the property in the paddock/plated row running East/West, tree in decline.
123	River Peppermint	<i>Eucalyptus elata</i>	Young	15	5	25	Good	Good	Good	L	Y	Medium	Tree is located along the West side of the property in the paddock/plated row running East/West, in dence growth area.
124	Ironbark	<i>Eucalyptus sideroxolen</i>	Young	8	12	23,25	Good	Fair	Poor	L	Y	Medium	Tree is located along the West side of the property in the paddock/plated row running East/West, top side, leaning nth.
125	Cootamundra Wattle	<i>Acacia baileyana</i>	Semi mature	16	11	25	Good	Fair	Poor	L	Y	Medium	Tree is located along the West side of the property in the paddock/plated row running East/West, top side.

ATTACHMENT 3

CLEAN CUT TREE SERVICES

TREE INFO REPORT SHEETS

126	Blue Gum	<i>Eucalyptus globulus</i>	Mature	19	29	e145	Fair	Poor	Fair	M	Y	Medium	Tree is located along the West side of the property in the paddock/plated row running East/West, top side last tree, numerous failed limbs, die back on east side, decay present.
127	Blackwood	<i>Acacia melanoxolen</i>	Young	5	1	e10	Dead	Fair	Fair	L	Y	Low	Tree is located on the bottom river flat West section of the property, not tagged, 90% dead.
128	Blackwood	<i>Acacia melanoxolen</i>	Young	7	4	e15	Good	Good	Good	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged, tree on west side of creek in group of three.
129	Blackwood	<i>Acacia melanoxolen</i>	Young	6	3	e15	Good	Fair	Good	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged, tree on west side of creek in group of three.
130	Blackwood	<i>Acacia melanoxolen</i>	Young	6	4	e15	Good	Good	Good	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged, tree on west side of creek in group of three.

ATTACHMENT 3

CLEAN CUT TREE SERVICES

TREE INFO REPORT SHEETS

131	Blackwood	<i>Acacia melanoxolen</i>	Young	5	4	e10	Good	Good	Good	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged, WASP nest near base.
132	Blackwood	<i>Acacia melanoxolen</i>	Young	5	2	e10	Good	Fair	Fair	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged,
133	Blackwood	<i>Acacia melanoxolen</i>	Young	7	2	e10	Poor	Poor	Poor	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged,
134	Blackwood	<i>Acacia melanoxolen</i>	Young	6	3	e10	Good	Poor	Poor	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged,
135	Blackwood	<i>Acacia melanoxolen</i>	Young	7	1	e10	Good	Good	Good	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged,
136	Blackwood	<i>Acacia melanoxolen</i>	Young	4	3	e10	Good	Good	Good	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged,
137	Blackwood	<i>Acacia melanoxolen</i>	Young	4	2	e10	Good	Good	Good	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged,
138	Blackwood	<i>Acacia melanoxolen</i>	Young	6	3	e10	Good	Good	Good	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged,

ATTACHMENT 3

CLEAN CUT TREE SERVICES

TREE INFO REPORT SHEETS

139	Blackwood	<i>Acacia melanoxolen</i>	Young	6	3	e12	Fair	Good	Good	L	Y	Low	Tree is located on the bottom river flat West section of the property, not tagged, 70% dead.
140	Blackwood	<i>Acacia melanoxolen</i>	Young	6	4	e12	Good	Good	Good	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged,
141	Blackwood	<i>Acacia melanoxolen</i>	Young	8	5	e12	Good	Good	Good	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged,
142	Blackwood	<i>Acacia melanoxolen</i>	Young	9	6	e15	Fair	Good	Good	L	Y	Low	Tree is located on the bottom river flat West section of the property, not tagged, 70% dead.
143	Blackwood	<i>Acacia melanoxolen</i>	Young	11	6	e15	Fair	Good	Good	L	Y	Low	Tree is located on the bottom river flat West section of the property, not tagged, 60% dead.
144	Blackwood	<i>Acacia melanoxolen</i>	Young	11	8	e15	Good	Good	Good	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged,
145	Blackwood	<i>Acacia melanoxolen</i>	Young	11	9	e15	Good	Good	Good	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged,
146	Blackwood	<i>Acacia melanoxolen</i>	Young	7	4	e12	Good	Good	Good	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged,

ATTACHMENT 3

CLEAN CUT TREE SERVICES

TREE INFO REPORT SHEETS

147	Blackwood	<i>Acacia melanoxolen</i>	Young	6	5	e12	Good	Good	Good	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged,
148	Blackwood	<i>Acacia melanoxolen</i>	Young	9	7	e15	Good	Good	Good	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged,
149	Blackwood	<i>Acacia melanoxolen</i>	Young	8	6	e15	Good	Good	Good	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged,
150	Blackwood	<i>Acacia melanoxolen</i>	Young	7	5	e15	Good	Good	Good	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged,
151	Blackwood	<i>Acacia melanoxolen</i>	Young	7	6	e15	Good	Good	Good	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged, doc weeds at base.
152	Blackwood	<i>Acacia melanoxolen</i>	Young	7	4	e12	Good	Good	Fair	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged,
153	Blackwood	<i>Acacia melanoxolen</i>	Young	8	5	e12	Good	Good	Good	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged,
154	Blackwood	<i>Acacia melanoxolen</i>	Young	7	5	e10	Good	Good	Good	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged,

ATTACHMENT 3

CLEAN CUT TREE SERVICES

TREE INFO REPORT SHEETS

155	Blackwood	<i>Acacia melanoxolen</i>	Young	7	5	e10	Good	Good	Good	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged,
156	Blackwood	<i>Acacia melanoxolen</i>	Young	6	5	e12	Good	Good	Fair	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged,
157	Blackwood	<i>Acacia melanoxolen</i>	Young	6	5	e10	Good	Good	Good	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged,
158	Blackwood	<i>Acacia melanoxolen</i>	Young	6	5	e10	Good	Good	Fair	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged,
159	Blackwood	<i>Acacia melanoxolen</i>	Young	5	4	e10	Good	Good	Good	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged,
160	Blackwood	<i>Acacia melanoxolen</i>	Young	6	3	e10	Good	Good	Good	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged,
161	Blackwood	<i>Acacia melanoxolen</i>	Young	6	3	e10	Good	Good	Good	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged,
162	Swamp gum	<i>Acacia melanoxolen</i>	Young	7	3	e12	Good	Good	Good	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged, smaller tree.

ATTACHMENT 3

CLEAN CUT TREE SERVICES

TREE INFO REPORT SHEETS

163	Swamp gum	<i>Eucalyptus ovata</i>	Young	9	4	e10	Good	Good	Fair	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged, growing under large tree.
164	Swamp gum	<i>Eucalyptus ovata</i>	Mature	19	36	e160	Good	Fair	Good	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged, large tree multitrunked, wide spread canopy.
165	Blackwood	<i>Acacia melanoxolen</i>	Young	7	6	e10	Good	Good	Good	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged,
166	Blackwood	<i>Acacia melanoxolen</i>	Young	6	4	e10	Good	Good	Good	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged,
167	Blackwood	<i>Acacia melanoxolen</i>	Young	6	5	e12	Good	Good	Fair	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged,
168	Blackwood	<i>Acacia melanoxolen</i>	Young	9	4	e12	Good	Good	Good	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged,
169	Blackwood	<i>Acacia melanoxolen</i>	Young	8	5	e12	Good	Good	Good	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged,

ATTACHMENT 3

CLEAN CUT TREE SERVICES

TREE INFO REPORT SHEETS

170	Blackwood	<i>Acacia melanoxolen</i>	Young	11	5	e12	Good	Good	Good	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged,
171	Blackwood	<i>Acacia melanoxolen</i>	Young	12	4	e12	Good	Good	Fair	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged,
172	Blackwood	<i>Acacia melanoxolen</i>	Young	11	5	e10	Good	Good	Good	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged, 60% dead.
173	Blackwood	<i>Acacia melanoxolen</i>	Young	6	5	e10	Fair	Good	Good	L	Y	Medium	Tree is located on the bottom river flat West section of the property, not tagged, last tree in row, slight decline in vigour.
174	Swamp gum	<i>Eucalyptus ovata</i>	Mature	20	24	93	Good	Fair	Fair	L	Y	Medium	Tree is located on the east side near the river, large tree, some deadwood.
175	Swamp gum	<i>Eucalyptus ovata</i>	Mature	19	17	157	Good	Poor	Poor	M-H	Y	Medium	Tree is located on the east side near the river, significant decay pokets and hollows, limbs had failed previously
176	Bog gum	<i>Eucalyptus kitsoniana</i>	Young	8	12	17,18	Good	Fair	Fair	L	Y	Medium	Tree is in a planted row running east, west near the river, bottom side of the row, smaller tree widespread.

ATTACHMENT 3

CLEAN CUT TREE SERVICES

TREE INFO REPORT SHEETS

177	Swamp gum	<i>Eucalyptus elata</i>	Mature	18	19	113	Good	Fair	Fair	L	Y	Medium	Tree is in a planted row running east, west near the river, bottom side, multitrunked.
178	Swamp gum	<i>Eucalyptus elata</i>	Semi mature	17	13	108	Good	Fair	Poor	M	Y	Medium	Tree is in a planted row running east, west near the river, bifurcated at base. WASP nest at base.
179	Bog gum	<i>Eucalyptus kitsoniana</i>	Young	7	9	48	Fair	Fair	Fair	M	Y	Medium	Tree is in a planted row running east, west near the river, small tree.
180	River Peppermint	<i>Eucalyptus elata</i>	Young	13	4	45	Fair	Fair	Fair	M	Y	Medium	Tree is in a planted row running east, west near the river, young tree.
181	Swamp gum	<i>Eucalyptus ovata</i>	Mature	17	22	82	Good	Good	Fair	L	Y	Medium	Tree is in a planted row running east, west near the river, multitrunked wide spread tree.
182	Swamp gum	<i>Eucalyptus ovata</i>	Semi mature	16	6	54	Fair	Poor	Fair	M	Y	Medium	Tree is in a planted row running east, west near the river,
183	Swamp gum	<i>Eucalyptus ovata</i>	Mature	17	15	112	Good	Fair	Good	L	Y	Medium	Tree is in a planted row running east, west near the river, multitrunked.
184	Swamp gum	<i>Eucalyptus ovata</i>	Semi mature	13	11	76	Fair	Poor	Poor	M-H	Y	Low	Tree is in a planted row running east, west near the river, decay and hangers.
185	Swamp gum	<i>Eucalyptus ovata</i>	Semi mature	17	17	101	Fair	Fair	Fair	M	Y	Medium	Tree is in a planted row running east, west near the river, epocormic growth present.

ATTACHMENT 3

CLEAN CUT TREE SERVICES

TREE INFO REPORT SHEETS

186	River Peppermint	<i>Eucalyptus elata</i>	Semi mature	15	13	e145	Poor	Fair	Fair	M	Y	Low	Tree is in a planted row running east, west near the river, poor health , dieback present, not tagged.
187	Swamp gum	<i>Eucalyptus elata</i>	Semi mature	17	11	e50	Good	Fair	Good	L	Y	Medium	Tree is located in the South side bottom section of the property near the dam, not tagged, tree closest to the dam.
188	Swamp gum	<i>Eucalyptus elata</i>	Semi mature	16	14	e55	Good	Good	Fair	L	Y	Medium	Tree is located in the South side bottom section of the property near the dam, some mistletoe present.
189	Swamp gum	<i>Eucalyptus elata</i>	Semi mature	15	6	e45	Poor	Poor	Fair	M-H	Y	Low	Tree is located in the South side bottom section of the property near the dam, tree is 80% dead.
190	Manna Gum	<i>Eucalyptus viminalis</i>	Young	10	5	e35	Fair	Good	Good	L	Y	Medium	Tree is located in the South side bottom section of the property near the dam, not tagged.
191	Manna Gum	<i>Eucalyptus viminalis</i>	Semi mature	17	9	e50	Good	Fair	Fair	M	Y	Medium	Tree is located in the South side bottom section of the property near the dam, twin trunk/bifurcation, not tagged.

ATTACHMENT 3

CLEAN CUT TREE SERVICES

TREE INFO REPORT SHEETS

192	Manna Gum	<i>Eucalyptus viminalis</i>	Semi mature	15	7	e45	Dead	Fair	Fair	M	Y	Low	Tree is located in the South side bottom section of the property near the dam, tree has recently died. Not tagged.
193	Silver Wattle	<i>Acacia dealbata</i>	Young	13	12	17,18	Good	Poor	Fair	M	Y	Medium	Tree is located in the South side bottom section of the property near the dam, tree has fallen and regrown.
194	Manna Gum	<i>Eucalyptus viminalis</i>	Semi mature	17	14	e50	Good	Fair	Good	L	Y	Medium	Tree is located in the South side bottom section of the property near the dam, tree is behind fenced area of dam. Not tagged
195	Swamp gum	<i>Eucalyptus ovata</i>	Semi mature	19	15	e65	Good	Poor	Fair	M	Y	Medium	Tree is located in the South side bottom section of the property near the dam, top side, bifurcation in trunk.
196	Swamp gum	<i>Eucalyptus ovata</i>	Semi mature	17	11	e55	Good	Fair	Good	L	Y	Medium	Tree is located in the South side bottom section of the property near the dam, top side, not tagged.
197	Swamp gum	<i>Eucalyptus ovata</i>	Semi mature	16	18	e50	Good	Fair	Fair	L	Y	Medium	Tree is located in the South side bottom section of the property near the dam, top side, wide spread canopy, blackberries at base, no tagged.

ATTACHMENT 3

CLEAN CUT TREE SERVICES

TREE INFO REPORT SHEETS

198	Swamp gum	<i>Eucalyptus ovata</i>	Semi mature	16	15	e65	Good	Fair	Fair	L	Y	Medium	Tree is located in the South side bottom section of the property near the dam, top side, not tagged edge of dam.
199	Manna Gum	<i>Eucalyptus viminalis</i>	Young	14	9	e35	Good	Fair	Fair	L	Y	Medium	Tree is located in the South side bottom section of the property near the dam, not tagged. Blackberries in understory.
200	Swamp gum	<i>Eucalyptus ovata</i>	Semi mature	14	7	e30	Poor	Fair	Fair	L	Y	Low	Tree is located in the South side bottom section of the property near the dam, not tagged, tree 80% dead
201	Swamp gum	<i>Eucalyptus ovata</i>	Semi mature	19	11	e50	Fair	Fair	Fair	M	Y	Medium	Tree is located in the South side bottom section of the property near the dam, not tagged, hanger suspended in lower canopy.
202	Swamp gum	<i>Eucalyptus ovata</i>	Semi mature	10	18	e55	Fair	Poor	Fair	M	Y	Medium	Tree is located in the South side bottom section of the property near the dam, not tagged, tree in corner of property and dam, hanger down low.
203	Swamp gum	<i>Eucalyptus ovata</i>	Semi mature	15	7	e35	Fair	Fair	Good	L	Y	Medium	Tree is located in the South side bottom section of the property near the dam, not tagged. Tree next to 200.

ATTACHMENT 3

CLEAN CUT TREE SERVICES

TREE INFO REPORT SHEETS

204	River Peppermint	<i>Eucalyptus elata</i>	Young	16	11	e35	Fair	Fair	Poor	L	Y	Medium	Tree is located in the South side bottom section of the property near the dam, not tagged, tree on property boundary.
205	Silver Wattle	<i>Acacia dealbata</i>	Semi mature	10	11	38	Fair	Poor	Fair	M	Y	Low	Tree is located in the South side bottom section of the property near the dam, twin trunk, on fenceline, borer damage.
206	Cypress	<i>Cupressus sp</i>	Semi mature	16	14	e65	Good	Good	Fair	L	Y	Medium	Tree is located in tree run running north south, on southern boundary, not tagged.
207	Photinia	<i>Photinia spp</i>	Mature	10	7	e35,50	Good	Good	Good	L	Y	Medium	Tree is located in tree run running north south, a total of 25 trees in planted hedge , not tagged.
208	Poplar	<i>populus spp</i>	Young	14	4	e10	Good	Fair	Fair	L	Y	Medium	Tree in planted row bottom side of vineyard, not tagged.
209	Poplar	<i>populus spp</i>	Mature	22	6	51	Good	Good	Good	L	Y	Medium	Tree in planted row bottom side of vineyard, not tagged, larger of the three trees.
210	Poplar	<i>populus spp</i>	Young	14	4	23	Good	Good	Good	L	Y	Medium	Tree in planted row bottom side of vineyard.
211	Spotted Gum	<i>Corymbia maculata</i>	Mature	22	17	69	Good	Poor	Fair	M-H	Y	Medium	Tree in planted row bottom side of vineyard, bifurcation in trunk.

ATTACHMENT 3

CLEAN CUT TREE SERVICES

TREE INFO REPORT SHEETS

212	Spotted Gum	<i>Corymbia maculata</i>	Mature	22	14	e30	Good	Good	Fair	L	Y	Medium	Tree in planted row bottom side of vineyard, single trunk, wasps nest at base.
213	Spotted Gum	<i>Corymbia maculata</i>	Semi mature	20	7	43	Good	Good	Good	L	Y	Medium	Tree in planted row bottom side of vineyard, numerous failed limbs.
214	Spotted Gum	<i>Corymbia maculata</i>	Young	16	5	26	Good	Good	Fair	L	Y	Medium	Tree in planted row bottom side of vineyard, smaller of the trees, not tagged.
215	Spotted Gum	<i>Corymbia maculata</i>	Mature	21	9	61	Good	Fair	Fair	L	Y	Medium	Tree in planted row bottom side of vineyard, multitrunked up high, not tagged.
216	Poplar	<i>populus spp</i>	Mature	22	12	65	Fair	Fair	Fair	M	Y	Medium	Tree in planted row bottom side of vineyard, decline in health, not tagged.
217	European Beech	<i>fagus spp</i>	Mature	14	12	57	Poor	Poor	Fair	L	Y	Medium	Tree in planted row bottom side of vineyard, next to dam.
218	Poplar	<i>populus spp</i>	Mature	19	11	e50	Good	Fair	Good	M	Y	Medium	Tree in planted row bottom side of vineyard, next to dam.
219	Spotted Gum	<i>Corymbia maculata</i>	Semi mature	17	9	70	Good	Fair	Fair	M	Y	Medium	Tree in planted row bottom side of vineyard, below dam,, twin leaders.
220	Spotted Gum	<i>Corymbia maculata</i>	Semi mature	18	9	55	Good	Poor	Fair	M-H	Y	Medium	Tree in planted row bottom side of vineyard, next to dam, bifurcated and weeping.

ATTACHMENT 3

CLEAN CUT TREE SERVICES

TREE INFO REPORT SHEETS

221	Spotted Gum	<i>Corymbia maculata</i>	Mature	19	13	78	Fair	Fair	Good	M	Y	Medium	Tree in planted row bottom side of vineyard, next to dam.
222	Spotted Gum	<i>Corymbia maculata</i>	Semi mature	10	9	35	Fair	Fair	Poor	M	Y	Medium	Tree in planted row bottom side of vineyard, next to dam, poor form.
223	Spotted Gum	<i>Corymbia maculata</i>	Mature	19	11	61	Good	Fair	Good	M	Y	Medium	Tree in planted row bottom side of vineyard, next to dam.
224	Spotted Gum	<i>Corymbia maculata</i>	Mature	11	9	34	Good	Fair	Fair	L	Y	Medium	Tree in planted row bottom side of vineyard, next to dam.
225	Spotted Gum	<i>Corymbia maculata</i>	Mature	18	12	72	Good	Fair	Fair	M	Y	Medium	Tree in planted row bottom side of vineyard, next to dam, no tag.
226	Spotted Gum	<i>Corymbia maculata</i>	Mature	18	15	75	Good	Fair	Fair	M	Y	Medium	Tree in planted row bottom side of vineyard, next to dam, no tag.
227	Cedar	<i>cedrus spp</i>	Young	12	9	32	Good	Good	Good	L	Y	High	Tree in planted row bottom side of vineyard, next to dam, no tag.
228	Weeping Willow	<i>Salix babylonica</i>	Semi mature	8	12	53	Good	Poor	Fair	L	Y	Medium	Tree located at the end of the dam, Environmental weed species.
229	Weeping Willow	<i>Salix babylonica</i>	Semi mature	10	16	65	Good	Poor	Fair	L	Y	Medium	Tree located at the end of the dam, Environmental weed species.
230	Pussy Willow	<i>Salix reichardtii</i>	Semi mature	9	19	0	Good	Fair	Fair	L	Y	Medium	Tree located at the end of the dam, Environmental weed species.

ATTACHMENT 3

CLEAN CUT TREE SERVICES

TREE INFO REPORT SHEETS

231	Pussy Willow	<i>Salix reichardtii</i>	Semi mature	9	21	0	Good	Fair	Fair	L	Y	Medium	Tree located at the end of the dam, Environmental weed species.
232	Leyland Cypress	<i>Cupressus leylandii</i>	Semi mature	16	15	50-80	Good	Good	Good	L	Y	Medium	Trees are located at the west end of the property next to the buildings, a total of 11 planted trees.
233	Blue Gum	<i>Eucalyptus globulus</i>	Mature	20	21	182	Poor	Poor	Fair	H	Y	Low	Tree is located at the rear of the house, large tree, dieback and decay.
234	Ash Tree	<i>Fraxinus spp</i>	Mature	16	12	121	Poor	Fair	Fair	M	Y	Medium	Tree located at the front of the house, three leaders, dieback in canopy 70% dead.
235	Poplar	<i>populus spp</i>	Mature	19	11	83	Fair	Fair	Fair	M-H	Y	Medium	Tree located at the front of the house, some deadwood.
236	Blue Gum	<i>Eucalyptus globulus</i>	Mature	20	23	232	Poor	Poor	Fair	M-H	Y	Low	Tree is located along the driveway to the house, severe dieback and decay within trunk.
237	Blue Gum	<i>Eucalyptus globulus</i>	Semi mature	15	18	64	Fair	Poor	Poor	H	Y	Low	Tree is located along the driveway to the house, main leader has failed and is suspended over driveway.
238	Blue Gum	<i>Eucalyptus globulus</i>	Mature	16	22	122	Fair	Poor	Poor	M	Y	Medium	Tree is located along the driveway to the house, main leader has failed in the past, small dead hangers in canopy, decay present.

ATTACHMENT 3

CLEAN CUT TREE SERVICES

TREE INFO REPORT SHEETS

239	Yellow Gum	<i>Eucalyptus luecoxolen</i>	Young	13	3	33	Good	Fair	Fair	L	Y	Medium	Tree is located along the driveway to the house, bifurcated 1m from ground
240	Yellow Gum	<i>Eucalyptus luecoxolen</i>	Young	11	3	34	Good	Fair	Fair	L	Y	Medium	Tree is located along the driveway to the house, growing amongst wattles.
241	Ash Tree	<i>Fraxinus spp</i>	Mature	8	18	e65	Fair	Fair	Poor	M	Y	Medium	Tree is located at the start of the front drive to the house, under powerlines.
242	Poplar	<i>populus spp</i>	Semi mature	7	14	e45	Fair	Poor	Poor	M	Y	Medium	Tree is located at the start of the front drive to the house, under powerlines, heavily pruned.

ATTACHMENT 4:**DISCLAIMER**

1. Where this report has been prepared on the basis of information provided to Clean Cut Tree Services by the client and/or third parties, please take notice that Clean Cut Tree Services has not verified the validity of such information and the Report has been prepared on the basis that the information provided to Clean Cut Tree Services is true and correct.
2. The tree assessment is conducted in a non-invasive manner and Clean Cut Tree Services has not assessed the interior integrity of the subject tree/s.
3. The Report is prepared on the condition of the subject tree/s as at the date and time of the assessment.
4. This Report is prepared for the client only and all or any part of the Report (including these disclaimers) shall not be duplicated by any person or conveyed to or relied upon by any third parties without Clean Cut Tree Services' prior written consent.

IMPORTANT:

Clean Cut Tree Services may provide references to third party websites, reports, materials, media, departments, experts or other information providers. Clean Cut Tree Services make no warranties and accept no liability for any references referred to by Clean Cut Tree Services in any reports or other communications they provide; the content and/or the accuracy, correctness, currency and/or reliability of such third party websites, reports, materials, media, departments, experts or other information providers; or any consequence of acting upon the contents of any information which is not directly provided by Clean Cut Tree Services. Clean Cut Tree Services do not endorse the content, or the use, of such third party information. Users of third party references provided by Clean Cut Tree Services are responsible for being aware of which organisation is providing the information they obtain. Views or recommendations provided by these third parties do not necessarily reflect those of Clean Cut Tree Services.

© Clean Cut Tree Services 2022

SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987

Appendix H Stormwater Management Strategy

PREPARED FOR 108 & 110 PARR STREET PTY LTD

SPOT Planning Pty Ltd

ABN: 86 411 217 404

ACN: 636 682 383

E. info@spotplanning.com.au

M. 0409 962 001

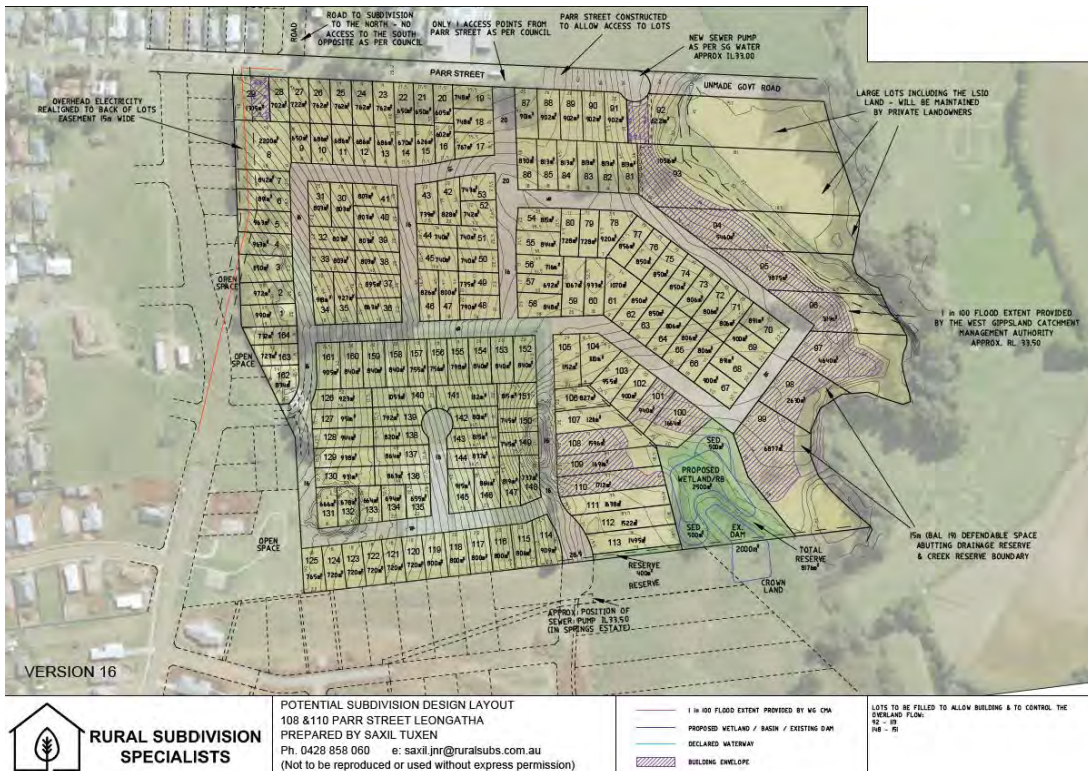
SPOT
PLANNING



11 Ravensbourne Grove
 Botanic Ridge
 VICTORIA 3977

 ABN: 21 523 433 060
 ACN: 141 136 432

Parr Street Stormwater Management Plan





11 Ravensbourne Grove
Botanic Ridge
VICTORIA 3977

ABN: 21 523 433 060
ACN: 141 136 432

Table of Contents

1	Introduction	3
2	Subject Site Description	3
3	External Catchment	6
4	Existing Flows	7
4.1	5yr Minor and Major 100 years results	10
5	LSIO Advice	11
6	Proposed Development	12
6.1	Key Stormwater Strategy Points	13
6.2	Key Stormwater Element Sizing.....	14
7	Water Quality Model	16
7.1	Water Quality Objectives.....	17
7.2	Water Quality Treatment Train	18
7.3	Water Quality Results	20
8	Designated Waterways & Lake	21
9	Recommendations	24

Figure 1:	Site Location	3
Figure 2:	Lidar Survey	4
Figure 3:	Aerial.....	5
Figure 4:	External Site Drainage	6
Figure 5:	Rain on Grid Analysis.....	7
Figure 6:	Catchment Plan.....	8
Figure 7:	Existing Flows	10
Figure 8:	Development Layout	12
Figure 9:	Hydraulic Model	14
Figure 10:	Retarding basin performance	15
Figure 11:	Retarding basin outflow.....	15
Figure 12:	Rainfall and Evaporation Summary.....	16
Figure 13:	Rainfall and Evaporation Plot.....	17
Figure 14:	Typical Sediment Basin Profile.....	18
Figure 15:	Wetland/Retarding Basin Concept	19
Figure 16:	Designated Waterways	21
Figure 17:	Existing Waterway Condition.....	21
Figure 18:	Existing Lake.....	22
Figure 19:	Proposed Lot Layout In Central Catchment	23



11 Ravensbourne Grove
Botanic Ridge
VICTORIA 3977

ABN: 21 523 433 060
ACN: 141 136 432

1 Introduction

Noyce Environmental Pty Ltd was engaged to provide a review of stormwater requirements for a proposed development of a property at 108 & 110 Parr Street, Leongatha.

This Stormwater Management Plan (SMP) outlines the proposed management of stormwater on site and suggested upgrades to drainage infrastructure to enable development to occur without increasing flooding to the adjacent properties.

One and two dimensional modelling has been undertaken to characterise the catchment flows of the existing and developed scenarios for flood events up to and including the 100 year AEP event to Australian Rainfall and Runoff (ARR) Standards. A comparison between the current and developed conditions is presented for consideration of the high-level strategy for the sensitive development of the subject site to ensure that works do not adversely impact neighbouring properties in times of peak flood flow compared to the existing condition.

Water quality modelling shows the proposed water sensitive urban design response for residential development and proposed measures to be implemented that minimise the ongoing maintenance costs to Council while encouraging maximum integrated water reuse on site to achieve best practice environmental management outcomes.

2 Subject Site Description

The subject development site is described as 108 & 110 Parr Street, Leongatha Vic 3953.

Two titles make up the subject site: LP98406 and PS448885 shown below.

The total subject site area is approximately 22.5ha.

Municipality: South Gippsland Shire Council

Centre co-ordinates: -38.488680 Lat, 145.965759 Long

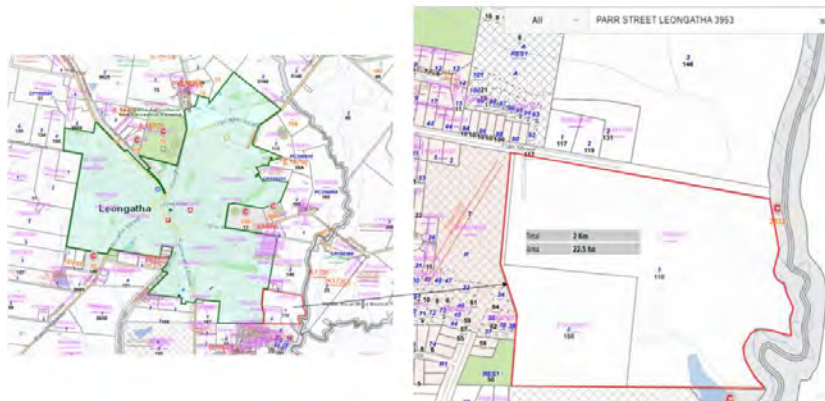


Figure 1: Site Location



11 Ravensbourne Grove
Botanic Ridge
VICTORIA 3977

ABN: 21 523 433 060
ACN: 141 136 432

Lidar survey of the site was obtained and a 2d surface produced for the site.

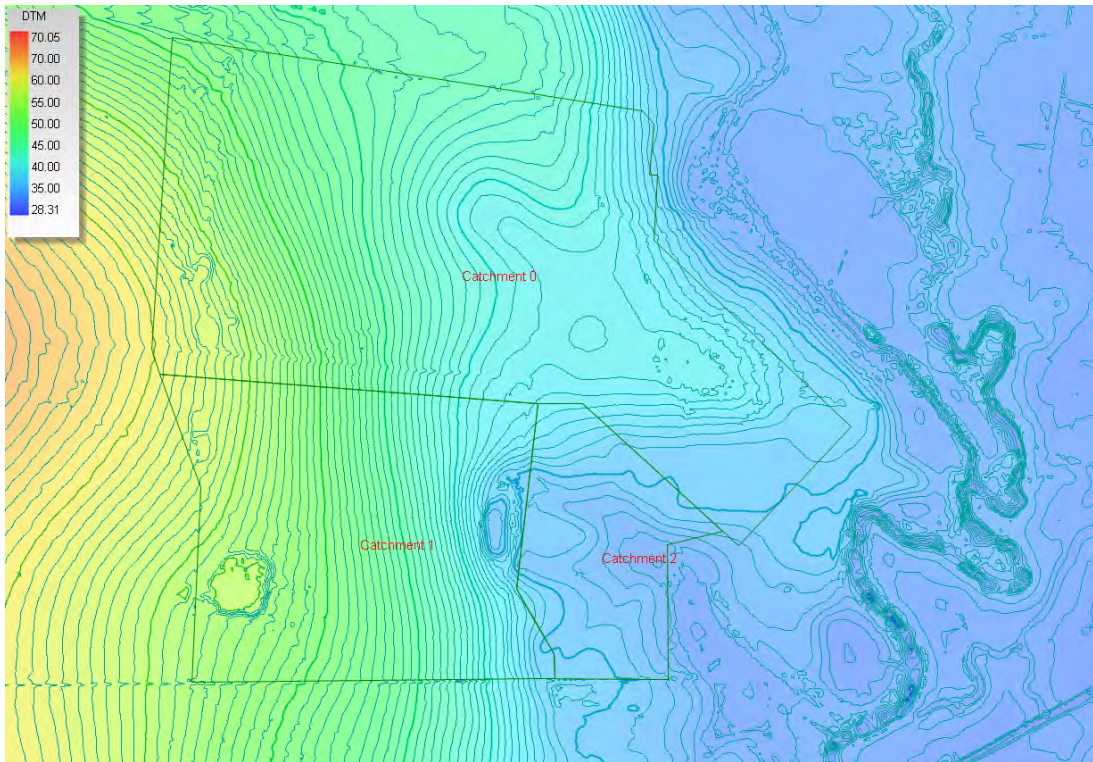


Figure 2: Lidar Survey

From the survey, the site generally falls from west to south east from RL 60m AHD to RL 33m AHD at the south eastern boundary.

The site is bounded by Parr Street to the north, Coalition Creek to the east, residential development to the west and southern boundaries.



11 Ravensbourne Grove
 Botanic Ridge
 VICTORIA 3977

 ABN: 21 523 433 060
 ACN: 141 136 432

An aerial of the site:

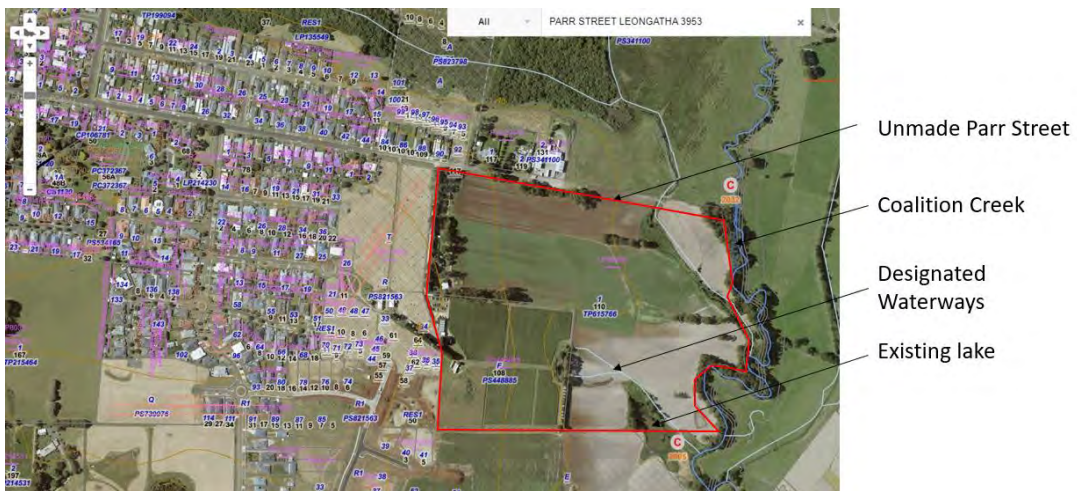


Figure 3: Aerial

Key features of the site:

The eastern site of the site interfaces with the Coalition Creek and is subject to flooding with advice from the West Gippsland Catchment Management Authority stating:

- The applicable 1% Annual Exceedance Probability (AEP) flood level for this property (commonly known as the 1 in 100-year flood) under current climatic conditions ranges from 33.4 to 33.6 metres AHD. The eastern portion of the property is subject to flooding from Coalition Creek.
- There are two designated waterways shown in the south eastern corner which feed into an existing lake adjacent to Coalition Creek which runs along the eastern boundary of the property.

The average LSIO contour of 33.5m AHD was adopted for the development plan.

Further discussion in relation to the two designated waterways is provided in this report which argues that the waterways are no longer required to be maintained and should be removed.



11 Ravensbourne Grove
Botanic Ridge
VICTORIA 3977

ABN: 21 523 433 060
ACN: 141 136 432

3 External Catchment

Topographical mapping shows that there is minimal external catchment entering the site from the west as Carr Avenue effectively splits flows from the west towards Parr Street and further south along Carr Avenue.

Norview Drive overland flow discharges across the neighbouring paddock towards Parr Street and Louise Court flows follow a south easterly flow direction across paddock and towards Coalition Creek to the south east.

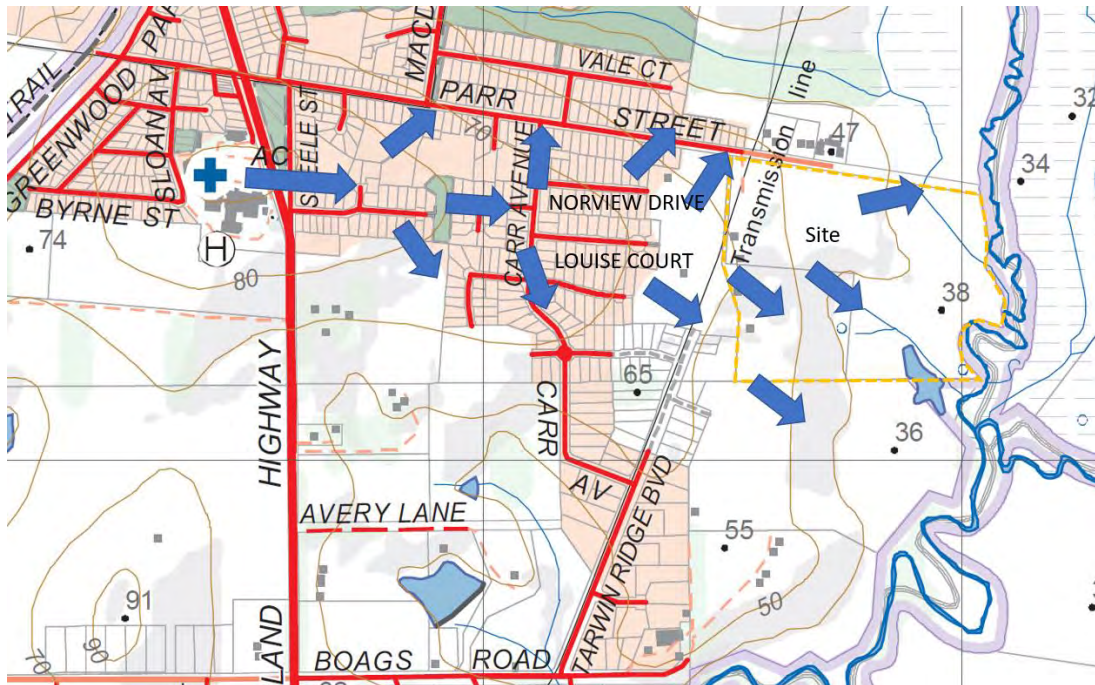


Figure 4: External Site Drainage

For the purpose of this drainage assessment, overland flows from external catchments are ignored and assumed to be draining away from the development or can be accommodated in the proposed developed road network during detailed design phases.



11 Ravensbourne Grove
 Botanic Ridge
 VICTORIA 3977

 ABN: 21 523 433 060
 ACN: 141 136 432

4 Existing Flows

Aerial survey data (lidar) was obtained for the subject site and a 2d rain-on-grid was developed using Tuflow and a 100 year AEP 1hr duration event with the site modelled as a grassed field (mannings n – 0.03).

Runoff velocity vectors confirm the flow assumptions for external catchments which have little interaction with the subject site as the majority of flow exits along Parr Street.

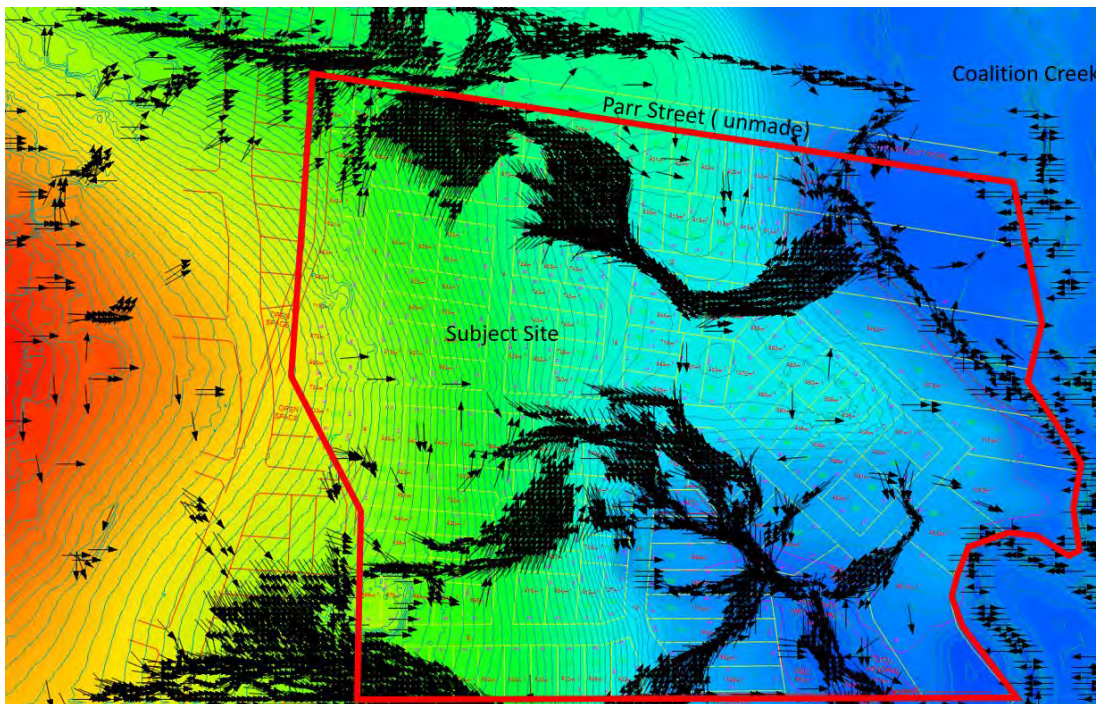


Figure 5: Rain on Grid Analysis

From the Rain on Grid approach, the existing site was divided into three main catchment areas:

Northern –	10.0ha
Western -	5.25ha
Central -	<u>1.91ha</u>
<u>Total</u>	<u>17.16ha</u>



11 Ravensbourne Grove
 Botanic Ridge
 VICTORIA 3977

 ABN: 21 523 433 060
 ACN: 141 136 432

The catchment plan shown in Figure 6 excludes large lots which will drain directly to Coalition Creek due to topography along the eastern boundary. These lots will be shown on the development plan layout.

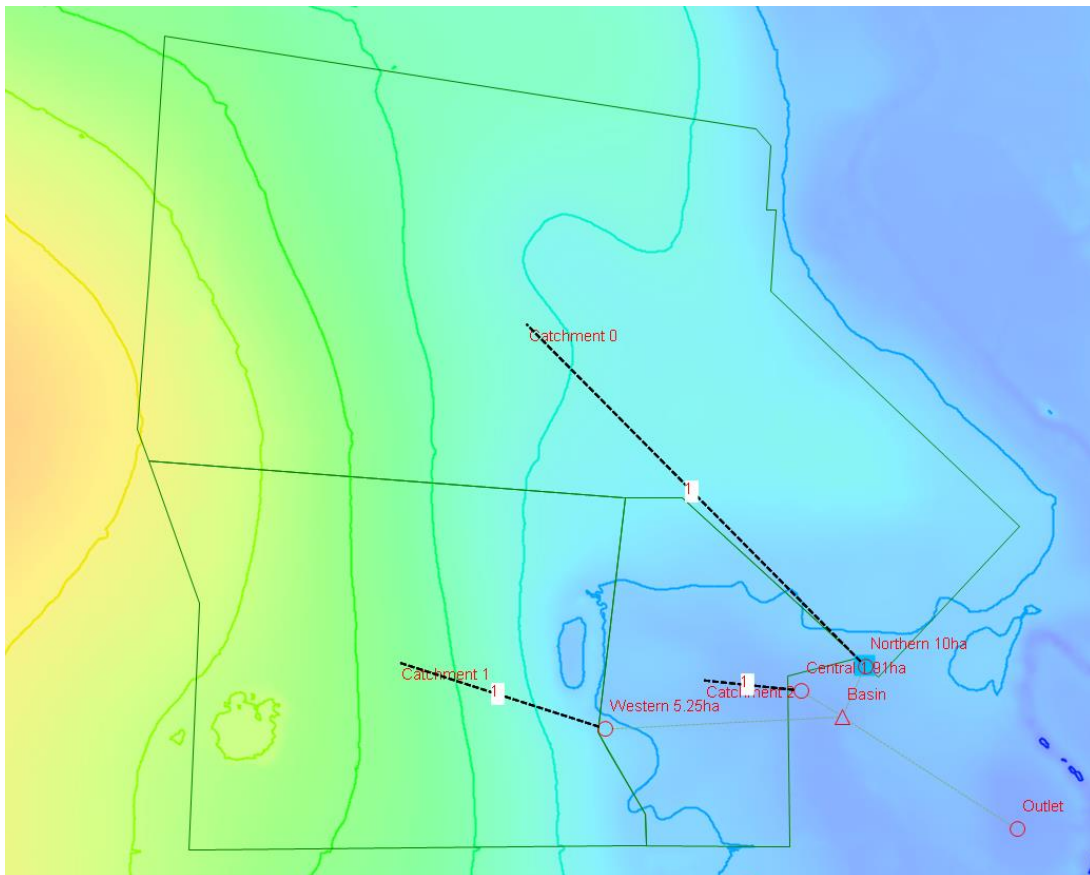


Figure 6: Catchment Plan

Laurenson’s method was used to calculate flows for the existing and developed catchments.

This method uses the familiar equation used in other programs such as RORB:

$$S = BQ^{n+1}$$

Where: n = -0.2 to provide:

$$S = BQ^{0.8}$$



11 Ravensbourne Grove
 Botanic Ridge
 VICTORIA 3977

 ABN: 21 523 433 060
 ACN: 141 136 432

The above equation becomes the same as RORB where the exponent $m = 0.8$ is used in all Victorian flood studies.

The parameter B is estimated within the XPStorm program.

Australian Rainfall and Runoff (ARR) data hub parameters were obtained for the site and a range of storm hyetographs were downloaded from the BoM and included IFD values for the subject site's location.

Additional parameters for the existing catchment include the average slope.

Northern Catchment	Central	Western
Sub-Catchments <input checked="" type="checkbox"/> 1	Sub-Catchments <input checked="" type="checkbox"/> 1	Sub-Catchments <input checked="" type="checkbox"/> 1
Area: 10.	Area: 1.91	Area: 5.25
Imp. (%): 0.0	Imp. (%): 0.0	Imp. (%): 0.0
Width: 1.	Width: 1.	Width: 1.
Slope: 0.028	Slope: 0.036	Slope: 0.08

Slope is expressed in m/m, for example the Northern catchment slope is 2.8% average and expressed as 0.028m/m in the model. The Western catchment is much steeper at 8%.

All fraction impervious area values were set to 0% to represent the existing conditions.

XPStorm was used to calculate the pre-development runoff for the site for the 45min, 1hr, 1.5hr 2hr, 3hr and 4.5hr duration, 5 year and 100-year AEP events.

Initial losses used in the model use an initial 20mm/hr and 2mm/hr continuing loss over the 4hr simulation.

The storm ensemble was run for each catchment to determine the peak flows leaving the site.



11 Ravensbourne Grove
 Botanic Ridge
 VICTORIA 3977

 ABN: 21 523 433 060
 ACN: 141 136 432

4.1 5yr Minor and Major 100 years results

Results run for all storms are summarised:

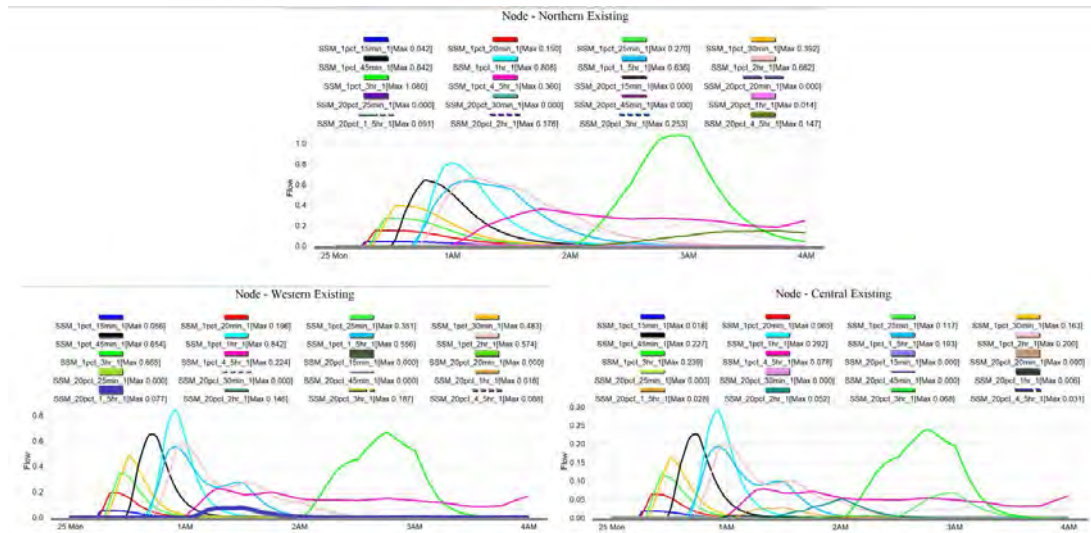


Figure 7: Existing Flows

Existing peak 5 year flows are dominated by the 3hr storm duration and for the 100 year events, the 25minute duration is the dominate duration for the steeper catchments and the northern catchment’s critical storm is the longer duration 3hr event.

Summary of existing flows:

Catchment	Peak 5yr flow (m3/s)	Peak 100yr flow (m3/s)
Northern	0.253	1.138
Central	0.068	0.292
Western	0.187	0.842
Total flow	0.508	2.214



11 Ravensbourne Grove
Botanic Ridge
VICTORIA 3977

ABN: 21 523 433 060
ACN: 141 136 432

As a check only, a Rational Method calculation was performed for the rural catchment as a lumped catchment.

Area	17.16	ha
Tc (adams)	0.389	Hrs
	23.3	Mins
C10	0.35	
ARI	Intensity (mm/hr)	Q (m3/s)
1	23.6	0.236
2	30.8	0.386
5	40.2	0.603
10	46.3	0.773
20	54.6	1.003
50	66.4	1.330
100	76.0	1.649

Predicted peak 5-year flows based on a Rational Method check were similar for the 5yr AEP, but were less for the 100 year AEP.

Note that the Rational Method does not take into account slope, initial losses and longer duration peak flow patterns as described in ARR.

For this study, the adopted pre-development flows will be the XPStorm values as they take into account a wider range of parameters unique to the site.

Adopted pre-development rates will need to be maintained for the developed scenario.

5 LSIO Advice

The West Gippsland Catchment Management Authority (WGCMA) advises that the site is subject to inundation with an average level of 33.5m AHD.

The development plan shows the LSIO level and all proposed residential houses will be located outside the LSIO contour with at least 600mm freeboard to habitable floor levels.

Minimum floor levels for all properties will be 34.1m AHD.



11 Ravensbourne Grove
 Botanic Ridge
 VICTORIA 3977
 ABN: 21 523 433 060
 ACN: 141 136 432

6 Proposed Development

The proposed development is a proposed residential development in the area where lot densities will result in an average of 60% impervious fraction with outer lots along the eastern boundary retaining a rural residential style with large lots that retain area within the designated LSIO overlay.

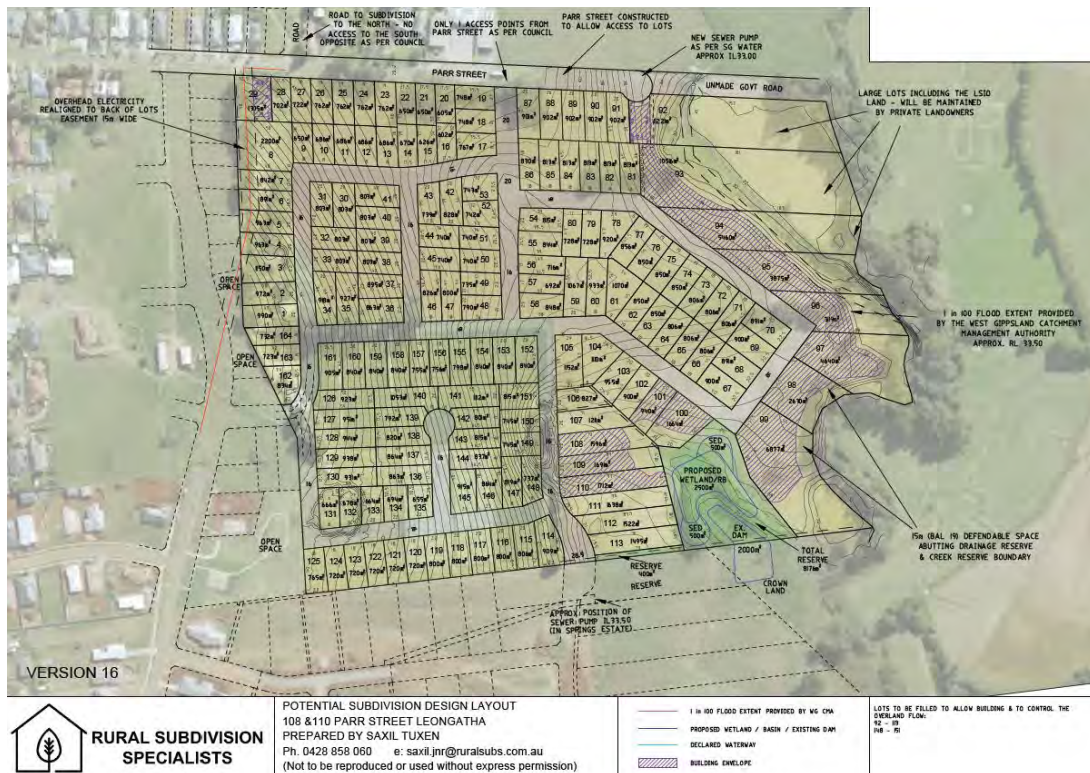


Figure 8: Development Layout

As shown in the development plan, a total of 164 lots are proposed with lot sizes ranging from 602m² to 10,516m².

Excluding the large lots to the east, it is assumed that average lot density will be 60% for the purposes of calculating retarding and treatment facilities.



11 Ravensbourne Grove
Botanic Ridge
VICTORIA 3977

ABN: 21 523 433 060
ACN: 141 136 432

6.1 Key Stormwater Strategy Points

The key stormwater strategies to be employed on the development:

Conveyance

- A 5 year piped drainage system will convey all residential and street flows to a central wetland/retarding basin in the south east corner of the site.
- The road network will split flows into the wetland/RB and enter via two sedimentation ponds initially before entering the wetland/RB system.
- Flow from the Western catchment will be directed to a drainage reserve south of Lot 113 to allow piped and overland flows to enter the wetland/RB system.
- The drainage reserve south of Lot 113 will join the proposed Municipal Reserve to the south in the Springs Estate.
- All treatment of stormwater will be located below the applicable 1 in 100 year AEP line to avoid loss of floodplain storage.
- Retarded flows will be released from the wetland/RB into Coalition Creek as pre-developed flows.

Water Quality Treatment

- All lots will be required to install 10kl rainwater tanks for toilet flushing and irrigation use to maximise water reuse at the lot scale.
- Two sediment ponds are required to take initial flush of sediment before overflowing into a wetland/retarding basin within the LSIO area.
- WGCMA were consulted and have indicated that there is no objection with location of the wetland within the base of the LSIO area.
- The wetland will provide water quality treatment.



11 Ravensbourne Grove
 Botanic Ridge
 VICTORIA 3977

 ABN: 21 523 433 060
 ACN: 141 136 432

6.2 Key Stormwater Element Sizing

The hydraulic model was re-run with changes in fraction impervious representing the developed case.

Hydraulic sizing of the retardation basins are undertaken using XPStorm while sizing of sediment and wetlands are undertaken using MUSIC V6.3.

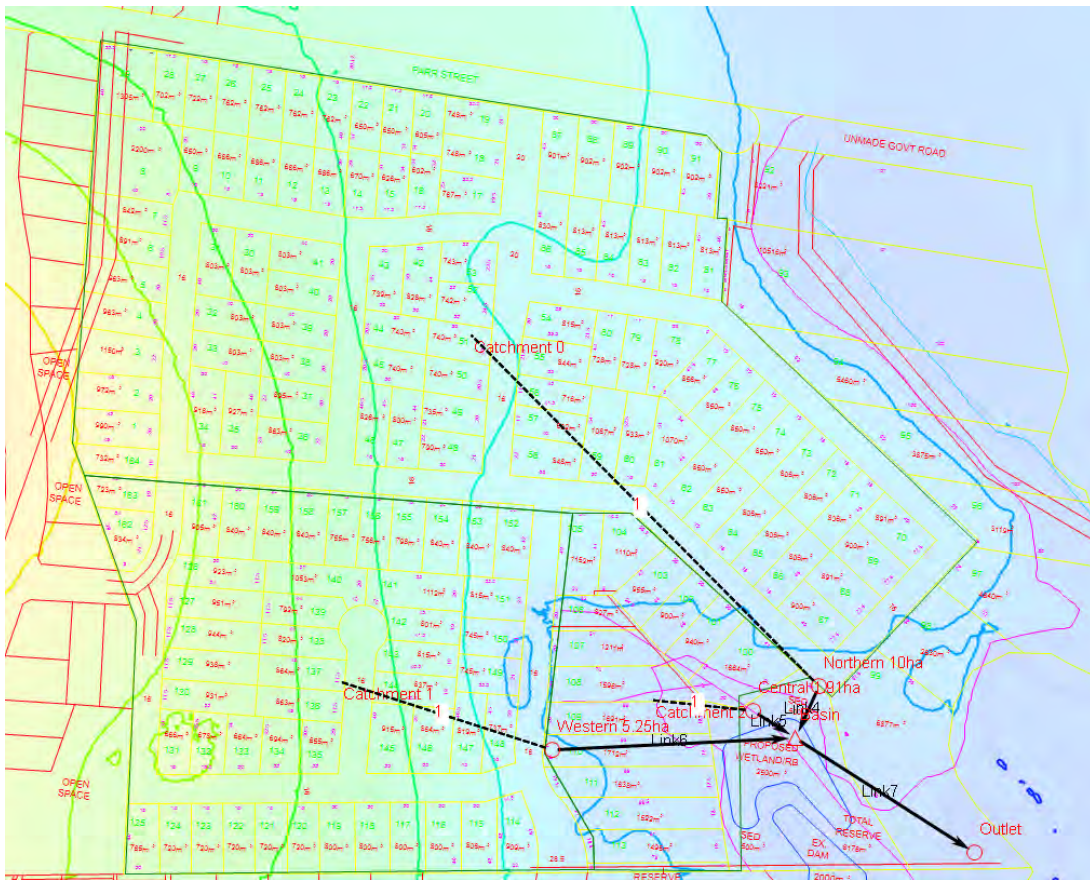


Figure 9: Hydraulic Model

The retarding basin is set with the following parameters:

Top water level 32.9m AHD (ground level at boundary)

Invert 31.8m AHD

Outlet pipe: 750mm diameter Floor area: 2,000m2 Top Surface area 2,500m2

Weir: 3m wide set at 32.6m AHD.



11 Ravensbourne Grove
 Botanic Ridge
 VICTORIA 3977

 ABN: 21 523 433 060
 ACN: 141 136 432

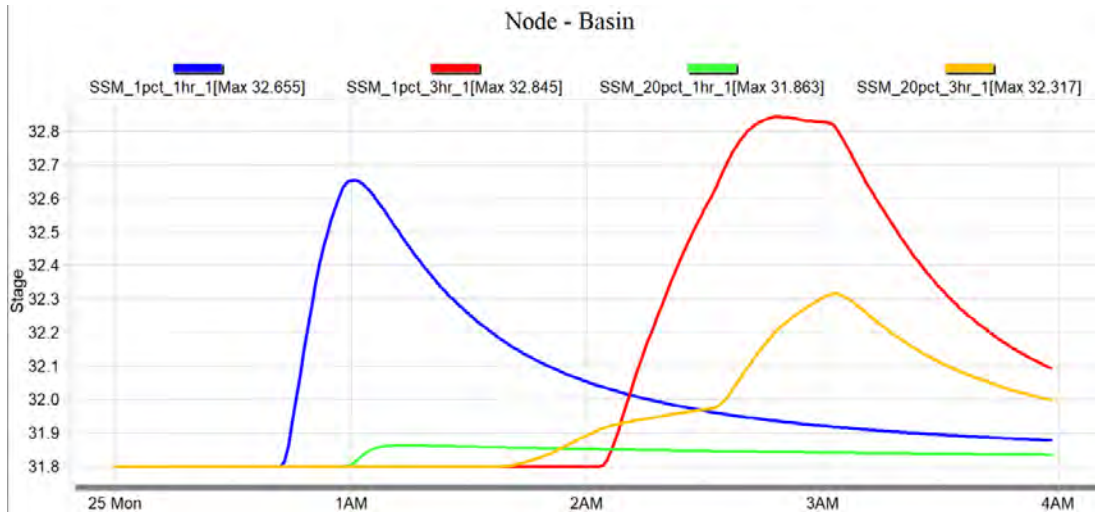


Figure 10: Retarding basin performance

All flows are contained within the basin including the 1 in 100 year AEP event.

Peak outflow results below shows the basin storage level and the combined low flow pipe and weir combination to the right.

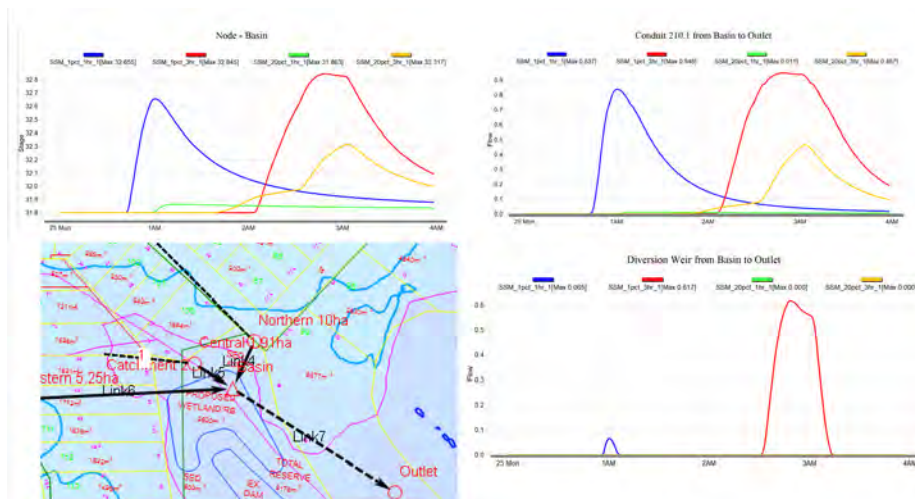


Figure 11: Retarding basin outflow



11 Ravensbourne Grove
 Botanic Ridge
 VICTORIA 3977

 ABN: 21 523 433 060
 ACN: 141 136 432

Catchment	Existing Q5 Peak flow (m3/s)	Developed Q5 Case Basin Outflow (m3/s)	Existing Q100 Peak flow (m3/s)	Developed Q100 Case Basin Outflow (m3/s)
Northern	0.253		1.08	
Central	0.068		0.292	
Western	0.187		0.842	
Total	0.508	0.467	2.214	1.565

The outputs show that the basin flows are retarded to below pre-development levels for the 1 in 5 year and peak flood flows are significantly reduced as a result of the retarding basin configuration. This will significantly benefit the land downstream.

7 Water Quality Model

A continuous rainfall model for the site was prepared using MUSIC for the developed site to show how the site could further mitigate any outfall of stormwater compared to the existing conditions.

As per Melbourne Water MUSIC Guidelines, the reference rainfall file for the site is the Koo Wee Rup 1970 – 1980 10 year, 6 min record.

Total average rainfall and evaporation for the site:

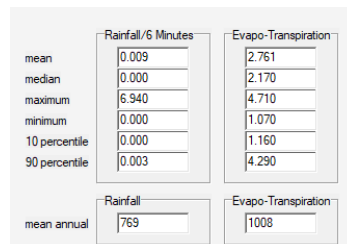


Figure 12: Rainfall and Evaporation Summary



11 Ravensbourne Grove
 Botanic Ridge
 VICTORIA 3977

 ABN: 21 523 433 060
 ACN: 141 136 432

Plotted, the rainfall vs evaporation is:

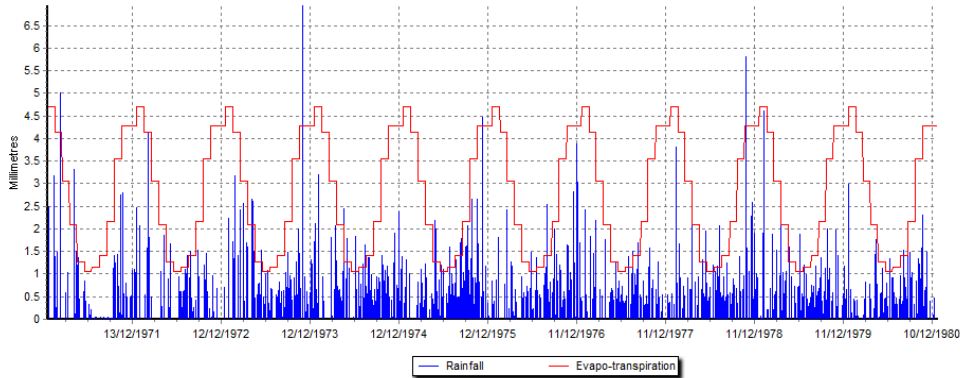


Figure 13: Rainfall and Evaporation Plot

The 10 year record is favoured by Melbourne Water’s MUSIC Guidelines to provide a long term assessment of treatment performance.

7.1 Water Quality Objectives

Best Practice environmental outcomes are measured by the following pollutant reductions:

Parameter	Best Practice % removal standard
Total suspended solids	80
Total Phosphorus	45
Total Nitrogen	45



11 Ravensbourne Grove
 Botanic Ridge
 VICTORIA 3977

 ABN: 21 523 433 060
 ACN: 141 136 432

7.2 Water Quality Treatment Train

To achieve Best Practice objectives for water quality, a treatment train approach is proposed to be implemented that works in conjunction with the retarding basin.

Lot Scale

Each Lot will have a 10kl water tank connected to the roof area runoff and overflow will then enter the piped drainage system.

The storage within the tank is not counted as part of the site’s retardation volume.

Total Tank Properties	
Storage Properties	
Volume below overflow pipe (kL)	1260.00
Depth above overflow (metres)	0.20
Surface Area (square metres)	630.0
Initial Volume (kL)	0.00
Outlet Properties	
Overflow Pipe Diameter (mm)	561

<input checked="" type="checkbox"/> Use stored water for irrigation or other purpose
Max Drawdown height (m) <input type="text" value="2"/> Range: (0 - 2.00)
Annual Demand
<input type="checkbox"/> Enabled
Daily Demand
<input checked="" type="checkbox"/> Enabled
Daily Demand Properties
Demand (kL/day) <input type="text" value="25.2"/>

Water reuse is based on 200 litres per day water use on average per household.

Sediment Pond

Each sediment pond will be configured to provide effective capture of silt for a 5 year cleanout capacity and protect the wetland system.

A typical section through the sediment pond is shown below.



Figure 14: Typical Sediment Basin Profile



11 Ravensbourne Grove
Botanic Ridge
VICTORIA 3977

ABN: 21 523 433 060
ACN: 141 136 432

Wetland/Retarding basin

The wetland/retarding basin is connected to the sediment basins via a pipe and high bypass weir.

The wetland will be planted to Melbourne Water specification with local wetland species detailed in the engineering design phase of the project.



Figure 15: Wetland/Retarding Basin Concept

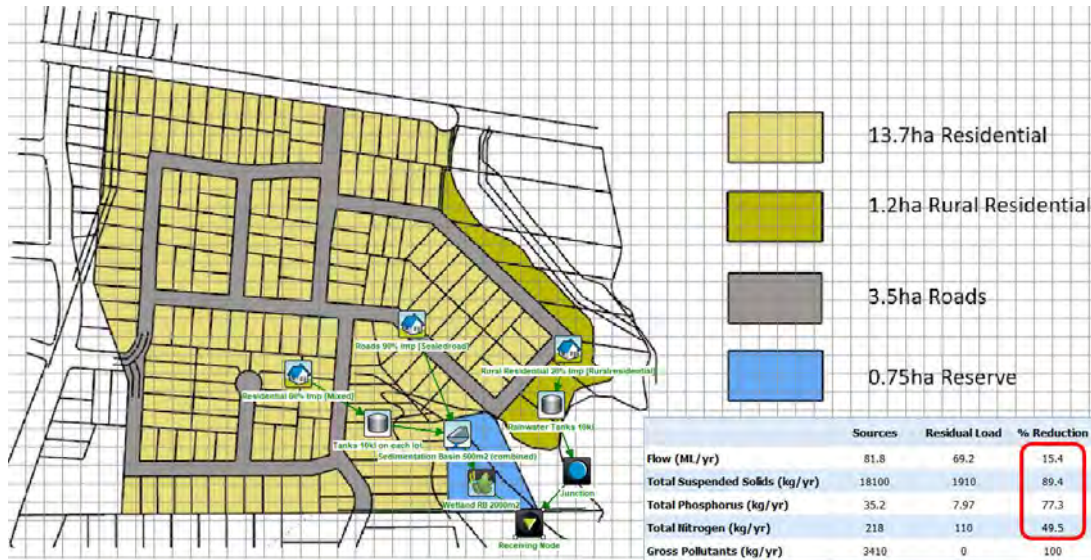
Thick edge planting will be provided to discourage entry and shallow safety batters provided in accordance with industry Best Practice.



11 Ravensbourne Grove
 Botanic Ridge
 VICTORIA 3977

 ABN: 21 523 433 060
 ACN: 141 136 432

7.3 Water Quality Results



Comparison of the results with the guidelines shows that the measures proposed will result in a compliant outcome:

Parameter	Best Practice removal standard	Modelled outcome %	Target Achieved
Total suspended solids	80	89.4	YES
Total Phosphorus	45	77.3	YES
Total Nitrogen	45	49.5	YES

All targets for water quality will be met and exceeded.

In addition, a significant reduction in outflow (15.4%) will occur as a result of onsite water reuse and will further lessen the impact of the development of the site.



11 Ravensbourne Grove
 Botanic Ridge
 VICTORIA 3977

 ABN: 21 523 433 060
 ACN: 141 136 432

8 Designated Waterways & Lake

Two designated waterways are currently shown on the planning maps in the south eastern corner of the site.



Figure 16: Designated Waterways

Before the site was used extensively for pea cropping, the small depressions currently designated as waterways would be feeding lines to a downstream lake.

In its current form, the area has been heavily cropped and has no vegetation or habitat value. In the developed case, the natural depressions will remain and serve as drainage lines to the proposed wetland/retarding basin, however the upper existing farm dam will be filled and the surrounding land filled to enable control of overland flow to the proposed wetland/RB.



Figure 17: Existing Waterway Condition



11 Ravensbourne Grove
Botanic Ridge
VICTORIA 3977

ABN: 21 523 433 060
ACN: 141 136 432

At the downstream end of the site, a “Lake” exists partially on the subject site and primarily in adjacent Crown land. The dividing fence line can be seen in the picture below.



Figure 18: Existing Lake

The lake is a general depression that is overgrown with grass and weeds. Edge batters are unsafe and stormwater flow from neighbouring properties are directed towards this low point. Overflow from the Lake enters Coalition Creek to the east as general sheet flow.

The new wetland/RB proposed within the subject site is to be located north of the existing lake for expediency, however we would suggest that although the WGCMA has expressed a desire to retain this lake feature, the lake will be made redundant and should be removed once the constructed wetland/RB is formed on the basis that the current lake is not being maintained to current safety standards.

A newly constructed and fully functioning wetland system will provide greater habitat diversity and opportunity to provide environmental services to the adjacent Creek system.

If left in its current form, the lake will continue to be a waterway feature that is unsafe and unmaintained to current standards as the Council has expressed concerns with maintenance responsibility.

A possible practical solution is for the lake to be incorporated into the proposed wetland system servicing both the subject site and the adjacent Springs Estate to provide one larger regional wetland treatment facility and create a safe and well maintained community asset.



11 Ravensbourne Grove
 Botanic Ridge
 VICTORIA 3977
 ABN: 21 523 433 060
 ACN: 141 136 432

In detailed design, Lots within the central catchment will be filled to enable the road network to convey flows to the wetland/RB south of Lot 113.

Development of lots and road network upstream of the designated waterways within the site will cut off any flow and further make this feature redundant.

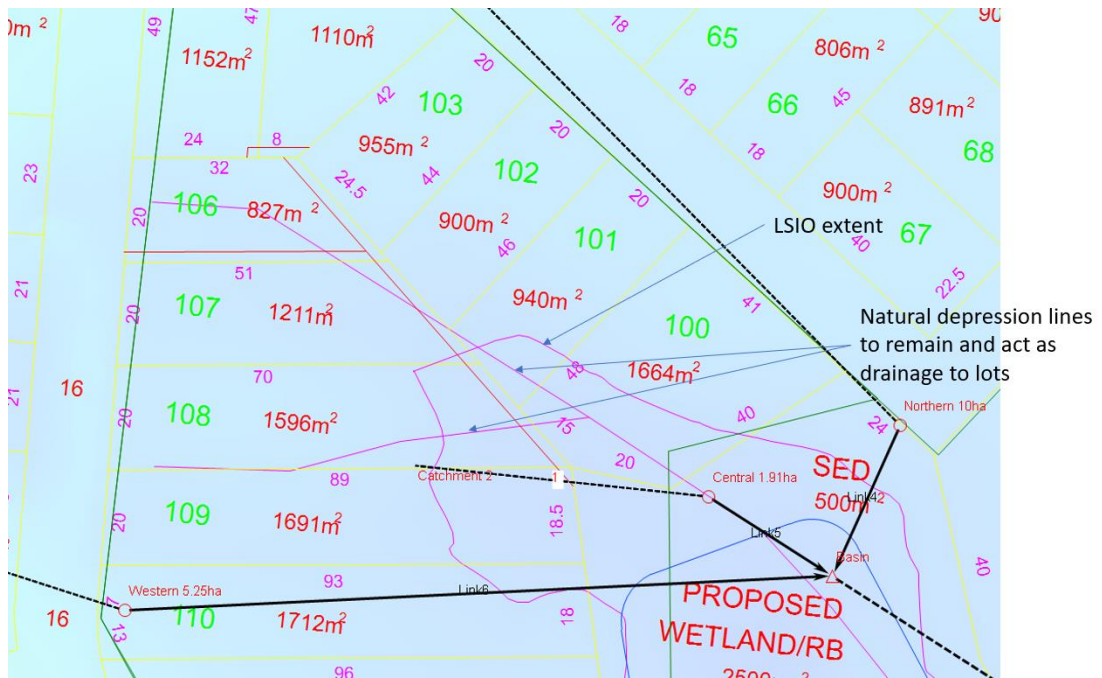


Figure 19: Proposed Lot Layout In Central Catchment

Removal of the designated waterways within the site development also minimises reserves that would typically be required to hand over to Council for maintenance.

In this case, it is considered impractical to maintain designated waterways where there is no environmental benefit and developed conditions will result in these depressions being filled and therefore made redundant.



11 Ravensbourne Grove
Botanic Ridge
VICTORIA 3977

ABN: 21 523 433 060
ACN: 141 136 432

9 Recommendations

Based on hydraulic and water quality analysis of the proposed development, consideration of the current topography and proposed measures to implement water sensitive urban design we recommend:

- All Lots to be required to install 10kl rainwater tanks to maximise on-site water reuse and provide a 15% reduction in flow volume to minimise the development impact on the environment;
- Creation of a sediment basin and wetland/retarding basin in cut for treatment at the low point of the site to meet Best Practice Environmental Management Guidelines. The sediment basin area to be a minimum of 500m² split across two key entry points into a new wetland downstream;
- A minimum area of 2,000m² of constructed wetland be provided to treat flows to Best Practice Environmental Management standards as described in this report;
- Provision of a retarding function in cut to retard developed flows to below pre-development levels for all storm events up to and including the 100year AEP event;
- Removal of two small designated waterways within the site on the basis that they are no longer providing environmental services and will be redundant in the developed scenario;
- Consideration be given to re-design of the existing Lake into a regional wetland/RB that provides function for two Estates and minimises the ongoing maintenance and liability on Council.

Implementation of the recommended stormwater strategy will demonstrate benchmark environmental performance and integrated stormwater management.

A handwritten signature in blue ink, appearing to read 'M. Noyce'.

Marc Noyce

Director – Noyce Environmental Pty Ltd.

0417 133 243

SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987

Appendix I Bushfire Management Plan

PREPARED FOR 108 & 110 PARR STREET PTY LTD

SPOT Planning Pty Ltd

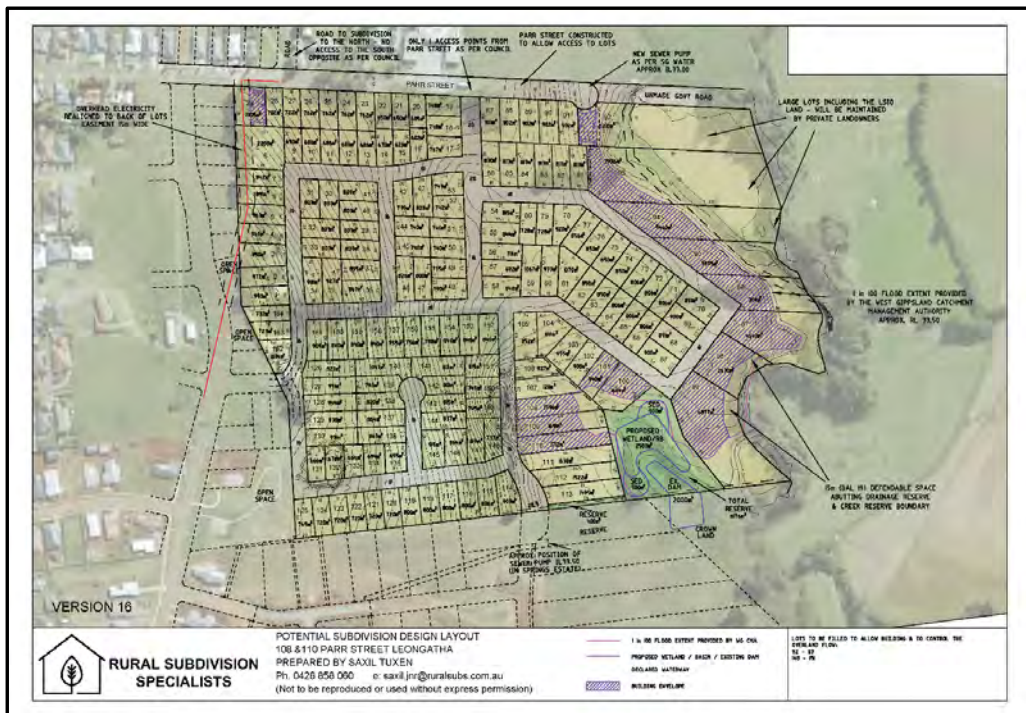
ABN: 86 411 217 404

ACN: 636 682 383

E. info@spotplanning.com.au

M. 0409 962 001

SPOT
PLANNING



Bushfire Planning Considerations Report 108 & 110 Parr Street, Leongatha, 3953.

May 3rd, 2022.

Version 1.0

Author's Details

Name: Deanne Smith

Position: Director

Organisation: Euca Planning Pty Ltd

Address: PO Box 570 Warragul VIC 3820

Email: info@eucaPlanning.com.au

Qualifications

Bushfire: Graduate Diploma in Bushfire Planning and Management (University of Melbourne)

Planning: Masters of Planning Professional (Deakin University)

Science: Bachelor of Science (University of Melbourne)

Graduate Diploma in Applied Science (Agricultural Studies) (Charles Sturt University)

Management: Graduate Certificate in Public Sector Management

Affiliations

Planning Institute of Australia – Registered Planner

Fire Protection Association of Australia – Corporate Bronze Member

Planning Panels Victoria – Sessional Member

Areas of expertise

Bushfire planning and design, bushfire management, town planning

Disclaimer

This report has been made with careful consideration and with the best information available to Euca Planning Pty Ltd at the time of writing. Before relying on information in this report, users should evaluate the accuracy, completeness and relevance of the information provided for their purposes. Euca Planning Pty Ltd do not guarantee that it is without flaw or omission of any kind and therefore disclaim all liability for any error, loss or other consequence that may arise from you relying on any information in this report. Requirements detailed in this document do not guarantee survival of the buildings or the occupants. The client is strongly encouraged to develop and practice a bushfire survival plan. Information and assistance including a template for a Bushfire Survival Plan is provided as part of the 'Fire Ready Kit' available through the CFA website at www.cfa.vic.gov.au or through your local CFA Regional office.

Conditions of Use

No component of this report is to be reproduced for any purpose without the prior written consent of a Director of Euca Planning Pty Ltd. The copyright and intellectual property rights of Euca Planning Pty Ltd extends to the data, ideas, methodologies, calculation procedures and conclusions presented in this report and must not be used without authorisation in writing from Euca Planning Pty Ltd.

Version Control

	Name	Date Completed	Comments
Field Assessment	Deanne Smith	10 March 2022	
Report - Draft	Jeff Marriott	11 March 2022	
Report – For discussion	Deanne Smith	4 April 2022	
Report – Final	Deanne Smith	3 May 2022	

Contents

Author’s Details.....	2
Contents.....	3
1.0 Introduction	4
2.0 Summary of Opinion	4
3.0 Locality and Site Description.....	4
4.0 Planning Policy	6
4.1 Planning Policy Framework.....	6
4.2 Planning Policy Framework Assessment.....	8
4.2.1 Objective	8
4.2.2 Application	8
4.2.3 Strategies	9
4.2.4 Policy guidelines.....	14
5.0 Bushfire Risk.....	14
5.1 Landscape Conditions	15
5.2 Local Conditions	15
5.3 Neighbourhood Conditions.....	16
5.4 Bushfire Scenarios.....	17
5.5 Bushfire Hazard Site Assessment.....	17
5.6 Other considerations in relation to bushfire	21
5.7 Municipal Fire Management Plan.....	22
5.8 Surrounding Road network.....	23
6.0 Use and Development Matters.....	24
7.0 Conclusion.....	25
8.0 References	25
Appendix One: Annotated Subdivision Plan	26
Appendix Two: Fire service consultation	27

1.0 Introduction

This report has been prepared by Deanne Smith, Director of Euca Planning Pty Ltd, with the support of Jeff Marriott, Bushfire and Emergency Planner, to consider the bushfire risk relating to the subdivision at 108-110 Parr Street, Leongatha.

The report was prepared on the instruction of Saxil Tuxen (jnr) at the firm Rural Subdivisions, on behalf of the client, 110 Parr St Pty Ltd.

The instruction was to prepare an assessment of the bushfire risk in response to Clause 13.02-15 of the Planning Scheme.

While preparing this report, the author has inspected the subject site and its surrounds and have reviewed the proposal with reference to the South Gippsland Planning Scheme, and in relation to the context of the surrounding area.

The report has been presented consistent with the content of the South Gippsland Planning Scheme, in particular Clause 13.02. The report establishes the context by providing information which is important when considering the way bushfire considerations may impact on the future development of the land. CFA/FRV and Council have been consulted by the client.

Specifically, the following land is considered:

- The subject area comprising 164 Lots
- The existing layout on the adjacent land
- Adjacent and nearby land that may influence the risk of bushfire.

2.0 Summary of Opinion

In consideration of the report prepared, onsite inspection, discussions and analysis, the author concludes the following:

- The site has a low vulnerability to bushfire events.
- The topography and extent of grassland vegetation near the development presents a low risk of bushfire.
- There is no fire history in the area.
- The proposed subdivision is a sound basis for development consistent with the intent of the South Gippsland Planning Scheme.
- The bushfire mitigation measures can be easily dealt with for all lots by a planning permit condition.
- The proposed development can adequately respond to the bushfire risk of the locality and does not increase the risk of bushfire to the Leongatha Township.

3.0 Locality and Site Description

The report relates to a combination of two parcels that form one polygon, located in Leongatha as depicted in Figure One. Essentially 800 metres east from the South Gippsland Highway (Koonwarra Road) along Parr Street, the land comprises a vineyard/cropping/grazing land

developed with two dwellings and outbuildings. It is currently contained within the Farming Zone situated between the General Residential Zone and a section of Public Recreation and Conservation Zone.

The subject area is bounded by Parr Street (E-W) that comprises General Residential Zone and Farming Zone to the north; established and under development Low Density Residential to the south; farming land and a Public Conservation and Resource Zone (N-S) to the east and established General Residential Living Zone dwellings to the west.

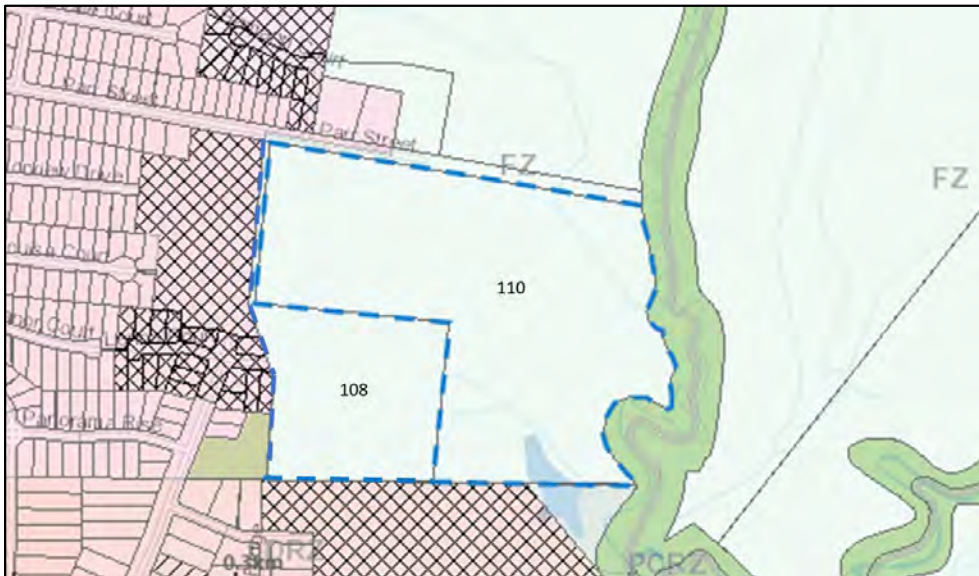


Figure One – Site Context Plan with subject site marked in blue (Merged from VicPlan, 2022)

Leongatha is the major town in the South Gippsland Shire Council with high demand for residential lots. The town has an interface to extensive grassland in all directions, with the South Gippsland Highway dissecting the town; the Bass Highway to the south-west and the Midland Highway to the north-east as shown in Figure Two. The subject land is located on the south-eastern aspect of the developing General Residential and Low Density Residential areas.

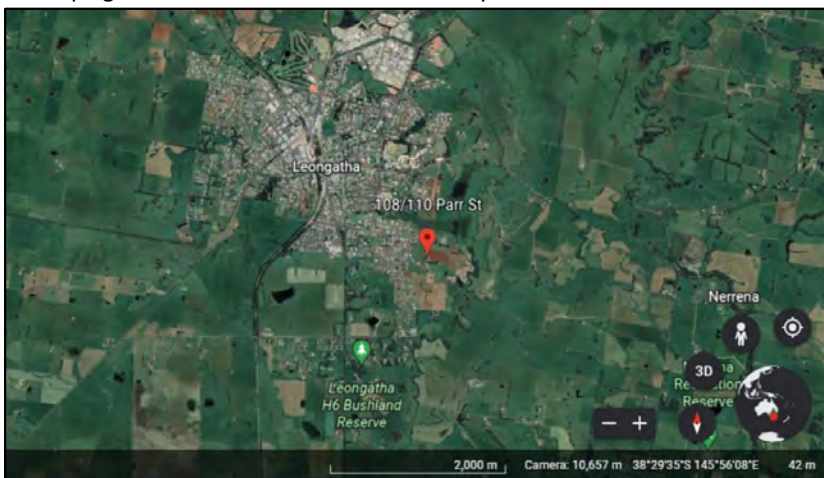


Figure Two: Location of Leongatha and the proposed development (Google Earth, 2022)

4.0 Planning Policy

4.1 Planning Policy Framework

Clause 71.02-3 (integrated decision making) of the Planning Scheme has been recently amended and provides that:

Planning authorities and responsible authorities should endeavour to integrate the range of policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations. However, in bushfire affected areas, planning authorities and responsible authorities must prioritise the protection of human life over all other policy considerations.

Clause 13.02-1S (Bushfire) of the Planning Scheme applies to all decision making and seeks to:

*To strengthen the resilience of settlements and communities to bushfire through **risk-based planning** that prioritises the protection of human life.*

[Emphasis added]

Clause 13.02-1S includes a number of strategies to achieve that objective. Broadly these strategies include:

- prioritising the protection of human life;
- requiring a robust assessment of the bushfire hazard and risk assessment before any strategic or statutory decision is made; and
- directing population growth and new settlements to low-risk locations.

Importantly in relation to the protection of human life, clause 13.02-1S includes the following requirements:

Give priority to the protection of human life by:

- *Prioritising the protection of human life over all other policy considerations.*
- *Directing population growth and development to low-risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.*
- *Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision-making at all stages of the planning process.*

In relation to Bushfire hazard identification and assessment, clause 13.02-1S includes the following relevant requirements:

Identify bushfire hazard and undertake appropriate risk assessment by:

- *Applying the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard.*
- *Considering the best available information about bushfire hazard including the map of designated bushfire prone areas prepared under the Building Act 1993 or regulations made under that Act.*
- *Considering and assessing the bushfire hazard on the basis of:*

- *Landscape conditions - meaning conditions in the landscape within 20 kilometres (and potentially up to 75 kilometres) of a site;*
- *Local conditions - meaning conditions in the area within approximately 1 kilometre of a site;*
- *Neighbourhood conditions – meaning conditions in the area within 400 metres of a site; and*
- *The site for the development.*
- *Consulting with emergency management agencies and the relevant fire authority early in the process to receive their recommendations and implement appropriate bushfire protection measures.*
- *Ensuring that strategic planning documents, planning scheme amendments, planning permit applications and development plan approvals properly assess bushfire risk and include appropriate bushfire protection measures.*
- *Not approving development where a landowner or proponent has not satisfactorily demonstrated that the relevant policies have been addressed, performance measures satisfied or bushfire protection measures can be adequately implemented.*

Importantly in relation to settlement planning, clause 13.02-1S includes the following requirements:

Plan to strengthen the resilience of settlements and communities and prioritise protection of human life by:

- *Directing population growth and development to low-risk locations, being those locations assessed as having a radiant heat flux of less than 12.5 kilowatts/square metres under AS 3959-2009 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009).*
- *Ensuring the availability of, and safe access to, areas assessed as a BAL-LOW rating under AS 3959-2009 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009) where human life can be better protected from the effects of bushfire.*
- *Ensuring the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use and development.*
- *Achieving no net increase in risk to existing and future residents, property and community infrastructure, through the implementation of bushfire protection measures and where possible reduce bushfire risk overall.*
- *Assessing and addressing the bushfire hazard posed to the settlement and the likely bushfire behaviour it will produce at a landscape, settlement, local, neighborhood and site scale, including the potential for neighborhood-scale destruction.*
- *Assessing alternative low risk locations for settlement growth on a regional, municipal, settlement, local and neighborhood basis.*
- *Not approving any strategic planning document, local planning policy, or planning scheme amendment that will result in the introduction or intensification of development in an area that has, or will on completion have, more than a BAL-12.5 rating under AS 3959-2009.*

In relation to use and development control in a Bushfire Prone area, clause 13.02-1S includes the following relevant requirements:

Use and development control in a Bushfire Prone Area In a bushfire prone area designated in accordance with regulations made under the Building Act 1993, bushfire risk should be considered when assessing planning applications for the following uses and development:

... Subdivisions of more than 10 lots

When assessing a planning permit application for the above uses and development:

- Consider the risk of bushfire to people, property and community infrastructure.*
- Require the implementation of appropriate bushfire protection measures to address the identified bushfire risk.*
- Ensure new development can implement bushfire protection measures without unacceptable biodiversity impacts.*

When these strategies are read together it is clear that any future development would be required to provide a considered assessment of the bushfire risk. As such, the Proposed Plan must ensure it responds to bushfire risk. The purpose of this report is to undertake such an assessment for the site including an assessment of the likely fire behaviour and the risk to future residents.

In the context of strategic planning decisions, these strategies need to be read as on balance and consider the *'net increase in risk to existing and future residents'*. As it relates to the objectives at Clause 13.02-1S of the Planning Scheme, it is necessary to ensure that the protection of human life is prioritised when decisions are made. However, the strategies listed at Clause 13.02-1S in the Planning Scheme are not *'mandatory requirements'* and it is not necessary to *'tick every box'*. It is more important to ensure that decisions are consistent with the State policy objectives and build resilient communities.

4.2 Planning Policy Framework Assessment

4.2.1 Objective

Clause 13.02-1S seeks to *'strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life'*.

4.2.2 Application

The policy must be applied to all planning and decision making under the Planning and Environment Act 1987 relating to land which is within a designated bushfire prone area; or subject to a Bushfire Management Overlay.

Bushfire Prone Area

The planning proposal area is included in the Bushfire Prone Area (BPA). As described in Planning Advisory Note 46 (2013), the BPA is a building regulation tool that identifies where moderate bushfire hazard can be expected. It applies to areas subject to the BMO, and to areas that experience a lower head fire intensity modelled to be between 4,000kW/m and 30,000kW/m. This level of hazard informs areas declared as bushfire prone in the building system. Areas at the upper end of the bushfire

intensity range (that is 28,000kW/m and above and referred to as BHL1b) are considered, where appropriate, for applying the BMO based on the advice of the relevant fire authority. The land is not contained in the BMO and is not near the BMO (Figure Three). The entire planning proposal site is subject to the BPA. The greater area surrounding Leongatha is also in the BPA reflecting the moderate bushfire hazard that can be expected from the grasslands connecting to the existing and developing residential interface.

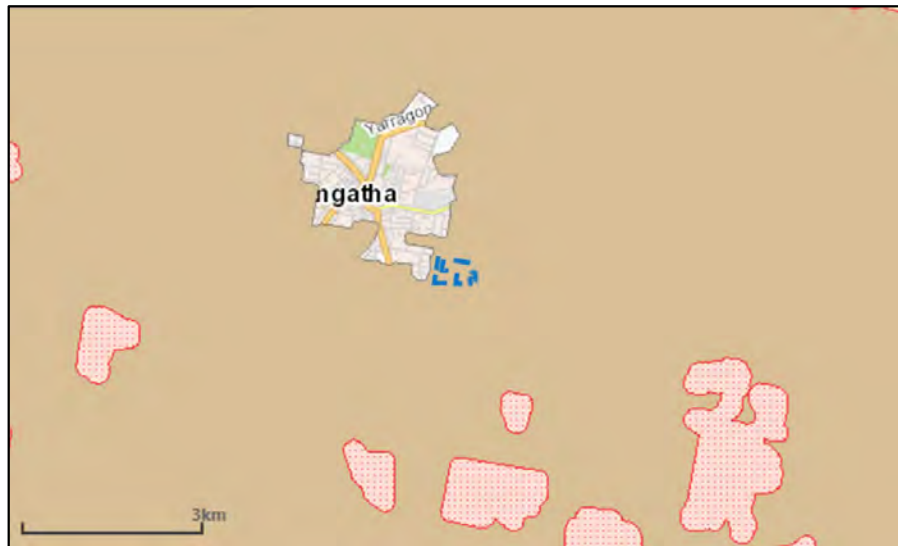


Figure Three: Extent of the Bushfire Prone Area across the site and in the vicinity (shown in beige), Bushfire Management Overlay (shown in red), and the subject site outline in blue (VicPlan, 2022).

In December 2017, Clause 13.02-1S of the South Gippsland Planning Scheme was amended to specifically refer to Bushfire Prone Areas and to strengthen the consideration of bushfire risk in all planning decisions. As the site is fully contained within the Bushfire Prone Area, the minimum level of construction for all dwellings is BAL 12.5, and this bushfire risk must be considered. It is expected that the Bushfire Prone Area will be retracted as development occurs consistent with the nearby development. However, it is noted that this land will be expected to remain in the Bushfire Prone Area as this land is near the edge of the settlement.

4.2.3 Strategies

Protection of human life

<i>Give priority to the protection of human life by:</i>	<i>Response</i>
Prioritising the protection of human life over all other policy considerations	This proposal intensifies an area of the Leongatha Township for residential use. The growth will complete the residential development in this area and create a robust development edge. The proposal can be undertaken in a manner that will improve the safety of the existing Leongatha residents by removal of grassland and provide sufficient protection to new residents.

Directing population growth and development to low-risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.	The development of this land in the proposed manner provides protection to areas of land to the west and south that are undergoing similar development planning and implementation. At a local, state and regional level, this area has a lesser bushfire risk and is favorable for development, particularly being on the south-eastern side of a developed town. The overall design can respond to the retained farming land to the far east and the drainage infrastructure on site. The street network can facilitate safe egress towards the established Leongatha Township. Access and egress are facilitated from Parr Street. The land will become an urban settlement and provide its own shelter.
Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision-making at all stages of the planning process.	An application to subdivide land needs to articulate how the design responds to the identified bushfire risk. Landscaping plans, street plantings, lot size and orientation can respond to the risk of bushfire, and this can be included in the design response of the subdivision. This report informs the design of the subdivision at the initial stages, and the detailing of staging plans.

Bushfire hazard identification and assessment

<i>Identify bushfire hazard and undertake appropriate risk assessment by:</i>	<i>Response</i>
Applying the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard.	The South Gippsland Planning Scheme relies on the planning proposal to respond to bushfire based on current assessment methods. Clauses 13.02-1S and 53.02 are to be considered for all of the land. Clause 71.02-3 <i>Integrated Decision Making</i> strengthens the importance of bushfire planning and the subdivision design response is the appropriate tool to reconcile potential conflicts in design and vision. The assessment method aligns with AS3959-2018 and is provided in this report (see Section 4).
Considering the best available information about bushfire hazard including the map of designated bushfire prone areas prepared under the Building Act 1993 or regulations made under that Act.	Consistent with the revised Clause 13.02-1S, the planning proposal responds to the Bushfire Prone Area. This report demonstrates that all lots can achieve sufficient separation from the bushfire hazard to meet Table 2 of Clause 53.02, which is an appropriate benchmark for this development. It is proposed that the developer be required to ensure that the minimum separation from all unmanaged land meets a maximum radiant heat of 12.5kW/m ² except for two lots (Lot 98 and 99) where the radiant heat is a maximum of 19kW/m ² as discussed and

	approved by CFA.
Applying the Bushfire Management Overlay in planning schemes to areas where the extent of vegetation can create an extreme bushfire hazard	The BMO does not apply to this land, nor is it in close proximity. This recognises that the land is not in an area of high bushfire hazard.
Considering and assessing the bushfire hazard on the basis of: Landscape conditions - meaning the conditions in the landscape within 20 kilometres and potentially up to 75 kilometres from a site; Local conditions - meaning conditions in the area within approximately 1 kilometre from a site; Neighbourhood conditions - meaning conditions in the area within 400 metres of a site; and, The site for the development	In light of the recent changes to Clause 13.02 and the addition of this assessment requirement, an assessment is provided in Section 4.0 of this report. As it is subdivision area, three scales of consideration are applied - Landscape conditions at 20km, Local conditions at 10 km, and Neighbourhood conditions at 1km. The site conditions are considered through the Bushfire Hazard Site Assessment.
Consulting with emergency management agencies and the relevant fire authority early in the process to receive their recommendations and implement appropriate bushfire protection measures.	It is not expected that this subdivision would be referred to CFA for consideration as it is in the Bushfire Prone Area and not the Bushfire Management Overlay.
Ensuring that strategic planning documents, planning scheme amendments, planning permit applications and development plan approvals properly assess bushfire risk and include appropriate bushfire protection measures	The content of this report provides a solid foundation for the approval of the planning proposal, with regard to bushfire risk.
Not approving development where a landowner or proponent has not satisfactorily demonstrated that the relevant policies have been addressed, performance measures satisfied or bushfire protection measures can be adequately implemented.	This element of the revised Clause 13.02-1S is the most important element and empowers the Responsible Authority to not approve a permit application until it is satisfied with the bushfire protection measures being implemented. This report demonstrates that the risk of bushfire should not be a reason for refusal.

Settlement Planning

<i>Plan to strengthen the resilience of settlements and communities and prioritise protection of human life by:</i>	<i>Assessment of Structure Plan Response</i>
Directing population growth and development to low-risk locations, being those locations assessed as having a radiant heat flux of less than 12.5 kilowatts/square metres under AS 3959-2009 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009).	Recognising the land requires a Planning Scheme Amendment to rezone the land, this is infill development between the existing estates and the waterway corridor. Lots created in the future will be able to achieve a subdivision which demonstrate that the siting has been assessed as having a radiant heat flux of less than 12.5kW/m ² under AS3959-2018. The opportunity to contain the buffer on the subject land, ensures that all released lots will

	<p>have a radiant heat flux of less than 12.5kW/m². There is one exception where two lots (Lot 98 and 99) will experience a calculated radiant heat of maximum of 19kW/m² as discussed and approved by CFA. Given that a fire would need to run in a north-westerly direction through a riparian corridor it is unlikely that the radiant heat will ever be greater than 12.5kW/m² and this is an acceptable design outcome.</p>
<p>Ensuring the availability of, and safe access to, areas assessed as a BAL-LOW rating under AS 3959-2009 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009) where human life can be better protected from the effects of bushfire</p>	<p>The nature of the settlement of Leongatha, provides an extensive area that constitutes BAL-LOW with increasing areas being developed. Road and path network will enable easy access to areas of BAL-LOW in a way that meets this intent and will provide for protection of human life.</p>
<p>Ensuring the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use and development.</p>	<p>The township edge interfaces with the bushfire hazard. This property is at the current interface and will provide an improved edge of the settlement. Perimeter roads are established as far as practicable, noting the flooding considerations along the eastern perimeter. This has been discussed with CFA and the proposed interface is consistent with the discussions. Building envelopes are nominated on plan. Any permit issued to subdivide can provide a permit condition that ensures the ongoing management of the lots contained along the eastern border between development and the Public Conservation and Resource Zone vegetation.</p>
<p>Achieving no net increase in risk to existing and future residents, property and community infrastructure, through the implementation of bushfire protection measures and where possible reduce bushfire risk overall.</p>	<p>Intensification of this area by further subdivision can appropriately consider the integration of bushfire mitigation measures into the settlement. One drainage basin is proposed, and Council will managed this basin in a way that it provides 'low threat' to the development. It is unlikely that this drainage reserve will introduce a fire risk by nature of its design and location and future management. With appropriate mitigation measures, development will decrease the risk of bushfire to the existing Leongatha Township and will not lead to a net increase in risk.</p>
<p>Assessing and addressing the bushfire hazard posed to the settlement and the likely bushfire behaviour it will produce at a landscape, settlement, local, neighbourhood and site scale, including the potential for neighbourhood-scale Destruction</p>	<p>In light of the recent changes to Clause 13.02 and the addition of this assessment requirement, an assessment is provided in Section 4.0 of this report. As it is a subdivision area, three scales of consideration are applied: Landscape conditions at 20km, Local conditions at 10 km, and Neighbourhood conditions at 1km.</p>

	The site conditions are best considered through the Bushfire Hazard Site Assessment methodology.
Assessing alternative low-risk locations for settlement growth on a regional, municipal, settlement, local and neighbourhood basis.	The proposal covers a small area of a regional town that has an increasing level of urbanization. In a regional Council, there is limited potential to grow settlements. Within South Gippsland Shire, municipal growth is clearly directed to the bigger townships of Leongatha and Korumburra. The proposal provides a sound approach to the development of an expanding residential area.
Not approving any strategic planning document, local planning policy, or planning scheme amendment that will result in the introduction or intensification of development in an area that has, or will on completion have, more than a BAL-12.5 rating under AS 3959-2009.	At a strategic planning level Clause 13.02 requires that future settlement areas are identified to have low BAL assessments having characteristic to support future subdivision with no greater than BAL 12.5. In this case, the future growth area meets this test. The land is currently zoned Farming Zone but, a future re-zoning to be compatible residential zones in adjacent directions can be undertaken achieving a rating no greater than a BAL12.5 rating except for two lots where the technical calculations suggest a higher radiant heat (19kW/m ²) but there is a low likelihood of that occurring as discussed with CFA. This discussion is consistent with the requirements of a Planning Scheme Amendment to consider the view of the fire authority.

Areas of high biodiversity conservation value

Ensure settlement growth and development approvals can implement bushfire protection measures without unacceptable biodiversity impacts by discouraging settlement growth and development in bushfire affected areas that are of high biodiversity conservation value.

Assessment of future subdivision:

- The future subdivision achieves the aim of directing population growth and new settlements to low-risk locations.
- The Leongatha township does not have a high-risk of landscape fire.

Use and development control in a Bushfire Prone Area

In a bushfire prone area designated in accordance with regulations made under the Building Act 1993, bushfire risk should be considered when assessing planning applications for the subdivisions of more than 10 lots.

Assessment of Structure Plan Response: Some future subdivisions are expected to be more than 10 Lots; therefore, this clause is relevant.

When assessing a planning permit application for the above uses and development:	Response
Consider the risk of bushfire to people, property and community infrastructure.	Consistent with Clause 13.02-1S, Clause 53.02 of the Scheme has been used as a guide and is supported by a landscape analysis that demonstrates that the risk to people, property and the asset can be appropriately mitigated by its inherent design features in this specific location.
Require the implementation of appropriate bushfire protection measures to address the identified bushfire risk.	The land use and type of development proposed can implement bushfire protection through its inherent design. Grassland management on the eastern lots is a key bushfire mitigation measure to ensure separation of development from the bushfire hazard.
Ensure new development can implement bushfire protection measures without unacceptable biodiversity impacts.	The land is currently used for farming purposes. Intensification will decrease the extent of grassland and lessen the risk of bushfire spreading through the settlement. The proposed lot sizes, and the lack of landscape risk of bushfire negates the need for 'defendable space' requirements to be imposed on future lots.

4.2.4 Policy guidelines

Planning must consider as relevant:	Response
Any relevant approved State, regional and municipal fire prevention plan.	The ongoing management of the vegetation corridors and trails must consider the planning framework for Leongatha. The proposed intensification is not expected to alter the existing green network, nor the current responsibility to manage the abutting farmland.
AS 3959-2009 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009).	This is relevant through the derivation of Bushfire Attack Levels and is considered when referring to BAL12.5 and BAL19. 2018 is the current version of the Standard.
Building in bushfire-prone areas - CSIRO & Standards Australia (SAA HB36-1993, May 1993).	This is the handbook to AS3959-2009 and does not need to be considered directly by the planning proposal.
Any Bushfire Prone Area map prepared under the Building Act 1993 or regulations made under that Act.	The updated Bushfire Prone Area map has been considered in this report.

5.0 Bushfire Risk

Considering the recent changes to Clause 13.02-1S and the addition of this assessment requirement, an assessment on bushfire risk consistent with Clauses 13.02, and 53.02 is provided. As it is intensification, it is considered that good practice requires three scales of consideration be applied - Landscape conditions at 20km, Local conditions at 10 km, and Neighbourhood conditions

at 1km. The site conditions are considered through the Bushfire Hazard Site Assessment.

5.1 Landscape Conditions

The landscape risk of a site is an important consideration when mitigating bushfire hazards. The landscape risk is the combination of several elements in the surrounding landscape. These relate to the vegetation extent, the area available to a landscape bushfire, the orientation of the ridgelines and the steepness of the terrain, the accessibility to low threat areas and the quality of the road networks surrounding the site.

Within 20 kilometres of the site, key features include:

- The extensive grassland and farming land in all directions;
- The foothills and forested areas of the Strzelecki Ranges to the north and north-east
- The South Gippsland Highway (west to south-east);
- Urban settlement in the key towns of Leongatha and Korumburra.

This site is positioned to the south-east of the Leongatha township and is currently adjacent farmland, general and low residential housing and a public conservation and recreation zone. The vegetation in the broader landscape is grassland being a combination of grazing and cropping. The location has a low risk of bushfire that is mitigated through the urban perimeters and separation.



Figure Four: Location within the context of 20km radius from the site which is central to the image (Fire Maps, 2022)

5.2 Local Conditions

Within 10 kilometres of the site, key features include:

- The extensive grassland and farming land in all directions
- The South Gippsland Highway traversing west to south-east
- Urban settlement in the town Meeniyan and smaller settlements of Koonwarra and Kardella South

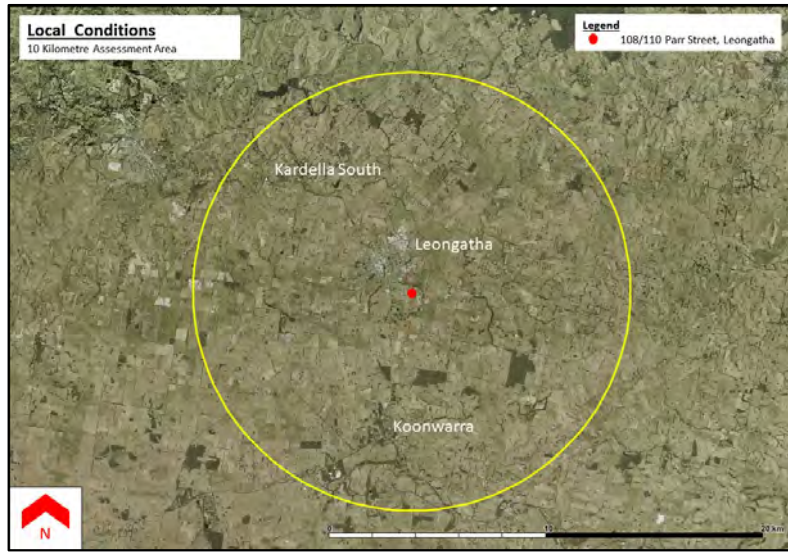


Figure Five: Location within the context of 10km radius from the site (FireMaps, 2022)

5.3 Neighbourhood Conditions

Key features located within 1 kilometre of the site include:

- Established residential area to the north, north-east, west and south
- Parr Road running west to east, and Coalition Creek running north to south
- Limited vegetation other than pastoral grasslands, cropping and riparian creek verges

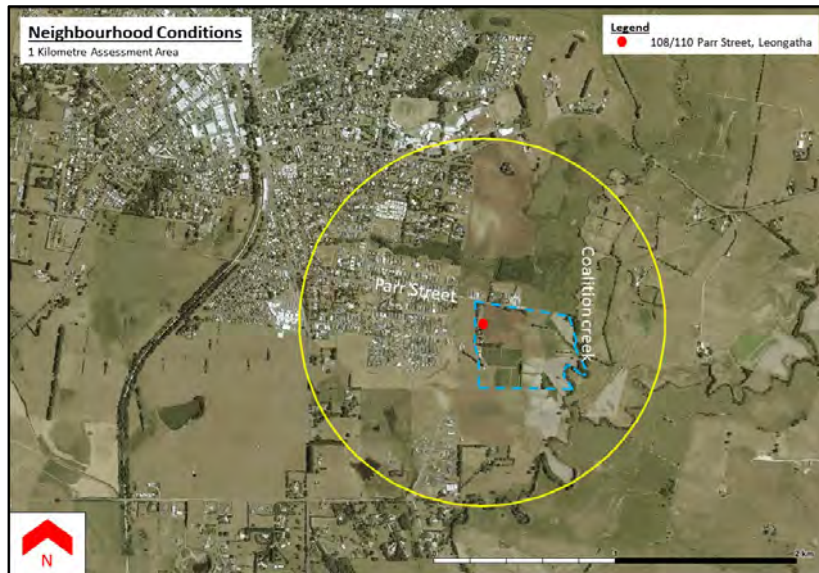


Figure Six: Location within the context of 1km radius from the site (Google Earth, 2022)

5.4 Bushfire Scenarios

Scenario 1 – Grassfires

The area to the east of the development comprising farmed grasslands, ranging from the north-east, east and south-east could experience a grassfire. All other directions are either established or under development. Currently the urban development of Leongatha provides protection from the greater area to the west and north. This grassfire scenario is likely to provide radiant heat to the planning proposal site. This fire is not a landscape fire, but a localised fire threat that can be mitigated by appropriate setbacks, fuel management and topography.

5.5 Bushfire Hazard Site Assessment

As guided by Clause 13.02-15, the vegetation in the area was classified according to AS 3959:2018, Technical Guide: Planning Permit Applications Bushfire Management Overlay (DELWP, 2017) and the Overall Fuel Hazard Assessment Guide (DSE, 2010). The AS 3959:2018 approach uses a generalised description of vegetation based on the AUSLIG (Australian Natural Resources Atlas" No.7 Native Vegetation) classification system. According to this method, vegetation can be classified into seven categories. Each category indicates a particular type of fire behaviour and these categories or classifications are then used to determine bushfire intensity. An indication of the Ecological Vegetation Classes in the landscape is provided below in Figure Seven.

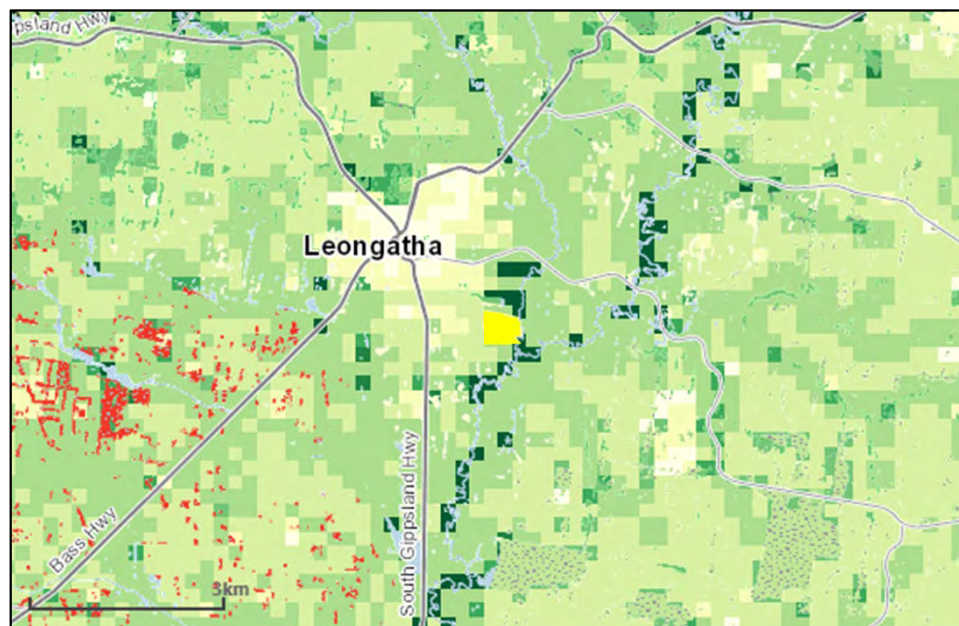


Figure Seven: Vegetation in the area (site represented by yellow outline) – Lowland Forest (cream), Grassy Woodland (light green), Damp Forest (dark green) Damp Heathy Woodland (rust). (Source: Naturekit, 2022)



Figure Eight: Bushfire Hazard Site Assessment for the planning proposal site

Vegetation Classification:
Grassland

AS3959:2018 Definition:

All forms, including situations with shrubs and trees, if the overstorey foliage cover is less than 10%.

Site Description:

Grassland used for grazing exists to the north, east and west. The area to the west (shown right) is subject to a planning permit and expected to undergo development for residential purposes.



Typical grassland (above - being west of development) and farming land in the assessment area (below – north of the development)



The land has grassland north-east, east and south-east with a narrow strip on the west. The grassland to the east is low lying that consists of the Coalition Creek riparian corridor. The land to the immediate south and west is currently being prepared for development (building of street infrastructure has commenced).

The bushfire attack level (BAL) is a means of measuring the severity of a building’s potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per meter squared. The BAL is also the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire. The highest BAL determines the construction requirements for the dwelling. A reduction of one BAL level may be applied if facades of the house are shielded from the bushfire hazard. The BAL for this site has been calculated using a Forest Fire Danger Index (FFDI) of 100 and a Flame Temperature of 1090K. An assessment of the site conditions informs the BAL assessment (Tables 1 and 2).

Table 1 – Bushfire Hazard Site Assessment (existing conditions)

Orientation	Highest threat vegetation	Average slope under classifiable vegetation	Separation distance currently	Separation distance required
North	Low threat vegetation	Not applicable	0 metres	0 metres
	Grassland	3-degree downslope	20 metres	22 metres
East	Grassland	Flat/upslope	0 metres	22 metres
	Low threat vegetation	Not applicable	0 metres	19 metres
South	Low threat vegetation	Not applicable	0 metres	0 metres
West	Low threat vegetation	Not applicable	0 metres	0 metres

Table 2 – Method of achieving separation from the hazard to maximum of 12.5kW/m²

Orientation	Highest threat vegetation	Average slope under classifiable vegetation	Separation distance currently	Separation distance required
North	North	Grassland	Downslope	22 metres
East	Grassland	Flat	19 metres	19 metres
South	Low threat vegetation	Not applicable	0 metres	No management required as area is under urban development
West	Low threat vegetation	Not applicable	0 metres	No management required as area is under urban development

Based on the highest classifiable bushfire threat, and the effective slope under the classifiable bushfire threat, the Bushfire Attack Level (BAL) assessment identifies that all residential development will be exposed to a maximum radiant heat of 12.5kW/m² except for Lot 98 and 99 where the 19kW/m² is used as the threshold (as agreed with CFA).



Image (above) - Adjacent low threat vegetation to the south (under development)

Image (below) – Looking along the riparian corridor of Coalition Creek



Within the study area, interim bushfire risk must be managed for buildings to be constructed to BAL12.5 and this will be achieved by maintaining a rolling separation distance of 19 metres towards any undeveloped land from the edge of each stage of development. The separation distance specified is provided in accordance with AS3959 for Grassland. This separation must be maintained until that component of the subdivision can be reclassified as 'low threat', i.e., an urban area.

With respect to the external subdivision boundaries, bushfire risk is to be managed as follows:

North – The land external to the subdivision is mixed between being 'low threat vegetation' and 'grassland'. Parr Street gives the required 19m of separation to the grassland at the east of central' positioned grassland. A short section of grassland at the eastern end of the north boundary will require management of grassland separation of 22 metres.

East - The land external to the subdivision is currently grassland and low threat vegetation. Ongoing management of 19 metres of grassland will be required for the 8 lots which have alignment with the eastern boundary.

West – No setback is required as development is expected to be underway and will constitute 'low threat vegetation'.

South – No setback is required as development is underway which will constitute 'low threat vegetation'.

5.6 Other considerations in relation to bushfire

The Regional Bushfire Planning Assessment (RBPA) for the Gippsland Region (2012)

provides a high-level analysis of locations where the bushfire hazard may impact on planning objectives. The RBPA provides information where a range of land use planning matters intersect with a bushfire hazard to influence the level of risk to life and property from bushfire. This information is required to be used as part of strategic land use and settlement planning at the regional, municipal and local levels.

“The RBPA is not a statutory planning provision and does not directly translate into planning schemes. However, it complements planning scheme provisions such as the Bushfire Management Overlay (BMO) by providing spatial and qualitative information from a variety of sources which together can inform considerations about where bushfire should be assessed early in the strategic planning process.” RBPA – Gippsland Region (2012).

Of particular note, this area and the greater area of Leongatha is not identified for treatment. Areas that constitute ‘BAL-LOW’ are provided by the existing residential area to the north-east and the centralized business areas of the locality.

AS 3959:2018 defines that the Bushfire Attack Level shall be classified BAL-LOW where the vegetation is one or a combination of any of the following:

- a) Vegetation of any type that is more than 100m from the site.
- b) Single areas of vegetation less than 1Ha in area and not within 100m of other areas of vegetation being classified.
- c) Multiple areas of vegetation less than 0.25Ha in areas and note within 20m of the site, or each other.
- d) Strips of vegetation less than 20m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20m of the site or each other, or other areas of vegetation being classified.
- e) Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.
- f) Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf course, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks. NOTE: Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognisable as short-cropped grass for example, to a nominal height of 100mm)

Low threat vegetation occurs south and west around the existing dwellings. There are also non-vegetated areas occupied by the roads. There is no bushfire history in Leongatha or the nearby area.

5.7 Municipal Fire Management Plan

Municipal Fire Prevention is a statutory responsibility of all Municipalities falling within the Country Area of Victoria. Section 43 of the CFA Act states ‘it is the duty of every municipal council and public authority to take all practical steps (including burning) to prevent the occurrence of fires on, and minimise the danger of the spread of fires on and from – any land vested in it or under its control or management: and any road under its care and management’.

The Municipality appoints a Municipal Fire Prevention Officer (MFPO) who is

responsible for issuing permits to burn during the fire danger period and issuing fire prevention notices for hazard removal to private landowners in their municipality. Municipalities have prosecution powers under the CFA Act, relating specifically to failure to comply with Fire Prevention Notices and breaching conditions of Permits to Burn issued during the Fire Danger Period. Councils may enter private lands to remove fire hazards if fire prevention notices are not complied with.

Owners and occupiers have responsibilities to ensure their properties are free of fire hazards that may put the lives and property of others at risk. MFPOs and their assistants have a duty to ensure that Fire Prevention Notices are issued where required and to enter private land to remove those hazards if they are not treated within the time frame or manner stipulated on the Fire Prevention Notice. If a Fire Prevention Notice is not acted upon owners or occupiers may be liable to a penalty infringement notice or prosecution in court. The costs associated with the removal of the fire hazard are billed to the owner or occupier of the property.

The South Gippsland Municipal Fire Management Plan is a sub-plan of the South Gippsland Shire Municipal Emergency Management Plan. The South Gippsland Municipal Fire Management Plan identifies fire risk and the works to be undertaken to mitigate that bushfire risk. In this Plan, the area of Leongatha specifically identified and has been considered for the north-westerly approach of grassfire. There are no Neighbourhood Safer Place – Place of Last Resort identified for the Leongatha township but is an urban settlement that meets ‘BAL-LOW’. The town is at low vulnerability from bushfire.

The Municipal Fire Prevention Officer appointed to South Gippsland Shire Council is responsible to ensure that all the grassland surrounding Leongatha is appropriately managed to mitigate the risk of bushfire, as reflected in the Council’s Fire Prevention Works Plan. This intensification of development removes grassland from adjacent the existing residential area, with conversion of grassland to paved area and increased onsite management decreasing the risk of bushfire.

5.8 Surrounding Road network

The planning proposal site has one main east-west road with two points enabling ingress and egress that provides for traffic movement with connectivity to the broader



road network to the north and south. There is strategic safe access from the subject land and egress into the ‘BAL-LOW’ area of Leongatha. As mentioned earlier in the report, the South Gippsland Shire Municipal Fire Management Plan provides for roadside management works to be undertaken by the designated road manager.

Image – Low threat vegetation along Parr Street.

6.0 Use and Development Matters

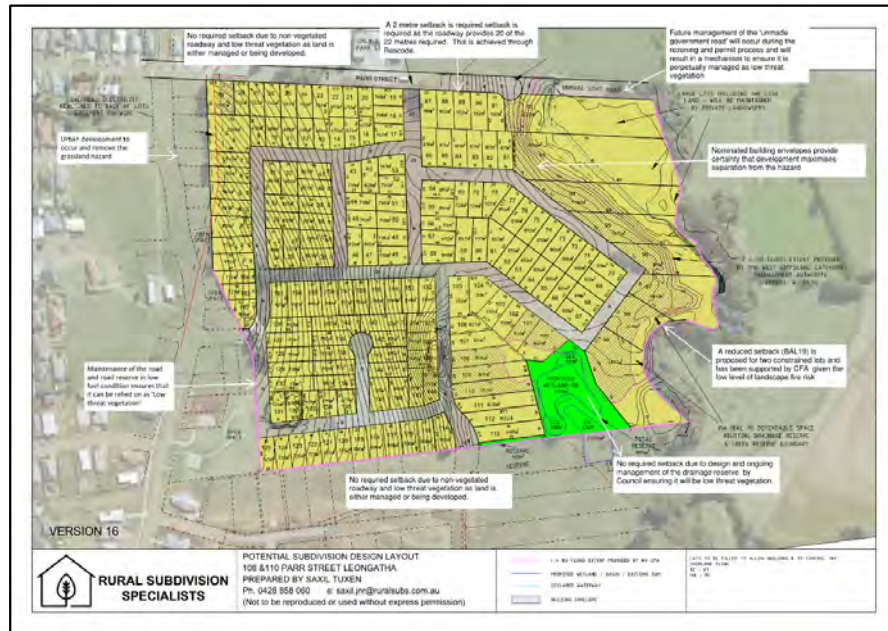


Figure Nine: Annotated Subdivision Plan

Any subdivision that will comprise 10 lots or more is required to provide dwelling sites that do not exceed a radiant heat flux of 12.5kW/m². Figure Nine indicates how this outcome is achieved. All lots can meet the objective except for Lot 98 and 99 where the onground reality provides a low likelihood of an increased radiant heat with a reduced separation from the hazard.

The proposed development does adequately respond to the bushfire risk of the locality by the following design elements:

1. It provides an access network that facilitates connection to the broader street network.
2. A boundary road exists along the northern side of the development.
3. It only steps away from 12.5KW/m² where necessary and unavoidable (two lots)
4. There is egress away from the immediate bushfire hazard (grassland) with easy access to an area that meets the BAL-LOW definition.
5. Opportunity exists to develop the land in stages, and manage the larger lots to the east.
6. Landscaping and future management by Council of the basin reserve can be undertaken to not introduce fire threat to the settlement.
7. A mechanism to provide the ongoing management of the unmade road reserve to the north can be provided.

7.0 Conclusion

The proposed subdivision concept provides a sound basis to incorporate bushfire mitigation measures. The Design Guidelines for Settlement Planning at the Bushfire Interface have been applied. No further modification of the proposed subdivision layout is required to adequately respond to the bushfire considerations of the South Gippsland Planning Scheme. Rather a specific planning permit condition can be utilised to ensure the bushfire hazard is mitigated throughout the development. It is suggested that the condition should be applied to staging to ensure the developer is always maintaining a separation from the bushfire hazard (grassland) in accordance with AS3959 for all stages of the development. The building envelopes as identified on the plan provide certainty. The plan provides clear unambiguous guidance and delivers a site-responsive design and development that sits within an expanding urban environment respecting its local vegetation and landscape qualities.

The proposal does not increase the risk of bushfire to the Leongatha Township.

8.0 References

AN68 Bushfire State Planning Policy VC140

Blanchi, R., Lucas, C., Leonard, J., & Finkele, K. (2010). Meteorological conditions and wildfire-related house loss in Australia. *International Journal of Wildland Fire*, 19(7), 914-926.

Standards Australia (2018) Construction of Buildings in Bushfire Prone Areas. Standards Australia, North Sydney, NSW.

The State of Victoria (2018) South Gippsland Municipal Fire Management Plan.

The State of Victoria Department of Environment, Land, Water and Planning (2017) Planning Permit Applications Bushfire Management Overlay – Technical Guide.

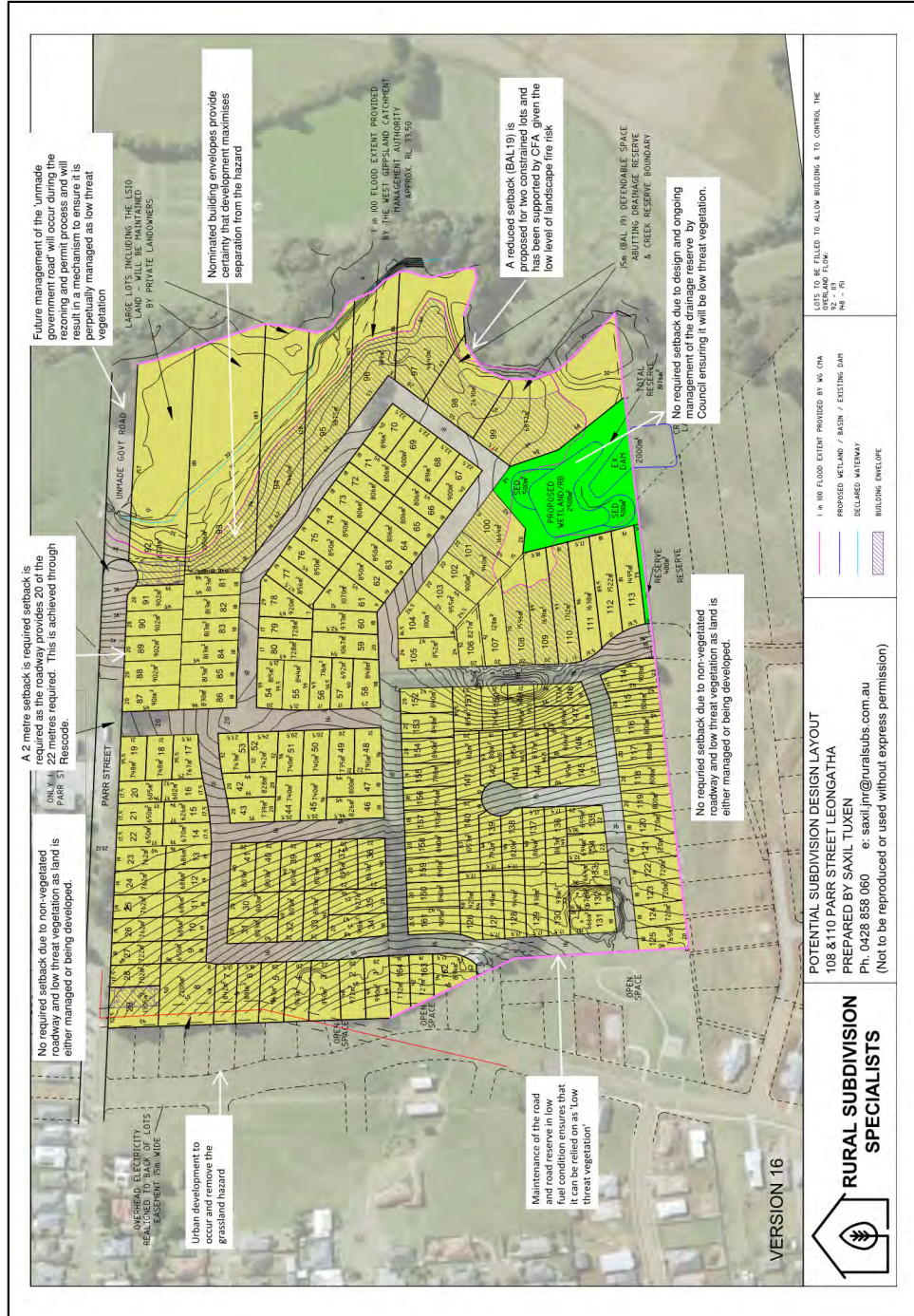
The State of Victoria Department of Planning and Community Development (2012) Regional Bushfire Planning Assessment – Gippsland Region.

The State of Victoria Department of Transport, Planning and Local Infrastructure (2014) Planning Practice Note 64 – Local Planning for Bushfire Protection. Victorian Government, Melbourne.

The State of Victoria Department of Transport, Planning and Local Infrastructure (2013) Planning Advisory Note 46: Bushfire Management Overlay Mapping Methodology and Criteria. Victorian Government, Melbourne.

The State of Victoria Department of Environment, Land, Water and Planning (2020) Design Guidelines for Settlement Planning at the Bushfire Interface.

Appendix One: Annotated Subdivision Plan



Appendix Two: Fire service consultation

From: BLUCK, Stuart <SBluck@frv.vic.gov.au>
Sent: Monday, 20 December 2021 4:16 PM
To: Saxil W Tuxen (Jnr) <saxil.jnr@ruralsubs.com.au>
Cc: planningadmin@southgippsland.vic.gov.au
Subject: RE: Subdivision - 108 & 110 Parr Street Leongatha

Hi Saxil

Thank you for providing CFA with the opportunity to comment on the layout of the proposed subdivision.

We understand that the BMO may not apply however the BPA will and the requirements of 13.02 are still required to be met. This would in general require any subdivision greater than 10 lots in the BPA to have perimeter ring roads for land that abuts a threat, and also meet BAL19 requirements. In general for a subdivision CFA does not support any defendable space to utilised outside the subdivision. The lots on the western boundary of the subdivision appear smaller lots and may not be able to achieve the required setback from the vegetation, being grassland to the west of the lots.

It is recommended that a perimeter ring road is utilised on the western boundary to avoid any issues of lots having to be setback a minimum of 13m from the grassland. A perimeter ring road would achieve these setbacks and not create any issues at a later date.

The subdivision will need to meet the access requirements and hydrant requirements of the planning scheme.

If you have any further questions please do not hesitate to contact me on the numbers below.

Stuart Bluck
Fire Safety Officer

Fire Rescue Victoria
Fire Safety Directorate

Level 2, 45 Assembly Drive, Dandenong South, VIC, 3175
T: 03 9767 1894
M: 0409 308 576
E: stuart.bluck@frv.vic.gov.au
frv.vic.gov.au

SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987

Appendix J Draft Instruction Sheet

PREPARED FOR 108 & 110 PARR STREET PTY LTD

SPOT Planning Pty Ltd

ABN: 86 411 217 404

ACN: 636 682 383

E. info@spotplanning.com.au

M. 0409 962 001

SPOT
PLANNING

SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987

Appendix K Draft Explanatory Report

PREPARED FOR 108 & 110 PARR STREET PTY LTD

SPOT Planning Pty Ltd

ABN: 86 411 217 404

ACN: 636 682 383

E. info@spotplanning.com.au

M. 0409 962 001

SPOT
PLANNING

SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987

Appendix L Draft Notice of Preparation for Amendment and Permit

PREPARED FOR 108 & 110 PARR STREET PTY LTD

SPOT Planning Pty Ltd

ABN: 86 411 217 404

ACN: 636 682 383

E. info@spotplanning.com.au

M. 0409 962 001

SPOT
PLANNING

SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987

Appendix M Draft Planning Permit

PREPARED FOR 108 & 110 PARR STREET PTY LTD

SPOT Planning Pty Ltd

ABN: 86 411 217 404

ACN: 636 682 383

E. info@spotplanning.com.au

M. 0409 962 001

SPOT
PLANNING

PREPARED FOR 108 & 110 PARR STREET PTY LTD

Section 96A of the Planning and Environment Act 1987

Combined Planning Scheme Amendment and Subdivision Permit Application

www.spotplanning.com.au

SPOT Planning Pty Ltd

ABN: 86 411 217 404

ACN: 636 682 383

E. info@spotplanning.com.au

M. 0409 962 001

SPOT
PLANNING