



Application for Planning Permit for a Subdivision

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| Supplied by | Angela Plazzer |
| Submitted Date | 09/07/2024 |
| Modified by | Angela Plazzer (Ferguson Perry Surveying Pty Ltd) |
| Modified Date | 16/09/2024 |

Application Details

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| Application Type | Planning Permit for a Subdivision Version 2 |
| Applicant Reference Number | 21H0454 |
| Application name or Estate name | Sue and Trevor Futerieal |
| Responsible Authority Name | West Wimmera Shire Council |
| Responsible Authority Reference Number(s) | PA1182 |
| SPEAR Reference Number | S233280T |
| Application Status | Lodged with Responsible Authority |
| Planning Permit Issue Date | NA |
| Planning Permit Expiry Date | NA |

The Land

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|----------------|--|
| Primary Parcel | 219 LAKE STREET, EDENHOPE VIC 3318 Lot 2/Plan LP123925 SPI 2\LP123925 CPN 1031137 |
|----------------|--|

The Proposal

| | |
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| Plan Number | (Not Supplied) |
| Number of lots | 2 |
| Proposal Description | 2-lot subdivision |
| Estimated cost of the development for which a permit is required \$ | 0 |

Existing Conditions

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| Existing Conditions Description | The site contains a dwelling, bungalow and sheds on land zoned Township Zone and vacant land zoned Farming Zone |
| Title Information - Does the proposal breach an encumbrance on Title? | The proposal does not breach an encumbrance on title, such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope. |

Applicant Contact

| | |
|-------------------|--|
| Applicant Contact | Angela Plazzer Ferguson Perry Surveying Pty Ltd 62 McLachlan Street, Horsham, VIC, 3400 Business Phone: 53822023 Email: aplazzer@fergusonperry.com.au |
|-------------------|--|

Applicant

Applicant 1

[Redacted]
[Redacted]
[Redacted]
[Redacted]

Applicant 2

[Redacted]
[Redacted]
[Redacted]
[Redacted]

Owner

Owner 1

(Owner details as per Applicant 1)

Owner 2

(Owner details as per Applicant 2)

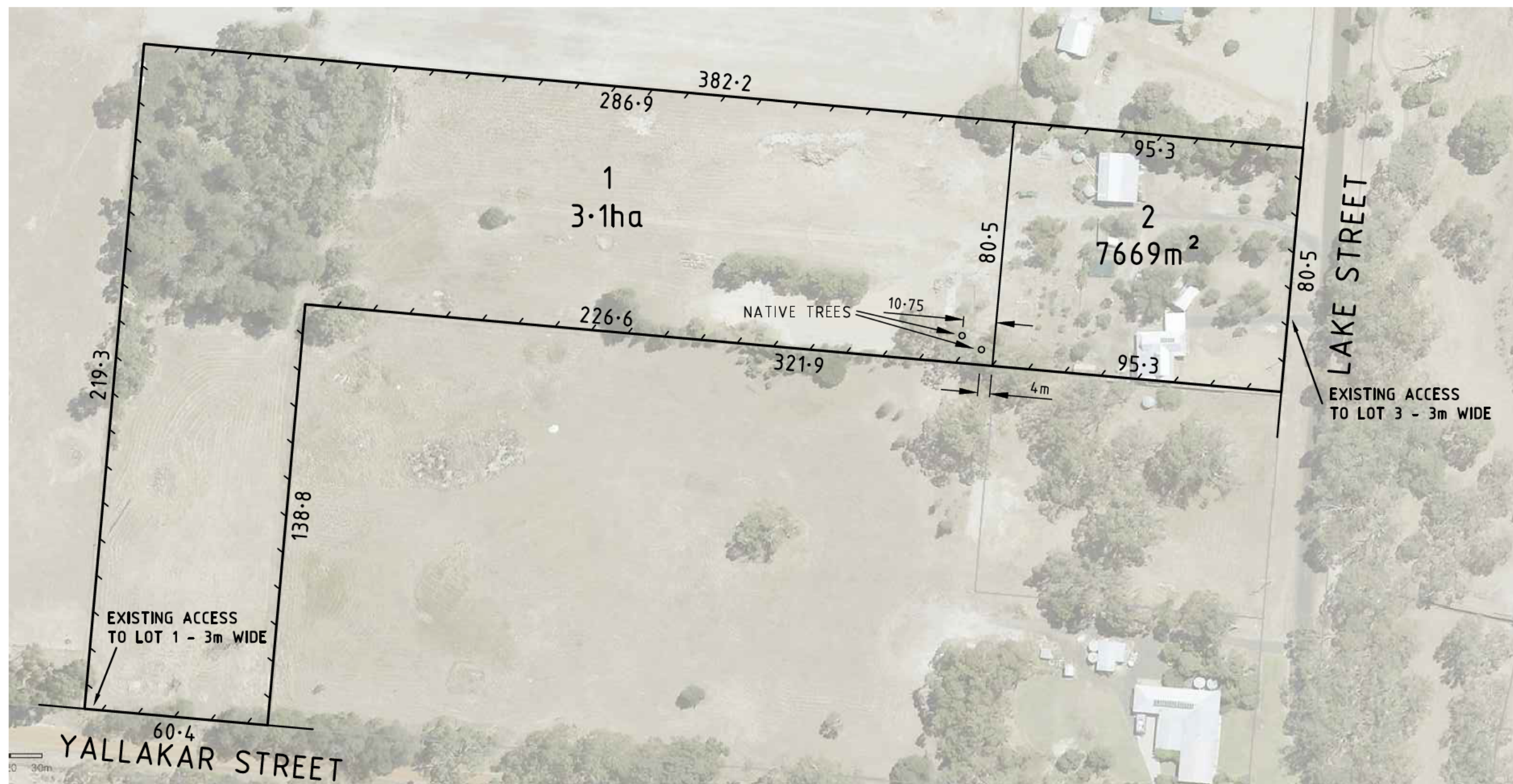
Declaration

I, Angela Plazzer, declare that the owner (if not myself) has been notified about this application.

I, Angela Plazzer, declare that all the information supplied is true.

**Authorised by
Organisation**

Angela Plazzer
Ferguson Perry Surveying Pty Ltd



SCALE 1:1500
 15 0 15 30 45 60 75
 LENGTHS ARE IN METRES

INDICATES EXISTING FENCING ALONG BOUNDARY

NOTATIONS

THE DIMENSIONS SHOWN HEREON ARE APPROXIMATE AND ARE SUBJECT TO SURVEY.

SUBDIVISION BOUNDARIES HAVE BEEN ESTIMATED FROM AERIAL PHOTOGRAPHY FOR CONCEPTUAL PURPOSES. SURVEY WILL ACCORD WITH THE BOUNDARY LAYOUT, BUT DISTANCES MAY VARY IN EXCESS OF 10m.

PLAN OF PROPOSED SUBDIVISION SHOWING EXISTING FEATURES

219 LAKE STREET, EDENHOPE
 PARISH OF EDENHOPE
 CROWN ALLOTMENT 25A (PART)

Ferguson Perry Surveying Pty Ltd
 62 McLachlan Street Horsham,
 Victoria 3400
 ABN 76126 194 483

T (03) 5382 2023
 F (03) 5381 1544
 E admin@fergusonperry.com.au

A member of Alexander Symonds Group

+ Property + Land Development +
 + Construction + Mining +
 + Spatial Information Management +



SURVEYORS REF.

21H0454

18/10/22
 DRAWN BY: G.H.

Our Ref: 21H0454
Your Ref:

PLANNING REPORT

Proposed 2-Lot subdivision at
219 Lake Street, Edenhope

SUPPORTING DOCUMENTS IN SPEAR

- Plan of Proposed Subdivision
- Plan of Proposed Subdivision Showing Existing Features
- Site Investigation Report
- Land Capability Assessment Report
- Copy of Title Search
- Planning Property Report

| | |
|----------------------|--|
| Our reference number | 21H0454 |
| Date | 16/09/2024 |
| Prepared by | Angela Plazzer, BUrbRegEnvPlan, MPIA Planning Manager/Office Manager, Ferguson Perry Surveying Pty Ltd |

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1. Introduction

This application seeks a planning permit for a two-lot subdivision of Lot 2 on LP123925 at 219 Lake Street, Edenhope. The land is described in Certificate of Title Volume 09246 Folio 910.

The land is zoned Township Zone (TZ) and Farming Zone (FZ) is affected by the Environmental Significance Overlay – Schedule 2 (ESO2). This report provides a response to the requirements of the TZ, FZ, ESO2 and the Decision Guidelines of Clause 65 as well as relevant policies of the West Wimmera Planning Scheme.

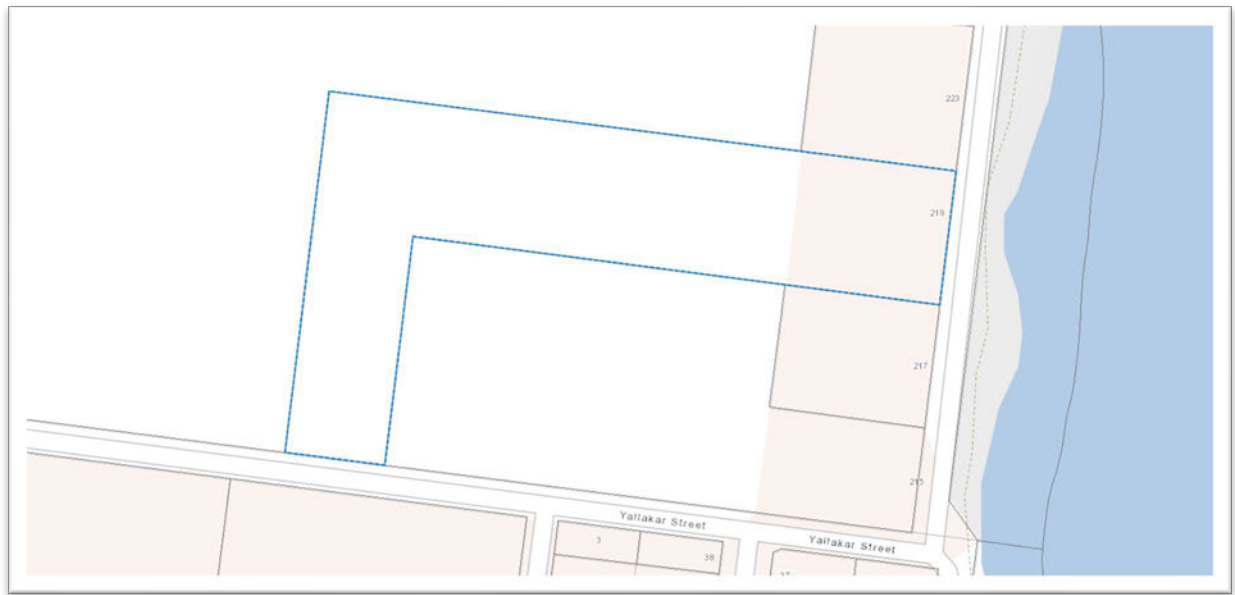


Figure 1 Subject site outlined in blue (DEECA)

2. Application details

| | |
|----------------------|---|
| Lot and plan number: | Lot 2 on LP123925 |
| Address: | 219 Lake Street, Edenhope |
| Proposal: | Two-lot subdivision |
| Scheme: | West Wimmera Planning Scheme |
| Zone: | Township Zone Farming Zone |
| Overlays: | Environmental Significance Overlay – Schedule 2 |

3. Site and surrounds



Figure 2 Aerial photo of site outlined in blue (DEECA)

The subject site comprises Lot 2 on LP123925 and is located at 219 Lake Street, Edenhope. The site is L-shaped with an area of 3.8ha. A dwelling, bungalow and sheds are located at the eastern end of the site facing Lake Street. Two crossovers to Lake Street provide access to the site. The site contains both planted and native vegetation.

The site abuts lots to the south containing a dwelling and vacant land. The broader area surrounding the site land contains zoned TZ comprising residential uses, land zoned Public Conservation and Resource Zone (PCRZ) containing Lake Wallace and land zoned FZ used for agriculture (cropping and grazing). Lots in the area vary in shape and lot sizes in the range of approximately 1000m² to 65ha.



Figure 3 Site from above facing north-west (Harcourts Horsham)



Figure 4 Existing dwelling (centre) and bungalow to right (Harcourts Horsham)

4. Proposal

The application seeks a planning permit for a 2-lot subdivision of Lot 2 on LP123925 at 219 Lake Street, Edenhope. The purpose of the subdivision is to create a lot containing all land zoned FZ and a lot for the land zoned TZ.

It is proposed that the area of Lot 1 will be 3.1ha in area and will contain vacant land zoned Farming Zone. A new crossover to Yallakar Street will be constructed to provide access to Lot 1. No new service connections will be required to Lot 1 as it is agricultural land.

Lot 2 will have an area of 7669m² will contain the existing dwelling, bungalow and sheds. Access to Lot 2 will be taken from existing crossovers to Lake Street. Lot 2 will have existing connections to electricity and telecommunications services and will contain rainwater tanks for potable water and a septic system for wastewater disposal.



Figure 5 Shed on Lot 2

A native vegetation assessment was carried out on site by [REDACTED] Rivertech Environment & Cultural Heritage Services in January 2024. It was confirmed during the assessment that the site is dominated by non-native canopy and shrub species and that no native vegetation will be affected by the proposal either directly or indirectly through consequential loss.

Please see the documents submitted with the application on SPEAR for further details.

5. Permit triggers

A planning permit is required under **Clause 35.07-3** of the FZ, **Clause 32.05-5** of the TZ, **Clause 42.01-2** of the ESO2 to subdivide land

6. Planning provisions

Zoning



Figure 6 Zoning map (DEECA)

Township Zone

The purpose of the Township Zone outlined at Clause 32.05 is:

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

Farming Zone

The purpose of the Farming Zone outlined at Clause 35.07 is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*
- *To encourage the retention of employment and population to support rural communities.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*
- *To provide for the use and development of land for the specific purposes identified in a schedule to this zone.*

Comment

The proposed subdivision is in keeping with the purpose of the FZ and TZ as all productive agricultural land that is zoned FZ will be contained in Lot 1 and all land zoned TZ will be contained on Lot 2 and will continue to be used for residential purposes.

Lot 1 does not meet the minimum subdivision area of 80ha specified in the FZ. However, Clause 64.03 states that a permit may be granted to create one lot smaller than specified in the scheme if all of the following are met:

- *The lot to be subdivided is in more than one zone and cannot comply with the minimum lot area specified in the scheme.*
- *The proposed subdivision does not create lots where any lot extends into more than one zone. This does not apply to any lots created for the following purposes:*
 - *To comply with the requirements of the Urban Floodway Zone.*
 - *To provide access to a road.*
- *The remainder of the proposed lots must comply with the minimum lot area specified in the scheme.*

The proposed subdivision meets all of the requirements of Clause 64.03 listed above. Clause 32.05-5 (Subdivision) states that an application to subdivide land for 2 lots must meet Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5 and 56.06-8 to 56.09-2. A response to the decision guidelines of the FZ is in the table below.

Table 1 Farming Zone Decision Guidelines

| Issue | Comment |
|--|--|
| General issues <ul style="list-style-type: none">• The Municipal Planning Strategy and the Planning Policy Framework.• Any Regional Catchment Strategy and associated plan applying to the land.• The capability of the land to accommodate the proposed use or development, including the disposal of effluent.• How the use or development relates to sustainable land management.• Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.• How the use and development makes use of existing infrastructure and services | <p>As discussed in Section 7 of this report, the proposal aligns with the relevant policies set out in the West Wimmera Planning Scheme and it is understood that there is no strategy or plan associated with the Wimmera Regional Catchment Strategy which is relevant to the consideration of the proposed subdivision.</p> <p>No new building is proposed as part of this application and the proposed subdivision will not adversely impact on adjoining and nearby land uses. The proposed lots will be able to connect to existing infrastructure and services.</p> |
| Agricultural issues and the impacts from non-agricultural uses <ul style="list-style-type: none">• Whether the use or development will support and enhance agricultural production. | <p>The proposed subdivision will support the uptake of agricultural production on Lot 1 and will increase the potential for the productive agricultural land to</p> |

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| <ul style="list-style-type: none"> • Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production. • The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses. • The capacity of the site to sustain the agricultural use. • The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure. • Any integrated land management plan prepared for the site. | <p>be used or consolidated with adjoining farmland.</p> <p>The proposal will not diminish the agricultural capacity or degrade the agricultural qualities of the land nor cause the loss of any productive agricultural land.</p> <p>An integrated land management plan has not been prepared as it is not considered relevant to the application.</p> |
| <p>Dwelling issues</p> <ul style="list-style-type: none"> • Whether the dwelling will result in the loss or fragmentation of productive agricultural land. • Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation. • Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses. • The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture. | <p>The proposal will not lead to a concentration or proliferation of dwellings in the FZ but will accommodate the existing dwelling on Lot 2. It is not anticipated that agricultural activities on Lot 1 will adversely affect the residential use on Lot 2 as it will be protected by surrounding vegetation. Furthermore, the proposal will not cause the loss or fragmentation of any agricultural land or adversely impact any agricultural uses.</p> |
| <p>Environmental issues</p> <ul style="list-style-type: none"> • The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality. • The impact of the use or development on the flora and fauna on the site and its surrounds. • The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area. • The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation. | <p>The physical features and resources of the area, including soil and water quality, will not be impacted by the proposed subdivision. The application does not propose the removal of native vegetation on the site and there will be no negative impacts on existing flora and fauna on the site as a result of the proposal.</p> |
| <p>Design and siting issues</p> | <p>The proposed subdivision will not cause the loss of productive</p> |

- The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.
- The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.
- The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.
- The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.
- Whether the use and development will require traffic management measures.

agricultural land as all land zoned FZ will be retained on Lot 1.

The proposed subdivision will not impact on the character and appearance of the area and both lots can be serviced by existing infrastructure and utilities. No traffic management measures are required for the proposed subdivision.

Overlays



Environmental Significance Overlay – Schedule 2

The ESO2 applies to land designated as habitat areas for the Red-Tailed Black Cockatoo, which is classified as an endangered species. The environmental objectives to be achieved for the ESO2 are outlined as follows:

- To protect the habitat of the endangered Red-tailed Black Cockatoo.
- To ensure the availability of suitable nesting sites for the Red-tailed Black Cockatoo through the protection of live and dead hollow bearing trees and other suitable trees within the bird's known nesting area.
- To protect the feeding habitat of the Red-tailed Black Cockatoo through the retention of Buloke and Stringybark trees.

The proposed subdivision does not conflict with these environmental objectives as the removal of native vegetation is not required. This has been confirmed by Steve Talbot from Rivertech Environment and Cultural Heritage Services who carried out a native vegetation assessment on the site in January 2024.

7. Planning Policy Framework

The proposed subdivision is consistent with the relevant state, regional and local planning policies outlined below:

Clause 14.01.1S (Protection of agricultural land) seeks to protect Victoria's agricultural base by preserving productive farmland. The proposed subdivision is consistent with this strategy as all land zoned FZ will be retained on Lot 1.

Clause 14.01-2S (Sustainable agricultural land use) seeks to encourage sustainable agricultural land use through strategies which include ensuring agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources and assisting genuine farming enterprises to embrace opportunities and adjust flexibly to market changes. In keeping with this policy, the proposed subdivision will enable the productive farmland zoned FZ on Lot 1 to be sold separately to the existing dwelling and consolidated and/or used in conjunction with adjoining farmland.

Clause 16 (Housing) encourages housing diversity and the provision of land for affordable and sustainable housing. By separating the dwelling from the farmland, the proposed subdivision may lead to improved housing affordability in Edenhope in line with the policy.

Clause 65 Decision Guidelines

Clause 65.01 (Approval of an application or plan)

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

- *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.*
- *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.*

Comment

All relevant clauses of the West Wimmera Planning Scheme have been addressed and the proposal is consistent with the orderly planning of the area and objectives of planning in Victoria. As discussed in sections 6 and 7 of this report, the proposal meets the purposes of the TZ and FZ and aligns with the relevant local, regional and state planning policies. The site is not identified as being at risk of flood or erosion however the site is in a designated bushfire prone area and the land will continue to be managed to minimise the bushfire risk. The proposal does not require the removal of native vegetation and will not contribute to land degradation or salinity nor affect the water quality, natural physical features of the site or the quality of the stormwater within and exiting the site.

Clause 65.02 (Approval of an application to subdivide land)

Before deciding on an application to subdivide land, the responsible authority must also consider, as appropriate:

- *The suitability of the land for subdivision.*
- *The existing use and possible future development of the land and nearby land.*
- *The availability of subdivided land in the locality, and the need for the creation of further lots.*
- *The effect of development on the use or development of other land which has a common means of drainage.*
- *The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.*
- *The area and dimensions of each lot in the subdivision.*
- *The design and siting of buildings having regard to safety and the risk of spread of fire.*
- *The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.*
- *If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.*
- *Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.*

Comment

The land is suitable for the proposed subdivision as the proposed lots can be serviced by existing infrastructure and utilities and can be used and developed in accordance with their respective zoning requirements. The proposed subdivision will not adversely affect nearby land uses and/or the ability of nearby land to be developed. There will be no increase in the risk of spread of fire as a result of the proposal and the removal of significant or native vegetation is not required.

8. Conclusion

The proposal should be supported subject to fair and reasonable conditions as it is consistent with the requirements of the TZ and FZ and will have a positive outcome with regard to state, regional and local planning policies.

Appendix A – Clause 56 Assessment

Table 2 Clause 56 Assessment

| Clause and Objective | Standard | Comment |
|---|---|---|
| <p>Clause 56.03-5</p> <p>Neighbourhood character objective</p> <p>To design subdivisions that respond to neighbourhood character.</p> | <p>Standard C6</p> <p>Subdivision should:</p> <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. | <p>Objective and standard achieved ✓</p> <p>There is no neighbourhood character objective, policy or statement set out in the West Wimmera Planning Scheme for the area. However, it is considered that the proposed lots in the TZ respect the neighbourhood character in terms of their size, shape and orientation, make efficient use of the available land on the site and integrate well with the surrounding urban environment.</p> |
| <p>Clause 56.04-2</p> <p>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>Standard C8</p> <p>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>Lots of between 300 square metres and 500 square metres should:</p> | <p>Objective and standard achieved ✓</p> <p>The proposed vacant lot (Lot 2) is able to contain a 10m x 15m rectangle and has adequate dimensions to protect solar access for a future dwelling and allow for the siting and design of a future dwelling that achieves the energy rating requirements of the Building Regulations. The removal of native vegetation is not proposed or required for the proposed subdivision.</p> |

- 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.

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.

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.

A building envelope may specify or incorporate any relevant siting and design requirement. Any requirement should meet the relevant standards of Clause 54, unless:

- The objectives of the relevant standards are met, and
- The building envelope is shown as a restriction on a plan of subdivision registered

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| | <p>under the Subdivision Act 1988, or is specified as a covenant in an agreement under Section 173 of the Act.</p> <p>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>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><u>Clause 56.04-3</u></p> <p>Solar orientation of lots objective</p> <p>To provide good solar orientation of lots and solar</p> | <p><u>Standard C9</u></p> <p>Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation. Lots have appropriate solar orientation when:</p> | <p><u>Objective and standard achieved ✓</u></p> <p>The proposed lots have adequate dimensions to protect solar access.</p> |

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| access for future dwellings. | <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. | |
| <u>Clause 56.04-4 Street orientation objective</u> To provide a lot layout that contributes to community social interaction, personal safety and property security. | <u>Standard C10</u> Subdivision should increase visibility and surveillance by: <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. • 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. | <u>Objective and standard achieved ✓</u> The proposed subdivision will allow for good visibility and surveillance as the proposed lots in the TZ will front Lake Street. |
| <u>Clause 56.04-5 Common area objectives</u> | <u>Standard C11</u> An application to subdivide land that creates common land must be accompanied by a plan and a report identifying: | <u>N/A</u> No common area is proposed. |

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| <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> | <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><u>Clause 56.05-1</u></p> <p>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><u>Standard C12</u></p> <p>An application for subdivision that creates streets or public open space should be accompanied by a landscape design. 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. | <p><u>N/A</u></p> <p>The proposed subdivision does not include any new streets or public open space.</p> |

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| <p>To protect and enhance native habitat and discourage the planting and spread of noxious weeds.</p> | <ul style="list-style-type: none"> • Protect and enhance any significant natural and cultural features. | |
| <p>To provide for integrated water management systems and contribute to drinking water conservation</p> | <ul style="list-style-type: none"> • Protect and link areas of significant local habitat where appropriate. • Support integrated water management systems with appropriate landscape design techniques for managing urban runoff 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. | |

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| | <ul style="list-style-type: none"> • The landscape design must include a maintenance plan that sets out maintenance responsibilities, requirements and costs. | |
| <p>Clause 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>Standard C15</p> <p>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. | <p>N/A</p> <p>There are no proposed changes to walking and cycling networks.</p> |

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| | <ul style="list-style-type: none"> • 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><u>Clause 56.06-4 Neighbourhood street network objective</u></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><u>Standard C17</u></p> <p>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>The neighbourhood street network should be designed to:</p> | <p><u>N/A</u></p> <p>There are no proposed changes to the neighbourhood street networks.</p> |

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| | <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 accommodate long term movement demand.• 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. | |
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| | <ul style="list-style-type: none"> • Provide safe sharing of access lanes and access places by pedestrians, cyclists and vehicles. • Minimise the provision of culs-desac. • 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. | |
| <p>Clause 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,</p> | <p>Standard C18</p> <p>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 | <p>N/A</p> <p>There are no proposed changes to footpaths, shared paths, cycle paths and cycle lanes.</p> |

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| <p>prams, scooters and other footpath bound vehicles.</p> | <p>pedestrians, footpath bound vehicles and cyclists, perform required drainage functions and are structurally sound.</p> <ul style="list-style-type: none"> • 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 | |
| <p>Clause 56.06-7 Neighbourhood street network detail objective</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>Standard C20</p> <p>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. | <p>N/A</p> <p>There are no proposed new streets or roads.</p> |

- 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:
 - Enable the carriage of vehicles.

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| | <ul style="list-style-type: none">○ 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.• 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 | |
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| | <p>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.</p> <p>A street detail plan should be prepared that shows, as appropriate:</p> <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><u>Clause 56.06-8</u></p> <p>Lot access objective</p> | <p><u>Standard C21</u></p> <p>Vehicle access to lots abutting arterial roads should be provided from service roads, side or</p> | <p><u>Objective and standard achieved ✓</u></p> |

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| <p>To provide for safe vehicle access between roads and lots</p> | <p>rear access lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority.</p> <p>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.</p> <p>The design and construction of a crossover should meet the requirements of the relevant road authority.</p> | <p>Access to Lots 2 and 3 will be taken from existing crossovers to Lake Street and access to Lot 1 will be taken from a new crossover to Yallakar Street.</p> |
| <p><u>Clause 56.07-1</u> Drinking water supply objectives To reduce the use of drinking water.</p> <p>To provide an adequate, cost effective supply of drinking water.</p> | <p><u>Standard C22</u> 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><u>Objective and standard achieved ✓</u> Potable water will be supplied in rainwater tanks as reticulated potable water is not available to the site.</p> |
| <p><u>Clause 56.07-2</u> Reused and recycled water objective To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</p> | <p><u>Standard C23</u> 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. | <p><u>Objective and standard achieved ✓</u> There are no proposed changes to the reused water supply system.</p> |

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| | <ul style="list-style-type: none"> • Provided to the boundary of all lots in the subdivision where required by the relevant water authority | |
| <p><u>Clause 56.07-3</u></p> <p>Waste water management objective</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><u>Standard C24</u></p> <p>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><u>Objective and standard achieved ✓</u></p> <p>Reticulated sewerage is not available to the site. Lot 3 contains an existing septic system for the existing dwelling and a new septic system will be provided for any future dwelling or other development on Lot 2 subject to further approval. Lot 1 will not require any waste water system.</p> |
| <p><u>Clause 56.07-4</u></p> <p>Stormwater management objective</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><u>Standard C25</u></p> <p>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 | <p><u>Objective and standard achieved ✓</u></p> <p>Stormwater and drainage infrastructure will be provided for any future development to the satisfaction of the relevant authority.</p> |

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| <p>To encourage stormwater management that maximises the retention and reuse of stormwater.</p> | <p>are approved by the relevant drainage authority and there are no detrimental downstream impacts.</p> <ul style="list-style-type: none"> • Designed to contribute to cooling, improving local habitat and providing attractive and enjoyable spaces. | |
| <p>To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.</p> | <p>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>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>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, d_a = average depth in metres
and V_{ave} = average velocity in metres per
second).

The design of the local drainage network should:

- 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.

Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.

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| <p><u>Clause 56.08-1</u> Site management objectives To protect drainage infrastructure and receiving waters from sedimentation and contamination. To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works. To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.</p> | <p><u>Standard C26</u> A subdivision application must describe how the site will be managed prior to and during the construction period and may set out requirements for managing:</p> <ul style="list-style-type: none"> • Erosion and sediment. • Dust. • Run-off. • Litter, concrete and other construction wastes. • Chemical contamination. • Vegetation and natural features planned for retention. <p>Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.</p> | <p><u>Objective and standard achieved ✓</u> Any works associated with the subdivision will be subject to site management controls to the satisfaction of the West Wimmera Shire Council.</p> |
| <p><u>Clause 56.09-1</u> Shared trenching objectives To maximise the opportunities for shared trenching. To minimise constraints on landscaping within street reserves.</p> | <p><u>Standard C27</u> 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><u>Objective and standard achieved ✓</u> Any new connections will be provided in shared trenching where possible.</p> |
| <p><u>Clause 56.09-2</u></p> | <p><u>Standard C28</u></p> | <p><u>Objective and standard achieved ✓</u></p> |

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| <p>Electricity and telecommunications objectives</p> <p>To provide public utilities to each lot in a timely, efficient and cost effective manner.</p> <p>To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.</p> | <p>The electricity supply system must be designed in accordance with the requirements of the relevant electricity supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant electricity authority.</p> <p>Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged.</p> <p>The telecommunication system must be designed in accordance with the requirements of the relevant telecommunications servicing agency and should be consistent with any approved strategy, policy or plan for the provision of advanced telecommunications infrastructure, including fibre optic technology. 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>Any new electricity and telecommunications connections to the proposed lots will be designed and constructed in accordance with the requirements of each service provider. Reticulated gas is not available in Edenhope.</p> |
| <p><u>Clause 56.09-3</u></p> <p>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><u>Standard C29</u></p> <p>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>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,</p> | <p><u>Objective and standard achieved ✓</u></p> <p>If required, fire hydrants will be provided to the satisfaction of the Country Fire Authority.</p> |

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| | fire hydrants must be provided to the satisfaction of the relevant fire authority. | |
| <u>Clause 56.09-4 Public lighting objective</u> To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles. To provide pedestrians with a sense of personal safety at night. To contribute to reducing greenhouse gas emissions and to saving energy. | <u>Standard C30</u> 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. Public lighting should be designed in accordance with the relevant Australian Standards. Public lighting should be consistent with any strategy, policy or plan for the use of renewable energy and energy efficient fittings. | <u>Objective and standard achieved ✓</u> If required, public lighting will be provided to the satisfaction of West Wimmera Shire Council. |



SITE INVESTIGATION REPORT

219 LAKE STREET, EDENHOPE 3318

PREPARED FEBRUARY 2024 FOR [REDACTED]

PREPARED BY STEVE TALBOT

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OVERALL SITE VEGETATION 3

APPENDIX 1 - OPTION 1 - Southern accessError! Bookmark not defined.

APPENDIX 2 - OPTION 2 - Northern pathError! Bookmark not defined.

APPENDIX 3 - OPTION 3 - Existing access roadError! Bookmark not defined.

Disclaimer

Although Rivertech Environment and Cultural Heritage Services has taken all reasonable steps to ensure that an accurate report has been prepared, it accepts no liability for any injury, damages or loss incurred as a result of reliance placed upon the report and its contents.

DOCUMENT HISTORY

| DOCUMENT REFERENCE | COMMENTS | DATE ISSUED |
|--------------------|---------------------------------|------------------|
| ORIGINAL | FINDINGS OF SITE INVESTIGATION. | 02 FEBRUARU 2024 |



Environment & Cultural
Heritage Services

E: rivertech2@bigpond.com
P: 0472 730 084

INTRODUCTION

Rivertech was engaged by [REDACTED] (c/- of Ferguson Perry Surveyors) to undertake a site assessment of an area planned for a subdivision. The site assessment was in response to a West Wimmera Shire Council request to determine whether potentially affected trees were naturally occurring or planted. Two main areas of interest were identified by WWSC.

WORKS LOCATION

Address: 219 Lake Street, Edenhope.

OVERALL SITE CONDITION

The site is developed and includes existing boundary fencing, established planted vegetation, house, shedding, other outbuildings, paths, driveway and utility services

OVERALL SITE VEGETATION

The site is dominated by non-native canopy and shrub species.

ASSESSMENT AREAS

There were two main areas of interest identified by WWSC as being potentially affected:

1. Lot 3 - South west corner; and
2. Lot 2 - North west corner.

OTHER ASSESSMENT AREAS

3. Lot 3 - Southern boundary fence; and
4. Lot 2 - Northern boundary fence

CONCLUSIONS

LOT 3 AREA OF INTEREST South west corner

- Large native tree located <10M north of LOT 1/LOT3 fence will not be affected;
- Planted vegetation located here may be affected, but has been confirmed as being planted by previous owner.
- Small native tree will not be affected by proposal.

LOT 2 AREA OF INTEREST North west corner

- Large native tree is located on adjacent property and should not be affected.

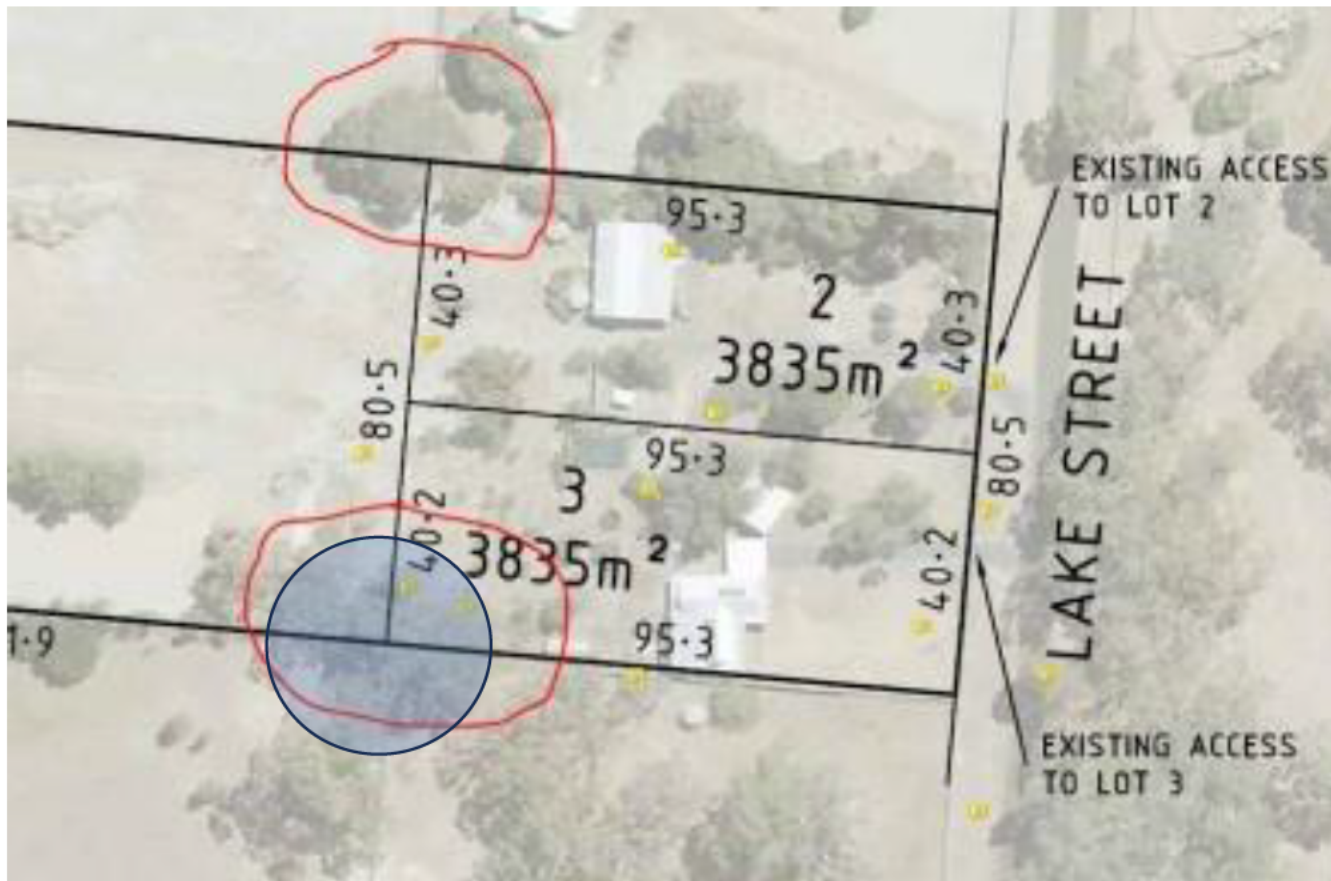
LOT 3 - Southern Boundary Fence

- Privately planted vegetation. Fence will not be changed/modified/rebuilt.

LOT 2 – Northern Boundary Fence

- Privately planted vegetation. Fence will not be changed/modified/rebuilt.

LOT 1 ASSESSMENT RESULTS



The area identified by WWSC in the above aerial image has several small mature canopy trees present that give the impression that the site contains very large trees. The assessment found that this is not the case.

The area on the aerial imagery shaded above was assessed on site. There were numerous planted trees, with one larger Red Gum (*Eucalyptus camaldulensis*) noted at this location considered to be naturally occurring.

The larger Red Gum noted at the site was located in Lot 1, and was 10.75 metres from the western fence separating Lots 3 & 1.

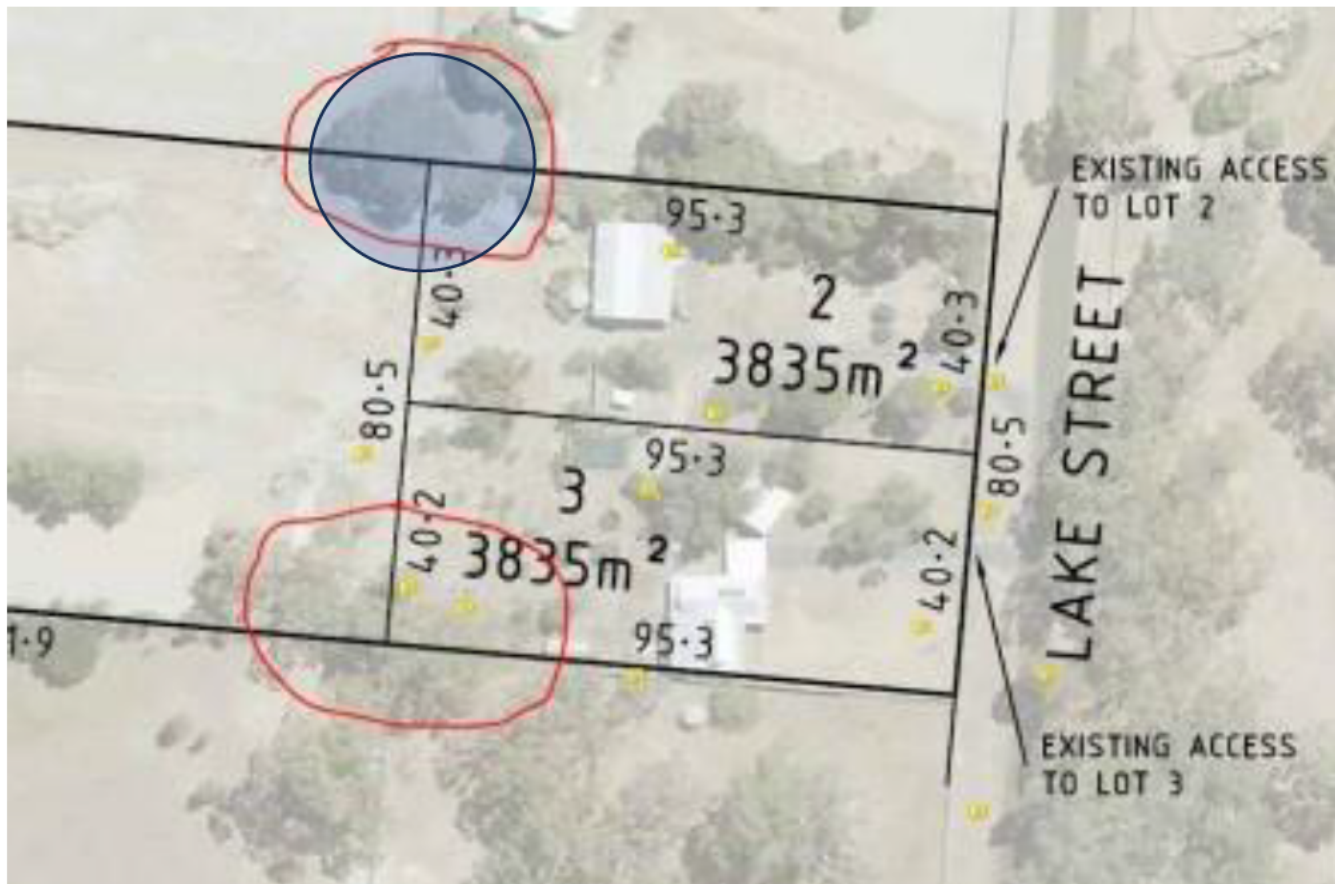
There were numerous planted Eucalypts here (Spotted Gum - *Eucalyptus maculata*) and several planted shrubs.

There was one small, naturally occurring Red Gum which will also not be affected by the proposal. The tree is located greater than four metres from the proposed boundary.



PLATE 1 – Very small Red Gum in centre of photo will not be affected. It has been presumed that this tree is naturally occurring, but does show signs of prior damage (bifurcated trunk). The tree is within LOT 1.

LOT 2 ASSESSMENT RESULTS



The area identified by WWSC in the above aerial image has one large tree present.

Tree is located on the neighbouring property and is suited away from the LOT 1/LOT 2 boundary.

It was noted that the fences in this location were in good order and would not need replacing.



PLATE 2 - Large, remnant tree is located on the neighbouring property.

NORTHERN BOUNDARY OF LOT 2

The fence line here is already establish and separates two parcels, with dwelling and outbuildings on each lot.

There is an existing fence in good repair that has been planted with *Melaleuca armillaris*, a native species commonly used as wind breaks or as screening plant or living fence. Given the location of the trees, the use of the species in general and the accurate spacing between individuals, it can be reasonably assumed that these have been planted.



PLATE 3 - Planted Melaleucas on either side of the boundary fence.

SOUTHERN BOUNDARY OF LOT 3

There is one overhanging shrub from the neighbouring property.

It has been assessed as being a non-native species of the Cupressaceae family and has been planted.



PLATE 4 - Non-native shrub on neighbouring property.

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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

VOLUME 09246 FOLIO 910

Security no : 124116494040W
Produced 09/07/2024 04:31 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 123925.
PARENT TITLE Volume 04148 Folio 545
Created by instrument G877364 09/11/1977

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

ENCUMBRANCES, CAVEATS AND NOTICES

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP123925 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 219 LAKE STREET EDENHOPE VIC 3318

DOCUMENT END

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LP123925

EDITION 1

APPROVED 29/9/77.

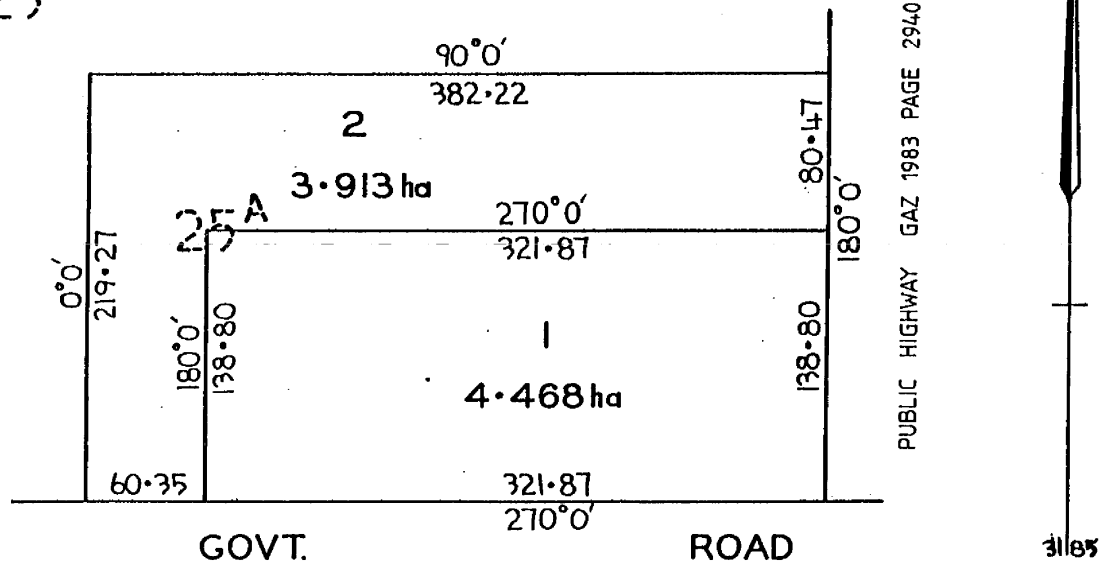
| | |
|---|-----------------------|
| <p>PLAN OF SUBDIVISION OF:</p> <p>CROWN ALLOTMENT 25^A</p> <p>PARISH: EDENHOPE</p> <p>COUNTY: LOWAN</p> <p>60 30 0 100 200</p> <p>LENGTHS ARE IN METRES</p> | <p>APPROPRIATIONS</p> |
|---|-----------------------|

DEPTH LIMITATION: 15.24m

C/T V. 4148 F.5+5

11110

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| <p>CONSENT OF COUNCIL</p> <p>The COUNCIL of the SHIRE OF KOWREE doth here approve of the subdivision of the land described here And, in witness thereof, the COMMON SEAL of the Shire President, Councillors and Ratepayers of the SHIRE OF KOWREE was hereunto affixed this day 19 in the presence of</p> <p>..... Shire President</p> <p>..... Councillor</p> <p>..... Shire Secretary</p> | <p>SURVEYORS CERTIFICATION</p> <p>I CERTIFY THAT THIS PLAN WAS MADE BY ME AND ACCORDS WITH TITLE AND IS MATHEMATICALLY CORRECT.</p> <p><i>Neil Ferguson</i> LICENSED SURVEYOR</p> <p>21. 7. 77. DATE</p> <p>P.W. GUY & FERGUSON LICENSED SURVEYORS HORSHAM</p> |
|--|--|

123925