



AGENDA APPENDIX
Council Meeting
Wednesday 24 August 2016

AGENDA ITEM FOR SEPARATE DISTRIBUTION TO COUNCILLORS AND EXECUTIVE LEADERSHIP TEAM DUE TO DOCUMENT SIZE.

THE ITEM IS ACCESSIBLE VIA THE COUNCIL WEBSITE OR BY CONTACTING COUNCIL ON 03 5662 9200.

E.8 BENA ROAD DEVELOPMENT PLAN – 82 LOT RESIDENTIAL SUBDIVISION

Appendix 1 – Submissions to Development Plan

21st July 2016



Mr Paul Stampton
Manager Planning
South Gippsland Shire Council
Private Bag 4
Leongatha 3953

Reference- 'Development Plan, 66-90 Bena Road, Korumburra.'

Dear Paul,

In response to the proposed 82 lot subdivision at 66-90 Bena Road, we make the following submission.

As we did not receive this proposal until 6th July, there has been very little time to respond. Also, newspaper notification did not occur until 12th July.

In the D.P.O. Clause 54.02-1 states that any development must respect the existing neighbourhood character. As all the existing lots surrounding this proposal are large allotments (2-3acres) I feel that this objective has not been considered.

An 82 lot proposal is not in accordance with objectives set out in standard A1.

“The design response must be appropriate to the neighbourhood and the site.”

“The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.”

There has long been issues regarding storm water and drainage relating to the Foster Creek waterway. As this waterway is already over capacity, any further inflow will only result in further degradation.

Two species of fish Broad-finned Galaxias *Galaxias brevipennis* and Spotted Galaxias *G. truttaceus* have been identified in this waterway and are extremely vulnerable to habitat disturbance.

Due to the topography of the land north of Foster Creek, larger allotments with less earthworks would be a significant improvement over the current proposal.

We have been living here for thirty years and in that time have seen the effects of poorly planned subdivisions. When Valley View Estate was developed, it resulted in severe degradation of the waterway, so much so, that the developers were issued with a Pollution Abatement Notice. See attached copy (23/02/1990)

This occurred after an EPA assessment of the land, which concluded that “the land is unsuitable for residential development, at any density.” See attached copy (12/04/1989)

As the proposed development has far more topographic constraints than Valley View Estate, it would seem logical that larger allotments would alleviate some of the issues regarding runoff and further degradation of the waterway.

There may be concerns regarding sewer main connections to the proposed lots, as South Gippsland Water stated in its response to Council regarding the previous subdivision proposal, that “given its age and fragility the Corporation is not prepared to permit direct access to these sewer mains by these lots.” See attached copy (16/11/2015)

There has been little consideration for the expansion of the Industrial Estate to the north. If Korumburra is expanding its residential capacity, it would seem necessary to also expand the industrial sector. Developing the land north of Foster Creek will severely compromise any expansion.

As this proposal includes significant road works and widening of Bena Road, including curbing and channelling, footpaths etc, Council must ensure that these costs are the full responsibility of the developers.

A single entry/exit access to the proposed subdivision is of concern in relation to fire or emergency situations.

The Landscape Masterplan appears to conflict with the D.P.O. requirements "the landscape plan must include canopy tree plantings within both the internal and external roadwork to soften the visual impact of new development when viewed from within and outside the development area." As all the tree species in the proposed development are deciduous, the visual appearance would be non-existent in Winter months. Leaf fall in Autumn would also cause problems with storm water runoff.

There are many native evergreen species which make excellent street trees. This would not only soften the visual impact all year round, but would also provide a vital link to the riparian area for the more than forty bird species currently found here, as well as native wildlife.

What building envelopes will be put in place to avoid overlooking and privacy issues? This is of particular concern regarding the proposed allotments to the north of Foster Creek.

The loss of amenity to the existing residents must be considered, not only the impact of buildings, but all the associated detrimental effects including noise, dust, street lighting, traffic, barking dogs etc.

Little regard is given to the benefits and sense of well-being that a quiet rural vista encompasses.

The proposed development will change forever the existing rural amenity and also devalue current properties.

For the reasons mentioned, the proposed 82 lot subdivision is of a density that does not give due respect to the existing neighbourhood character.

The timing of this proposed development and the very limited time to respond, coupled with the upcoming Council elections would seem to indicate that this proposal could be hastily decided before Council takes on a caretaker capacity. One would hope that this is not the case, and due consideration will be given.

Yours Sincerely,

A large black rectangular redaction box covers the signature area of the letter.

Copy to: Regional Manager
DCF&L P O Box 310, Yarram
Mr K Rodrigues
54 Bena Road, Korumburra
Shire Secretary
Shire of Korumburra
Shire Office, Korumburra

23 February 1990

The Managing Director
Eastalyn Pty Ltd
28 Commercial Street
KORUMBURRA VIC 3950

Our Ref: 87/3422 (P Collins)

Dear Sir

RE: POLLUTION ABATEMENT NOTICE

Following receipt of a complaint relating to pollution of a tributary of Foster Creek at Korumburra, an inspection was conducted of the construction works at Valley View Subdivision, Stage 2, George Street, Korumburra.

The inspection revealed that all vegetation had been removed from the subdivision and the loose top soil lay on each allotment. An inspection of the stormwater drainage outlet to the tributary and the tributary itself revealed that sedimentation had occurred at both locations.

Accordingly I have decided to issue you with a Pollution Abatement Notice. This notice requires you to comply with guidelines published by the Department of Conservation, Forests and Lands by 1990. The matter has been discussed with Mr Neville Perrose of Department of Conservation, Forests and Lands regional office ... Yarram and I suggest you contact him regarding what action is required to comply with this notice.

You will also notice that an invoice for the preparation of the notice has been included and should be paid by the date shown. This is a recent government initiative to help offset the cost of pollution control.

If you have any further enquiries please contact Mr P Collins at this office.

Yours faithfully

David Mackenzie
MANAGER - GIPPSLAND REGION

Enc.

3/8



ENVIRONMENT PROTECTION ACT 1970

SECTION 31A

POLLUTION ABATEMENT NOTICE

TO: EASTALYN PTY LTD
OF: 28 COMMERCIAL STREET
KORUMBURRA VIC 3950

WHEREAS the Environment Protection Authority ("the Authority") is satisfied that the activity which is being carried on by Eastalyn Pty Ltd and situated at Lot 7, L.P 6688, Crown Allotment 89 Parish of Korumburra, George Street, Korumburra, Victoria 3950 has caused or is likely to cause pollution

NOW TAKE NOTICE that you are required to comply with each of the requirements set out in Attachment A hereto, on and from 2 April 1990.

23 FEB 1990

Dated:



Kenneth David Mackenzie
Manager - Gippsland Region

Delegate of the
Environment Protection Authority

SECTION 31A

ATTACHMENT A

Requirements

1. . Construction works, including works designed to minimise erosion and sedimentation, on the subdivision known as "Valley View Subdivision, Stage 2" and outlined on the attached Block Plan shall be carried out in accordance with "Guidelines for Minimising Soil Erosion and Sedimentation from Construction Sites in Victoria" (1979) and "Control of Erosion from Construction Sites" (1982) published by the Department of Conservation, Forests and Lands.


23 FEB 1990

7 April 1989

Mr R A Walls
Shire Engineer
Shire of Korumburra
P O Box 69
KORUMBURRA VIC 3950

FILE	T B / L
CHGE	Went to C
CNCL	Went to C
Date	12 APR 1989
S. Sec.	✓ R
D/Sec.	✓ P 78
S. Eng.	✓ P 74
D. Eng.	✓ P 74
P. Eng.	✓ P 74
P/Coll.	
H/Sur.	
Co-ord.	
Admin.	

Precis for
cl 12/a →
(Town Planner
to report)



ENVIRONMENT
PROTECTION
AUTHORITY
Ministry for Planning
& Environment
GIPPSLAND
REGION

KORUMBURRA
SHIRE COUNCIL
RECEIVED

10 MAY 1989

Our Ref 76/1410/walls/jk/11 (87/3722) J Krohn 628 5676

Dear Mr Walls

CHAIRMAN

KORUMBURRA PLANNING SCHEME : AMENDMENT NO. L15

We have examined the above amendment and would like to make the following comments.

We believe that the subject land is unsuitable for residential development, at any density, due to the following considerations:

1. Proximity to a General Industrial Zone. The north-west corner of the subject land, which for topographic reasons is most likely to be used for construction of dwellings, adjoins the undeveloped southern end of a large General Industrial Zone. Residential use of the subject land would seriously constrain future development in the General Industrial Zone, due to the amenity-reducing off-site effects of industrial emissions; many general industries require buffer distances of 300 metres or more to sensitive uses such as dwellings and residential zones.
2. Proximity to existing market gardens. The subject land is adjoined to the south-west by market gardening activities which may affect the amenity of adjacent land due to generation of odour, dust and noise.
3. Potential detriment to watercourse. The watercourse which forms the eastern and southern boundary of the subject land is steep-sided and shows signs of erosion and slumping along its banks. Earthworks associated with current residential development on the eastern side of the stream appear to be degrading the condition of the stream's channel. Much of the subject land slopes steeply towards the stream and earthworks in this steep area, including road and bridge construction, would be likely to exacerbate channel degradation and to increase turbidity in the stream particularly during wet periods.

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In view of the above concerns, we recommend that the amendment should not proceed.

Please contact Mr Jack Krohn of our Projects Branch on (03) 628 5676 if you wish to discuss the matter.

Yours faithfully


David Mackenzie
MANAGER - GIPPSLAND REGION

Delegate of the
Environment Protection Authority

SGW

Ken Griffiths

From: Janice Pell <jpell@sgwater.com.au>
Sent: Monday, 16 November 2015 2:16 PM
To: Ken Griffiths
Subject: 66 Bena Road Korumburra - referral of Development Plan - DPO6
Attachments: Asset Info - Bena Road.bmp

Hi Ken, I refer to your non-statutory referral in relation to a request to Council to approve a Development Plan for land at 66 Bena Road Korumburra and offer the following comments:

1. The land is within the declared water and sewer districts for this area.
2. The Corporation has both a 375mm concrete and a 225 Earthware sewer main crossing within the subject land.
3. It would appear from the proposed Development Plan that these sewer mains will be contained within the Public Open Space area.
4. It will be a requirement of the plan of subdivision that easements are created over the sewer mains.
 These sewer mains are the primary mains which carry wastewater from the Korumburra Township and the industrial area to the Corporation's wastewater treatment plant on Bena Road.
6. For the above reason, and given its age and fragility, the Corporation is not prepared to permit direct access to these sewer mains by these lots.
7. The future subdivision of the land will require the extension of water and sewer reticulation mains at the developers costs.

However, the Corporation offers no objection to the Development Plan as provided. Should you require further information regarding this matter, please contact me on 5682 0420.

Regards

Janice Pell | Planning and Subdivision Co-ordinator | South Gippsland Water
 14-18 Pioneer St , PO Box 102, Foster Vic 3960
 T (03) 5682 0420 | F (03) 5682 1199

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8/8



Mr Paul Stampton,
Manager Planning.

South Gippsland Shire Council.

Development Plan 66-90 Bena Road, Korumburra.

Dear Sir,

This is my submission pertaining to the above development.

Firstly I should say that I believe this plan is a much improved one to the original 66 Bena Road plan of 28/10/2015. However we still have some areas of concern as follows.

The northern view from the rear of our house, over-looking paddocks and the big hills leading into Korumburra were one of the main reasons we purchased this house, which was designed with large floor to ceiling windows to best capture this view. Under this new plan we will now have a sweeping view of 'Stage 3' of this development, including the back-yards of 3 blocks butting on to our side fence. Our house is only 3 metres from that fence. These blocks, of course, will thus have sweeping views into our house through our large windows. Whereas I acknowledge the fact that there will be a 7 metre 'no buildings zone' along the fence line, is there, or could there be a building covenant that these buildings should be 'single story' only. This would serve to reduce the blot on our landscape, and also reduce the 'overlooking' into our house by residents of those buildings.

The western edge of the southern slope of my land is directly adjacent to block 61. From experience I can advise that this land is too steep to mow and has to be whipper-snipped, and then very precariously. Not only block 61, but also blocks 56-60 are on that same slope. Further, in wet, weather, any level of wet weather, where the land flattens out at the bottom of the slope and receives all the run-off, you will find yourself ankle-deep in mud. I really can't see how these can be offered as blocks of residential land. The houses themselves would have to be built on a slope for a start (even assuming they have little or no front garden) and then the poor, unsuspecting purchaser will inherit a totally ungardenable garden. The recent similar experience of some residents of Abby Road on Hannah Rise Estate I think should alert you, and the developer, to potential future major problems here. The unsuitability of these blocks was alluded to at the recent meeting of your shire officers and local residents when a 'tongue-in-cheek' statement was made that 'these would certainly be the last blocks to sell'. However the suggestion was then floated from the floor that perhaps the shire might like to use these unsuitable residential blocks as a park. Your officer's rejoinder was that 1. The shire wasn't looking for more parks to up-keep and 2. That these blocks could not be maintained with machinery due to their steepness, and maintenance by hand would be too difficult and labour intensive. Surely, you then cannot, in all conscience, allow them to be offered as residential blocks in their current form.

My last concern is the effect this development might have on the fire danger for my area. It would appear from comments made, that Stage 3 is unlikely to be completed for at least 2 years, probably longer. The developer when questioned appeared somewhat 'coy' as to whom currently was responsible for the growth on the Stage 3 paddock, and I received the distinct impression that [REDACTED] was still involved here. This caused me immediate concern given the ongoing neglect of this area over the past 10 years, when following my usual numerous complaints to the shire re the waist high grass butting on to my property, at best it was never until late January, and after my continual follow-up, that any action was taken, and then the most basic clearing took place that would never stop a fast moving fire reaching my house. With the development of stages 1 and 2, stage 3 will become more isolated, and given the current confusion over who would be responsible for maintaining this, (and my experience over the years) you will understand my concern that this will develop into a bigger problem than ever in the coming years.

We thank you for considering the above. We realize your job must be very difficult.

Yours sincerely,

[REDACTED]

22nd July 2016

GROUP SUBMISSION

Mr Paul Stampton,
Manager Planning,
South Gippsland Shire Council,
Private Bag 4,
Leongatha 3953

Dear Paul,

Thank you for giving us the opportunity to respond to the Development Plan – 66/90 Bena Road, Korumburra.

This submission represents the views of residents many of whom met on Saturday July 16th. They are either directly affected by the development or have demonstrated a keen interest in this part of Korumburra through hands-on efforts. They are

It is clear from the planning, information session and Council overlays that Council is very aware that it is not just a matter of increasing the number of house lots available in Korumburra but also the quality of the development that is crucial in order to attract people to the town as well as maintain and promote the health and well-being of the town and the neighbourhoods within it.

Introduction to the neighbourhood

The current land use of the neighbourhood is characterised by low residential housing and its increasing realisation of environmental care as evidenced by e.g. drainage work by Council at 46 Bena Rd in 2014, Willow Court park maintenance by residents for many years, Korumburra Landcare and resident native plantings on properties. The purpose of these efforts is designed to be of immediate and lasting benefit to Korumburra and it's unique environment and even reverse some mistakes of the past.

In 2002 meetings led by Rick Clough on behalf of the State Government resulted in the Korumburra Area Improvement Plan which centred on improving Foster Creek. Meetings involved Shire Councillors and engineers, local residents, Landcare and led to greater environmental care, greater awareness of the design of detention and

retention systems, improved water quality, reduction in erosion and improvement in amenities in the park.

The native wildlife observed in the area over the last 30 years includes koalas, wombats, eels, 40 varieties of birds, and more recently the regular return of fish, *galaxia*, in Foster Creek.

The proposed plan for 66/90 Bena Rd by Planning Central indicates detailed research and a sensitive approach to the neighbourhood and its characteristics.

However the residents maintain that there are still some areas of concern and would like to make the following suggestions.

Planning Central's Development Plan and Subdivision Application - Concerns and suggested improvements.

1. The planned subdivisions and the existing landuse interface

1.1 The existing land use in this neighbourhood area consists of low density residential land. Land owners have chosen to live on or within these lots because of the opportunities and life style it provides. The 66/90 Bena Road plan is for a mixture of higher and lower density residential land use. While this mixture in general would seem to be helpful, it could be made more sensitive especially to landholders at 6 Willow Crt, 7 Willow Crt and 64 Bena Rd by making the blocks on these boundaries larger. This would lessen adverse impact on the views and other lifestyle choices.

1.2 Moreover blocks 56 to 61 are very steep and potentially the most difficult to build upon. If Road 1 was moved north into part of blocks 50 to 55 and blocks 56 to 60 were extended north, then houses could be built on the top of the hill thereby avoiding the extra expense and challenges of building on a steep slope. This could also be seen as a benefit to the sensitive environment of this part of the development given its proximity to the riparian zone.

1.3 Earthworks and Landform especially on steep slopes – The Central Planning report p25 states that “If required further detail on this aspect of the proposal can be provided.” We would strongly urge Council prior to approval to seek this detail given the steepness of the slopes on blocks 56 to 61 and local knowledge of the area.

2. Drainage and runoff

We fully endorse the DPO6 statement of any plan providing “An integrated stormwater and flood management plan that incorporates water sensitive urban design techniques which provides for the protection of natural systems, integration of stormwater treatment into the landscape, improved water quality, and reduction and mitigation of run-off and peak flows, including consideration of downstream impacts.”

The retention basins with their filtration systems go a long way toward this goal. However there would seem to be a need for gross pollution traps to be included to complement the efficiency of the retention basins and enhance the waterways.

3. Wetland

The Central Planning report (p 12) specifies that a Wetland Functional Design report is to be completed. We strongly suggest that this occur before Council approval and be open to the community for comment.

4. Fauna

Some updates, based on local observation, would seem to be needed to the Central Planning report including -

- * Galaxia have been sighted in Foster Creek for many years and up into the reserve at Willow Court in 2014/15

- * As well as the survey and conclusions on the Gippsland Giant Earthworm (4.2 Central Planning) it should be noted that

- the Shire has a policy on GGE protection and that land has been set aside on northern border of this 66/90 Development proposal.

- Moreover while the GGE study stated that the GGE is unlikely to be present it should be noted that blocks 56 to 61, given their topography and the rainfall of Korumburra, could well support GGE in the future.

5. Flora

We endorse the report by Central Planning (p8) that "Any revegetation works proposed for the site should use local provenance species and include Strzelecki Gum" and strongly suggest that this should also include blanketwood (*Bedfordia*), mountain correa, pomaderris, musk daisy bush (*olearia*), goodenia, and other indigenous species so that the reserves provides a conducive habitat for native fauna.

The native wildlife observed in the area includes koalas, eels, *galaxia*, and 40 varieties of birds and sensitive planting especially along the waterway reserves could even promote the potential for the return of species now long gone such as the platypus and giant earthworm whose favoured habitat is the south side of valleys along streams.

To further enhance this part of Korumburra and its environment we would strongly suggest that Council engage with e.g. Landcare to encourage and support landholders on the 2 acre blocks west of the 66/90 Bena Road development along Foster Creek to continue the wildlife corridor and the planting of indigenous species.

6. Educational & Recreational

As a part of creating a healthy neighbourhood there is a need to increase the knowledge of important aspects of the immediate neighbourhood to residents and visitors to the area in order to increase care for the environment and encourage a sense of community.

The Central Planning report highlights a number of important heritage aspects including

- Indications of Aboriginal use. (4.6)

- Original flora and fauna

- Earthworm report (see 6.1) .

It also mentions a Cultural Heritage Management Plan (p14) – What is its current status? Will residents be able to read the plan before Council approval?

Is it not possible for the riparian zone to be a showcase of what can achieved and be educational in intention by e.g. providing information on what has been achieved,

identify how the retention basins work, providing a bird hide, providing information on the relationship between native flora and fauna which may be observed in the area, seeking the active and passive assistance of local residents to maintain the area?

Moreover is it not possible to include a walkway and park (with appropriate equipment) within the two reserves in order to encourage healthy activity and enjoyment of the area? Could these parks be best sited near blocks 21 and 32/33?

7. Land maintenance during the staged development.

7.1 How will best practices and Council requirements (e.g. ragwort removal, fire hazard grass cutting in summer, prevention of erosion and siltation of waterways) be maintained during construction and staging?

7.2 Given the proximity of the proposed development to creeks and waterways we would urge Council to make sure that due diligence by regular inspection is given to builder's waste and that all regulations are strictly adhered to. This would apply not only to hard waste but also liquid waste so that no pollutants enter the waterways especially given the presence of *galaxia*.

8. Traffic and Safety

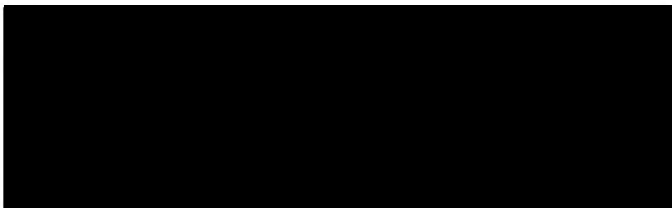
8.1 We acknowledge the research completed on traffic flows detailed in the Planning Central report. However safety is not only about the quantity of traffic but the quality of the intersection at George St/Bena Rd/Jumbunna Rd. Despite the difficulties as outlined by Shire staff at the public exhibition at Coal Creek, this intersection does need such attention as the widening of Bena Rd at the intersection to create clearer sightlines, absolutely no parking at the crest of the Bena Rd hill and increased safety measures for pedestrians when crossing any of the roads at this intersection.

8.2 Are we correct in assuming that the widening of Bena Rd, including curbing, channelling and footpath from the 66/90 Development to the existing curbing, channelling and footpath will be undertaken at no expense to residents?

8.3 Unmade Road – Reference to the Unmade Road on the subdivision plan could well be open to misinterpretation by Council and potential buyers of blocks. From the public meeting on July 12th at Coal Creek it seems that any development of this road is very uncertain indeed. This will surely affect assessments by e.g. CFA regarding emergency use. Either the plan should indicate this very problematic situation regarding the Unmade Road or any reference to the Unmade Road be deleted.

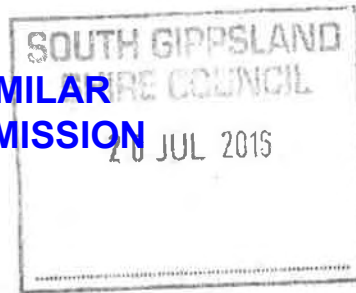
We again thank Council for the opportunity to respond to the 66/90 Bena Road plan and commend our thoughts to Council.

Yours sincerely,



21st July 2016

**THIS SUBMISSION SIMILAR
TO THE GROUP SUBMISSION**



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Manager Planning,
South Gippsland Shire Council,
Private Bag 4,
Leongatha 3953

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7. Land maintenance during the staged development.

7.1 How will best practices and Council requirements (e.g. ragwort removal, fire hazard grass cutting in summer, prevention of erosion and siltation of waterways) be maintained during construction and staging?

7.2 Given the proximity of the proposed development to creeks and waterways we would urge Council to make sure that due diligence by regular inspection is given to builder's waste and that all regulations are strictly adhered to. This would apply not

only to hard waste but also liquid waste so that no pollutants enter the waterways especially given the presence of *galaxia*.

8. Traffic and Safety

8.1 We acknowledge the research completed on traffic flows detailed in the Planning Central report. However safety is not only about the quantity of traffic but the quality of the intersection at George St/Bena Rd/Jumbunna Rd intersection. Despite the difficulties as outlined by Shire staff at the public exhibition at Coal Creek, this intersection does need such attention as the widening of Bena Rd at the intersection to create clearer sightlines, absolutely no parking at the crest of the Bena Rd hill and increased safety measures for pedestrians when crossing any of the roads at this intersection.

8.2 Are we correct in assuming that the widening of Bena Rd, including curbing, channelling and footpath from the 66/90 Development to the existing curbing, channelling and footpath will be undertaken at no expense to residents?

8.3 Unmade Road – Reference to the Unmade Road on the subdivision plan could well be open to misinterpretation by Council and potential buyers of blocks. From the public meeting on July 12th at Coal Creek it seems that any development of this road is very uncertain indeed. This will surely affect assessments by e.g. CFA regarding emergency use. Either the plan should indicate this very problematic situation regarding the Unmade Road or any reference to the Unmade Road be deleted.

We again thank Council for the opportunity to respond to the 66/90 Bena Road plan and commend our thoughts to Council.

Yours sincerely,





West Gippsland

Catchment Management Authority

WGCMA Ref: WG-F-2016-0316
Document No: 1
Date: 21 July 2016

Ken Griffiths
South Gippsland Shire
Leongatha, Victoria 3953

keng@southgippsland.vic.gov.au

Dear Ken,

Planning Permit Application No.: 2016/139

Property: **Street:** 66-90 Bena Road, Korumburra, Victoria 3950
Cadastral: Lot 8, LP6688, Parish of Korumburra

Thank you for your enquiry, received at the West Gippsland Catchment Management Authority ('the Authority') on 6 July 2016. The Authority understands you require flood advice for proposed development of an 82 lot staged subdivision that has been submitted to council.

The Authority has reviewed the proposed Development Plan and several issues regarding the waterway buffers. Following discussion with South Gippsland Shire representatives, and revised plans prepared by the developer received by the Authority on 20 July 2016, the Authority deems that the issues have been satisfactorily addressed.

The Authority is happy to support the development plan as now proposed and is likely to request the following conditions when a planning permit is sought to subdivide the land:

1. Prior to Certification of the subdivision, a revised Stormwater Management Plan must be developed to the satisfaction of the West Gippsland Catchment Management Authority, which details appropriate Water Sensitive Urban Design features and confirms that stormwater treatment will meet best practice guidelines. The revised plan must provide detailed design drawings, final landscape plans including plant densities and an appropriate maintenance schedule.
2. Prior to any works for the subdivision, a Waterway Management Plan must be developed to the satisfaction of the West Gippsland Catchment Management Authority. This plan should be developed by a suitably qualified and experienced professional. The Waterway Management Plan must provide for a significant improvement in the ecological health of the waterway, and must include:
 - a. Details of the existing environmental values;
 - b. Details of any initial stabilisation and vegetation works;
 - c. A landscape plan for revegetation of the waterway, drainage corridor and all water quality works, including a species list and proposed density of the plantings. The vegetation must be representative of the Ecological Vegetation Class for the site; and
 - d. A maintenance plan detailing the sequencing and periods of short, medium and long term actions and the parties responsible for each action.

Additionally, the Authority requires that Section 173 agreements are put in place ensuring that:

- Lots 56-58 must include a vegetated buffer up to the 30 metre buffer and open-style boundary fences adjacent to the waterway
- Lots 74 and 82 must include a building envelope at least 30 meters from the waterway

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ABN 88 062 514 481

Correspondence PO Box 1374, Traralgon VIC 3844

Telephone 1300 094 262 | Facsimile (03) 5175 7899 | Email westgippy@wgcm.vic.gov.au | Website www.wgcm.vic.gov.au

Traralgon Office 16 Hotham Street, Traralgon VIC 3844 | Leongatha Office Corner Young & Bair Streets, Leongatha VIC 3953

The Authority also requests that the following note be placed on the permit:

All works within 30 metres of a designated waterway require a Works on Waterways permit from the West Gippsland Catchment Management Authority, issued under the *Water Act 1989*. This includes (but is not limited to) construction of any recreational paths and crossings, construction of any vehicle access over a designated waterway, and installation of any water or sewer main within 30 metres of a designated waterway. A Works on Waterways permit application must be accompanied by a satisfactory Waterway Management Plan, and detailed construction drawings of the proposed works.

Please note: This document contains flood level **advice only** and does not constitute approval or otherwise of any development at this location.

Please refer to the attached **explanatory report** for further detail.

Should you have any queries, please do not hesitate to contact Catherine Couling on 1300 094 262. To assist the Authority in handling any enquiries please quote **WG-F-2016-0316** in your correspondence with us.

Yours sincerely,



Adam Dunn
Statutory Planning Manager

Cc: South Gippsland Shire Council

The information contained in this correspondence is subject to the disclaimers and definitions attached.

Ken Griffiths

VICROADS SUBMISSION

From: Stuart.Fenech@roads.vic.gov.au [mailto:Stuart.Fenech@roads.vic.gov.au]

Sent: Friday, 22 July 2016 3:33 PM

To: Ken Griffiths

Cc: Kylie.Franklin@roads.vic.gov.au

Subject: Re: Bena Road Development Plan – VicRoads referral response

VicRoads in principle agrees with the development plan and traffic report, however provides the following comments for council consideration.

- The traffic report has used clauses in the 2009 Austroads guide to traffic management to omit providing any capacity calculations. these clauses have been omitted in the 2013 versions. The results may **not** be that relevant, however, the report should be amended to reflect the current standards. refer to section 2.3 of the report.
- The report heavily relies on a speed reduction on Bena Road (Council Road) to provide adequate sight distance at the site access. The reduction is from 100 to 60km/hr. Before **this** is considered, Council will need to provide its own assessment of the speed zoning and submit this to VicRoads with a request to change. Given this will not have development on both sides of Bena Road, the speed may not be reduced immediately or to the required 60km/hr. This in turn will mean the proposed treatment will not have the correct sight distance.
- The report does not provide any treatment for the site access, apart from a standard T residential access. Based on the volumes provided a Basic BAR treatment as described in the Austroads guidelines 2013 should be considered and particularly if Bena road is to be improved. In particular concern would be the inadequate sight distance if the speed zone is not approved.

Please call if you wish to discuss further.

Stuart Fenech
Senior Statutory Planning Officer
VicRoads Eastern Region
PH 03 51722693



Department of Environment,
Land, Water & Planning

22 July 2016

Ken Griffiths
Strategic Planning Coordinator
South Gippsland Shire Council
Private Bag 4
LEONGATHA VIC 3953

71 Hotham Street
Traralgon Victoria 3644
Australia
Telephone: +61 3 5172 2111
Facsimile: +61 3 5172 2100
www.delwp.vic.gov.au
DX 219284

Our ref: SP457203
Your ref: 2016/139

Dear Ken

**PLANNING PERMIT APPLICATION 2016/139 .
DEVELOPMENT PLAN – 82 LOT STAGED SUBDIVISION
66-90 BENA ROAD, KORUMBURRA VIC 3950
LOTS 8 & 9 LP6688, LOT 2 PS422691, LOT 7 TP547903**

Thank you for your correspondence dated and received 6 July 2016 in respect of a Development Plan for a proposed 82 lot staged subdivision at 66-90 Bena Road, Korumburra.

The Department of Environment, Land Water and Planning (department) generally supports the Development Plan and offers the following comments:

- The department supports the use of public open space to protect the existing native vegetation and waterways.
- The department notes that the development does not meet the strategy of Clause 14.02-1 of the South Gippsland Planning Scheme (Scheme) to provide at least a 30 metre buffer zone either side of the natural drainage corridors. The 30 metre drainage buffer is not contained completely within the proposed reserve - in lots 34, 56, 57, 58, 59, 60, 61, 74 and 82 the buffer crosses into the proposed lots. A restriction on title such as a building envelope that controls the construction of dwellings and out-buildings normal to a dwelling in an area outside the 30 metre buffer should be explored to deliver the intent of the buffer to protect waterways.
- Approximately eight lots back onto the proposed public open space in the area designated Stage 1. Clause 56.05-1 of the Scheme states "Public open space should maximise passive surveillance". Clause 56.04-1 Standard C10 of the Scheme states "Subdivision should increase visibility and surveillance by ensuring streets and houses look onto public open space and avoid sides and rears of lots along public open space boundaries." If the lots were to face the public open space the area would provide better visual amenity, increased security when walking and is less likely to have maintenance issues such as illegal dumping.

Privacy Statement

Any personal information about you or a third party in your correspondence will be protected under the provisions of the Privacy and Data Protection Act 2000. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to the Privacy Coordinator, Department of Environment, Land, Water and Planning, PO Box 300, East Melbourne, Victoria 8002



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All written correspondence should be sent electronically to gippsland.planning@delwp.vic.gov.au or mailed to:

Manager Statutory Planning Approvals Gippsland
Department of Environment, Land, Water and Planning
71 Hotham Street
TRARALGON VIC 3844

If you have any queries regarding this matter, please contact Regional Planning and Approvals – Gippsland at the department's Traralgon office, telephone (03) 5172 2111.

Yours sincerely



John Brennan
Manager Statutory Planning Approvals Gippsland



18 July 2016

Our Ref: 452/003/809

Your Ref: 2016/139

Mr Paul Stampton
Manager Planning
South Gippsland Shire Council
Private Bag 4
LEONGATHA VIC 3953

Dear Paul,

**Re: Development Plan - 82 Lot Staged Subdivision
66-90 Bena Road Korumburra**

I refer to the above Development Plan which has been sent to South Gippsland Water for comment. Our comments, which are in essence similar to our previous response for 66 Bena Road alone, are as follows:

1. The land is within the declared water and sewer districts for this area.
2. The Corporation has both a 375mm concrete and a 225 earthware sewer mains crossing within the subject properties.
3. These sewer mains are the primary mains which carry wastewater from the Korumburra Township and the industrial area to the Corporation's wastewater treatment plant on Bena Road.
4. For the above reason, and given its age and fragility, the Corporation is not prepared to permit direct access to these sewer mains by these lots.
5. It appears from the proposed Development Plan that the existing sewer mains will be contained within the Reserve area or proposed road reserve. However if they are to be located within private property, the mains are to be located parallel to the property boundaries.
6. It will be a requirement of the plan of subdivision that easements are created over all existing and proposed sewer mains.
7. The future subdivision of the land will require the extension of water and sewer reticulation infrastructure at the developers costs.

Should you require further information regarding this matter, please contact me on 5682 0420.

Yours sincerely

Janice Pell
Planning & Subdivision Co-ordinator

14-18 Pioneer Street, PO Box 102, FOSTER Vic 3960
Telephone: (03) 5682 0444 Facsimile: (03) 5682 1199
Email: sgwater@sgwater.com.au