

PLANNING AND ENVIRONMENT ACT 1987  
WELLINGTON PLANNING SCHEME  
This is the plan referred to in Clause 43.04 - Schedule 10 of Development Plan Overlay  
and has been approved by Wellington Shire Council  
DATE: 17 June 2019  
SIGNED: Ben Proctor  
STRATEGIC PLANNER  
  
PAGE: 1 of 144

**PRECINCT PLAN 11  
233 TO 245 SEASPRAY ROAD & 1 COBB ROAD  
LONGFORD  
DECEMBER 2018**

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## Introduction

Precinct Plan 11 has been prepared by Draeh Planning to coincide with the Longford Development Plan that was introduced into the Wellington Planning Scheme under Amendment C90 on the 13<sup>th</sup> July 2017.

The purpose of the precinct plan is to provide guidance and certainty of the future development of this precinct for the responsible authority and all relevant stakeholders.

Precinct Plan 11 covers a total area of 11.719 hectares and comprises of 3 properties at 233 & 245 Seaspray Road and 1 Cobb Road. The precinct is situated on the southern cusp of the Longford settlement boundary. This is identified under Figure 1 of this report.

The precinct is proposing to be subdivided into 12 lots, consisting of a minimum lot size of 6205 square metres and an average lot size of 9765 square metres. This has been determined based on the size of the individual land parcels, the average lot size of the overall precinct area and limiting the number of crossovers required to be constructed on Seaspray Road.

The precinct plan has been prepared in conjunction with the following reports and plans:

- Existing Conditions Plan and Proposed Subdivision Plan prepared by SK Spatial Pty Ltd.
- Traffic Assessment prepared by Simon Anderson Consultants.
- Servicing Report prepared by Simon Anderson Consultants.
- Drainage Strategy prepared by Simon Anderson Consultants.
- Habitat Hectares Assessment Offset Requirement prepared by Ethos NRM.

The above documents are enclosed in the appendices of this report.

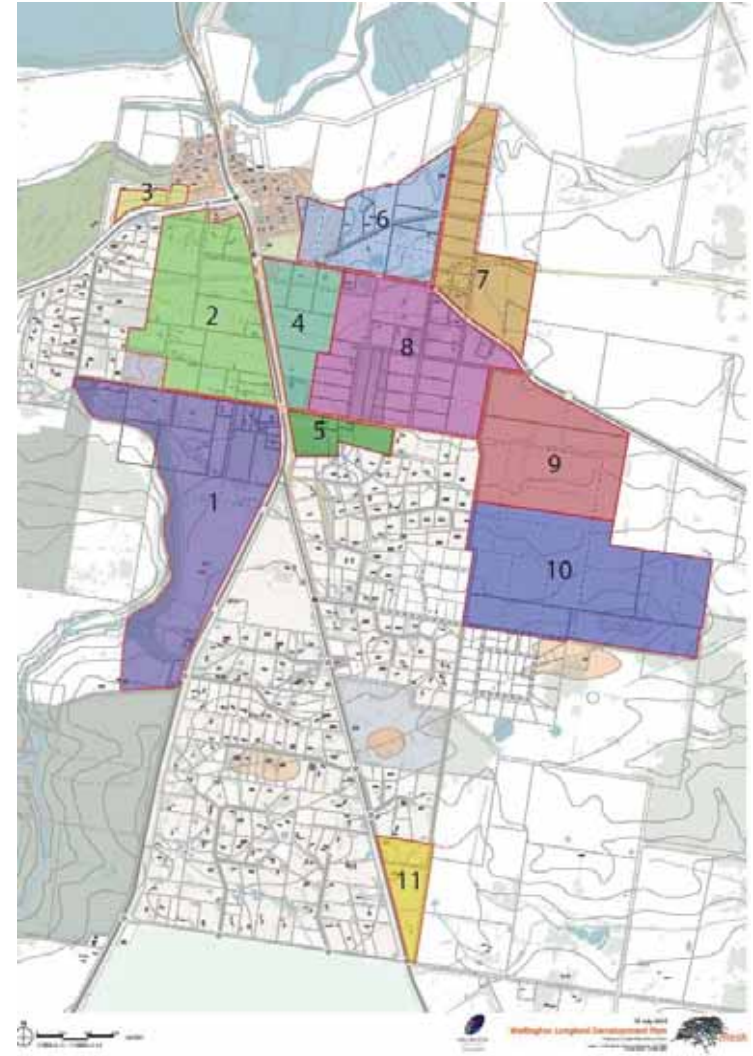


Figure 1: Longford Development Plan (Mesh, 2015)

## Site & Surrounding Context

### Site Context

Precinct 11 is located 2.7 kilometres from the township of Longford.

The precinct intersects Seaspray Road, Boundary Creek Road and Cobb Road on the southern cusp of the Longford settlement boundary.

Seaspray Road is a sealed two-way road that is identified as a Road Zone – Category 1 and therefore is managed by Vic Roads.

Boundary Creek Road (Government Road) and Cobb Road are unmade gravel roads, managed by Wellington Shire Council.

Precinct 11 consists of 3 separately transferrable land parcels and are formerly described as:

- Lot 1 on LP97183 shown on Vol. 08478 Fol. 135 (233 Seaspray Road).
- Lot on LP97183 shown on Vol. 8982 Fol. 136 (245 Seaspray Road).
- Crown Allotment 56, Parish of Glencoe shown on Vol. 9077 Fol. 861 (1 Cobb Road).

Each land parcel has separate registered proprietors. A copy of the certificate of titles is enclosed in Appendix H.

The existing conditions plan prepared by SK Spatial Pty Ltd shown in Figure 2, illustrates the levels and features of the land parcels within Precinct 11.

The following is a detailed description of the individual land parcels:

#### 245 Seaspray Road

The property is a trapezoidal shape, consisting of an area of 5.22 hectares. The dimensions of the land parcel are 255.3 metres (north boundary), 260.5 metres (east boundary), 145.2 metres (south boundary) and 282.8 metres (west boundary).

A modest single storey dwelling resides on the property, including outbuildings located towards the north western part of the site. The dwelling is connected to on-site wastewater management systems and rainwater harvesting system for potable water supply.

The site also contains a dam situated on the eastern part of the site.

An existing gravel circular driveway provides vehicle access to Seaspray Road from the dwelling and outbuildings. The crossover is located to the north western corner of the site.

There is planted native and exotic vegetation along the western, northern and southern boundaries and surrounding the dwelling and outbuildings to provide screening and contribute to the aesthetics of the rural area.

The remaining site area consists of paddocks, including a dam located on the western part of the land.

There are no easements encumbering the land.

#### 233 Seaspray Road

The property is a trapezoidal shape, consisting of an area of 4.047 hectares. The dimension of the land parcel are 315.3 metres (north boundary), 141.8 metres (east boundary), 255.3 metres (south boundary) and 154 metres (west boundary).

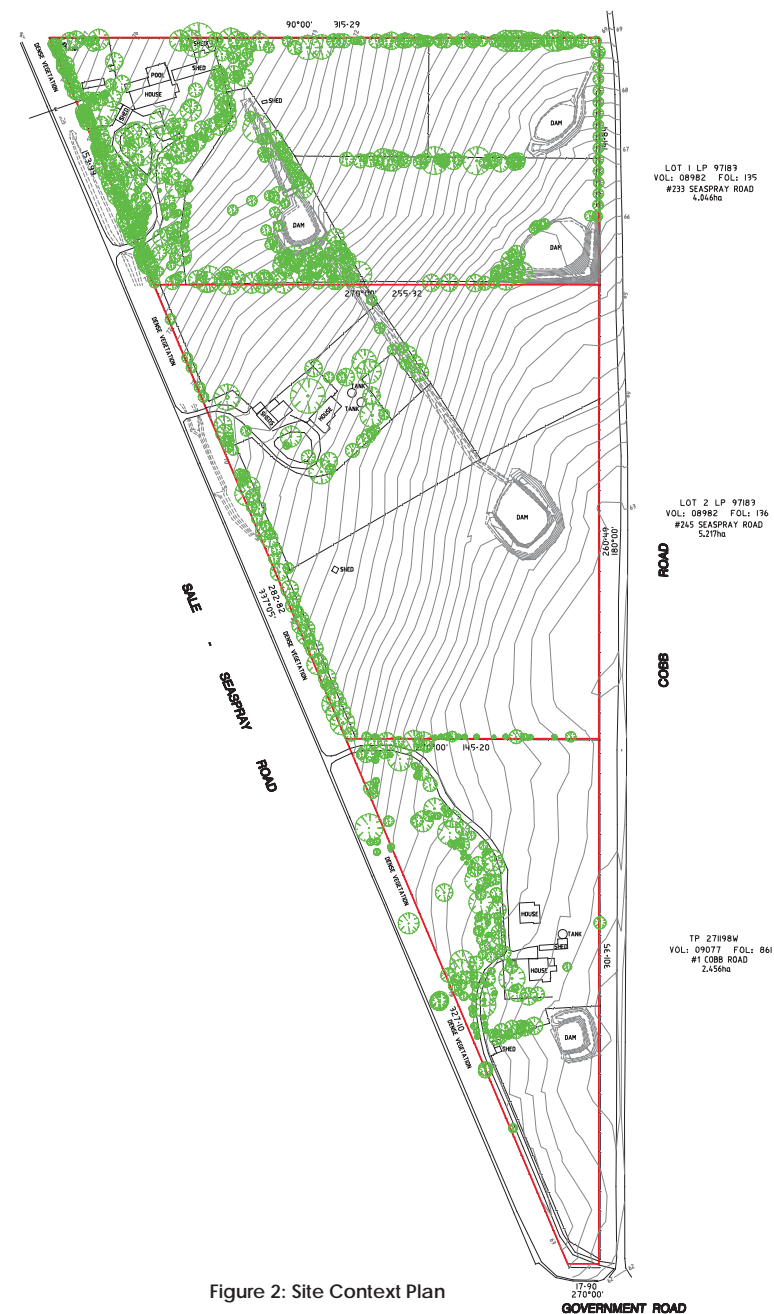


Figure 2: Site Context Plan



An existing dwelling resides on the property, including outbuildings located in the north western corner of the site. The dwelling is connected to on-site wastewater management system and rainwater harvesting system for potable water supply.

The remaining site area consist of paddocks, including 2 dams within close proximity to the western boundary and 1 dam located towards the southern boundary.

An existing gravel circular driveway provides vehicle access from the dwelling and outbuildings to Seaspray Road. The crossover is located towards the south western corner of the site.

There is planted native and exotic vegetation along the western, northern and southern boundaries and surrounding the dwelling through the centre of the property.

There are no easements encumbering the land.

### **1 Cobb Road**

The property is a trapezoidal shape, consisting of an area of 2.46 hectares. The dimension of the land parcel are 145.2 metres (north boundary), 301.35 metres (east boundary), 17.9 metres (south boundary) and 327 metres (west boundary).

An existing dwelling resides on the property, including outbuildings located in a central position on the site. The dwelling is connected to on-site wastewater management system and rainwater harvesting system for potable water supply.

An existing gravel curved driveway provides vehicle access from the dwelling and outbuildings to Seaspray Road. The crossover is located in the north western corner of the site.

There is planted native and exotic vegetation surrounding the dwelling, following the driveway and northern perimeter of the property.

There are no easements encumbering the land.

### **Topography of the Precinct**

The overall slope of the land gradually falls from the northwest to southeast. The highest point within the precinct is in the north western corner of 233 Seaspray Road (77 metres to AHD) and the lowest point located to the centre of the eastern boundary of 1 Cobb Road (62 metres to AHD).

The topography of the land is featured in the Existing Conditions Plan prepared by SK Spatial Pty Ltd and is under Figure 2 of this report. The plan is also enclosed in Appendix A of the plan.

## Surrounding Context

The subject site is located on the southern cusp of the rural settlement of Longford. This area is characterised by its low density residential lifestyle lots, ranging between 8,000 square metre to 2 hectares. The key focus for this settlement is for rural residential growth.

Longford is located 10 kilometres from the regional centre of Sale. The regional centre provides extensive retail, commercial and community facilities.

The immediate interfaces to Precinct 11 are:

**To the north** are 3 rural residential properties at 4, 20 & 28 Clark Court. The lot sizes range between 1.505 to 2.270 hectares. Each lot contains a dwelling and outbuilding and is located in the Rural Living Zone.

**To the east** is the unmade gravel road of Cobb Road that includes swales and vegetation on both sides of the road. The land on the opposite side of Cobb Road comprises of three land parcels, including CA 58 Parish of Glencoe consisting of a land area of 15.6 hectares, CA 60A Parish of Glencoe consisting of land area of 23.2 hectares and 175 Boundary Creek Road consisting of land area of 16.2 hectares. All land parcels comprise of vacant paddocks, except for the property at 175 Boundary Creek Road that has a single dwelling residing on the land. All of these properties are located within the Farming Zoned and are used for low-scale livestock grazing.

**To the south** is Boundary Creek Road. The road consists of partial bitumen treatment close to the intersection of Seaspray Road, however it reverts to a gravel treatment close to the intersection of Cobb Road. There is no roadside vegetation within the road reserve adjacent to the subject site. The land to the opposite side of Boundary Creek Road is a vacant paddock at 341 Boundary Creek Road. The property consists of a lot size of 17.48 hectares and is located within a Farming Zone.

**To the west** is Seaspray Road a two-way traffic bitumen road. There are grassed swales on both sides of the road. There is a diversity of native and exotic (pine) trees lining the eastern side of the road, adjoining the precinct. On the opposite side of the road are 6 allotments (220 to 276 Seaspray Road) ranging in lot sizes between 1.040 to 4.012 hectares. All lots are within a Rural Living Zone and contain a dwelling and outbuildings, except for 262 and 276 Seaspray Road that remain vacant paddocks.

The location of the above immediate interfaces is shown in Figure 3 of this report.

The township of Longford comprises of the following commercial and community facilities:

- The Longford Primary School is located approximately 2.7 kilometre northeast of the precinct, situated at the intersection of Hobsons Road and the South Gippsland Highway.
- A Longford kindergarten located 3.5 kilometres to the north of the precinct on the eastern side of the Seaspray Road.
- Lakeview general store and service station is approximately 1 kilometre north of the precinct, located on the eastern side of the Seaspray Road.

The main transport networks through Longford are:

- Seaspray Road intersects South Gippsland Highway, providing links to Longford to Seaspray and townships along 90 Mile Beach;
- South Gippsland Highway provides links from Longford to Sale, Yarram and other townships within South Gippsland;
- Longford-Rosedale Road provides links between Longford to Rosedale to the west; and,
- Longford-Loch Sport Road links Longford to Loch Sport and Golden Beach to the southeast.

There are several active and passive open spaces within Longford including:

- Longford Recreation Reserve located approximately 3.74 kilometres north of the precinct.
- Sale Golf Club located approximately 4.10 kilometres north west of the precinct.

- Sale Common Nature Conservation Reserve located approximately 5.12 kilometres north of the precinct.

There is a bus route that runs between Sale to Loch Sport and the closest bus stop to the precinct is 4.1 kilometres within the township of the Longford. There is also a V/line train station within Sale that services Gippsland and some of the Melbourne Metropolitan areas.



Figure 3: Site and surrounding context of Precinct 11 (GOOGLE, 2018)

## Development of Precinct 11

The proposed development of Precinct 11 will entail the subdivision of 12 lots.

This will occur in 3 stages and a proposed stage plan has been prepared by SK Spatial Pty Ltd, as shown in Figure 4 and in Appendix B.

The following stages will involve:

- Stage 1 is subdividing land parcel of 245 Seaspray Road into 8 lots, creating lot sizes ranging between 6205 to 6962 square metres.
- Stage 2 is subdividing land parcel of 233 Seaspray Road into 2 lots, creating lot sizes ranging between 19,841 to 20,625 square metres.
- Stage 3 is subdividing land parcel of 1 Cobb Road into 2 lots, creating lot sizes ranging between 12,122 to 12,437 square metres.

The average lot size in this precinct will be 9765 square metres.

The layout of the subdivision will allow the existing dwellings and outbuildings to be retained and contained within in a lot respectively.

Building envelopes have been included in Lots 2 & 8 to provide certainty of the location of future development in these lots and ensure there is no further native vegetation removed. Should there be alterations to the building envelopes and/or boundaries and native vegetation is impacted, then a Habitat Hectares Assessment Offset Requirement will be required for the respective lots.

Lots 2, 5 & 7 will benefit from the existing crossovers adjoining Seaspray Road, however they will require upgrading in accordance to Vic Roads.

Lot 6 will also utilise the crossover in Lot 5 by way of a carriageway easement.

Lots 3 & 4 will be required to share a crossover in accordance to Vic Roads.

Lots 1 & 8 will utilise the existing crossovers accessing Cobbs Road

All remaining lots will require crossovers to be constructed to Cobb Road in accordance to the responsible authority.

The registered proprietor of 245 Seaspray Road intends to pay for the construction and widening of Cobb Road up to the north eastern corner of Lot 9 and the intersection of Cobb Road and Boundary Creek Road. The registered proprietor of the property at 233 Seaspray Road will be required to extend the road to the north eastern corner of Lot 9 should the landowner be in the position to subdivide. The developer will also need to extend the footpath from the southern eastern corner of Lot 8 to the north eastern corner of Lot 9.

The developer of Stage 3 will be required to implement the footpath adjacent to Stages 1 & 2 i.e. from the south boundary of Lot 1 to the north boundary of Lot 9.

All lots will be required to provide on-site wastewater management systems and rainwater tank for potable water supply. This is based on the assessment of the property at 245 Seaspray Road under the Drainage Strategy and Servicing Report prepared by Simon Anderson Consultants. Further details of the requirements are included in Appendices E & F.

The removal of exotic and native vegetation will be required along Seaspray Road to allow for the construction of the crossovers and there will be further vegetation removal along Cobb Road for the construction and widening of Cobb

Road and the proposed crossovers adjoining the road. Further details of the removal of vegetation is included in Appendix G.

There is capacity for the lots to connect to electricity and telecommunications services and this discussed in the Servicing Report prepared by Simon Anderson Consultants enclosed in Appendix E of this plan.

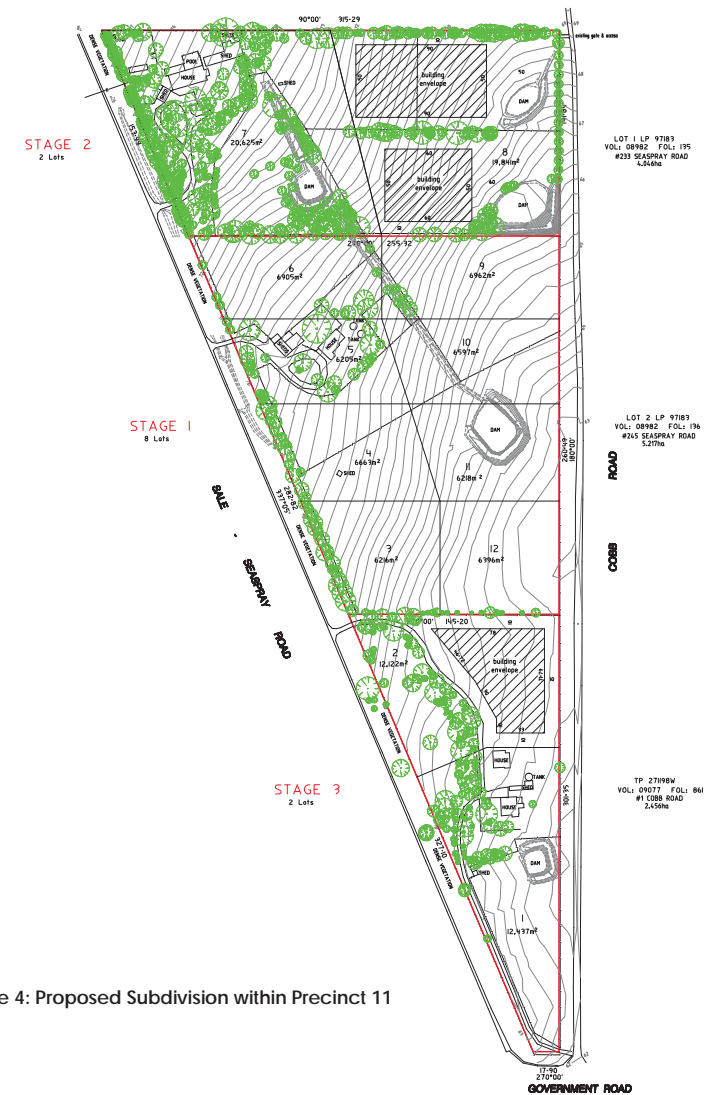


Figure 4: Proposed Subdivision within Precinct 11





#### Clause 43.04 - Development Plan (DPO)

The purpose of the overlay is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.
- To exempt an application from notice and review if it is generally in accordance with a development plan.

Pursuant to Clause 43.04-1, a permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the responsible authority.

The Longford Development Plan has been approved and is referenced in the Wellington Planning Scheme.

A permit granted must:

- Be generally in accordance with the development plan.
- Include any conditions or requirements specified in a schedule to this overlay.

#### Schedule 10 to the Development Plan Overlay

##### Clause 2.0 Conditions and requirements for permits

A permit application for subdivision must provide:

- A site description and plans demonstrating how the proposed subdivision design will conserve and contribute to the overall character of the precinct and, more generally, Longford.
- A graphical and written assessment demonstrating compliance with the approved Precinct Plan.

A permit application for subdivision must demonstrate that the proposed subdivision will not prejudice other properties from subdividing efficiently, and that safe access can be achieved or maintained to the site and other properties within the precinct.

A permit application for subdivision which includes land with native vegetation must address the requirements of Clause 52.17 Native Vegetation.

A permit for subdivision and development must include conditions which reflect the urban design principles, guidelines, requirements and conditions stated in the *Longford Development Plan, November 2015* and the approved Precinct Plan.

A permit for subdivision must include an agreement under section 173 of the *Planning and Environment Act 1987* between the landowner(s) and the responsible authority to acknowledge the arrangements (e.g. payments or works-in-lieu) for infrastructure contributions identified in the Precinct Plan. If an agreement requiring infrastructure contributions already exists, the landowner(s) are not required to enter into a new agreement. The agreement will lapse once all specified requirements have been satisfied.

The above requirements will need to be met as part of the subdivision application after this precinct plan have been endorsed.

##### Clause 3.0 Requirements for development plan

The schedule requires a single Precinct Plan to be prepared for each precinct identified in the Longford Development Plan, prior to the development of land included in that precinct.

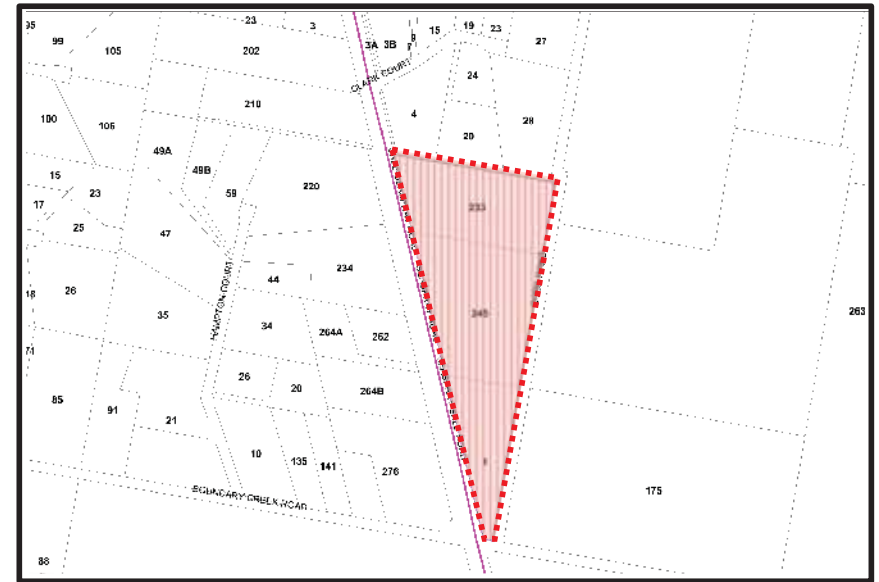


Figure 7: The subject site identified with a red dashed line is shown to be located within the Development Plan Overlay (DPO10) (DELWP, 2018).

Precinct Plans must address the design requirements as stated in the *Longford Development Plan, November 2015*, together with the following design principles:

- A site responsive design reflective of the Longford character of quiet meandering roads, rural living lifestyle and a green, leafy character.
- Enhanced connectivity for pedestrians and vehicles by:
  - Linking precincts.
  - Ensuring connectivity to key destination points (such as the Longford Primary School, town core and open space areas) is maintained.
  - Developing concentric loops, which ultimately connect to the existing movement network to Sale.
- Independent development of each precinct.

Precinct Plans must contain:

- A Drainage Assessment which has regard to stormwater and any potential environmental impact on the Ramsar wetland area.
- A Staging Plan showing the sequence of development and delivery of infrastructure (construction or upgrade).
- A Public Infrastructure Plan for delivery and funding of infrastructure items associated with the proposed development, including potential interim and ultimate infrastructure requirements.

Enclosed in the appendices are the following documentation

- The Drainage Strategy for 245 Seaspray Road has been prepared Simon Anderson Consultants and is enclosed in Appendix F.
- The Staging plan has been prepared by SK Spatial Pty Ltd and is enclosed in Appendix B.
- A Servicing Report has been prepared for 245 Seaspray Road and this is included in Appendix E. It provides details of the proposed works that will be involved in Stage 1.
- A Public Infrastructure Plan has been included in the Service Report.

## Longford Development Plan

### Design Requirements from the Longford Development Plan

The Longford Development Plan outlined particular design requirements within Precinct 11, including the following:

- Provide average lot size of 8000 square metres, including a minimum lot size of 6000 square metres. The Indicative number of lots would be 16 based on an overall area of 13.2 hectares.
- To construct the intersection of Boundary Creek Road and Cobb Road.
- Upgrade and widen Cobb Road as a key access road.

The average lot size proposed in this precinct is 9765 square metres with a minimum lot size of 6205 square metres. This is based on the overall area of 11.719 hectares. The proposed subdivision layout enclosed in Appendix B of this plan.

The intersection of Boundary Creek Road and Cobbs Road will be constructed. Cobbs Road will be upgraded and widened up to the northern boundary of Lot 9. This will be funded by the landowner of 245 Seaspray Road. Should the registered proprietor of 233 Seaspray Road subdivide their property, they will be required to fund the construction and widening of Cobb Road from the north eastern corner of Lot 11 to the northern eastern corner of Lot 8.

An assessment of the overall design requirements set out in the Longford Development Plan against the proposed subdivision layout have been prepared and enclosed in Appendix C of this plan.

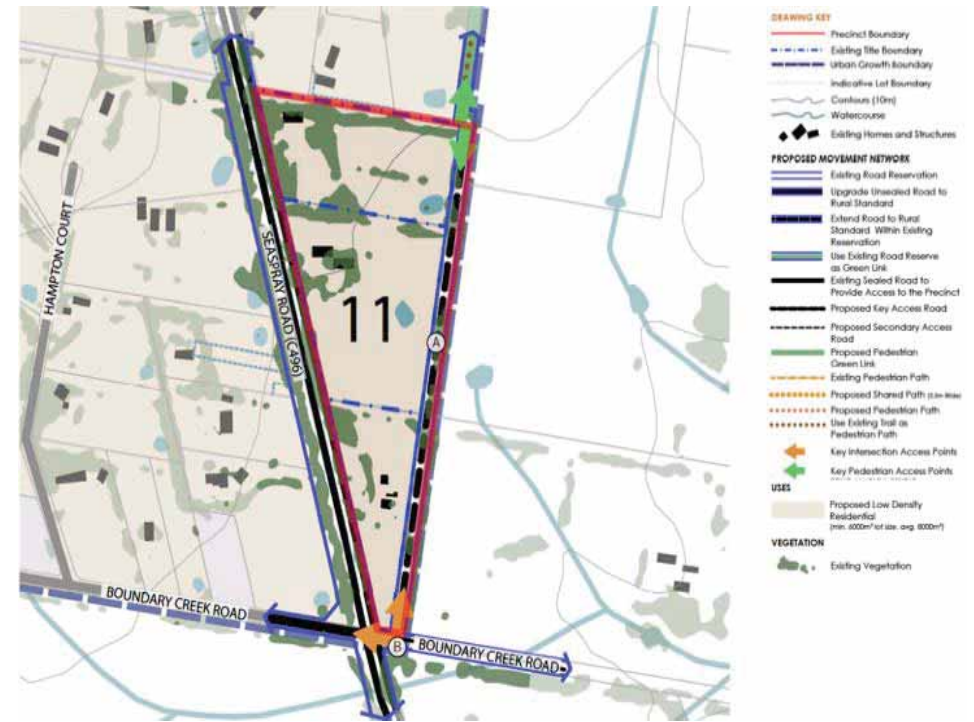


Figure 8: Design Response of Precinct 11 from the Longford Development Plan (Mesh, 2015)



## Particular Provisions

### Clause 52.02 Easements, Restrictions and Reserves

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

A permit is required before a person proceeds under Section 23 of the Subdivision Act 1988 to create, vary or remove an easement or restriction or vary or remove a condition in the nature of an easement in a Crown grant.

A carriageway easement will be required to be created within Lot 5 to provide access to the shared crossover in Lot 6.

### Clause 52.17 Native Vegetation

The purpose is to:

*To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) the Guidelines:*

- 1. Avoid the removal, destruction or lopping of native vegetation.*
- 2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.*
- 3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.*

*To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.*

Pursuant to Clause 52.17-1, A permit is required to remove, destroy or lop native vegetation, including dead native vegetation. This does not apply if the table to Clause 52.17-7 specifically states that a permit is not required.

Habitat Hectares Assessment Offset Requirement prepared by Ethos NRM has identified that 0.097 hectares of native grass within 245 Seaspray will require removal to allow for the construction of the driveways within Lots 3 & 4.

Pursuant to Clause 52.17-5, a permit is required to remove, destroy or lop native vegetation, the biodiversity impacts from the removal, destruction or lopping of native vegetation must be offset, in accordance with the *Guidelines*.

The removal of the native grasses within 245 Seaspray will require a General habitat unit of 0.048 and a Minimum Strategic Biodiversity Value Score of 0.566. The Habitat Hectares Assessment Offset Requirement acknowledges that there are credits available.

The removal of native vegetation along other parts of Seaspray and Cobb Road are exempt from requiring a planning permit under Clause 52.17-7 including:

Planted Vegetation - Native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding.

This exemption does not apply to native vegetation planted or managed with public funding for the purpose of land protection or enhancing biodiversity unless the removal, destruction or lopping of the native vegetation is in accordance with written permission of the agency (or its successor) that provided

the funding. The vegetation along Seaspray Road has been planted and has not been funded by the public.

### Clause 52.29 Land adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road

The purpose of the provisions is to:

- *To ensure appropriate access to identified roads.*
- *To ensure appropriate subdivision of land adjacent to identified roads.*

A permit is required to:

- Create or alter access to a road in a Road Zone, Category 1.
- Subdivide land adjacent to a road in a Road Zone, Category 1.

Seaspray Road is identified as a Road Zone – Category 1 and therefore the proposed subdivision of land and proposed crossovers to access Seaspray Road will require approval from Vic Roads.

### Clause 53.01 Public Open Space Contribution and Subdivision

A person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both).

#### Schedule to the Public Open Space Contribution and Subdivision

The schedule specifies a 5% contribution is required to be paid based on the valuation of the land. This will be a condition on the planning permit and will be required to be paid before Statement of Compliance is issued.

## Planning Policy Framework

**Clause 71.02-1** of the Wellington Planning Scheme states that the Planning Policy Framework (PPF) seeks to ensure that the objectives of planning in Victoria (as set out in Section 4 of the Planning and Environment Act 1987) are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

In order to achieve the above objective, **Clauses 11-19** of the Wellington Planning Scheme sets out objectives, strategies and implementations under the Planning Policy Framework (PPF) providing context for spatial planning and decision making for developers and the responsible authority.

The following PPF have been summarised as they provide relevance to the development of this precinct:

**Clause 11 (Settlement)** indicates that planning is to facilitate sustainable development that takes full advantage of existing settlement patterns. It also recognises the need for, and as far as practicable contribute towards health and safety, diversity of choice, energy efficiency, prevention of pollution to land, water and air, accessibility and land use and transport integration.

**Clause 11.01-1S (Settlement)** objective is to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

**Clause 12 (Environmental and landscape values)** recognises that planning should protect sites and features of nature conservation, biodiversity, geological or landscape value.

**Clause 12.01-1S (Protection of biodiversity)** objective is to assist the protection and conservation of Victoria's biodiversity.

**Clause 12.01-2S (Native vegetation management)** seeks to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

**Clause 12.05-2S (Landscapes)** recognise the natural landscape for its aesthetic value and as a fully functioning system.

**Clause 13.02-1S (Bushfire planning)** recognises that in a bushfire prone area designated in accordance with regulations made under the Building Act 1993, bushfire risk should be considered when assessing planning applications for the following uses and development subdivisions of more than 10 lots.

When assessing a planning permit application for the above uses and development:

- o Consider the risk of bushfire to people, property and community infrastructure.
- o Require the implementation of appropriate bushfire protection measures to address the identified bushfire risk.
- o Ensure new development can implement bushfire protection measures without unacceptable biodiversity impacts.

**Clause 14 (Natural resource management)** indicates that planning is to assist in the conservation and wise use of natural resources including energy, water, land, stone and minerals to support both environmental quality and sustainable development.

**Clause 14.02-1S (Catchment planning and management)** objective to assist the protection and restoration of catchments, water bodies, groundwater, and the marine environment.

**Clause 14.02-2S (Water quality)** seeks to ensure that land use activities potentially discharging contaminated runoff or wastes to waterways are sited and managed to minimise such discharges and

to protect the quality of surface water and groundwater resources, rivers, streams, wetlands, estuaries and marine environments.

**Clause 15.01-6 (Design for rural areas)** objective is to ensure development respects valued areas of rural character.

**Clause 15.02-1S (Energy and resource efficiency)** strategy is to improve the energy, water and waste performance of buildings and subdivisions through environmentally sustainable development.

**Clause 16.01-5S (Rural residential development)** seeks to ensure land is only zoned for rural living or rural residential development where it:

- o Is located close to existing towns and urban centres, but not in areas that will be required for fully serviced urban development.
- o Can be supplied with electricity and water and good quality road access.

**Clause 19.03-2S (Infrastructure design and provision)** strategy is to provide an integrated approach to the planning and engineering design of new subdivision and development.

**Clause 19.03-3S (Integrated water management)** seeks to provide for sewerage at the time of subdivision or ensure lots created by the subdivision are capable of adequately treating and retaining all domestic wastewater within the boundaries of each lot.

**Clause 19.03-4S (Telecommunications)** objective is to facilitate the orderly development, extension and maintenance of telecommunication infrastructure.

## Local Planning Policy Framework

The Local Planning Policy Framework (LPPF) comprises of the Municipal Strategic Statement (MSS) and is summarised in the following policies relevant to the proposed development in this precinct.

The Municipal Strategic Statement (MSS) is a concise statement of the key strategic planning, land use and development objectives for the municipality and the strategies and actions for achieving the objectives. The MSS underpins the State Planning Policy Framework.

### Clause 21.01 Municipal Profile

**Clause 21.01-2 (Rural area)** states the Wellington Shire Rural Zones Review identified nine Planning Units across the municipality. These Units are used to identify common natural and physical features within the Shire and are divided into geographical areas. Precinct 11 is located in Planning Unit 4a: Rosedale-Stradbroke:

The Rosedale-Stradbroke Planning Unit occupies the Gippsland Plains north and south of the Princes Highway, and the lowland hills to the south of Rosedale. Land uses in the Unit are varied. Land in the north and south of the Princes Highway is characterised by flat to gently undulating plains that support sheep and beef grazing (and limited dairying). There is little irrigated agriculture apart from irrigated vegetable production in the south-east of the Unit on sandy soils. The hillier areas of the Unit are largely covered by native forest (Holey Plains Park) and forestry plantations. Dryland agriculture and the timber industry (on private and public lands) have very high strategic importance in the Unit. The Unit contains extensive sand and gravel resources that could be extracted in the future.

### Clause 21.03 Vision - Strategic Framework

**Clause 21.03-1 (Vision)** states the Wellington 2030 is a strategic visioning document guiding the Shire up to 2030. This strategic vision document is divided into eight themes, the following 6 themes are relevant to this development:

1. **Natural Environment:** Wellington has clean air and healthy rivers, streams and lakes. The native flora and fauna are plentiful and diverse. Our public land is protected and well managed. Water supplies are secure and abundant.
2. **Transport and Roads:** Wellington has well maintained transport networks supporting important economic activity and connected communities. Our townships are supported by excellent public transport services.
3. **Population:** Wellington's population has grown in a sustainable manner. We have used deliberate strategies to attract and retain more young families and young people while continuing to value the contributions of our older residents.
4. **Development:** Wellington has encouraged growth in appropriate locations supported by levels of infrastructure in keeping with the needs of the community while retaining the amenity valued by the community.
5. **Wellbeing and Safety:** Wellington is a safe and healthy community where everyone feels they are valued, supported and have the opportunity to participate. Social issues have been addressed through the joint efforts of community and supporting agencies.
6. **Liveability:** Wellington is a visually attractive and well serviced community that people enjoy living in.

**Clause 21.03-2 (The Strategic Framework Plans)** identify key directions for future land use planning and development in the Wellington Shire. The Framework Plans summarise the locations where specific land use outcomes will be supported and promoted. They also identify specific development opportunity areas where significant land use change can be expected, as well as areas such as heritage places and National Parks, whose special values need to be protected.

Separate Strategy Plans have been prepared for major towns in the Shire including: Wurruk and Longford.

### Clause 21.04 Settlement & Housing

**Clause 21.04-1 (Overview - Rural lifestyle)** recognises there are numerous low density residential and rural living areas in the Shire. They are predominantly located in attractive rural or natural settings accessible to township services but beyond the urban fringe and away from urban growth corridors. Key characteristics of these areas include a clustering of lots between 4,000 square metres and 8 hectares, a lack of reticulated services and limited drainage. Longford is well positioned to cater for a significant proportion of the demand for rural living in the Sale area, in accordance with the Sale, Wurruk and Longford Structure Plan, 2010.

**Clause 21.04-2 (Settlement Objectives)** is to:

- To accommodate future population growth over the next fifteen years in those settlements that can accommodate change and are expected to grow.
- To provide rural lifestyle opportunities in appropriate locations.
- To provide and improve stormwater systems so that high nutrient and sediment concentrations are prevented from entering waterways and wetlands.

**Clause 21.04-3 (Settlement Strategies)** is to

#### Rural Living

- Locate rural living areas in close proximity to developed settlements, to utilise existing social, cultural, and infrastructure facilities.
- Encourage rural living proposals to have regard to environmental features and constraints, in particular wastewater and effluent disposal.
- Ensure rural living activities do not reduce or adversely impact on the productive capacity of high quality agricultural land.

#### Infrastructure

- Ensure adequate effluent and stormwater discharge systems are provided in order to lessen existing and future environmental impacts from townships.
- Ensure that development provides an appropriate effluent treatment system within the boundaries of the lot.
- Ensure that cost effective infrastructure is provided for the present and future development of the Shire's towns.

### Clause 21.05 Sale, Wurrak and Longford Strategic Framework

The **Vision** under **Clause 21.05-1** states the Sale, Wurruk and Longford area will develop in a manner that creates prosperous, inter-connected and mutually supportive urban and rural communities that enjoy choice and diversity in housing, employment and recreation. The individual characteristics and identities of Sale, Wurruk and Longford will be protected and enhanced, as the three communities collaboratively achieve their aspirations of becoming a thriving regional centre.

#### Clause 21.05-2 Township roles

In achieving the above vision Longford will play the following key role:

Longford will be a key focus for rural residential growth and will also provide opportunities for further residential intensification within its core and in close proximity to recreation and education facilities and the redeveloped golf course. As growth occurs, Longford will see its identity as a desirable rural lifestyle area protected and enhanced.

#### Clause 21.05-4 Housing choice and diversity

The objective is to provide housing choice and diversity in the local market.

The strategies to achieve the above:

- Facilitate development in Sale, Wurruk and Longford for a variety of residential densities/lot sizes, in accordance with the township roles and strategy plans contained in this clause.
- Facilitate rural living development in Longford to build on and enhance its existing character and function.

#### Clause 21.05-5 Residential development

The objective is to provide to facilitate strategically located, well designed, sustainable and inclusive residential development.

- The strategies to achieve the above:
  - Ensure holistic and considered development plans are prepared for all growth areas identified in the strategy plans shown in this Clause. These development plans should ensure that new development achieves a high level of integration with surrounding areas, constitutes a well orientated subdivision pattern, provides adequate open space and neighbourhood facilities, retains native vegetation, creates/links to key movement corridors (for cars, buses, pedestrians and cyclists), and makes holistically considered provision for drainage and other infrastructure.
  - Encourage a range of lot sizes within new subdivisions to provide for a variety of dwelling sizes and types within the same residential areas and ensure that subdivisions are designed to support future public transport use.

#### Clause 21.05-9 Movement network

The objective is to provide an efficient access and movement network for vehicles, pedestrians and cyclists.

The strategy is to ensure future roads and access ways meet legislative requirements and endeavour to achieve best practice standards in catering for disabled and impaired persons.

#### Clause 21.14 Environmental Risk

##### Clause 21.14-2 Fire

A Municipal Fire Prevention Plan has been prepared for the municipality with the objective of creating a safer community. In addition to specifying works and responsibilities, the Plan identifies actions the community can undertake to minimise the risk and to help prepare for fire.

Additionally, the municipality identifies Precinct 11 in a fire landscape Type 4: Central Grassland Plains.

##### *Fire Landscape Type 4: Central Grassland Plains*

The central grassland plains and open woodland describes the relatively flat landscape that lie south of GDR; north of the Strzelecki's in the west and the coastal heathland in the east. An irrigation island known as the Macalister Irrigation District covers a substantial area in and around the Thompson River and Macalister River catchments. Natural rainfall is approximately 600 – 800mm per annum through the Central Grassland Plains. The area is dominated by dry land agriculture with remnant patches of native grasslands and woodlands. The grassland plains are predominantly covered by improved pastures, with very limited native grasslands remaining.

Small scale grassland plain fires are a regular occurrence throughout the landscape. Larger grassland fires are generally uncommon throughout this landscape, however in 2006/07 some significant areas were burnt around the Cowwarr district. Grasslands typically recover quickly, either through seed storage in the soil or re-sowing of paddocks. Native grasslands recover in a short period also through existing root stock, seed storage and seed dispersal.

Grasslands can present various risks to settlements and dwellings either through fires transitioning from the forest into forest/grassland interface or a grassland fire becoming established independently. Grassland fires spread relatively quickly and can vary in intensity depending on fuel load throughout the landscape. Grassland fires only pose a significant threat to the perimeter, of around 100 metres, of any town or settlement. Settlements and towns in this fire landscape area include Yarram, Heyfield, Sale, Maffra, Briagolong, Boisdale, Rosedale, Stratford, Longford, Woodside, Alberton and Tarraville.

The objective is to protect the community from natural hazards such as fire.

The strategies are to:

- Ensure that new land use or development, particularly within the identified fire landscapes does not increase the level of fire risk and includes adequate fire protection measures.
- Ensure appropriate buffers are applied between new urban settlement and bushland to mitigate the risk of fire.
- Require dwellings in rural areas to be sited to minimise fire risk and minimise the need for removal of native vegetation.
- Discourage residential development and associated uses in areas which are in areas that are subject to high fire risk.
- Recognise the five fire landscapes and their implication on land use and development and the risk of fire.

#### Clause 21.15 Natural Resource Management

1) The objective is to ensure that land use and development in water catchments do not adversely affect the quality and quantity of water that is available for domestic and agricultural consumption.

The strategy to achieve the above objective is to encourage co-operation with water catchment authorities regarding the management of identified domestic water supply catchments to enhance water quality within the Shire.

2) The objective is to protect groundwater quality and aquifer recharge areas, particularly from the impacts of urban run-off.

The strategies to achieve the above objective is:

- Require all dwellings in rural areas to retain all effluent and stormwater on site as well as have a potable water supply and energy source.
- Require that developments with associated effluent disposal systems are located at least 100 metres from waterways and wetlands, particularly in areas with high water tables and in domestic water supply catchments.

3) The objective is to support and implement environmentally sensitive waste management and recycling practices.

The strategies to achieve the above objective is:

- Encourage stormwater systems that prevent high nutrient and sediment concentrations entering waterways and wetlands.

#### Clause 21.19 Infrastructure

The objective under Clause 21.19-1 seeks to ensure development is provided with physical infrastructure to the level appropriate to the area and in a logical manner.

The strategies to achieve the above objective is:

- Avoid the 'leapfrogging' of development out of sequence with infrastructure provision.
- Ensure development is appropriately serviced and facilitate developments to be responsible for the cost of providing necessary services.
- Encourage development to be cognisant of and reflect development infrastructure constraints, particularly drainage infrastructure.
- Ensure development which is not connected to reticulated sewerage is provided with appropriate on-site effluent disposal systems.

### Response to the Planning Policy Framework

The proposed subdivision of Precinct 11 will contribute to the population growth in Longford and meet the markets needs for rural living lifestyle within the Longford settlement boundaries, complying with **Clauses 11, 11.01-1S, 21.04-2 & 21.05-2**.

Precinct 11 is located on the cusp of the settlement boundary, the diversity of the lot sizes will provide an appropriate transition from rural living to the farming zone to the south and east of the precinct, complying with **Clause 21.04-2**.

The minimum lot size of 6205 square metres proposed in this precinct meets the minimum requirement under the Rural Living Zone and the Longford Development Plan. The average lot size of 9765 square metres meeting the average lot requirement of 8000 square metres specified in the Longford Development Plan.

The proposed lot sizes ranging between 6205 to 20,625 square metres will meet the needs of the diverse market and there a number of lots to the immediate north and west of the precinct that are within the rural living zone provide similar lot sizes, complying **Clauses 21.05-4 & 21.05-5**.

Seaspray Road and Cobb Road will be the main roads providing vehicle access to the proposed lots, complying with **Clauses 16.01-5S & 19.03-2S**.

Cobb Road and the intersection of Cobb Road and Boundary Road will be constructed in accordance to the IDM standards, complying with **Clauses 16.01-5S, 19.03-2S & 21.05-9**.

The dwellings on the proposed lots will need to connect into a secondary effluent disposal and also a 600-litre rainwater tank for potable water supply, complying with **Clauses 14, 14.02-1S, 14.02-2S, 15.02-1S, 16.01-5S, 19.03-3S, 21.04-2, 21.15 & 21.19**.

To connect to electricity supply, there will need to be underground assets provided for the lots by Ausnet. Pit and pipe infrastructure will be required for telecommunication services through Telstra, complying with **Clauses 16.02-5S, 19.03-2S, 19.03-4S & 21.19**.

There is no offset required to be paid for the removal of vegetation along Cobb Road. The road widening of Cobb Road will occur within the powerline easement and a previously constructed road verge. The location of the proposed crossovers for Lots 9 to 12 have been selected based on areas that have no native vegetation or the native vegetation is poorer in quality. The widening and construction of Cobb Road is not going to have a significant impact on the landscape based on the area previously been cleared, complying with **Clauses 12, 12.01-1S, 12.05-2S & 15.01-6**.

There is an offset required for the total removal of 0.097 hectares of native grasses along the southern end of the western boundary, complying with **Clauses 12.01-1S, 12.01-2S & 52.17-5**. Building envelopes are shown in Lots 2 & 8 to provide certainty of the location of future development in these lots and ensure there is no further native vegetation removal

Precinct 11 is located within a bushfire prone area and the proposed lots will be managed to ensure here is reduced bushfire hazards. The paddocks will be slashed during the bushfire seasons, defendable space can be managed around the houses and the undergrowth can be managed along the road reserves, particularly along Seaspray Road, complying with **Clauses 13.02-1S & 21.14-2**.

### Conclusion

The proposed subdivision layout within Precinct 11 is consistent with the relevant state and local policies; controls and provisions under the Wellington Planning Scheme.

The enclosed staged plan has been prepared to comply with the design requirements set out in the Longford Development Plan.

A subdivision application will be required to be submitted for each land parcel contained in the precinct plan and the lot sizes will need to be consistent with this precinct plan, unless an amendment is approved by the responsible authority.

### Reference

DELWP 2018, Land Channel  
<http://services.land.vic.gov.au/maps/pmo.jsp>

Google 2018, Map data  
<https://www.google.com/maps>

Mesh 2015, *Longford Development Plan*  
<http://www.wellington.vic.gov.au/Developing-Wellington/Wellington-Planning-Scheme/Development-Plans>



**APPENDIX A: EXISTING CONDITIONS PLAN**



**APPENDIX B: PROPOSED SUBDIVISION**



## APPENDIX C: OVERALL DESIGN REQUIREMENTS IN THE LONGFORD DEVELOPMENT PLAN

Overall Design Requirements specified in the Longford Development Plan

Development Plan Element	Overall Design Requirements	Assessment
Subdivision Pattern	Subdivision designs must deliver the level of connectivity shown on the DP in a manner reflective of and that will contribute to the character of Longford.	<p>There will be diversity of lot sizes within Precinct 11 that is consistent with the immediate lots to the west and north of the precinct zoned Rural Living.</p> <p>As the precinct is on the cusp of the Longford settlement boundary, the lots sizes proposed in this precinct will be an appropriate transition between the Rural Living Zone and the Farming Zone to the south and east of the precinct.</p>
	A range of lots sizes are encouraged above the minimum specified lot size.	<p>There will be a range of lot sizes within the precinct between 6205 to 20,625 square metres.</p> <p>The lot sizes have been determined by the size of the individual land parcels, the average lot within the precinct and limiting accessways onto Seaspray Road.</p>
	Low density streetscape character is encouraged through staggering dwelling and building setbacks and incorporating existing vegetation and other site features within lots and streets where possible.	There is sufficient land within the proposed lots to ensure this is adopted.
	Unless otherwise specifically shown or stated within the Precinct Requirements, dwelling must be designed to front onto roads.	There is sufficient land within the proposed lots to ensure this is adopted.
	Unless agreed with Council, there should be one property access per allotment.	<p><b>245 Seaspray Road</b></p> <p>Lots 5 and 6 will utilise the existing driveway on Seaspray Road and will be upgraded. A carriageway easement will be required within Lot 5 to allow the owners of Lot 6 to access the crossover.</p> <p>An additional crossover will be constructed for Lots 3 &amp; 4 to provide access to Seaspray Road. This will form as a shared crossover and will straddle the common boundary between the lots.</p> <p>Lots 9 to 12 will each have a crossover adjoining Cobb Road.</p> <p>There has been consultation with VIC Roads in relation to vehicle access onto Seaspray Road and this is discussed in the Servicing Report prepared by Simon Anderson Consultants.</p> <p><b>233 Seaspray Road</b></p> <p>Lot 7 will utilise the existing crossover and will be required to be upgraded.</p> <p>Lot 8 will utilise the existing crossover adjoining Cobb Road.</p> <p><b>1 Cobb Road</b></p> <p>Lot 1 will utilise the crossover adjoining Cobb Road.</p> <p>Lot 2 will utilise the existing crossover adjoining Seaspray Road and will require to be upgraded.</p> <p>All new crossovers adjoining Seaspray Road will be either upgraded or constructed in accordance to VIC Road standards.</p>

		All new crossovers adjoining Cobb Road will be constructed in accordance to the Responsible Authority
Movement Network	Existing road reserves (including paper roads) should where possible be used as part of the subdivision design to ensure efficient use of land and ensure a well-connected road network.	Seaspray Road and Cobb Road will provide vehicle access to the respective lots. Boundary Creek Road will provide a link between Seaspray Road and Cobb Road.
	Each precinct must upgrade and/or construct roads to standards as per the infrastructure Design Manual. Council encourages road deviations and deflections, changes in road priority and will relax minimum road cross-sectional requirements where there is justification in terms of enhancing local streetscape and character outcomes.	Cobb Road and the intersection of Cobb Road and Boundary Creek Road will require to be upgraded in accordance to the Infrastructure Design Manual (IDM).
	Where possible, direct property access to a Road Zone Category 1 (roads controlled by VicRoads) should be limited. Assessment of subdivision layouts will have regard to the rural residential context of Longford.	Additional accessways along Seaspray Road will be required for Lots 3 & 4 . All remaining accessways will be upgraded and utilised by the respective lots.
	Each precinct must deliver Key Access Points and Key Intersection Points in the locations shown on the DP. These access points can be shifted slightly if required to respond to important site features and in response to enhancing character attributes (such as existing vegetation) within the subdivision layout, however their general spacing and number provide important connections to adjacent precinct and the overall movement network envisaged by the DP.	<p>Cobb Road is identified as a Key Access Road under the Development Plan. It is currently an unmade road that intersects Boundary Creek Road.</p> <p>Cobb Road will be upgraded in accordance to the IDM standards.</p> <p>The key intersection point between Cobb Road and Boundary Creek Road will also be upgraded in accordance to the responsible authority.</p> <p>Construction of the above roads are detailed in the Traffic Assessment prepared by Simon Anderson Consultants.</p>
Vegetation	Trees and shrubs (both native and exotic) should be retained where ever possible in road reservations or private allotments. The use of building envelopes to protect trees in private allotments or other mechanism is encouraged.	<p>A habitat hectares assessment and offset requirement has been prepared by ETHOSNRM. An assessment of the vegetation along the frontage of 245 Seaspray Road and 1 Cobb Road has been prepared.</p> <p>Removal of vegetation for the construction of crossovers and road widening of Cobb Road and Boundary Creek Road is unavoidable. However, the layout of the subdivision, the number of lots, the number of crossovers required and utilising the existing crossovers has been considered and therefore the majority of crossovers to be constructed will located on Cobb Road where the vegetation has been identified either disturbed or of a poor quality to not require an offset.</p> <p>The vegetation along Seaspray Road, particularly within 245 Seaspray has been identified as planted vegetation however there were native grasses (25% understorey cover) identified along the shelterbelt on the southern end of the western boundary of 245 Seaspray Road and therefore an offset will be required for its removal.</p> <p>Building envelopes have been included in Lots 2 &amp; 8 to provide certainty of the location of future development in these lots and ensure there is no further native vegetation removed. Should there be alterations to the building envelopes and/or boundaries and native vegetation is impacted, then a Habitat Hectares Assessment Offset Requirement will be required.</p>
	Subdivision design must limit bushfire risk through providing edge roads to fire threats where possible and/or applying appropriate development setbacks/buffers to buildings.	The precinct is within a bushfire prone area.



		The precinct can be easily managed by ensuring the paddocks are slashed during fire hazard seasons and appropriate defendable spaces are provided around existing and future housing within the precinct.
	Subdivision design must respond to biodiversity values.	<p>A habitat hectares assessment and offset requirement has been prepared by ETHOSNRM. The report identifies that there will be no significant impact on any rare or threatened flora and fauna species under the EPBC or FFG Acts as a result of the removal of vegetation associated with the subdivision of 245 Seaspray Road.</p> <p>Building envelopes have been included in Lots 2 &amp; 8 to provide certainty of the location of future development in these lots and ensure there is no further native vegetation removed. Should there be alterations to the building envelopes and/or boundaries and native vegetation is impacted, then a Habitat Hectares Assessment Offset Requirement will be required.</p>
Drainage & Servicing	<p>Each lot created must ensure its size and land capability will support septic sewer, on site water, retention of key stands of native vegetation and any other constraints which may be identified.</p> <p>Council will support use of building envelopes and other mechanisms which define these requirements.</p>	<p>A land capability assessment was prepared by Strata as part of the rezoning of Precinct 11 in Amendment C90. This report is still relevant as it was modelled on the minimum lot size of the 6000 square metres. The proposed staging subdivision is proposing a minimum lot size of 6205 square metres and therefore the lots should have the capacity to contain the required disposal fields. The Servicing Report prepared by Simon Anderson makes reference to the Strata report.</p> <p>A Drainage Strategy has been prepared by Simon Anderson Consultants. This report has focused on the property of 245 Seaspray Road (Lots 3 to 6 and 9 to 12 on the proposed subdivision). Each proposed lot will require a 600 litre rainwater tank for water supply based on a development area of 600 square metres.</p>
	Where practicable, existing drainage lines/waterways should be retained within road reservation.	There are existing swale drains within the road reserves of Seaspray Road and Cobb Road. The proposed crossovers should not impact water flow through these swales as they will be constructed in accordance to the relevant authority.
	Drainage requirements must be considered on a Precinct-wide basis.	<p>The drainage strategy prepared by Simon Anderson Consultants, exclusively applies to 245 Seaspray Road. The drainage assessment has been modelled on a development area of 600 square metres for each lot.</p> <p>A rain water will be required to detain 600 litres of water for each lot to cope with a 1 in 5 year event. There are no reticulated water systems in the locality and therefore the rainwater tank is necessary for water supply.</p>

## APPENDIX D: TRAFFIC ASSESSMENT



**TRAFFIC ASSESSMENT**  
**SALE-SEASPRAY & COBB**  
**ROAD**  
**LONGFORD**

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## 1. Introduction

Simon Anderson Consultants have been engaged by the owner of the subject land to undertake a traffic assessment for the planning permit application for the subdivision of land within the precinct. The subject land is bounded by the Sale-Seaspray Road on the Western side and Cobb Road on the eastern side of the property. The land is identified as Lot 2 of LP 97183 Vol: 08982, Fol: 136 known as no. 245 Seaspray Rd and is 5.217 Ha in size. This land has recently been rezoned to Rural Living Zone.

The proposed development of the land into eight lots has been included in Appendix A.

Figure 1 below shows the location of the site and its position in relation to the Longford town ship while figure two shows the topography of the site.



**Figure 1 : Location of Site:**



**Figure 2: Topography of the site.**

The land falls from the north west to the south east and contains an existing dwelling with access from the Sale- Seaspray Road and is bounded by Cobb Road on the eastern side.



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## **2. Current Road Assets**

It is proposed to subdivide the land into eight lots with four lots accessing directly onto Sale Seaspray Road and four directly onto Cobb Road, please refer to appendix one for the proposed plan of subdivision.

### **2.1 Sale Seaspray Road**

The Sale Seaspray Road is currently a sealed two way road under the control of VicRoads with associated table drains, line marking, delineation and signage.



### **Photo 1: Sale Seaspray Road – Looking north from Boundary Creek Road**

There is an existing cross-over that serves the current property. It is proposed to expand this cross-over to serve proposed lots 5 & 6 on the boundary of the lots. One additional double driveway will be constructed to serve Lots 3 & 4 located on the common boundary.

Both of these cross-over's will be constructed to VicRoads standards for rural access driveways.



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## 2.2 Cobb Road

Cobb Road is currently a gravel road that has been formed with a gravel surface and table drains and is shown in the photo below. The Wellington Shire Council is currently the road management authority for Cobb Road.



### **Photo 2: Cobb Road – Looking north from Boundary Creek Road**

The Longford structure plan has identified Cobb Road to be extended to a rural standard within the existing road reservation, please refer Appendix B. It is proposed to upgrade Cobb Road to the requirements of the road management authority in line with the Infrastructure Design Manual (IDM) which is the adopted engineering standard for the Wellington Shire Council.

It is proposed that lots 9-12 will have driveways constructed onto Cobb Road to the IDM standard.

Cobb Road will be designed and constructed to Wellington Shire requirements.

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### **2.3 Boundary Creek Road**

Cobb Road connects with Boundary Creek Road before entering onto the Sale Seaspray Road.

Boundary Creek Road is currently a rural gravel road from the constructed intersection with Sale Seaspray road as shown in the photo below.



### **Photo 3: Boundary Creek Road – Looking east from Sale Seaspray Road**

It is proposed that the section of Boundary Creek Road that will carry traffic between Cobb Road and Sale Seaspray Road will be upgraded to the standard adopted for Cobb Road.

### **2.4 Intersection of Boundary Creek Road and Sale Seaspray Road**

The current intersection of Boundary Creek Road and Sale Seaspray has been constructed as a two way sealed intersection and is currently controlled by a Give Way sign with associated statcon line marking as shown in the photos on the next page. It is proposed to construct Boundary Creek Road from Cobb Road and match into the intersection works. The current give way signage and statcon line marking would remain.



**Photo 4: Boundary Creek Road – Looking west towards Sale Seaspray Road.**



**Photo 5: Boundary Creek Road – Looking east from Sale Seaspray Road.**

---

### **3. Conclusion**

The proposed subdivision will create 8 lots that will be serviced by Cobb Road and Sale Seaspray Road.

The existing cross-over onto Sale Seaspray road will be upgraded to service two lots (Lots 5 & 6) and one additional cross-over will be constructed to service two lots (Lots 3 & 4), located on the common boundaries. The driveways will be constructed to VicRoads standards.

Cobb Road will be upgraded to a rural access road to reflect the IDM and Council standards and requirements.

Four lots (Lots 9 - 12) will have driveways constructed onto Cobb Road to Council standards.

It is proposed to construct Boundary Creek Road between Cobb Road and Sale Seaspray Road and match into the current constructed intersection. The current give way signage and statcon line marking at the intersection would remain.

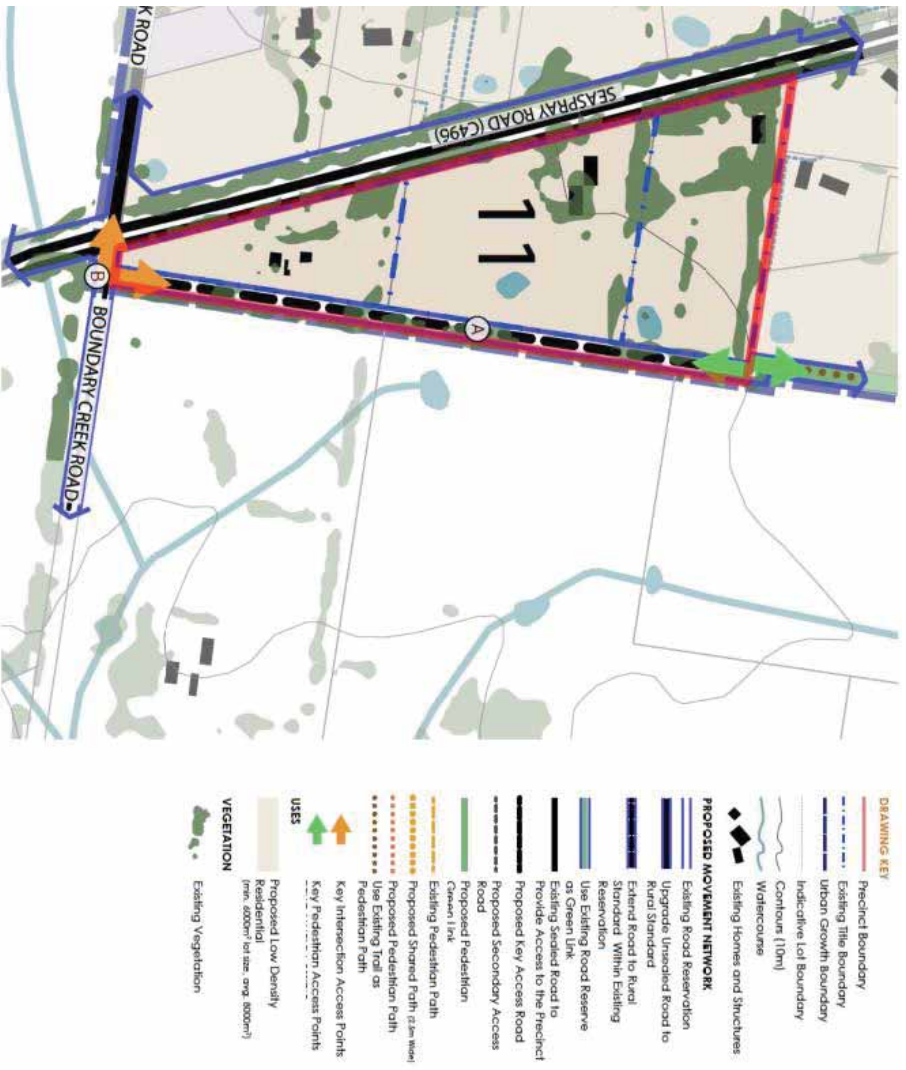
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**Appendix A – Proposed Eight Lot Subdivision**





## Appendix B – Longford Structure Plan -Proposed Cobb Road Treatment.





**APPENDIX E: SERVICING REPORT**

REV B : Nov 2018

# **SERVICING REPORT**

## **Sale Seaspray Road, Longford**

### **Precinct 11 – Stage 1-3**



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## 1. Introduction

Simon Anderson Consultants have been engaged by the owner of the subject land to prepare an infrastructure services report for the planning permit application for the subdivision of land in Stage one into eight lots. The subject land is bounded by the Sale-Seaspray Road on the Western side and Cobb Road on the eastern side of the property. The land is identified as Lot 2 of LP 97183 Vol: 08982, Foi: 136 known as no. 245 Seaspray Rd and is 5.217 Ha in size. This land has recently been rezoned to Rural Living Zone. The infrastructure report will also look at servicing options for Stage 2 (2 Lots) and Stage 3 (2 Lots)

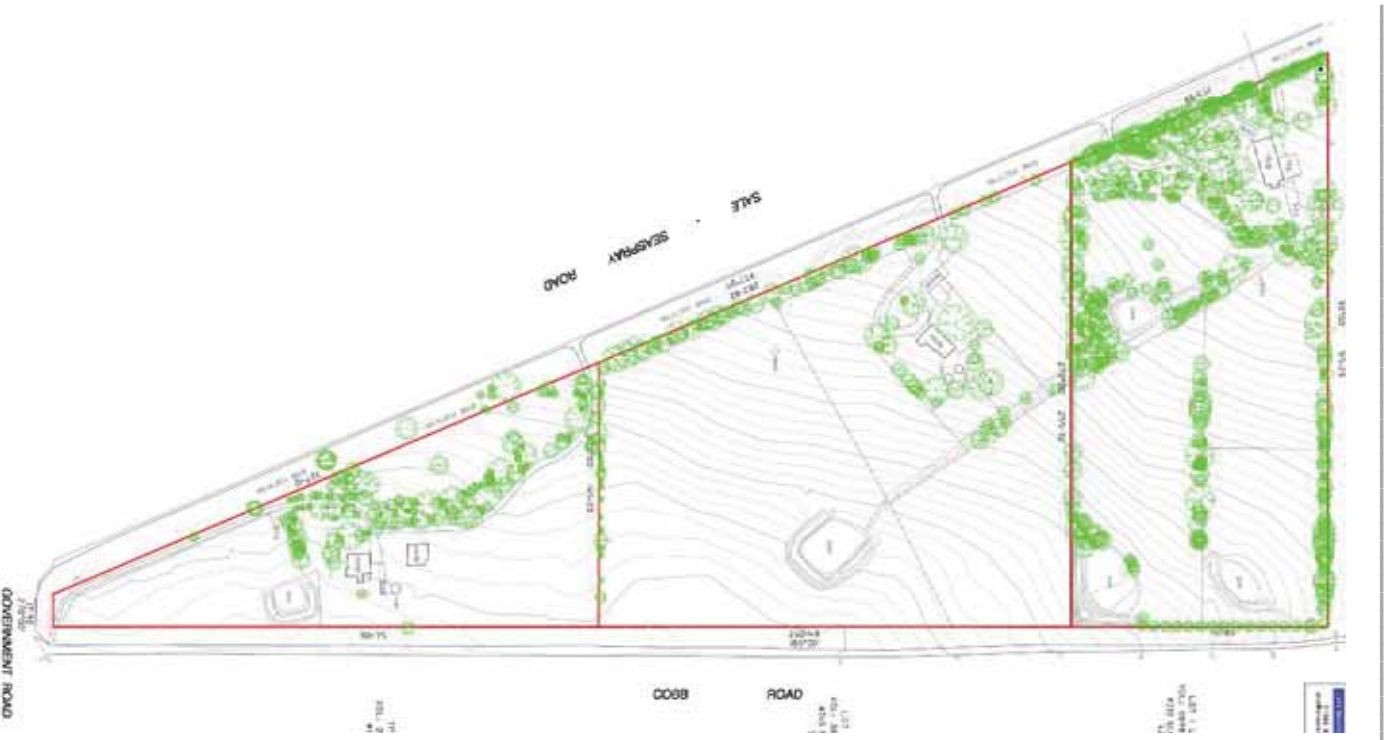
The proposed development plan for the precinct subdividing the land in three stages into 12 Lots has been included in Appendix A.

Figure 1 below shows the location of the site and its position in relation to the Longford town ship while figure two shows the topography of the site.



Figure 1: Location of Site:





**Figure 2: Topography of the site.**

The land falls from the north west to the south east and each stage contains an existing dwelling with access from the Sale-Seaspray Road with existing dams located on-site as shown above.

---

## 2. Utilities

Simon Anderson Consultants have made enquiries with the following service Authorities to determine the location and capacity of the existing infrastructure and the requirements for the upgrade and provision of services to each of the proposed stages:

- Power Ausnet Services
- Telecommunications Telstra
- Sewerage Gippsland Water – N/A
- Water Gippsland Water – N/A
- Gas APA Group – N/A

### 2.1 Power Provision

The relevant power company that will be providing power to the created lots is Ausnet Services Pty Ltd. Contact has been made with the Traralgon Office of Ausnet Services and they have provided plans of the existing infrastructure in the area and the authorities preferred way of providing reticulated power to the new lots, please refer Appendix C for a copy of asset plans.

Power lines extend for the length of Cobb Road that supply the Longford gas plant, this line is a dedicated supply to the gas plant and is not available for residential use.

Power lines currently run along the western side of Sale-Seaspray Road supplying the local residential estates in the area with existing overhead supply crossing Sale-Seaspray Road servicing the current dwelling's in each stage. Ausnet Services have confirmed that the supply available in the area will be suitable for the proposed precinct subdivision (refer Ausnet Email in Appendix C. For stage one, Ausnet will upgrade the transformer on the existing pole to meet the power needs of the eight lot subdivision. The supply from the pole to the eight lots will be provided via underground assets protected by easements on title.



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## **2.2 Telecommunications**

The communication supplier for the precinct is Telstra. Telstra has been contacted regarding existing assets in the area and they have provided plans of their assets within the area. Telstra assets currently exist on the east and west side of Sale – Seaspray Road and within the Cobb Road reserve which also contains the main fibre optic lines to the Longford gas plant, refer Appendix D for a copy of the Telstra Assets.

As the development is less than 100 lots it is unlikely that the development would be considered viable for fibre to the premises as part of the National Broadband Network. Pit and pipe infrastructure will be required to be provided by the developer for the subdivision in accordance with the standards of Telstra & NBN Co.

Pit & pipe infrastructure will be designed by accredited third parties and then installed by accredited civil contractors for acceptance by Telstra for provision of services.

---

## 2.3 Sewerage

The sewerage authority for this area of Longford is Gippsland Water. Gippsland Water has advised that there are no reticulated sewerage assets within this area of Longford and therefore on-site effluent disposal will be required for each lot of the subdivision.

A land capability assessment has been completed by Strata Geosciences and Environmental as part of the rezoning of the site and lists the following conclusions:

- The LCA has found that the generalised capability rating is 2-3 across all lots and given a minimum lot size of 0.6 Ha each proposed lot is suitable for secondary effluent disposal.
- Given low permeability subsols with possible dispersive phases over each lot, secondary treatment with irrigation will maximise design life and is likely to be capital cost competitive.
- The maximum wastewater flow rate (MMWF) modelling shows that the generated flows for a maximum 7 bedroom equivalent dwelling on each lot is likely to be no more than 1440 L/day.
- Modelled flows will likely require a land application area comprising:
  - Min 694 m<sup>2</sup> of subsurface drip irrigation with appropriate buffer zones)
  - Provision for 50% reserve area (must remain free from development)
- It is likely that peak flows associated with the modelled development on each lot should be within the buffering capacity of proposed systems both in terms of the system sizing as well as for their acceptance into the disposal area.
- Given the minimum lot size of 0.6 ha adequate setback distances and reserve provisions can be met.
- It is likely that earthworks and drainage installation associated with future site development will alter conditions of the site and as a result the recommendations of this report MUST be reconfirmed after these works have occurred. Stormwater diversion or interceptor drain installation may be appropriate at this time.
- This modelling and designs contained within this report are concepts only and do not constitute lot specific detailed designs. These can be produced when lot specific development plans are available.

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Each lot is therefore proposed to be serviced via on-site disposal with a lot specific designed system including secondary treatment with irrigation.

#### **2.4 Water Supply**

The service authority for the provision of reticulated water is Gippsland Water. Gippsland Water have advised that there are no potable water assets in the area and therefore large on-site storage tanks capable of fire fighting, detention and potable consumption will need to be installed on each lot.

#### **2.5 Gas Supply**

APA Group is the service provider of gas reticulation in this area of the Wellington Shire. APA Group advise that they have no gas reticulation mains in this area and therefore no gas will be supplied as part the subdivision development.

---

### **3. Stormwater Run-off**

The responsible drainage authority for the subject land is the Wellington Shire Council. A drainage strategy has been prepared for the site that details how stormwater will be handled within the precinct and where stormwater will be redirected as a result of the subdivision works.

This strategy also details detention requirements affecting each lot within the precinct.

The drainage strategy is subject to Council approval and all works required as part of the strategy will be implemented and signed off by Council prior to issue of titles.

### **4. Road Access**

The precinct is serviced by the Sale –Seaspray Road on the western side of the land and Cobb Road on the eastern side.

Sale –Seaspray Road is under the control of VicRoads as the road management authority while Cobb Road is under the control of Wellington Shire Council.

Existing driveways exist on the Sale – Seaspray Road that service existing dwelling on proposed lots 2 & 7. These existing driveways are currently unsealed and constructed of gravel. Cobb Road has existing vehicle access to proposed lots 1 & 8.

It is proposed to upgrade one of the existing driveways on Sale-Seaspray Road to a double driveway in accordance with VicRoads Standards which will then serve Lots 5 & 6. One additional double driveway will be constructed to serve proposed Lots 3 & 4.

It is proposed to construct common double access driveways onto Cobb Road for Lots 9 & 10 and Lots 11 & 12. Each driveway will be constructed in accordance with the IDM standard for rural driveways.

Please refer to Appendix B for a copy of the plan outlining the driveway access for each lot in the precinct.

Wellington Shire Council have advised that Cobb Road will need to be upgraded and permit conditions will reflect the standard required by the road management authority.

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## 5. Precinct Infrastructure Plan (PIP)

The precinct infrastructure will be delivered in three stages. The identified infrastructure for this precinct includes the construction of Cobb Road to a suitable standard and the implementation of a footpath on the west side of the road reserve.

The infrastructure implementation is proposed to be installed in the following manner:

- Stage 1 is proposed to be subdivided first into eight lots. The developer of stage one will reconstruct Cobb Road to a suitable standard adjacent to stage 1 & stage 3 of the precinct and connect to the existing end of seal at the south end of Cobb Road. No footpath will be implemented as part of the development of stage 1.
- Stage 3 is proposed to be developed into two lots. The developer of this stage will be required to implement the footpath adjacent to stage 1 & 2 i.e. from the south boundary of Lot 1 to the north boundary of Lot 9.
- Stage 2 is proposed to be subdivided into two lots. The developer of this stage will be required to reconstruct Cobb Road and implement the footpath to the required standard adjacent to stage 2 only i.e. from the south boundary of Lot 8 to the north boundary of lot 8.

---

## **6. Conclusion**

The proposed subdivision of the precinct represents a development that can be serviced by the expansion of the existing local service network in the vicinity of the site.

Power will be upgraded and extended from the existing poles. The transformer supplying stage one will be upgraded to handle the additional lots.

Telstra assets exist on both sides of the site and will be extended as required.

Water and gas reticulation do not exist in this area and will not be provided as part of the subdivision works.

Sewer reticulation is also not provided and on-site effluent disposal will be required for each lot via site specific designed systems incorporating secondary treatment.

Site access will be via Sale-Seaspray Road and Cobb Road utilising existing driveways and constructing new driveways in accordance with the IDM & VicRoads standards.

Cobb Road will be upgraded to the requirements of the road management authority and implemented in accordance with the proposed precinct infrastructure plan outlined in this report.



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**Appendix A – Proposed Precinct Subdivision**



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**Appendix B – Proposed Site Access.**

EXISTING DRIVEWAY TO BE USED FOR LOT 8

LOT 1 LP 9783  
 VOL. 0882 FOL. 175  
 #213 SEASPRAY ROAD  
 L.S. 2006

LOT 2 LP 9783  
 VOL. 0882 FOL. 175  
 #213 SEASPRAY ROAD  
 L.S. 2006

PROPOSED COMMON DRIVEWAY FOR LOTS 9&10

LOT 2 LP 9783  
 VOL. 0882 FOL. 175  
 #213 SEASPRAY ROAD  
 L.S. 2006

PROPOSED COMMON DRIVEWAY FOR LOTS 11&12

TP 2789B  
 VOL. 0907 FOL. B11  
 #1 COBB ROAD  
 L.S. 2006

STAGE 2  
2 LOTS

EXISTING DRIVEWAY TO BE USED FOR LOT 1

UTILISE / UPGRADE EXISTING DRIVEWAY TO ACCESS LOTS 5&6

STAGE 1  
9 LOTS

PROPOSED COMMON DRIVEWAY FOR LOTS 3 & 4

EXISTING DRIVEWAY TO BE USED FOR LOT 2

STAGE 3  
2 LOTS

INTERSECTION HAS BEEN CONSTRUCTED & SEALED

EXISTING DRIVEWAY TO BE USED FOR LOT 1

NOTES:  
 1. THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY.  
 2. THE PROPOSED DRIVEWAYS AND ROADS ARE TO BE CONSTRUCTED AND MAINTAINED BY THE DEVELOPER.  
 3. THE PROPOSED DRIVEWAYS AND ROADS ARE TO BE CONSTRUCTED AND MAINTAINED BY THE DEVELOPER.  
 4. THE PROPOSED DRIVEWAYS AND ROADS ARE TO BE CONSTRUCTED AND MAINTAINED BY THE DEVELOPER.  
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 5. THE PROPOSED DRIVEWAYS AND ROADS ARE TO BE CONSTRUCTED AND MAINTAINED BY THE DEVELOPER.

Lot No.	Area (sq. m)	Area (sq. ft)
1	11,700	125,700
2	2,217	23,900
3	12,024	130,000
4	6,613	71,300
5	6,207	67,000
6	4,808	51,800
7	20,634	223,000
8	19,814	214,000
9	6,924	74,400
10	6,974	74,800
11	6,284	67,600
12	8,784	94,200



Proposed Subdivision  
 Sheet 1 of 5  
 Lot 1 on L.P. 9783 (Vancouver Reg. 1301)  
 TP 2789B VOL. 0907 FOL. B11  
 #1 COBB ROAD L.S. 2006  
 Proposed and Intending: E. 508 S.W. N. 5772 A.S.B.

---

**Appendix C – Ausnet Power Email & Asset Plan.**

## Geoff Kinnish

---

**From:** John Benc [John.Benc@ausnetservices.com.au]  
**Sent:** Wednesday, 7 November, 2018 11:11 AM  
**To:** Geoff Kinnish (geoff@simonandersonconsultants.com.au)  
**Subject:** FW: Longford Subdivision - Seaspray Road  
**Attachments:** Seaspray Road Transformer Loadings.jpg

Hello Geoff.

I have just received advice from our System Planning Engineer, that Sale 31, the feeder which supplies the area in the vicinity of the (Cobb Road, Longford) proposal, is able to accommodate an additional 90kVA.

Regards,

John Benc.



AusNet Services  
5 Stratton Drive,  
Traralgon, Victoria, 3844.  
Tel 03 5173 9047 - Mobile 0428 808 629  
[john.benc@ausnetservices.com.au](mailto:john.benc@ausnetservices.com.au)

---

**From:** John Benc  
**Sent:** Monday, 5 November 2018 10:54 AM  
**To:** 'Geoff Kinnish' <[geoff@simonandersonconsultants.com.au](mailto:geoff@simonandersonconsultants.com.au)>  
**Subject:** RE: Longford Subdivision - Seaspray Road

Hello Geoff.

Please see my responses in blue text below.

Regards,

John Benc.



AusNet Services  
5 Stratton Drive,  
Traralgon, Victoria, 3844.  
Tel 03 5173 9047 - Mobile 0428 808 629  
[john.benc@ausnetservices.com.au](mailto:john.benc@ausnetservices.com.au)

---

**From:** Geoff Kinnish [<mailto:geoff@simonandersonconsultants.com.au>]  
**Sent:** Friday, 2 November 2018 3:48 PM  
**To:** John Benc <[John.Benc@ausnetservices.com.au](mailto:John.Benc@ausnetservices.com.au)>  
**Subject:** Longford Subdivision - Seaspray Road

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

John,

Following discussions with Council regarding the Longford subdivision it has been decided to reduce the number of lots in stage 2 & 3 to two lots only.

Can you please advise if there is sufficient capacity in the system to handle this number of lots in the precinct.

I may need to take advice from our System Planning Engineers for this one as there are 7 additional lots in stage 1, each potentially drawing 10kVA. Please see attached transformer loading information.





10KVA Transformer.  
Already near full capacity. Sometimes operates at 109% capacity.

10KVA Transformer.  
Operates between 63% & 84% capacity.

10KVA Transformer.  
Operates between 77% & 104% capacity.

25KVA Transformer.  
Operates between 33% & 55% capacity.

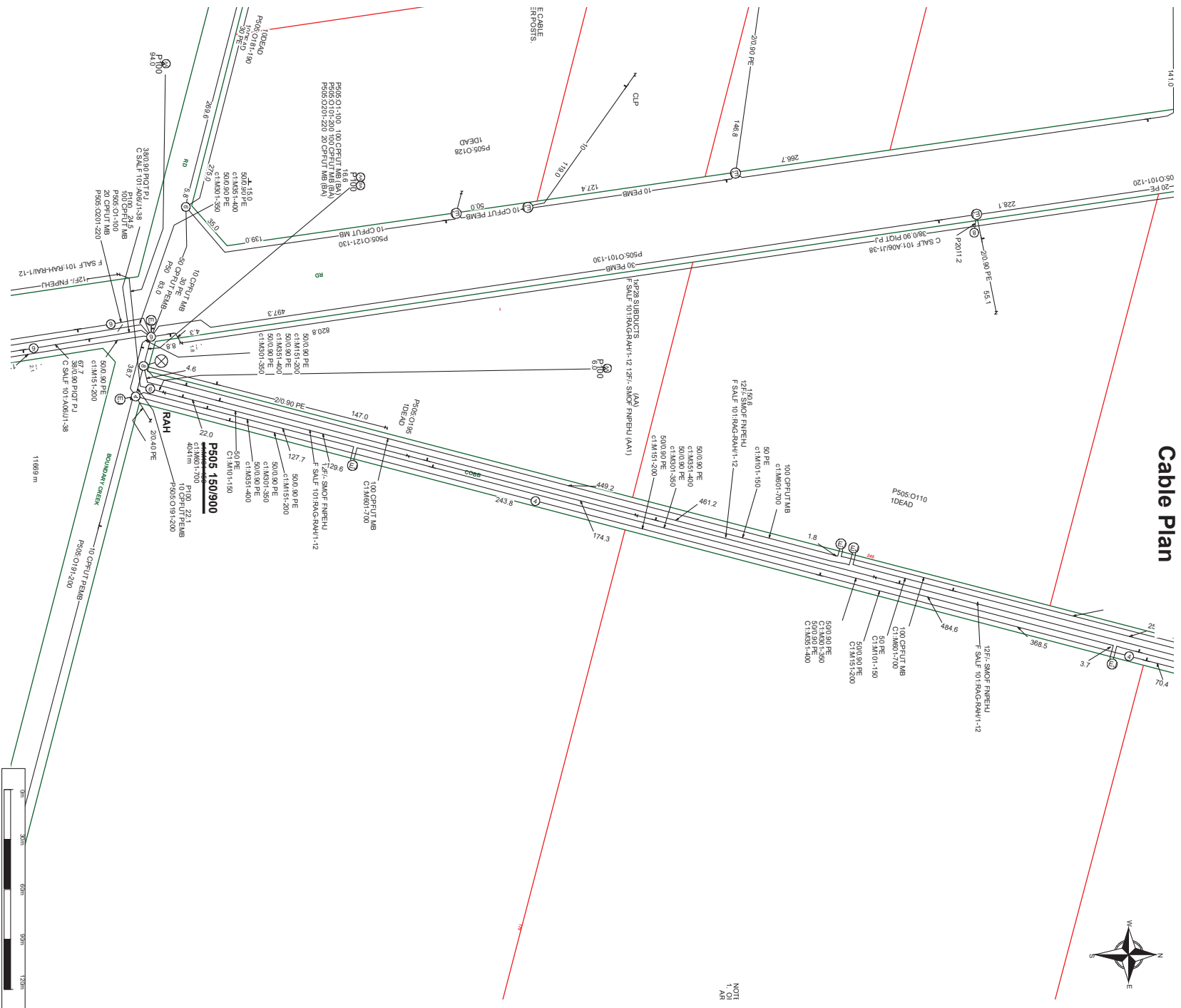
10KVA Transformer.  
Operates between 63% & 77% capacity.

10KVA Transformer.  
Operates between 38% & 56% capacity.

---

**Appendix D – Telstra Asset Plan.**

# Cable Plan



For all Telstra DBYD plan enquiries -  
 email - [Telstra.Plans@team.telstra.com](mailto:Telstra.Plans@team.telstra.com)  
 For urgent onsite contact only - ph 1800 653 935 (bus hrs)

TELSTRA CORPORATION LIMITED A.C.N. 051 775 556  
 Generated On 12/01/2018 16:33:52

Sequence Number: 67617140  
**CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.**

**WARNING -** Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as properly boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

It is your responsibility to locate Telstra's underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.

Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT.

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.

## APPENDIX F: DRAINAGE STRATEGY





**DRAINAGE STRATEGY**  
**245 Sale-Seaspray Road**  
**LONGFORD**  
**REV B – PRECINCT**  
**APPROACH –NOV 2018**

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## **1. Introduction**

Simon Anderson Consultants have been engaged by the owner to provide a drainage strategy in support of the planning application for the subdivision of his land into eight lots. The subject land is bounded by the Sale-Seaspray Road on the western side and Cobb Road on the eastern side of the property. The land is identified as Lot 2 of LP 97183 Vol: 08982, Foi: 136 known as no. 245 Seaspray Rd and is 5.217 Ha in size. This land has recently been rezoned to Rural Living Zone. The strategy will also outline how drainage will be managed for stage 2 & stage 3 of the precinct currently owned by adjacent land owners.

This report will outline detention requirements and offer solutions for the drainage of the precinct that will meet the requirements of the drainage authority, Wellington Shire Council.

The existing storm water infrastructure in the area mainly consists of open swale drains, existing domestic dams, overland flows and existing road table drains in and around the general vicinity.

Each stage of the land to be subdivided has one existing dwelling with associated shedding and vacant paddocks with some remnant stands of vegetation both in the road reserves adjacent to the site and in localised stands within the site. Please refer to Appendix A for the proposed plan of subdivision and contour plan of the site.

This drainage strategy outlines the proposed solution for providing appropriate stormwater drainage and detention for the development, as well as providing the drainage authority with solutions to overland flows and upstream impacts. The detention evaluation approach has been determined on the basis of each Lot having an obligation to cater for a 600 square metre development area.

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## 2. Detention & Treatment Requirements

The objectives of Clause 56 of the Planning Scheme are:

- To minimise the damage to properties and inconvenience to residents from urban run-off
- To ensure that streets operate adequately during major storm events and provides for public safety
- To minimise increases in storm water run-off and protect the environmental values and physical characteristics of receiving waters from degradation by urban run-off.

Urban run-off needs to be managed to minimise the risk of flooding and protect receiving water and the environment. The receiving waters can be either surface water (creeks, rivers, bays) or groundwater.

Wellington Shire has adopted the Infrastructure Design Manual (IDM) as a regional standard for infrastructure development. The IDM has been utilised as the basis for calculating the pre-development and post development flows from the site including storm frequency, co-efficients of run-off and associated design elements.

The development is of a rural nature with roof water being collected for domestic re-use and overland flows being treated by natural pastures and swale drains. Stormwater treatment options will not be required as a result of the incidental treatment associated with the rural nature of the subdivision with overland flows being treated by grass pasture and grassed swale drains treating flows within the site and in adjacent table drains.

The detention requirements for the development have been modelled on the basis of the obligation of each Lot utilising a development area of 600 square metres.

### 2.1 Allowance Per Lot

The proposed detention requirement per lot has been modelled and the results are contained within Annexure B:

- Storm Event of 1 in 5 Years
- Development Area of 600 Sq.m per Lot
- IDM Coefficient Factors

---

#### 4.1.1 Modelling Results

The modelling has determined that a minimum detention of 600 litres is required per Lot for a 1 in 5 year event.

#### 4.1.2 Proposed Detention Installation Per Lot

It is proposed that an appropriately sized tank be installed with a minimum detention in the top of the tank of 600 litres. Refer Appendix D for a standard detention tank arrangement.

#### 4.1.3 Stormwater reuse

Gippsland Water have indicated there are no plans to provide reticulated water to the subdivision and as a result all water use for each household will be from storm water collected from house and shed roofing via onsite tanks. The author of the report has lived in the Longford district for over 20 years and in that time has never experienced overflowing tanks through many large storm events. It is envisaged that the proposed detention system for each house will be more than adequate.

### **2.2 Road Reserve Drainage**

The Road Reserves adjacent to the development on the Sale Seaspray Road and Cobb Road have existing constructed swale drains for the collection and conveyance of storm water run-off from the adjacent road networks past the development site.

It is proposed that the current road reserve drainage systems continue as they currently exist.

### **2.3 Existing Stormwater Storage**

There is an existing dam located on the site in stage 1 with a connecting swale drain that will be emptied and filled in as part of the development works for the site. It is proposed to leave in place the existing dams in stage 2 & stage 3.

Three dams exist in stage 2 with two located on the eastern boundary. These two dams discharge to Cobb Road in the event of an overflow.

A further dam is located centrally in stage 2 with a discharge swale drain running through proposed lots 6, 9 & 10. This swale drain will be picked up by the proposed swale drain at the rear of lots 9-12 with flows conveyed to

---

Cobb Road along the new alignment as shown on the plan in Appendix C. The existing swale drain located in Lots 6, 9 & 10 will be filled.

The existing dam in proposed Lot 1 of stage 3 will remain and discharge to Cobb Road in the event of an overflow.

### **3. Overland Flow Paths**

Based on the contours of the site and the proposed lot layout, the overland flow paths have been determined. Please refer to Appendix C for the site contour information and individual lot overland flow arrows.

For Stage 1 it is proposed to run a swale drain along the north boundary of Lots 6 & 9 and around the rear of the lots facing onto Cobb Road (lots 9 – 12) to intercept overland flows and convey the discharge to the table drain in Cobb Road, please refer to Appendix C for the location of the swale drain and discharge points. This swale drain will be protected by an easement on the affected properties.

Stage 2 will continue to discharge to the existing dams which will remain in place and then onto the table drain in Cobb Road.

Stage 3 will continue to discharge to the existing dam and to the table drain in Cobb Road.

---

#### **4. Conclusion**

This report presents the proposed detention requirements for each lot in the precinct and the collection and conveyance of overland flows for the subdivision. We believe that this system minimises the stormwater infrastructure to be installed, maintained and renewed by Council while providing the development with an appropriate level of drainage & storm water detention and overland flow conveyance.

Modelling has demonstrated the following detention requirements for the development in accordance with the requirements of the Infrastructure Design Manual:

- 600 Litres per allotment via on-site tank storage based on a 600 square metre development area
- Existing table drains along the Sale Seaspray Road and Cobb Road will continue to be used.
- Existing dams in stage 2 & 3 will continue to be used.
- A new swale drain will be constructed along the north boundary of Lots 6 & 9 and along the rear of lots 9-12 with intercepted flows conveyed and discharged into the western table drain in Cobb Road.

Water Quality will be achieved via the following initiatives:

- Storage and treatment in the stormwater tanks to be installed on each lot that will collect all roof run-off
- Utilise existing dams in stage 2 & 3
- Collection and transport of run-off through stage one of the precinct via grass swale drains to the nominated discharge points
- Use of existing table drains constructed adjacent to the site in Cobb Road and Longford-Seaspray Road.

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**Appendix A – Proposed Plan of Subdivision including Contour Plan**





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## Appendix B –Drainage Detention Modelling per Lot

**1. AIM:**

To demonstrate on-site detention system for the proposed development that will ensure that post development flows do not exceed predevelopment flows. An example development area of 600 squ.m per Lot will be used .

**2. OBJECTIVE:**

To model the nominated storm event using the Infrastructure Design Manual and nominate the size of the on site detention system required.

**3. REFERENCES:**

- Infrastructure Design Manual
- Australian Rainfall & Runoff Volume 2, Institute of Engineers, Australia.
- Feature survey of the existing site conditions undertaken by One Plan

**4. DESIGN METHODOLOGY**

- (a) To calculate the existing stormwater discharge ( $Q_{psd}$ ) from the site for a 1 in 5 year storm for a Time of Concentration ( $T_c$ ) of 6 minutes.
- (b) Store the difference between the existing stormwater discharge ( $Q_{psd}$ ) rate and the discharge from the developed site in a 1 in 5 year storm event.

**5. PRE DEVELOPED DESIGN FLOW ( $Q_{psd}$ )**

$$Q_{psd} = \frac{CAI}{3600} \quad \text{where:} \quad C = \text{Undeveloped coefficient of runoff}$$

$$A = \text{Site Area (m}^2\text{)}$$

$$I = \text{Rainfall Intensity for 1 in 5 year storm (mm/hr)}$$

Rainfall Intensity,  $I = 78.96$  mm/hr based on  $T_c = 6$  mins and AR&R parameters for SALE (refer attached documentation)

**PREDEVELOPED SITE CONDITIONS**

Consideration	Area (A, m <sup>2</sup> )	Coefficient (C)	CA
Existing Undeveloped Land	600	0.35	210.0
	$\Sigma A$		$\Sigma CA$
	600		210.0

$$Q_{psd} = \frac{CAI}{3600} = \frac{210 \times 78.96}{3600} = 4.61 \text{ l/s}$$

**6. DEVELOPED SITE CONDITIONS**

Consideration	Area (A, m <sup>2</sup> )	Coefficient (C)	CA
Lawn / Garden / Farm Land	0	0.35	0.0
Residential Areas of 600 -1000 Squ.m	600	0.60	360.0
	$\Sigma A$		$\Sigma CA$
	600		360.0

**7. DETENTION SYSTEM CAPACITY**

Permissible Site Discharge ( $Q_{psd}$ ) l/s	4.61
Effective Area (SCA)	360.0
Time of Concentration	6 mins
Average Recurrence Interval (ARI)	5 Year
Maximum Storage Capacity Required ( $m^3$ )	0.591

It is Proposed that a minimum on-site storage of 600 litre via on-site stormwater tank per Lot be utilised. Outlet from tank to be restricted to 25mm at required height of tank to allow a minimum 600 litre above the outlet.

**9. ATTACHMENTS**

- Typical Engineering Detention Plan prepared by Simon Anderson Consultants P/L
- Spreadsheet model of detention capacity requirement

**10. GENERAL ADVICE**

Simon Anderson Consultants has undertaken the design of the stormwater detention system to demonstrate the onsite detention required. It has been determined that a restriction of the stormwater flows from each Lot is required in this instance as per Item 7 details.

**SACS**

**13th May 2018**

Effective Area 0.04 Ha  
 Time of Conc. 6 min  
 Outflow (Full no head) 0.004606 cu.m/s  
 Outflow (Full with head) 0.004606 cu.m/s  
 Return Period 5

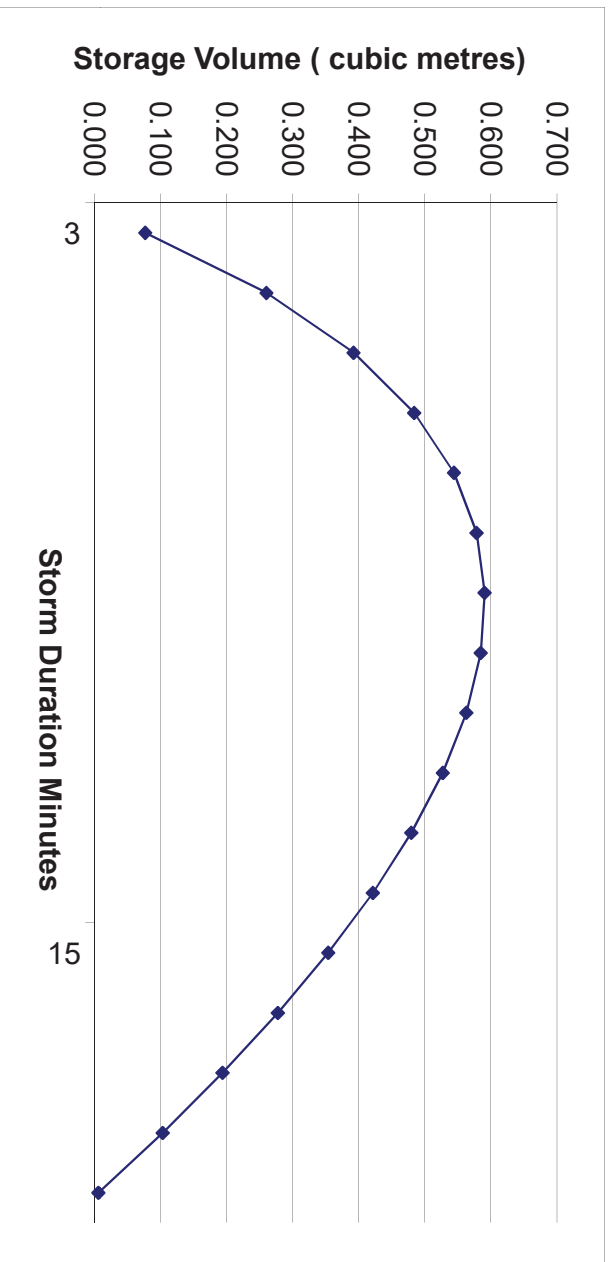
360.0 sq m

4.61 l/s

**SALE**

a 3.170063734 b -6.08E-01 c -1.72E-02 d 8.57E-03 e -1.21E-03 f -2.82E-04 g 4.04E-05

Time	I	Q	a	b	c	Storage
Min	mm/hr	cu.m/s	min	min	min	cu.m
3.00	100.08	0.01	2.76	3.24	-3	0.077
4.00	91.08	0.01	3.03	2.97	-2	0.261
5.00	84.17	0.01	3.28	2.72	-1	0.393
6.00	78.58	0.01	3.52	2.48	0	0.484
7.00	73.90	0.01	3.74	2.26	1	0.545
8.00	69.89	0.01	3.95	2.05	2	0.579
9.00	66.41	0.01	4.16	1.84	3	0.591
10.00	63.35	0.01	4.36	1.64	4	0.585
11.00	60.63	0.01	4.56	1.44	5	0.563
12.00	58.19	0.01	4.75	1.25	6	0.528
13.00	55.98	0.01	4.94	1.06	7	0.480
14.00	53.98	0.01	5.12	0.88	8	0.422
15.00	52.15	0.01	5.30	0.70	9	0.354
16.00	50.47	0.01	5.48	0.52	10	0.278
17.00	48.91	0.00	5.65	0.35	11	0.194
18.00	47.48	0.00	5.82	0.18	12	0.104
19.00	46.14	0.00	5.99	0.01	13	0.007
20.00	44.90	0.00	6.15	-0.15	14	-0.096
21.00	43.74	0.00	6.32	-0.32	15	-0.204
22.00	42.65	0.00	6.48	-0.48	16	-0.318
					Max	0.591



Intensity Frequency Duration Table for Sale

Duration (min)	(hr)	ARI (years)						
		1	2	5	10	20	50	100
5		43.70	59.14	84.62	102.62	126.38	161.24	190.72
6		40.93	55.34	78.96	95.61	117.59	149.80	177.00
8		36.60	49.39	70.15	84.73	103.98	132.12	155.84
10		33.36	44.95	63.61	76.66	93.91	119.07	140.23
12		30.79	41.44	58.44	70.30	85.98	108.82	127.99
14		28.71	38.59	54.27	65.18	79.61	100.59	118.18
15		27.78	37.33	52.42	62.92	76.79	96.95	113.85
16		26.94	36.19	50.76	60.88	74.26	93.69	109.96
18		25.46	34.17	47.82	57.27	69.78	87.93	103.11
20		24.15	32.37	45.21	54.08	65.83	82.84	97.06
22		23.03	30.85	43.00	51.38	62.48	78.54	91.96
24		22.01	29.47	40.99	48.93	59.45	74.66	87.35
25		21.54	28.83	40.07	47.81	58.06	72.88	85.24
26		21.11	28.24	39.22	46.77	56.78	71.23	83.29
28		20.29	27.13	37.61	44.82	54.36	68.14	79.62
30		19.55	26.12	36.16	43.05	52.18	65.35	76.31
35		17.98	23.99	33.10	39.33	47.60	59.49	69.38
40		16.69	22.24	30.59	36.29	43.85	54.71	63.73
45		15.61	20.79	28.51	33.77	40.75	50.77	59.07
50		14.70	19.56	26.76	31.66	38.15	47.47	55.18
55		13.91	18.49	25.24	29.82	35.90	44.61	51.81
60	1	13.22	17.56	23.92	28.23	33.95	42.13	48.89
70		12.10	16.05	21.80	25.69	30.85	38.23	44.32
80		11.20	14.84	20.12	23.67	28.40	35.15	40.71
90	1.5	10.44	13.83	18.71	21.99	26.35	32.57	37.69
120	2	8.81	11.64	15.66	18.35	21.94	27.04	31.23
180	3	6.90	9.10	12.15	14.18	16.90	20.74	23.88
240	4	5.80	7.63	10.14	11.80	14.02	17.16	19.72
300	5	5.07	6.66	8.81	10.23	12.13	14.81	16.99
360	6	4.54	5.96	7.86	9.11	10.78	13.14	15.05
600	10	3.35	4.37	5.71	6.59	7.76	9.41	10.75
720	12	3.00	3.91	5.10	5.86	6.90	8.35	9.52
4320	72	0.81	1.07	1.47	1.73	2.09	2.59	3.01



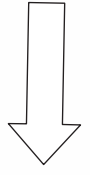
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**Appendix C – Drainage Strategy Plan**



LOCATION OF SWALE DRAIN TO REAR OF LOTS 9 - 12 & NORTH BOUNDARY OF LOTS 6 & 9. SWALE DRAIN TO BE PROTECTED BY EASEMENT.

DIRECTION OF OVERLAND FLOWS

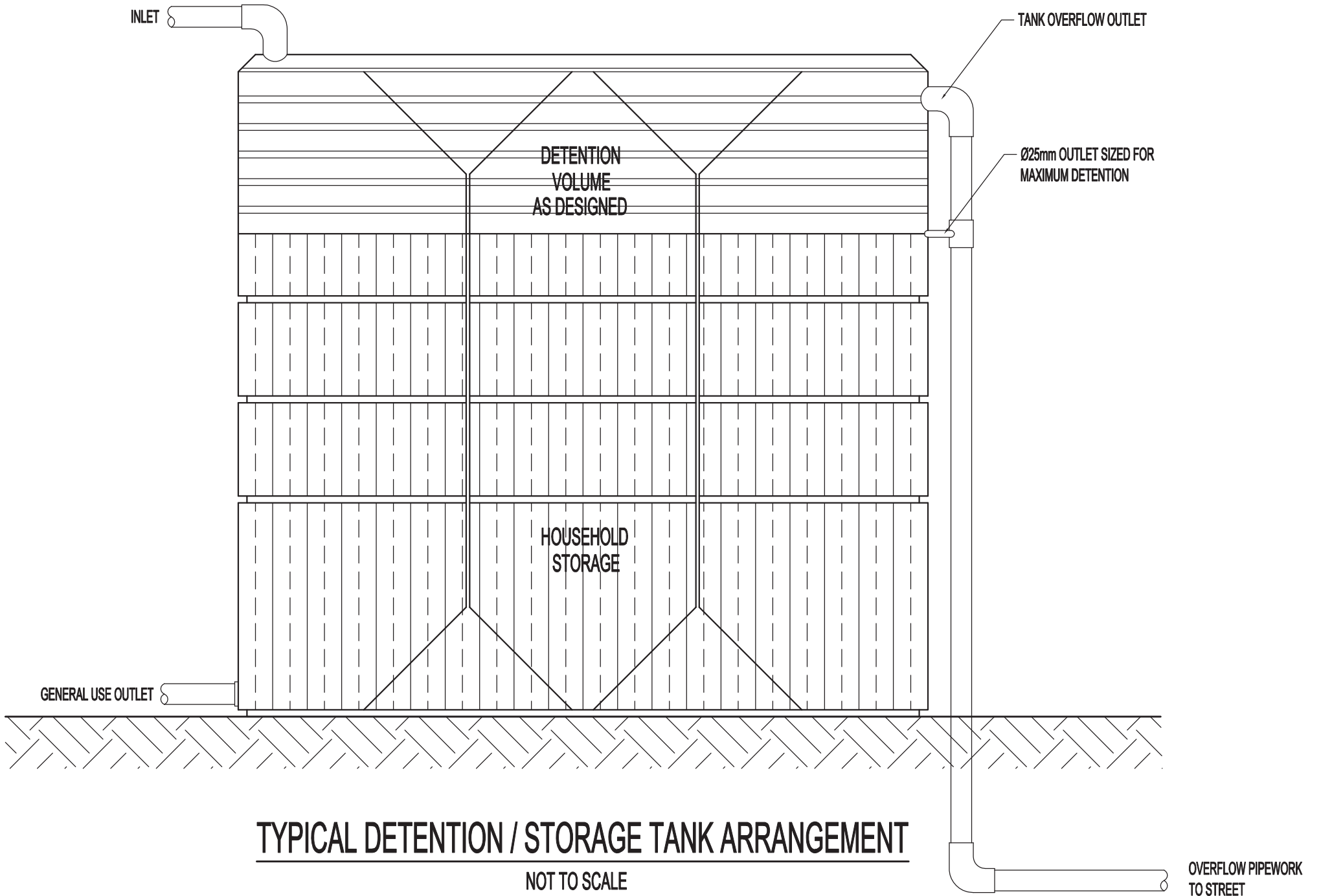


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## Appendix D – Standard Tank Detention Arrangement



**TYPICAL DETENTION / STORAGE TANK ARRANGEMENT**

NOT TO SCALE

APPENDIX G: HABITAT HECTARES ASSESSMENT OFFSET REQUIREMENT



---

# Habitat Hectares Assessment and Offset Requirement

## 245 Seaspray Road, Longford



Prepared for: **Simon Anderson Consultants and Ingmar  
Kappenberger**  
**June 2018**

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**Cover Photo:** Driveway to 245 Seaspray Road, Longford.

**Ethos NRM Pty Ltd**

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## EXECUTIVE SUMMARY

This report documents the vegetation removal associated with an eight lot subdivision of 245 Seaspray Road, Longford, Lot 2 LP97183 RLZ5. The subdivision will include construction of two double driveway entrances off Seaspray Road, four single driveways off Cobb Road and upgrade of Cobb Road for access to the new lots.

The application pathway for this project has been identified as **Basic** due to the impacts of removal of 0.097ha of native vegetation within EVC 3 Damp Sands Herb-rich Woodland in a Location Risk 1.

### Biodiversity Values

Remnant vegetation patches identified by Ethos NRM are within an area mapped by DELWP as the EVC; Damp Sands Herb-rich Woodland which has a conservation status of Vulnerable within the Gippsland Plains bioregion. Native vegetation cover is modified at this site and there is evidence of previous clearing and disturbance of ground for; grazing, houses, installation of underground and above ground utilities.

No remnant canopy vegetation will be impacted at the site, only a small patch of understorey species (graminoids and shrubs) either side of Cobb Road will be removed. Ethos NRM recorded a total of 19 indigenous flora species and 13 exotic flora species at the site. No rare or threatened flora species were recorded by Ethos NRM during field surveys at the site within areas of proposed vegetation removal. An area of remnant native vegetation and planted vegetation will be removed to enable the subdivision to occur.

### Approvals

A planning permit from the Wellington Shire Council is required to remove vegetation for this project. No significant impacts on Matters of National Environmental Significance protected under the *Environmental Biodiversity and Conservation Act 1999* are expected to result from the subdivision and hence no referral for a proposed action is required. A *Flora and Fauna Guarantee Act 1988* permit is not required. Cultural heritage is addressed separate to this Vegetation Assessment Report.

### Offset Requirement

If a permit to remove vegetation removal is granted under the Guidelines, there is a requirement to offset the loss of native vegetation and ensure a 'no net loss' outcome for biodiversity (DELWP, 2017a). The Offset Requirement for removal of 0.097 ha is:

- 0.048 General Habitat Units (GHUs)
- A minimum Strategic Biodiversity Value Score of 0.566
- All offsets are required to be achieved within the West Gippsland Catchment Management Authority or Wellington Shire Council region.

## 1 INTRODUCTION

Ethos NRM has been engaged by the landowner of 245 Seaspray Road to assess impacts to native vegetation from an 8 lot subdivision. The property is located approximately 11km south of the Sale Township. In 2014 Ethos NRM undertook a survey of the property for rezoning (Ethos NRM, 2014) and the property was found to comprise mostly of introduced pasture and planted vegetation.

The property's western boundary is on Seaspray Road and the eastern boundary is on Cobb Road. The property is privately owned and is zoned RLZ5 Rural Living Zone schedule 5. Seaspray Road is managed by VicRoads, while Cobb Road managed by Wellington Shire Council.

A driveway exists on Seaspray Road to service the dwelling at 245 Seaspray Road, Longford. Cobb Road has no existing constructed access to the subject site. The proposal includes; an upgrade the existing driveway on Seaspray Road to a double driveway, and the construction of one additional double driveway. In addition, the construction of single access driveways from Cobb Road into the four lots fronting Cobb Road is required.

Wellington Shire Council has advised that Cobb Road will need to be upgraded as part of the subdivision works and permit conditions.

Ethos NRM undertook a site inspection on the 4<sup>th</sup> June 2018 to determine the impacts on native vegetation and to map the extent of any native vegetation required to be removed for the subdivision including upgrading of Cobb Road. The area assessed is based on information provided by Simon Anderson Consultants including survey plans, descriptions of works and on-site discussion with staff.

Habitat Hectares assessment and quantification of the offset requirements for vegetation removal has been undertaken by a DELWP-accredited native vegetation assessor in accordance with the **Guidelines for the removal, destruction and lopping of native vegetation (DELWP, 2017)** herein referred to as the 'Guidelines'. This report quantifies the vegetation loss in Habitat Hectares and the Offset Requirement in Habitat Units (HUs) and details information required for assessment within an '**basic assessment pathway**' application, see **Table 1** below for location of specific components of the application.

**Table 1 : Application requirements**

<b>Application Requirements</b>	<b>Section of Report</b>
Assessment pathway and reason, location risk category.	Section 1 and 6.1.1
A description of the native vegetation to be removed.	Section 4.1.5
Maps of native vegetation and property context.	Figures 1,2,3
Offset requirement.	Section 6.4 and Appendix 6
Offset Strategy	Section 6.6
Topographic and land information relating to native vegetation to be removed.	Section 4.1.7
Recent dated photographs of native vegetation to be removed.	Appendix 4
Details of any other native vegetation approved to be removed or was removed without the required approvals on the same property or on contiguous land in the same ownership as the applicant, in the fire year period before the application for a permit was lodged.	Not Applicable
An avoid and minimise statement	Section 6.1.2

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Application Requirements	Section of Report
A copy of any Property Vegetation Plan.	Not Applicable
Whether the vegetation removal is for defensible space under the Bushfire Management Overlay.	Not Applicable
If the proposal relates to a Native Vegetation Precinct Plan.	Not Applicable
An offset statement explaining that an offset that meets the offset requirements for the native vegetation to be removed has been identified and how it will be secured.	Section 6.6
Information about impact on rare or threatened species habitat.	Section 5

## 1.1 Objectives

The broad objectives of this Vegetation Assessment are to:

- identify and map vegetation types and scattered trees which may be impacted by the proposed works,
- assess vegetation condition,
- describe the structural and floristic components of the vegetation at the site, including Ecological Vegetation Classes (EVCs),
- identify and describe any Rare or Threatened Species and Threatened Ecological Communities,
- quantify vegetation loss associated with construction of the proposed works and associated infrastructure, and
- quantify offset requirements under current legislation.

## 1.2 Description of Works

The 8 lot Subdivision of 245 Seaspray Road Longford will involve:

- upgrading an existing driveway that services the existing dwelling at 245 Seaspray Road to a double driveway in accordance with the IDM Standards which will then serve Lots 6 & 7.
- construction of a double driveway to serve Lots 4 & 5 that front onto Seaspray Road.
- construction of 4 single access driveways for Lots 11, 12, 13 & 14 with frontage onto Cobb Road.
- upgrade of Cobb Rd.

## 1.3 Location and Site Description



The property is located at 245 Seaspray Road within Longford; approximately 11km south of Sale. The site is accessible from Seaspray Road and Cobb Road and is 5.21ha in size see **Figure 1**. The property has historically been cleared of remnant native vegetation. The property has a residence surrounded by planted gardens and paddocks. Paddocks appeared to be either slashed or grazed by horses.

Paddock grasses are dominated by a mixture of introduced pasture species. Shelterbelts have been planted along some of the property boundaries. The adjacent roadside vegetation is also dominated by introduced pasture species, with patches of native grasses and woody species along Cobb Road, and dense shrubby native vegetation along Seaspray Road.





**Figure 1: Study Site Location and Vegetation Assessment**

 Planted Vegetation (Native and/or Exotic)  
 Planted Vegetation (Native Vegetation)  
 House/Garden/Yard

 Vegetation Removal  
 Driveway  
 Double  
 Single



1:3,000

Version 1

Date: 7/06/2018

Coordinate System:  
GDA 94 MGA Zone 55



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## 2 POLICY AND LEGISLATIVE CONTEXT

### 2.1 Commonwealth Laws

#### 2.1.1 *Environment Protection and Biodiversity Conservation Act 1999*

The *Environment Protection and Biodiversity Conservation (EPBC) Act 1999* is the Australian Government's environmental legislation which provides a legal framework to protect and manage nationally and internationally significant flora, fauna, ecological communities and heritage places, defined in the EPBC Act as Matters of National Environmental Significance.

If a proposed action has the potential to have a significant impact on a Matter of National Environmental Significance, then an EPBC Referral is required to determine whether approval will be required to undertake the activity (i.e. controlled action).

**No significant impacts on Matters of National Environmental Significance are expected to result from the activities required for the subdivision of 245 Seaspray Road, Longford.**

### 2.2 State Laws and Policy

Legislation relevant to native vegetation conservation and management in Victoria includes; the *Flora and Fauna Guarantee (FFG) Act 1988*, the *Planning and Environment Act 1987* and the *Catchment and Land Protection Act 1994*. Relevant policy documents include the '*Guidelines for the removal, destruction and lopping of native vegetation*' (DELWP, 2017) which is discussed in Section 2.3.

#### 2.2.1 *Flora and Fauna Guarantee Act 1988*

The *FFG Act 1988* is the Victorian Government's legislation for the conservation of threatened species and communities and for the management of potentially threatening processes. The FFG Act provides for the listing of threatened plant and animal species and ecological communities (Threatened List) and potentially threatening processes (Processes List). It also contains provisions for **protected flora**, which are not listed as threatened, but declared to be protected under Section 46 of the FFG Act.

**No FFG Act permit is required.**

#### 2.2.2 *Catchment and Land Protection Act 1994*

The *Catchment and Land Protection (CALP) Act 1994* contains provisions relating to catchment planning, land management, noxious weeds and pest animals. The Act provides a legislative framework for the management of private and public land. It sets out the responsibilities of landowners declaring that they must take all reasonable steps to:

- avoid causing or contributing to land degradation which causes or could cause damage to land of another landowner
- protect water resources and conserve soil
- eradicate regionally prohibited weeds and prevent the growth and spread of regionally controlled weeds
- prevent the spread of and eradicate established pest animals.
- one noxious weed listed as Regionally Controlled within the West Gippsland Catchment Management Authority region (Blackberry) was recorded on-site.

**Land managers are required to prevent the spread of Regionally Controlled weeds under the *CALP Act 1994*.**

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### **2.2.3 Planning and Environment Act 1987 (Local Government Regulations)**

#### **2.2.3.1 Planning Zones and Overlays**

Planning schemes contain provisions relating to the management of native vegetation, where a permit to remove, destroy or lop native vegetation may be required. The project site is in a Rural Living Zone (RLZ5) located within the Wellington Shire. See **Appendix 1** for Planning Property Report.

Two overlays and a schedule apply to the property including: Rural Living Zone Schedule 5 (RLZ5), Design and Development Overlay (DDO) and Development Plan Overlay (DPO). None of the zones or overlays that relate to the subject property requires a permit to remove, destroy or lop native vegetation.

#### **A Planning Permit is required for the subdivision 245 Seaspray Road Longford.**

##### **2.2.3.2 Clause 52.17 Native Vegetation**

Removal of native vegetation under Clause 52.17 requires a planning permit from the Wellington Shire Council in accordance with the *Guidelines for the removal, destruction and lopping of native vegetation* (DELWP, 2017) unless an exemption or ‘as of right use’ applies. There are no relevant exemptions in Clause 52.17-7 table of exemptions which apply to this project.

#### **A permit is required to remove native vegetation for construction of driveways and upgrade of Cobb Road.**

### **2.3 Victoria’s Native Vegetation Permitted Clearing Regulations**

The *Guidelines for the removal, destruction and lopping of native vegetation (DELWP, 2017a)* are incorporated into the Victorian Planning Provisions and guide how impacts on biodiversity are considered when assessing an application for a permit to remove, lop or destroy native vegetation.

The *Guidelines* (DELWP, 2017) adopt a risk-based assessment pathway which aims to:

- ensure a stronger focus on the value of native vegetation for state-wide biodiversity (no net loss to biodiversity),
- reduce the regulatory burden for landholders while at the same time providing upfront information about the value of native vegetation on their land, and
- improve decision making.

The *Guidelines* (DELWP, 2017) define the requirements for applications to remove vegetation through determination of **assessment pathways**. The assessment pathway is classified through several factors; the map-based *Location Risk* identified by DELWP modelling, *Extent Risk* determined by the area of proposed native vegetation removal. The risk pathway will then dictate the level of detail and assessment required to accompany the application for removal of vegetation.

#### **Vegetation removal for the Longford subdivision is within a ‘BASIC’ risk pathway**

### 3 ASSESSMENT METHODOLOGY

The following steps have been undertaken to collect floristic information and quantify vegetation loss and offset requirements associated with the subdivision of 245 Seaspray Road:

- Desktop Investigation
- Determination of the Assessment Pathway
- Field Survey – Habitat Hectares Assessment
- Biodiversity Assessment Report (Offset Requirements)
- Report and documentation

The results of the field survey and desktop investigations are detailed in following sections of this report:

#### 3.1 Desktop Investigation

Desktop investigations of flora and fauna data were used to gather information on the site prior to undertaking vegetation assessments and preparation of this report. Ethos NRM has obtained data for the occurrence and description of bioregions, EVCs (Ecological Vegetation Class), rare or threatened flora, fauna and threatened ecological communities, from a number of sources including:

- Wellington Shire Council (BBSC) Planning Scheme
- EPBC on-line Protected Matters Search Tool (DEE, 2018)
- DELWP Interactive Maps – NatureKit (DELWP, 2018a)
- DELWP Ecological Vegetation Class and Bioregion Descriptions (DELWP, 2018b)
- Planning Maps Online (DELWP, 2018c)
- Victorian Biodiversity Atlas Database (VBA, 2018)

#### 3.2 Field Survey

Habitat Hectares Assessment survey in accordance with DELWP methodologies (DSE, 2004) has been used to assess vegetation quality at the site. Vegetation on-site was assessed as pasture or 'native vegetation' in accordance with the *Guidelines* (DEPI, 2013a).

The site was surveyed by a DELWP Accredited Native Vegetation Assessor (Kerry Spencer) on the 4<sup>th</sup> of June 2018. A flora species list (see **Appendix 2**) was collected and areas of native vegetation were recorded on a GPS (accuracy +/- 4m).

### **3.2.1 Habitat Hectare Methodology**

Habitat Hectares Assessment culminates in determination of a Habitat Score for each habitat zone assessed. The habitat score of a habitat zone is calculated using ten components: large trees, tree canopy cover, understorey diversity and cover, weediness, recruitment, organic litter, logs, patch size, neighbourhood context and distance to core area. Each component is listed on a Vegetation Quality Field Assessment Sheet. The site is then scored according to the conditions and landscape context. Scores typically vary between 10 and 90, with extensive intact ('pristine') vegetation theoretically having a score of 100.

Habitat zones are delineated in the field and are based on similar vegetation quality and type (EVC), hence more than one survey sample point may occur within the same habitat zone where the quality and type of vegetation has been consistent. Habitat Hectare assessments are only undertaken in areas of vegetation which are considered 'remnant patches', that is, where the canopy layer is greater than 20% or where at least 25% of the total perennial understorey plant cover is native plants, as a proportion of total understorey cover (DSE, 2004).

A Habitat Hectare is a unit of measurement that combines quality (relative to a published Benchmark) and quantity (area) of a habitat zone (DSE, 2004). The Habitat Hectare value (HHa) of a habitat zone is calculated by multiplying the habitat score by the area of the habitat zone (in hectares) which is proposed to be removed.

### **3.3 Taxonomy**

Common and scientific names for terrestrial vascular plants within this report follow the Victorian Biodiversity Atlas (VBA) of the Department of Environment, Land, Water and Planning (DELWP).

### **3.4 Survey Limitations**

The survey effort combined with information gathered from other sources is considered adequate to assess and quantify vegetation condition and flora values within the project site. However, the following limitations/qualifications apply to this study:

- This vegetation assessment includes only vascular flora.
- Certain flora and fauna species are only readily identifiable onsite during periods of particular environmental and climatic conditions. Survey of the site was undertaken in winter and there is potential that plants which flower outside of the survey period may not have been detected. Hence additional species that Ethos NRM did not detect may occur within the project site.
- Mapping of flora species and communities was undertaken with hand-held (uncorrected) GPS units and aerial photo interpretation. Accuracy of this mapping is therefore limited to the GPS unit which is generally (+/-4m). This degree of accuracy is considered adequate for the size and scale of the project (survey) area.



## 4 FIELD SURVEY RESULTS

### 4.1 Native Vegetation Recorded

#### 4.1.1 Bioregion

245 Seaspray Road, Longford property is within the Gippsland Plains bioregion. This bioregion is located in the south east of Victoria and includes flat low lying coastal and alluvial plains with a gently undulating terrain dominated by barrier dunes and floodplains and swampy flats (DELWP, 2018b).

Vegetation associated with the fertile floodplains and swamps are earths and pale yellow and grey texture contrast soils (Hydrosols) and support Swamp Scrub, Plains Grassy Woodland, Plains Grassy Forest, Plains Grassland and Gilgai Wetland ecosystems. Damp Sand Herb-rich Woodland occurs mainly on flat or undulating areas on moderately fertile, relatively well-drained, deep sandy or loamy topsoils over heavier subsoils (duplex soils).

#### 4.1.2 Ecological Vegetation Classes

DELWP EVC mapping (see **Appendix 3**) at the site indicates Damp Sands Herb-rich Woodland (3), as occurring at the project site.

#### 4.1.3 Native Vegetation Description; Type and Condition

Native vegetation cover is highly modified at this site with largely planted vegetation dominating the area. Damp Sands Herb-rich Woodland (3) is the mapped EVC present at the property and alongside Cobb Road.



**Plate 1: View of Cobb Road looking south, subject property is on the right.**

Native vegetation canopy was absent at the property due to past clearing for agriculture, housing, road construction and installation of powerlines and underground utilities. The only native vegetation present which met the definition of a 'patch' under the Guidelines (DELWP, 2017) was a sparse cover of understory trees and shrubs. Shrub species recorded included; Black Sheoak (*Allocasuarina littoralis*), Cherry Ballart (*Exocarpos cupressiformis*), Burgan (*Kunzea ericoides*). A suite of graminoids were present including; Kangaroo Grass (*Themeda triandra*), Spear Grass (*Austrostipa* sp.), Spiny-headed Mat-rush (*Lomandra longifolia*).

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Photographs of proposed areas of vegetation removal are provided in **Appendix 4**. **Figure 3** identifies locations where vegetation removal.

Ethos NRM recorded a total of 18 indigenous flora species and 12 exotic flora species at the site (see **Appendix 2**). No rare or threatened flora species were recorded by Ethos NRM during field surveys at the site within areas of proposed vegetation removal.

#### 4.1.4 Weeds

12 weed species were recorded within areas of native vegetation assessed during field survey by Ethos NRM. One weed of note was recorded, Blackberry (*Rubus fruticosus* spp. agg.), which is listed as a noxious weed (Regionally Controlled), within West Gippsland CMA, under the CALP Act.

Other introduced species recorded across the site included; Brown-top Bent Grass (*Agrostis capillaris*), Lesser Quacking Grass (*Briza minor*), Onion Grass (*Romulea rosea*) Paspalum (*Paspalum distichum*), Couch Grass (*Elymus repens*), Briar Rose (*Rosa rubiginosa*), Kikuyu (*Pennisetum clandestinum*), Cocksfoot (*Dactylis glomerata*), Fleabane (*Conyza bonariensis*) and Dandelion (*Taraxacum officinale*).

#### 4.1.5 Topographic and Land Information

The subdivision site is located on a gently inclined site. The site is approximately 750m northwest of Boundary Creek, is on a southerly aspect, bounded by two roads; Seaspray Road and Cobb Road, and two private properties to the north and south boundaries. **Table 2** describes the role of the topographic and land values required to be addressed under the *Guidelines*.

**Table 2: Topographic and Land Values**

Value	Project Site Considerations
Role of native vegetation in protecting: water quality, waterways, riparian ecosystems	The site is not located in a riparian location or near a waterway.
Is it within 30m of a wetland, waterway or special catchment?	No. The closest waterway is 750m away - Boundary Creek.
Preventing land degradation including; soil erosion and instability, particularly where slopes are greater than 20%, land subject to slippage or soil erosion, harsh environments – alpine, coastal	The land slope is less than 5%. The property slopes slightly from the northwest down to the southeast.
Preventing adverse effects on groundwater quality, saline discharge, recharge area.	Not applicable.
Need to preserve identified landscape values.	Only a small area of vegetation removal is proposed to occur which will not impact on any landscape values within the area.
Is native vegetation protected under Aboriginal Heritage Act 2006?	There was no Cultural Heritage overlay recorded on this site (ACHRIS)

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## 5 SIGNIFICANT FLORA, FAUNA AND ECOLOGICAL COMMUNITIES

Records of the known and likely presence of Rare and/or Threatened flora and fauna within 5km of the site have been sourced from both the Victorian Biodiversity Atlas (VBA, 2018) and the online EPBC Protected Matters Search Tool (DEE, 2018). The following sections include species listed as rare or threatened on DELWP's Advisory Lists, Victoria's *FFG Act 1988* and the Commonwealth *EPBC Act 1999*. An assessment of the likely implications for removal or impacts to EPBC or FFG listed species is also discussed, with regard to potential approval or permit requirements under these policies.

### 5.1 Environment Protection and Biodiversity Conservation Act 1999

An online EPBC Protected Matters Search was undertaken and the results identified the following Matters of National Environmental Significance within a 5km radius of the centre of the site (see **Appendix 5**).

Results of the EPBC Protected Matters Search included:

- 26 threatened species of which 17 terrestrial fauna species, 2 aquatic fauna species, and 7 terrestrial flora species.
- 3 Threatened Ecological Communities
- 15 listed Migratory bird species.

No threatened ecological communities that meet EPBC criteria for listing were recorded on site. While the site may provide some habitat characteristics for several of the terrestrial flora and fauna species predicted to occur in the area by the EPBC search tool, due to high levels of disturbance at the site, the site is unlikely to provide adequate habitat to support substantial populations of these species. Removal of this small area of vegetation is not expected to result in significant impacts to protected matters.

### 5.2 DELWP Rare and Threatened Flora Species

Six threatened flora species listed on DELWP's *Advisory List of Rare or Threatened Plants in Victoria* (DEPI, 2014), have been recorded within 5km of the project site (VBA, 2018). Of these, three are vulnerable, one is rare and one poorly known have been previously recorded on the within 5km of the project site, in the last 30 years (refer to **Table 4**). One listed on the FFG or two species listed as vulnerable EPBC flora species have been recorded nearby.

**Table 3: DELWP Rare and Threatened Flora records (VBA database)**

Scientific Name	Common Name	Conservation Status			No. records	Last record
		EPBC	DELWP	FFG		
<i>Melaleuca armillaris</i> subsp. <i>armillaris</i>	Giant Honey-myrtle		r	#		2013
<i>Isotoma tridens</i>	Hypsela		k			2009
<i>Coronidium gunnianum</i>	Pale Swamp Everlasting		vu			2009
<i>Eucaalyptus camaldulensis</i>	River Red-gum		x			2013
<i>Xerochrysum palustre</i>	Swamp Everlasting	vu	vu	L	200	2009
<i>Dodonaea procumbens</i>	Trailing Hop-bush	VU	vu	#		2011

Conservation Status: DELWP Advisory List (DEPI, 2014); vu = vulnerable, r = rare, k = poorly known, FFG Act: L – listed as threatened.

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### 5.3 DELWP Threatened Fauna Species

Eight threatened fauna species have been recorded on the Victorian Biodiversity Atlas (VBA, 2018) within 5km of the project site, in the last 30 years (refer to **Table 5**). The Eastern Great Egret, Intermediate Egret and White-bellied Sea-Eagle are both listed under the FFG Act.

**Table 4: DELWP Threatened Fauna records (VBA database)**

Scientific Name	Common Name	Conservation Status			No. records	Last record
		EPBC	DELWP	FFG		
<i>Ardea modesta</i>	Eastern Great Egret		VU	L	1	1999
<i>Dromaius novaehollandiae</i>	Emu		nt		1	2000
<i>Plegadis falcinellus</i>	Glossy Ibis		nt		5	2009
<i>Ardea intermedia</i>	Intermediate Egret		en	L	6	2010
<i>Gallinago hardwickii</i>	Latham's Snipe		nt		30	2009
<i>Platalea regia</i>	Royal Spoonbill		nt		1	2009
<i>Chlidonias hybridus javanicus</i>	Whiskered Tern		nt		1	2009
<i>Haliaeetus leucogaster</i>	White-bellied Sea-Eagle		VU	L	1	1992

Conservation Status: EPBC Threat Status: EN = endangered, VU = Vulnerable. DELWP Advisory List (DEPI, 2014): en = endangered, vu = vulnerable, nt = near threatened. FFG Act: L – listed as threatened

### 5.4 Potential Impact on Significant Species

None of the EPBC listed flora or fauna species identified by the Protected Matters search were recorded within the site during field survey by Ethos NRM. Whilst there is potential for use of the area for foraging by mammals and birds, there are no known records of these species within the actual project site which is very small. The proposed areas of vegetation removal within a site are of poor quality, and that is considered unlikely to provide important habitat for threatened EPBC and FFG listed species. Hence it is highly unlikely that there will be significant impacts.

Habitat importance is assessed under the *Guidelines* through the Specific Offset test and no specific offsets have been identified for the proposed vegetation removal. This supports the lower value of the areas as habitat for rare or threatened species of vegetation proposed for removal.

No significant impact is predicted on any rare or threatened flora or fauna species listed under the *EPBC* or *FFG Acts* as a result of vegetation removal associated with the subdivision of 245 Seaspray Road, Longford.

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## 6 VEGETATION REMOVAL AND OFFSETS

### 6.1 Victoria's Native Vegetation Permitted Clearing Regulations

State Policy for vegetation removal requires that the impacts on biodiversity from proposals to remove native vegetation are assessed according to the *Guidelines* (DELWP, 2017a), within the relevant risk-based pathway. The risk-based approach comprises of three main factors; extent risk, location risk and Conservation Status. These factors determine the pathway an application is assessed through. Extent risk relates to the amount of vegetation proposed to be removed. Location risk is based on DELWP modelling which maps the strategic landscape value of a site.

Three applicant pathways for applications for a permit to remove native vegetation exist; **basic, intermediate and detailed**. These pathways dictate the detail of information, including whether detailed on-site vegetation condition assessment (Habitat Hectares), which is required to be provided with an application, and the decision guidelines for assessment of that application (DELWP, 2017a).

#### 6.1.1 Identification of the Applicant Pathway and Application Requirements

Preliminary examination of the online DELWP *Native Vegetation Information Management* (NV/IM) Tool *Location Risk Map* indicated that the site contained areas of **Location Risk 1**, and impacts were likely to occur within **Location Risk 1**. The Risk-based pathway was confirmed to be **BASIC** by the DELWP '*Biodiversity Impact and offset requirements report*' which is provided in **Appendix 6**.

The project will impact on 0.097ha of vegetation, within Location Risk 1.

The applicant pathway for this project is **BASIC**, due to removal of 0.097ha of native vegetation within **Location Risk 1**.

#### 6.1.2 Avoid and Minimisation Statement

Total avoidance of vegetation removal has not been possible for the construction of the proposed driveways; however the locations will minimise impacts on biodiversity as far as practicable as the site is already disturbed and has been subject to previous clearing. Four driveways will be required to access the allotments facing Seaspray Road. Vegetation along this section of the Seaspray Roads is planted, however to further minimise loss the existing driveway for 245 will be widened into a double driveway to service new lots 5 and 6. An additional double driveway will be constructed to service lots 3 and 4.

Driveway locations for Lots 11, 12, 13 and 14 were selected on-site to totally avoid vegetation loss, in the case of Lot 13 and minimise loss at Lots 11, 12 and 14 through selecting areas where native vegetation was poorer in quality or of a narrower extent.

Native vegetation loss associated with the road widening will occur within previously disturbed area, under both the powerline easement and within the previously formed (but not maintained) road verge which has been recolonised by vegetation.

The degree of minimisation undertaken is considered by Ethos NRM to be reasonable given the relatively low contribution of the vegetation (to be removed) at the site to Victoria's biodiversity. This statement is supported by:

- The vegetation condition score.
- General Offset requirement only, and no Specific Offsets.
- Previous disturbance and clearing at the project site.

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- Lack of threatened species records and suitable habitat for threatened flora, fauna and ecological communities at the project site.

## **6.2 Type and Extent of Native Vegetation Removal**

### **6.2.1 Patches of Native Vegetation**

Areas of native vegetation to be removed which meet the definition of a ‘remnant patch’ under the *Guidelines*. DELWP EVC mapping indicates Damp Sands Herb-rich Woodland at the site, however, this site is highly modified due to past clearing and weed invasion. There was no native canopy trees present on the site and a mix of planted and indigenous vegetation has colonised Cobb and Seaspray Roadsides due to either direct plantings or self-seeding from adjoining properties. Scattered native species also occur within these areas and Ethos NRM have mapped where 25% cover occurs.

### **6.2.2 Planted Vegetation**

Removal of planted native vegetation (which has not been government funded) is exempt from a permit and hence does not need to meet the requirements of the *Guidelines* (and thus does not need an offset).

Although some planted species on-site are native to Victoria, only a small proportion of the plantings comprise species that naturally occur in the local area, and generally are not typical of the mapped EVC and would not have occurred at the site historically. Planted trees included Victorian natives Blue Gum (*Eucalyptus globulus*), Rough-barked Honey-myrtle (*Melaleuca parvistaminea*), Bottlebrush (*Callistemon sp.*) and Lightwood (*Acacia implexa*) and a variety of eucalypts which are not indigenous to the local area or Victoria, as well as scattered exotic Pine and Cypress trees.

Areas of planted vegetation did not meet the definition of native vegetation under the *Guidelines*, due to absence of appropriate canopy species, or low coverage of native understorey species relative to the dominant perennial weeds or introduced pasture species.

### **6.2.3 245 Seaspray Road**

The shelterbelt along the southern end of the western boundary of 245 Seaspray Road comprises of Rough-barked Manna Gum (*Eucalyptus viminalis subsp. pyroiana*) which is typical of the EVC Damp Sands Herb-rich Woodland. This species has been planted in two distinct rows (see photos in **Appendix 4**), and is inter-planted with a mixture of shrub species from the local area and across Victoria (e.g. Bottlebrush *Callistemon sp.*, Paperbark *Melaleuca spp.*, Rosemary Grevillea, *Grevillea rosmarinifolia*). Introduced weed or pasture species dominate the grass cover (e.g. Panic veldt-grass *Ehrharta erecta*), however Burgan (*Kunzea ericoides*) and native grasses (Kangaroo Grass and Wallaby-grass) comprise more than 25% of the understorey cover, and hence this area meets the definition of a ‘remnant patch’ of native vegetation under the *Guidelines*.

### **6.2.4 Assumed Loss of Trees**

There were no native canopy trees present on the site that required assessment of impacts to Tree Protection Zones<sup>1</sup> (TPZ) in accordance with the Australian Standards AS 4970-2009 – *Protection of trees on development sites* for all canopy trees<sup>2</sup>.

---

<sup>1</sup> A Tree Protection Zone (TPZ) is an area around the trunk of a tree which has a radius of 12x the diameter at breast height to a maximum of 15 metres but no less than 2 metres. This is based on the Australian Standard AS 4970-2009 – *Protection of trees on development sites*.

<sup>2</sup> A native canopy tree is a mature tree that is greater than 3 metres in height and is normally found in the upper layer of a vegetation type (Ecological Vegetation Class).

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### 6.3 Offsetting Native Vegetation Losses

Where vegetation removal cannot be avoided, provision of offsets is required to compensate for the impacts on biodiversity; the purpose of an offset is to achieve a 'no net loss' in the contribution made by native vegetation to Victoria's biodiversity.

Offsets are achieved through the long-term protection, enhancement and management of the quality and quantity of native vegetation. Offsets can be achieved on private land owned by the proponent ('first-party' offset) or a third party, or by purchasing a Native Vegetation Credit from the DELWP Native Vegetation Credit Register.

A formal agreement is required in all instances to secure the ongoing protection and management of the nominated offset site.

### 6.4 Determination of Offset Requirements

The determination of offsets relies on a purpose-built *Native Vegetation Information Management* Tool developed by DELWP. Following calculation of the Habitat Hectares (quality x quantity) of vegetation to be removed the mapped vegetation is assessed against DELWP models to determine the type, quantity and attributes of the offset required.

Offsets under the *Guidelines* comprise of:

- **general habitat units and/or**
- **specific habitat units**

A BIOR report for the vegetation removal was supplied by DELWP NVIM and is provided in **Appendix 6**. The vegetation impacts and offset requirements are summarised in **Table 5** below.

Whilst desktop searches for records of rare or threatened flora and fauna species have been undertaken by Ethos NRM, the *Guidelines* methodology relies on model based data to assess the proportional impact of proposed vegetation removal on habitat for rare or threatened species. The specific-general offset test measures on a case-by-case basis the proportion of habitat, against a threshold, each significant species will lose if the removal of native vegetation is permitted. This offset test has been applied to the proposed vegetation removal for the 245 Seaspray Road, Longford Subdivision, and no specific offset for rare or threatened species was identified.

**Table 5: Vegetation Offset Summary**

Impact		Offset	
Removal component	Total	General habitat units	Minimum Strategic Biodiversity Value Score
Remnant Vegetation	0.097 ha	0.048	0.566

The offset requirement calculated by DELWP for the subdivision of 245 Seaspray Road, Longford, under the *Guidelines*, consists entirely of *General Habitat Units (GHUs)* and includes:

**0.048 General Habitat Units (GHUs) with a minimum Strategic Biodiversity Value Score of 0.566** for removal of 0.097 ha.

**All offsets are required to be achieved within the West Gippsland Catchment Management Authority or Wellington Shire Council region.**

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## 6.5 Offset Attributes

When a general offset is required the offset secured must meet the *minimum strategic biodiversity value score and vicinity* attributes.

The offsets for the proposed vegetation removal for the subdivision of 245 Seaspray Road, Longford:

- have a minimum strategic biodiversity score of 0.566 and
- be within the West Gippsland Catchment Management Authority or Wellington Shire Council region.

## 6.6 Offset Strategy

The applicant has an offset requirement for 0.048 General habitat units with a Strategic Biodiversity Value score of 0.566 within the West Gippsland Catchment Management Authority or Wellington Shire Council region.

Ethos NRM can confirm that the required offset is available for purchase from the Native Vegetation Credit Register.

### 6.6.1 Timing

A compliant offset **must be secured**, to the satisfaction of the responsible or referral authority, **before the native vegetation is removed** (DELWP, 2017a), by either:

- A security agreement for the site including an onsite (Offset) management plan, or
- Evidence of a secured third party offset, e.g. Native Vegetation Credit Register extract.



## 7 REFERENCES

- Australian Standard AS4970-2009 Protection of Trees on Development Sites
- DEE, 2018. **EPBC on-line Protected Matters Search Tool**, EPBC Protected Matters Report. Commonwealth Department of the Environment and Energy. Report created 4/06/2018.
- DELWP, 2017 **Guidelines for the removal, destruction and lopping of native vegetation**. Victorian Government Department of Environment, Land, Water and Planning, December 2017.
- DELWP, 2018a. **NatureKit**  
<https://maps.biodiversity.vic.gov.au/viewer/?viewer=NatureKit> (Viewed on 31/05/2018). Victorian Government Department of Environment, Land, Water and Planning
- DELWP, 2018b. **Ecological Vegetation Class Benchmark Descriptions**.  
<https://www.environment.vic.gov.au/biodiversity/bioregions-and-ecv-benchmarks> Viewed 4/06/2018. Victorian Government Department of Environment, Land, Water and Planning.
- DELWP, 2018c. **Planning Maps Online**.  
<http://services.land.vic.gov.au/maps/pmo.jsp> Accessed on 31/05/2018. Victorian Government Department of Environment, Land, Water and Planning.
- DEPI, 2013. **Advisory List of Threatened Vertebrate Fauna in Victoria - 2013**. Victorian Government Department of Environment and Primary Industries, East Melbourne.
- DEPI, 2014. **Advisory List of Rare or Threatened Plants in Victoria - 2014**. Victorian Government Department of Environment and Primary Industries.
- DSE, 2004. **Vegetation Quality Assessment Manual – Guidelines for applying the habitat hectares scoring method. Version 1.3**. Victorian Department of Sustainability and Environment, Melbourne.
- Ethos NRM, 2014. **Vegetation Assessment for rezoning – 245 Seaspray Road, Longford**. Prepared for Beveridge Williams and Ingmar Kappenberger.
- VBA, 2018 Data Source (DELWP)

Data Source: 'Victorian Biodiversity Atlas', © Victorian Government, Department of Environment, Land, Water and Planning (Data Publication date: 3/2/2018).

## **APPENDICES**

### **7.1 Appendix 1: Planning Property Report**

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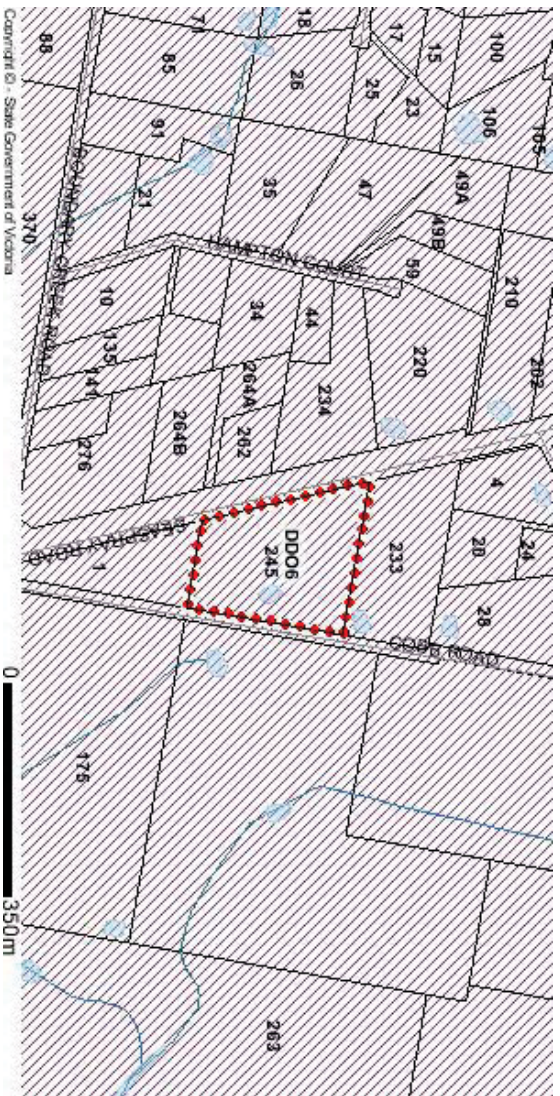




## Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 6 (DDO6)



DEVELOPMENT PLAN OVERLAY (DPO)

DEVELOPMENT PLAN OVERLAY - SCHEDULE 10 (DPO10)



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## Further Planning Information

Planning scheme data last updated on 21 May 2018.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the Planning & Environment Act 1987.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to [Titles and Property Certificates](#)

For details of surrounding properties, use this service to get the Reports for properties of interest

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#)

For other information about planning in Victoria visit [www.planning.vic.gov.au](http://www.planning.vic.gov.au)

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## 7.2 Appendix 2: Flora Species List

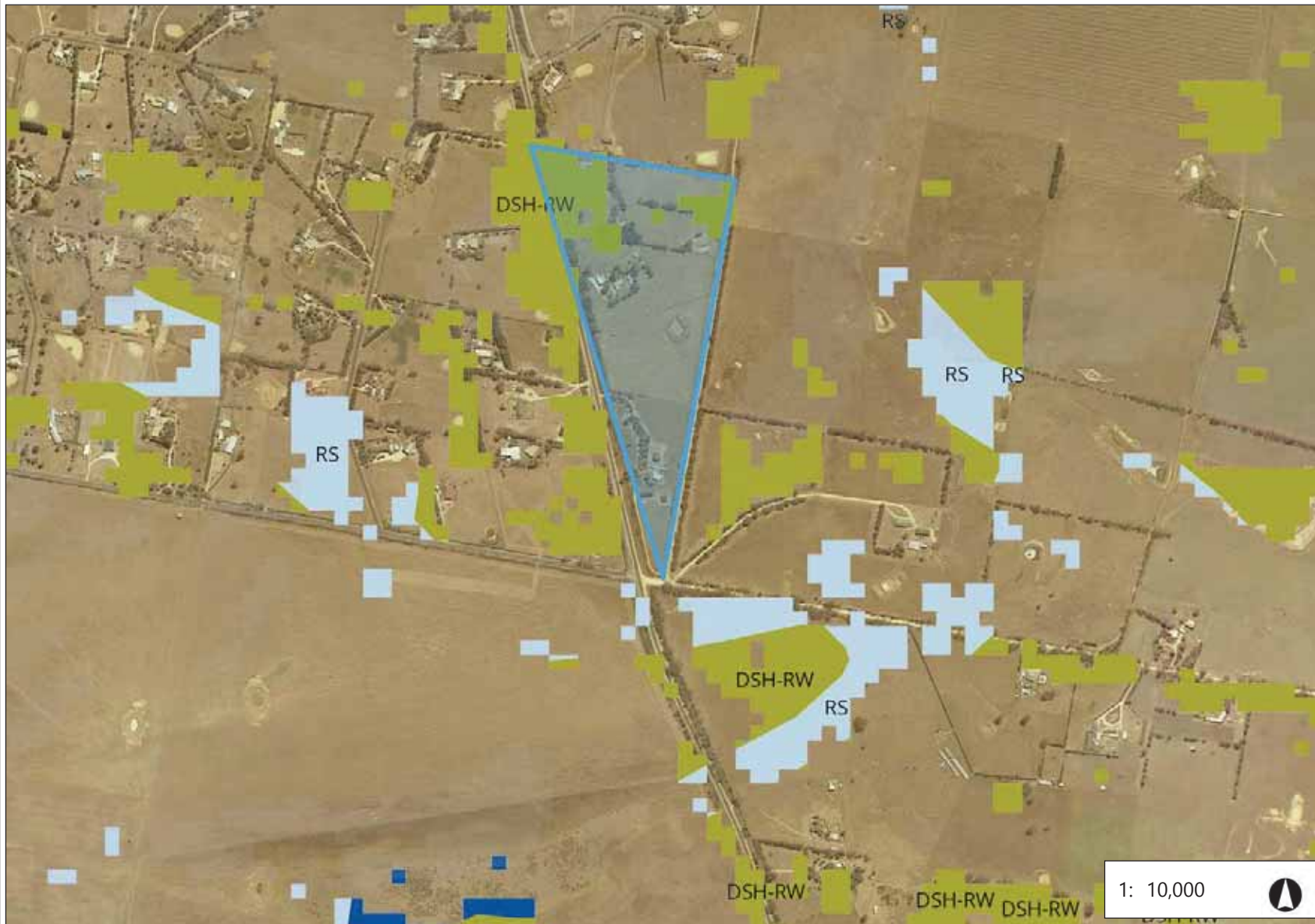
The following species were recorded by Ethos NRM along Cobb Road.

Scientific Name	Common Name	Status
<i>Acacia implexa</i>	Lightwood	
<i>Acacia paradoxa</i>	Kangaroo Thorn	
<i>Acacia mearnsii</i>	Black Wattle	
<i>Allocasuarina littoralis</i>	Black Sheoak	
<i>Allocasuarina sp.</i>	Sheoak	
<i>Astroloma humifusum</i>	Cranberry Heath	
<i>Austrostipa sp.</i>	Spear Grass	
<i>Chrysocephalum semipapposum</i>	Clustered everlasting	
<i>Eucalyptus cephalocarpa</i>	Mealy Stringybark	
<i>Exocarpos cupressiformis</i>	Cherry Ballart	
<i>Gahnia radula</i>	Thatch saw-sedge	
<i>Kunzea ericoides</i>	Burgan	
<i>Leptospermum continentale</i>	Prickly Tea-tree	
<i>Leptorhynchos tenuifolius</i>	Wirry Buttons	
<i>Lomandra longifolia</i>	Spiny-headed Mat-rush	
<i>Melaleuca parvistaminea</i>	Rough-barked Honey-myrtle	
<i>Plantago lanceolata</i>	Ribwort Plantain	
<i>Rytidosperma sp.</i>	Wallaby grass	
<i>Themeda triandra</i>	Kangaroo grass	
<i>Conyza bonariensis</i>	Fleabane	Introduced
<i>Pennisetum clandestinum</i>	Kikuyu	Introduced
<i>Agrostis capillaris</i>	Brown-top Bent Grass	Introduced
<i>Rosa rubiginosa</i>	Sweet Briar Rose	Introduced
<i>Taraxacum officinale</i>	Dandelion	Introduced
<i>Briza minor</i>	Little quacking grass	Introduced
<i>Dactylis glomerata</i>	Cocksfoot	Introduced
<i>Romulea rosea</i>	Onion Grass	Introduced
<i>Elymus repens</i>	Couch grass	Introduced
<i>Cytisus proliferus</i>	Tree Lucerne	Introduced
<i>Paspalum distichum</i>	Paspalum	Introduced
<i>Rubus fruticosus aggregate</i>	Blackberry	Regionally Controlled

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### **7.3 Appendix 3: EVC Map (DELWP)**



### Legend

#### Hillshade

High : 254

Low : 1

#### 2005 Individual EVC Attributes

#### 2005 EVCs Outlines

#### 2005 EVCs by Subgroup

Lowland Forests

Dry Forests (exposed/lower altitude)

Dry Forests (sheltered/higher altitude)

Damp Forests

Wet Forests

Montane Woodlands

Montane Shrub/Grasslands

Sub-alpine Woodlands

Sub-alpine Shrub/Grasslands

Herb-rich Woodlands (damp sands)

Herb-rich Woodlands (alluvial terraces)

Mallee (siliceous sands)

Mallee (calcareous dunefields)

Mallee (clay plains)

Mallee (sandstone ridges and rises)

Riparian Scrubs or Swampy Scrubs

Riparian Forests or Woodlands

Coastal Scrubs, Grass and Woodlands

0.5 0 Distance / 2 0.5 Kilometers

GDA\_1994\_VICGRID94

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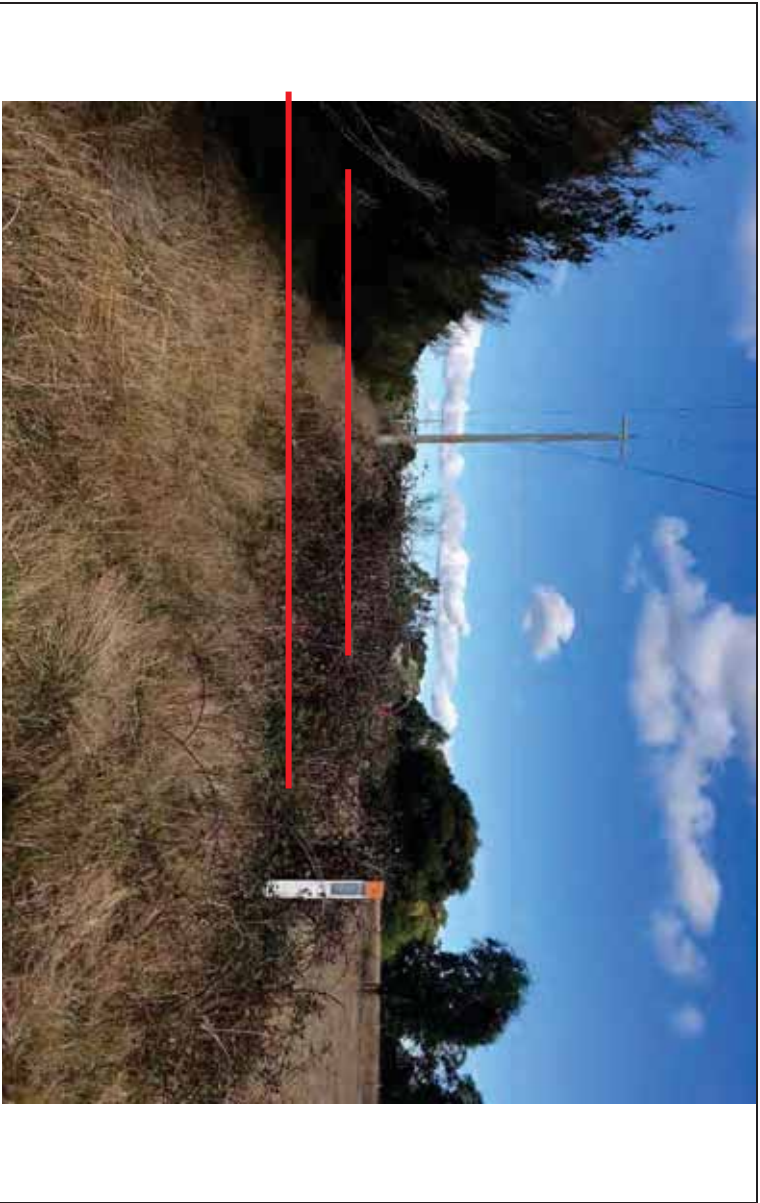
Disclaimer: This map is a snapshot from Victorian Government data. This material may be of assistance to you but the State of Victoria does not guarantee it without flaw of any kind or is wholly appropriate for your particular purpose and therefore disclaims all liability for error, loss or damage which may arise from reliance upon it. All persons accessing this information should make the appropriate enquiries to access the currency of data.

1: 10,000



Map Created on 05/31/18 2:00

## 7.4 Appendix 4: Photos of Vegetation Removal



View of proposed driveway position for **Lot 14** Cobb Road frontage.



View of proposed driveway position for **Lot 13** Cobb Road frontage.





View of proposed driveway position for **Lot 12** Cobb Road frontage.



View of proposed driveway position for **Lot 11** Cobb Road frontage.





View of existing driveway for upgrade to a double to service **Lot 5 & 6** on Seaspray Rd.



View of proposed double driveway approximate position to service **Lot 3 & 4** on Seaspray Rd.



Cobb Road is 7.5 metres wide at the northern end of the proposed upgrade

View of Cobb Road looking south from adjacent to site northern boundary.



Cobb Road is 6m metres wide at the southern end, will need to be widened 1.5m for the upgrade.

View of Cobb Road looking north from the corner of Boundary Creek Road.

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View of Cobb Road looking north sample of the typical of the vegetation on the western side of the road.



View of Cobb Road looking north sample of the typical of the vegetation on the eastern side of the road.

## **7.5 Appendix 5: EPBC Protected Matters Search**

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# EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected.

Information on the coverage of this report and qualifications on data supporting this report are contained in the caveat at the end of the report.

Information is available about [Environment Assessments](#) and the EPBC Act including significance guidelines, forms and application process details.

Report created: 04/06/18 14:37:58

## [Summary](#)

### [Details](#)

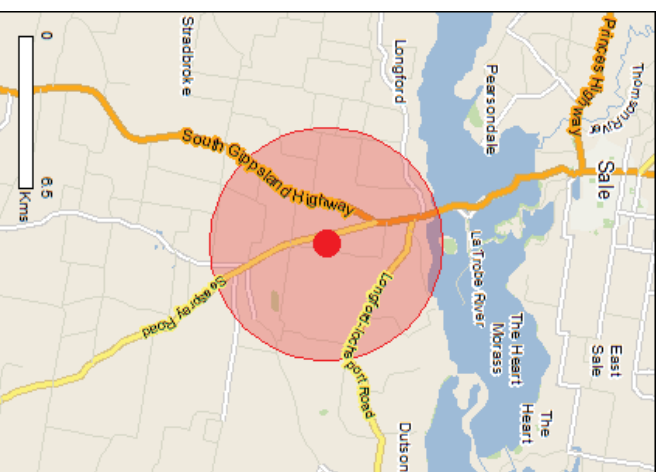
[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

### [Caveat](#)

### [Acknowledgements](#)



This map may contain data which are  
©Commonwealth of Australia  
(Geoscience Australia), ©PSMA 2010

[Coordinates](#)

[Buffer: 5.0Km](#)



## Summary

### Matters of National Environmental Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the [Administrative Guidelines on Significance](#).

<a href="#">World Heritage Properties:</a>	None
<a href="#">National Heritage Places:</a>	None
<a href="#">Wetlands of International Importance:</a>	1
<a href="#">Great Barrier Reef Marine Park:</a>	None
<a href="#">Commonwealth Marine Area:</a>	None
<a href="#">Listed Threatened Ecological Communities:</a>	3
<a href="#">Listed Threatened Species:</a>	26
<a href="#">Listed Migratory Species:</a>	15

### Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at <http://www.environment.gov.au/heritage>

A permit may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

<a href="#">Commonwealth Land:</a>	None
<a href="#">Commonwealth Heritage Places:</a>	None
<a href="#">Listed Marine Species:</a>	22
<a href="#">Whales and Other Cetaceans:</a>	None
<a href="#">Critical Habitats:</a>	None
<a href="#">Commonwealth Reserves Terrestrial:</a>	None
<a href="#">Commonwealth Reserves Marine:</a>	None

### Extra Information

This part of the report provides information that may also be relevant to the area you have nominated.

<a href="#">State and Territory Reserves:</a>	1
<a href="#">Regional Forest Agreements:</a>	1
<a href="#">Invasive Species:</a>	34
<a href="#">Nationally Important Wetlands:</a>	1
<a href="#">Key Ecological Features (Marine)</a>	None

## Details

### Matters of National Environmental Significance

Wetlands of International Importance (Ramsar)	<a href="#">[ Resource Information ]</a>
Name	Proximity
<a href="#">Gippsland lakes</a>	Within Ramsar site

### Listed Threatened Ecological Communities

[\[ Resource Information \]](#)

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Name	Status	Type of Presence
<a href="#">Gippsland Red Gum</a> ( <a href="#">Eucalyptus tereticornis</a> subsp. <a href="#">mediana</a> ) <a href="#">Grassy Woodland and Associated Native Grassland</a>	Critically Endangered	Community likely to occur within area
<a href="#">Natural Damp Grassland of the Victorian Coastal Plains</a>	Critically Endangered	Community may occur within area
<a href="#">Seasonal Herbaceous Wetlands (Freshwater) of the Temperate Lowland Plains</a>	Critically Endangered	Community likely to occur within area

### Listed Threatened Species

[\[ Resource Information \]](#)

Name	Status	Type of Presence
<b>Birds</b>		
<a href="#">Anthochaera phrygia</a> Regent Honeyeater [82338]	Critically Endangered	Foraging, feeding or related behaviour likely to occur within area
<a href="#">Botaurus poiciloptilus</a> Australasian Bittern [1001]	Endangered	Species or species habitat known to occur within area
<a href="#">Calidris ferruginea</a> Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area
<a href="#">Grantiella picta</a> Painted Honeyeater [470]	Vulnerable	Species or species habitat may occur within area
<a href="#">Lathamus discolor</a> Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area
<a href="#">Limosa lapponica baueri</a> Bar-tailed Godwit (baueri), Western Alaskan Bar-tailed Godwit [86380]	Vulnerable	Species or species habitat may occur within area
<a href="#">Limosa lapponica menzibieri</a> Northern Siberian Bar-tailed Godwit, Bar-tailed Godwit (menzibieri) [86432]	Critically Endangered	Species or species habitat may occur within area
<a href="#">NeopHEMA chrysoGaster</a> Orange-bellied Parrot [747]	Critically Endangered	Species or species habitat may occur within area
<a href="#">Numenius madagascariensis</a> Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area

Name	Status	Type of Presence
<a href="#">Rostratula australis</a>	Endangered	Species or species habitat likely to occur within area
Australian Painted Snipe [77037]		
<b>Fish</b>		
<a href="#">Galaxiella pusilla</a>	Vulnerable	Species or species habitat known to occur within area
Eastern Dwarf Galaxias, Dwarf Galaxias [56790]		
<a href="#">Prototroctes maraena</a>	Vulnerable	Species or species habitat known to occur within area
Australian Grayling [26179]		
<b>Frogs</b>		
<a href="#">Litoria aurea</a>	Vulnerable	Species or species habitat likely to occur within area
Green and Golden Bell Frog [1870]		
<a href="#">Litoria raniformis</a>	Vulnerable	Species or species habitat likely to occur within area
Growing Grass Frog, Southern Bell Frog, Green and Golden Frog, Warty Swamp Frog [1828]		
<b>Insects</b>		
<a href="#">Synemon plana</a>	Critically Endangered	Species or species habitat may occur within area
Golden Sun Moth [25234]		
<b>Mammals</b>		
<a href="#">Dasyurus maculatus maculatus (SE mainland population)</a>	Endangered	Species or species habitat may occur within area
Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]		
<a href="#">Petauroides volans</a>	Vulnerable	Species or species habitat may occur within area
Greater Glider [254]		
<a href="#">Pseudomys novaehollandiae</a>	Vulnerable	Species or species habitat may occur within area
New Holland Mouse, Pookia [96]		
<a href="#">Pteropus poliocephalus</a>	Vulnerable	Foraging, feeding or related behaviour may occur within area
Grey-headed Flying-fox [186]		
<b>Plants</b>		
<a href="#">Amphibromus fluitans</a>	Vulnerable	Species or species habitat known to occur within area
River Swamp Wallaby-grass, Floating Swamp Wallaby-grass [19215]		
<a href="#">Caladenia tessellata</a>	Vulnerable	Species or species habitat likely to occur within area
Thick-lipped Spider-orchid, Daddy Long-legs [2119]		
<a href="#">Dianella amoena</a>	Endangered	Species or species habitat may occur within area
Matted Flax-lily [64886]		
<a href="#">Dodonaea procumbens</a>	Vulnerable	Species or species habitat likely to occur within area
Trailing Hop-bush [12149]		
<a href="#">Glycine latrobeana</a>	Vulnerable	Species or species habitat likely to occur within area
Clover Glycine, Purple Clover [13910]		
<a href="#">Thelymitra epipactoides</a>	Endangered	Species or species habitat may occur within area
Metallic Sun-orchid [11896]		
<a href="#">Xerochrysum palustre</a>	Vulnerable	Species or species habitat known to occur within area
Swamp Everlasting, Swamp Paper Daisy [76215]		

## Listed Migratory Species

## [Resource Information]

\* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.

Name	Threatened	Type of Presence
<b>Migratory Marine Birds</b>		
<a href="#">Apus pacificus</a>		Species or species habitat likely to occur within area
<b>Migratory / Terrestrial Species</b>		
<a href="#">Hirundapus caudacutus</a>		Species or species habitat known to occur within area
White-throated Needletail [682]		Species or species habitat known to occur within area
<a href="#">Monarcha melanopsis</a>		Species or species habitat likely to occur within area
Black-faced Monarch [609]		Species or species habitat likely to occur within area
<a href="#">Motacilla flava</a>		Species or species habitat may occur within area
Yellow Wagtail [644]		Species or species habitat may occur within area
<a href="#">Myiagra cyanoleuca</a>		Species or species habitat known to occur within area
Satin Flycatcher [612]		Species or species habitat known to occur within area
<a href="#">Rhipidura rufifrons</a>		Species or species habitat likely to occur within area
Rufous Fantail [592]		Species or species habitat likely to occur within area
<b>Migratory Wetlands Species</b>		
<a href="#">Actitis hypoleucos</a>		Species or species habitat known to occur within area
Common Sandpiper [59309]		Species or species habitat known to occur within area
<a href="#">Calidris acuminata</a>		Species or species habitat known to occur within area
Sharp-tailed Sandpiper [874]		Species or species habitat known to occur within area
<a href="#">Calidris ferruginea</a>		Species or species habitat known to occur within area
Curllew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area
<a href="#">Calidris melanotos</a>		Species or species habitat known to occur within area
Pectoral Sandpiper [858]		Species or species habitat may occur within area
<a href="#">Gallinago hardwickii</a>		Species or species habitat may occur within area
Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
<a href="#">Limosa lapponica</a>		Species or species habitat known to occur within area
Bar-tailed Godwit [844]		Species or species habitat known to occur within area
<a href="#">Numenius madagascariensis</a>		Species or species habitat known to occur within area
Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area
<a href="#">Pandion haliaetus</a>		Species or species habitat may occur within area
Osprey [952]		Species or species habitat may occur within area
<a href="#">Tringa nebularia</a>		Species or species habitat likely to occur within area
Common Greenshank, Greenshank [832]		Species or species habitat likely to occur within area



## Other Matters Protected by the EPBC Act

Listed Marine Species	[Resource Information]
* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.	
Name	Type of Presence
<b>Birds</b>	
<a href="#">Actitis hypoleucos</a> Common Sandpiper [59309]	Species or species habitat known to occur within area
<a href="#">Apus pacificus</a> Fork-tailed Swift [678]	Species or species habitat likely to occur within area
<a href="#">Ardea alba</a> Great Egret, White Egret [595441]	Breeding known to occur within area
<a href="#">Ardea ibis</a> Cattle Egret [59542]	Species or species habitat may occur within area
<a href="#">Calidris acuminata</a> Sharp-tailed Sandpiper [874]	Species or species habitat known to occur within area
<a href="#">Calidris ferruginea</a> Curlew Sandpiper [856]	Species or species habitat known to occur within area
<a href="#">Calidris melanotos</a> Pectoral Sandpiper [858]	Species or species habitat may occur within area
<a href="#">Gallinago hardwickii</a> Latham's Snipe, Japanese Snipe [863]	Species or species habitat may occur within area
<a href="#">Haliaeetus leucogaster</a> White-bellied Sea-Eagle [943]	Species or species habitat known to occur within area
<a href="#">Hirundapus caudacutus</a> White-throated Needletail [682]	Species or species habitat known to occur within area
<a href="#">Lathamus discolor</a> Swift Parrot [744]	Critically Endangered Species or species habitat likely to occur within area
<a href="#">Limosa lapponica</a> Bar-tailed Godwit [844]	Species or species habitat known to occur within area
<a href="#">Merops ornatus</a> Rainbow Bee-eater [670]	Species or species habitat may occur within area
<a href="#">Monarcha melanopsis</a> Black-faced Monarch [609]	Species or species habitat likely to occur within area
<a href="#">Motacilla flava</a> Yellow Wagtail [644]	Species or species habitat may occur within area
<a href="#">Myiagra cyanoleuca</a> Satin Flycatcher [612]	Species or species habitat known to occur within area

Name	Threatened	Type of Presence
<a href="#">Neophema chrysogaster</a>		
Orange-bellied Parrot [747]	Critically Endangered	Species or species habitat may occur within area
<a href="#">Numenius madagascariensis</a>		
Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area
<a href="#">Pandion haliaetus</a>		
Osprey [952]		Species or species habitat may occur within area
<a href="#">Rhipidura rufifrons</a>		
Rufous Fantail [592]		Species or species habitat likely to occur within area
<a href="#">Rostratula benghalensis (sensu lato)</a>		
Painted Snipe [889]	Endangered*	Species or species habitat likely to occur within area
<a href="#">Tringa nebularia</a>		
Common Greenshank, Greenshank [832]		Species or species habitat likely to occur within area

## Extra Information

State and Territory Reserves	[ Resource Information ]
Name	State
Sale Common N.C.R.	VIC

Regional Forest Agreements	[ Resource Information ]
Note that all areas with completed RFAs have been included.	

Name	State
<a href="#">Gippsland RFA</a>	Victoria

Invasive Species	[ Resource Information ]
Weeds reported here are the 20 species of national significance (WoNS), along with other introduced plants that are considered by the States and Territories to pose a particularly significant threat to biodiversity. The following feral animals are reported: Goat, Red Fox, Cat, Rabbit, Pig, Water Buffalo and Cane Toad. Maps from Landscape Health Project, National Land and Water Resources Audit, 2001.	

Name	Status	Type of Presence
<b>Birds</b>		
Acridotheres tristis		Species or species habitat likely to occur within area
Common Myna, Indian Myna [387]		Species or species habitat likely to occur within area

Alauda arvensis		Species or species habitat likely to occur within area
Skylark [656]		Species or species habitat likely to occur within area

Anas platyrhynchos		Species or species habitat likely to occur within area
Mallard [974]		Species or species habitat likely to occur within area

Carduelis carduelis		Species or species habitat likely to occur within area
European Goldfinch [403]		Species or species habitat likely to occur within area

Carduelis chloris		Species or species
European Greenfinch [404]		Species or species

Name	Status	Type of Presence
Columba livia		habitat likely to occur within area
Rock Pigeon, Rock Dove, Domestic Pigeon [803]		Species or species habitat likely to occur within area
Passer domesticus		Species or species habitat likely to occur within area
House Sparrow [405]		Species or species habitat likely to occur within area
Passer montanus		Species or species habitat likely to occur within area
Eurasian Tree Sparrow [406]		Species or species habitat likely to occur within area
Streptopelia chinensis		Species or species habitat likely to occur within area
Spotted Turtle-Dove [780]		Species or species habitat likely to occur within area
Sturnus vulgaris		Species or species habitat likely to occur within area
Common Starling [389]		Species or species habitat likely to occur within area
Turdus merula		Species or species habitat likely to occur within area
Common Blackbird, Eurasian Blackbird [596]		Species or species habitat likely to occur within area

#### Mammals

Canis lupus familiaris		Species or species habitat likely to occur within area
Domestic Dog [82654]		Species or species habitat likely to occur within area
Capra hircus		Species or species habitat likely to occur within area
Goat [2]		Species or species habitat likely to occur within area
Felis catus		Species or species habitat likely to occur within area
Cat, House Cat, Domestic Cat [19]		Species or species habitat likely to occur within area
Lepus capensis		Species or species habitat likely to occur within area
Brown Hare [127]		Species or species habitat likely to occur within area
Mus musculus		Species or species habitat likely to occur within area
House Mouse [120]		Species or species habitat likely to occur within area
Oryctolagus cuniculus		Species or species habitat likely to occur within area
Rabbit, European Rabbit [128]		Species or species habitat likely to occur within area
Rattus norvegicus		Species or species habitat likely to occur within area
Brown Rat, Norway Rat [83]		Species or species habitat likely to occur within area
Rattus rattus		Species or species habitat likely to occur within area
Black Rat, Ship Rat [84]		Species or species habitat likely to occur within area
Sus scrofa		Species or species habitat likely to occur within area
Pig [6]		Species or species habitat likely to occur within area
Vulpes vulpes		Species or species habitat likely to occur within area
Red Fox, Fox [18]		Species or species habitat likely to occur within area

#### Plants

Asparagus asparagoides		Species or species habitat likely to occur within area
Bridal Creeper, Bridal Veil Creeper, Smilax, Florist's Smilax, Smilax Asparagus [22473]		Species or species habitat likely to occur within area

Name	Status	Type of Presence
Carrichtera annua Ward's Weed [9511]		Species or species habitat may occur within area
Chrysanthemoides monilifera Bitou Bush, Boneseed [18983]		Species or species habitat may occur within area
Chrysanthemoides monilifera subsp. monilifera Boneseed [16905]		Species or species habitat likely to occur within area
Cytisus scoparius Broom, English Broom, Scotch Broom, Common Broom, Scottish Broom, Spanish Broom [5934]		Species or species habitat likely to occur within area
Genista monspessulana Montpellier Broom, Cape Broom, Canary Broom, Common Broom, French Broom, Soft Broom [20126]		Species or species habitat likely to occur within area
Genista sp. X Genista monspessulana Broom [67538]		Species or species habitat may occur within area
Lycium ferocissimum African Boxthorn, Boxthorn [19235]		Species or species habitat likely to occur within area
Nassella trichotoma Serrated Tussock, Yass River Tussock, Yass Tussock, Nassella Tussock (NZ) [18884]		Species or species habitat likely to occur within area
Olea europaea Olive, Common Olive [9160]		Species or species habitat may occur within area
Rubus fruticosus aggregate Blackberry, European Blackberry [68406]		Species or species habitat likely to occur within area
Salix spp. except S.babyionica, S.x calodendron & S.x reichardtii Willows except Weeping Willow, Pussy Willow and Sterile Pussy Willow [68497]		Species or species habitat likely to occur within area
Ulex europaeus Gorse, Furze [7693]		Species or species habitat likely to occur within area

### Nationally Important Wetlands

Name [Lake Wellington Wetlands](#)

[ [Resource Information](#) ]

State  
VIC

## Caveat

The information presented in this report has been provided by a range of data sources as acknowledged at the end of the report.

This report is designed to assist in identifying the locations of places which may be relevant in determining obligations under the Environment Protection and Biodiversity Conservation Act 1999. It holds mapped locations of World and National Heritage properties, Wetlands of International and National Importance, Commonwealth and State/Territory reserves, listed threatened, migratory and marine species and listed threatened ecological communities. Mapping of Commonwealth land is not complete at this stage. Maps have been collated from a range of sources at various resolutions.

Not all species listed under the EPBC Act have been mapped (see below) and therefore a report is a general guide only. Where available data supports mapping, the type of presence that can be determined from the data is indicated in general terms. People using this information in making a referral may need to consider the qualifications below and may need to seek and consider other information sources.

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species distributions have been derived through a variety of methods. Where distributions are well known and if time permits, maps are derived using either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc) together with point locations and described habitat, or environmental modelling (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data layers.

Where very little information is available for species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc). In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More reliable distribution mapping methods are used to update these distributions as time permits.

Only selected species covered by the following provisions of the EPBC Act have been mapped:

- migratory and
- marine

The following species and ecological communities have not been mapped and do not appear in reports produced from this database:

- threatened species listed as extinct or considered as vagrants
  - some species and ecological communities that have only recently been listed
  - some terrestrial species that overfly the Commonwealth marine area
  - migratory species that are very widespread, vagrant, or only occur in small numbers
- The following groups have been mapped, but may not cover the complete distribution of the species:
- non-threatened seabirds which have only been mapped for recorded breeding sites
  - seals which have only been mapped for breeding sites near the Australian continent

Such breeding sites may be important for the protection of the Commonwealth Marine environment.

## Coordinates

-38.18863 147.09609



## Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

- [Office of Environment and Heritage, New South Wales](#)
- [Department of Environment and Primary Industries, Victoria](#)
- [Department of Primary Industries, Parks, Water and Environment, Tasmania](#)
- [Department of Environment, Water and Natural Resources, South Australia](#)
- [Department of Land and Resource Management, Northern Territory](#)
- [Department of Environmental and Heritage Protection, Queensland](#)
- [Department of Parks and Wildlife, Western Australia](#)
- [Environment and Planning Directorate, ACT](#)
- [Birdlife Australia](#)
- [Australian Bird and Bat Banding Scheme](#)
- [Australian National Wildlife Collection](#)
- [Natural history museums of Australia](#)
- [Museum Victoria](#)
- [Australian Museum](#)
- [South Australian Museum](#)
- [Queensland Museum](#)
- [Online Zoological Collections of Australian Museums](#)
- [Queensland Herbarium](#)
- [National Herbarium of NSW](#)
- [Royal Botanic Gardens and National Herbarium of Victoria](#)
- [Tasmanian Herbarium](#)
- [State Herbarium of South Australia](#)
- [Northern Territory Herbarium](#)
- [Western Australian Herbarium](#)
- [Australian National Herbarium, Canberra](#)
- [University of New England](#)
- [Ocean Biogeographic Information System](#)
- [Australian Government, Department of Defence Forestry Corporation, NSW](#)
- [Geoscience Australia](#)
- [CSIRO](#)
- [Australian Tropical Herbarium, Cairns](#)
- [eBird Australia](#)
- [Australian Government – Australian Antarctic Data Centre](#)
- [Museum and Art Gallery of the Northern Territory](#)
- [Australian Government National Environmental Science Program](#)
- [Australian Institute of Marine Science](#)
- [Reef Life Survey Australia](#)
- [American Museum of Natural History](#)
- [Queen Victoria Museum and Art Gallery, Inveresk, Tasmania](#)
- [Tasmanian Museum and Art Gallery, Hobart, Tasmania](#)
- [Other groups and individuals](#)

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the [Contact Us](#) page.

## **7.6 Appendix 6: DELWP Biodiversity Impact and Offset Report**

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### **ETHOS NRM**

ENVIRONMENTAL, PLANNING & NATURAL RESOURCE MANAGEMENT CONSULTANTS



## Native vegetation removal report

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

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

Date and time: 04 June 2018 14:21 PM

Lat/Long: -38.1971135243008,147.097516665755

Native vegetation report ID:

Address: Address unknown

370-201 80604-006

### Assessment pathway

---

#### The assessment pathway and reason for the assessment pathway

Assessment pathway	Basic Assessment Pathway
Extent of past plus proposed native vegetation removal	0.097 hectares
No. large trees	0 large tree(s)
Location category	Location 1 The native vegetation is not in an area mapped as an endangered Ecological Vegetation Class, sensitive wetland or coastal area. Removal of less than 0.5 hectares will not have a significant impact on any habitat for a rare or threatened species.

### Offset requirement

---

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

Offset type	General offset
Offset amount	0.048 general habitat units
Offset attributes	
Vicinity	West Gippsland Catchment Management Authority (CMA) or Wellington Shire Council
Minimum strategic biodiversity value score	0.566
Large trees	0 large tree(s)



## Native vegetation removal report

### Biodiversity information about the native vegetation

#### Description of any past native vegetation removal

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

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

#### Description of the native vegetation proposed to be removed

Extent of all mapped native vegetation	0.097 hectares
Condition score of all mapped native vegetation	0.383
Strategic biodiversity value score of all mapped native vegetation	0.708
Extent of patches native vegetation	0.097 hectares
1	0.038 hectares
2	0.004 hectares
3	0.012 hectares
4	0.027 hectares
5	0.014 hectares
6	0.002 hectares
Extent of scattered trees	0 hectares
No. large trees within patches	0 large tree(s)
No. large scattered trees	0 large tree(s)
No. small scattered trees	0 small tree(s)

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

Tree ID	Tree circumference (cm)	Benchmark circumference (cm)	Scattered / Patch	Tree size
				N/A





## Native vegetation removal report

### Other information

---

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

#### **Photographs of the native vegetation to be removed**

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

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

#### **Topographical and land information**

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

#### **Avoid and minimise statement**

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

#### **Defendable space statement**

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

#### **Offset statement**

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





## Next steps

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

### Property Vegetation Plan

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

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

### Applications under Clause 52.16

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

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

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

For more information contact the DELWP Customer Service Centre 136 186

[www.delwp.vic.gov.au](http://www.delwp.vic.gov.au)

### Disclaimer

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

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

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

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

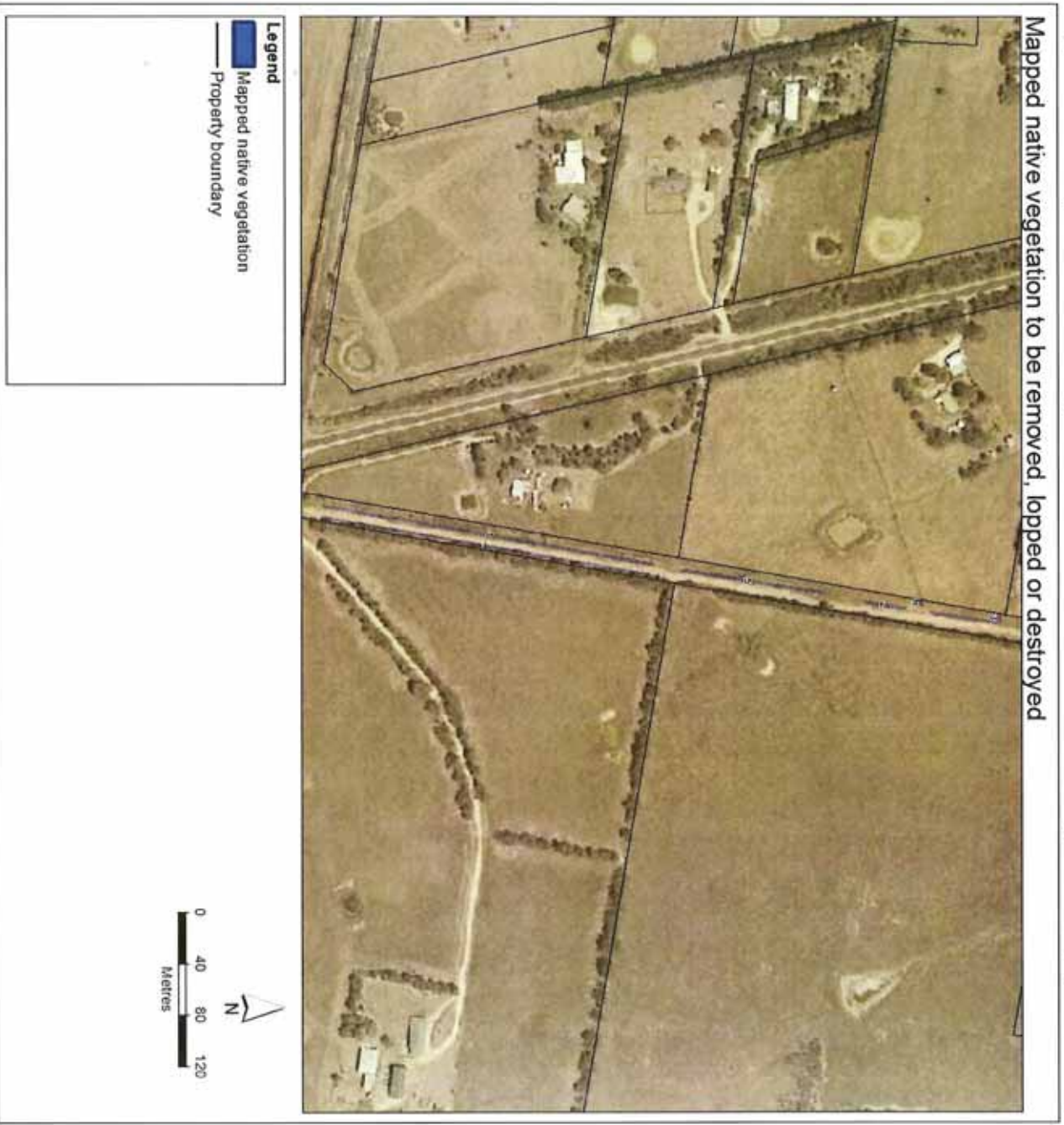
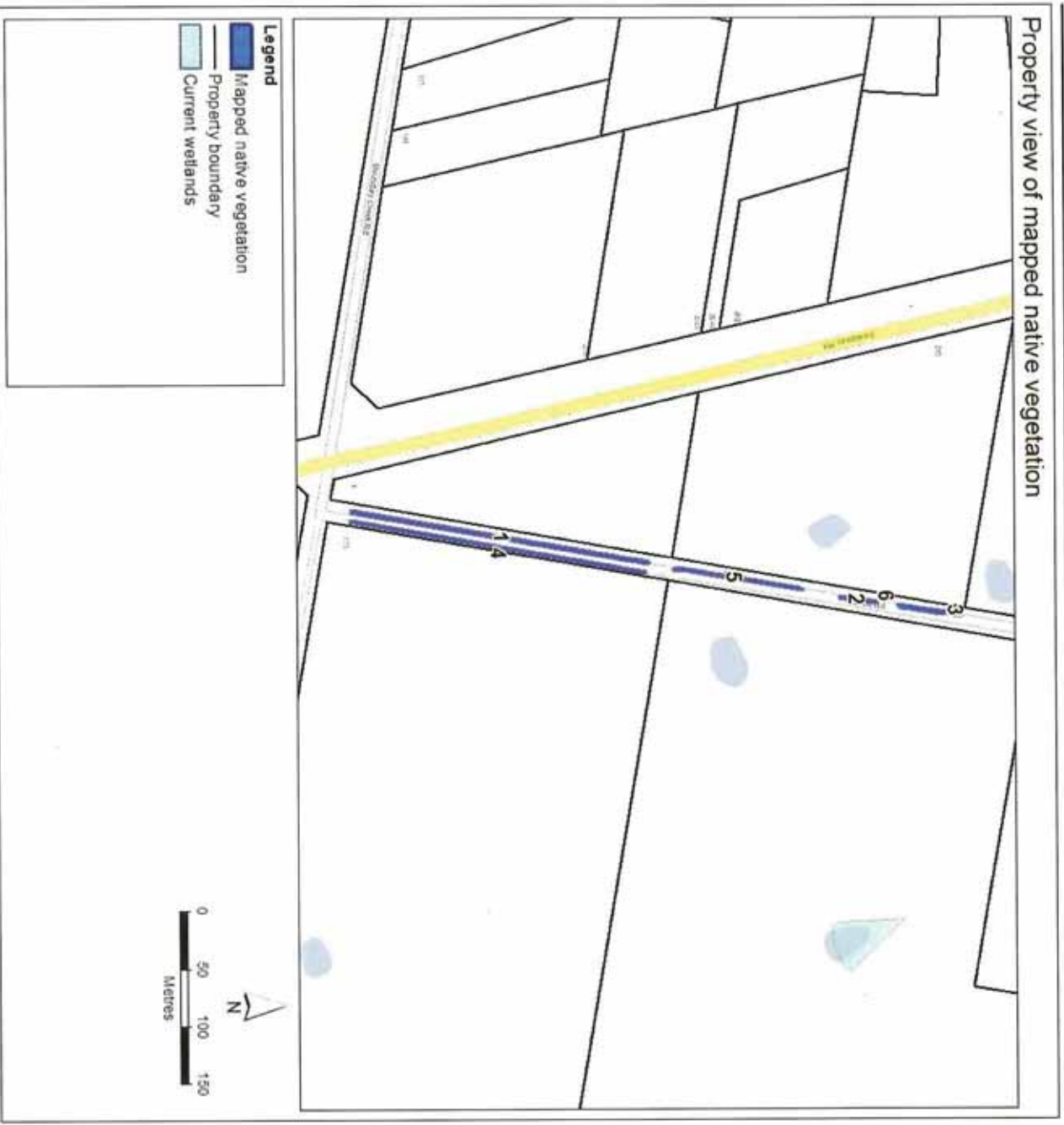
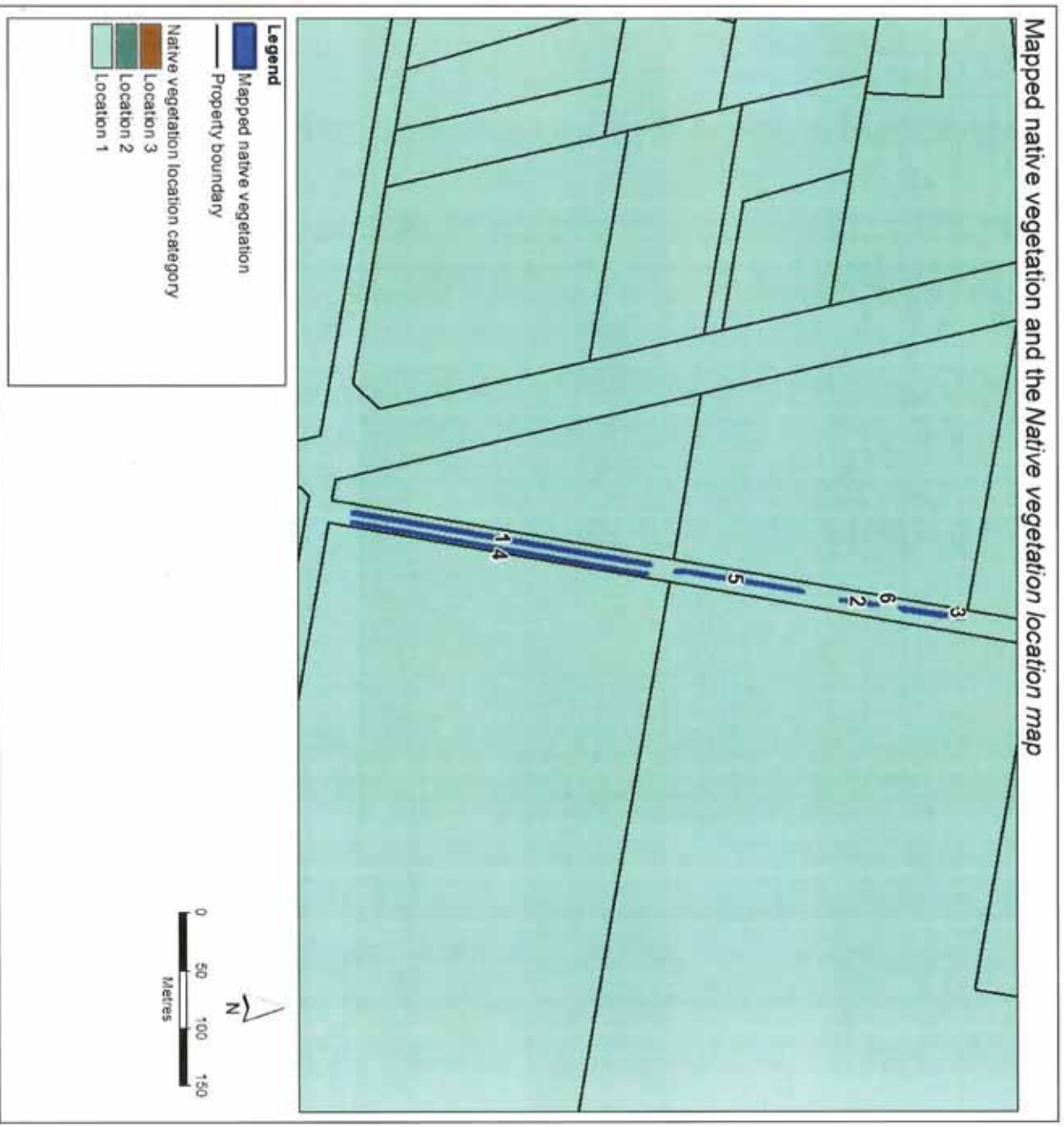


Figure 2 – Map of property in context



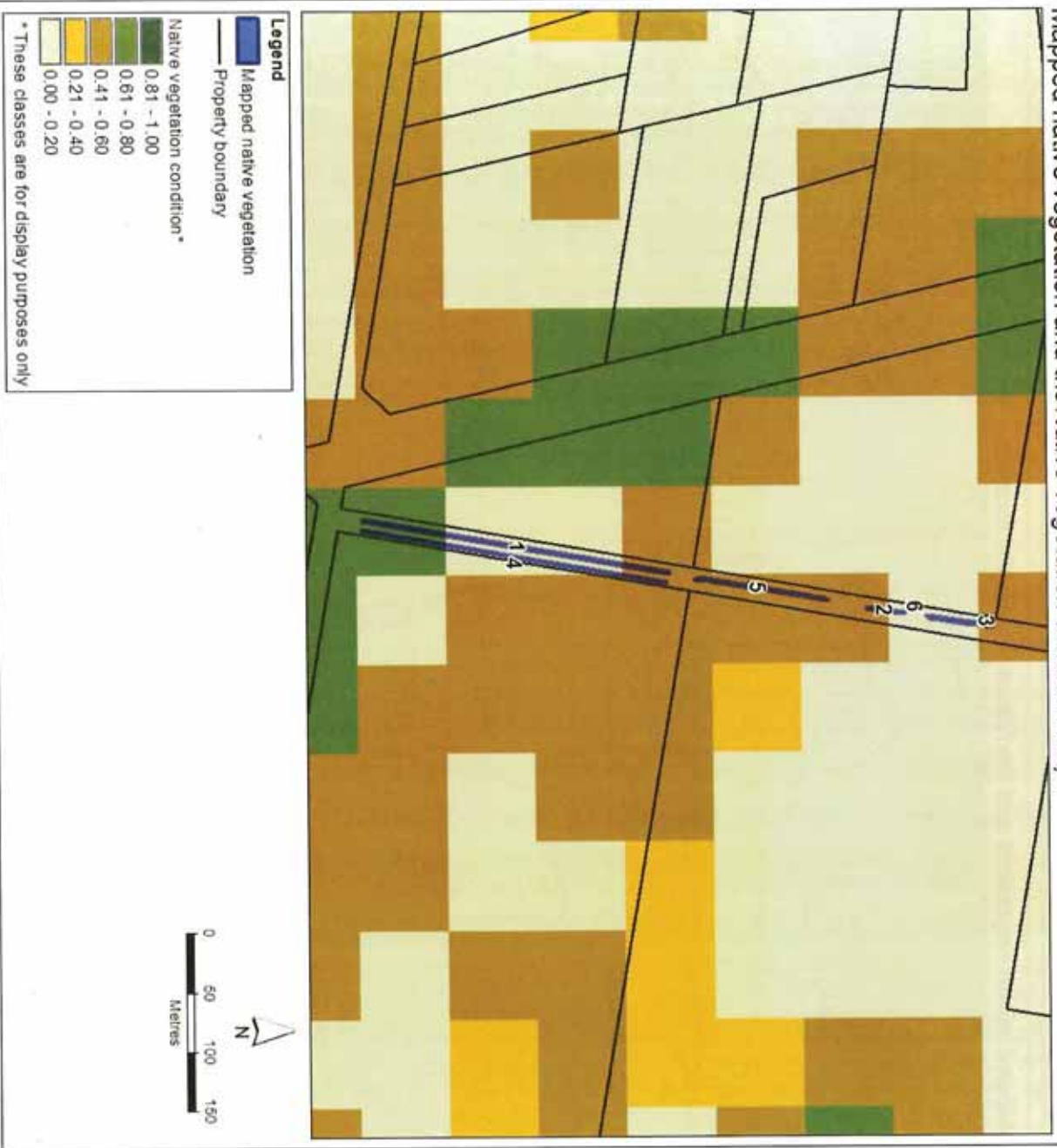


**Figure 3 – Biodiversity information maps**



# Native vegetation removal report

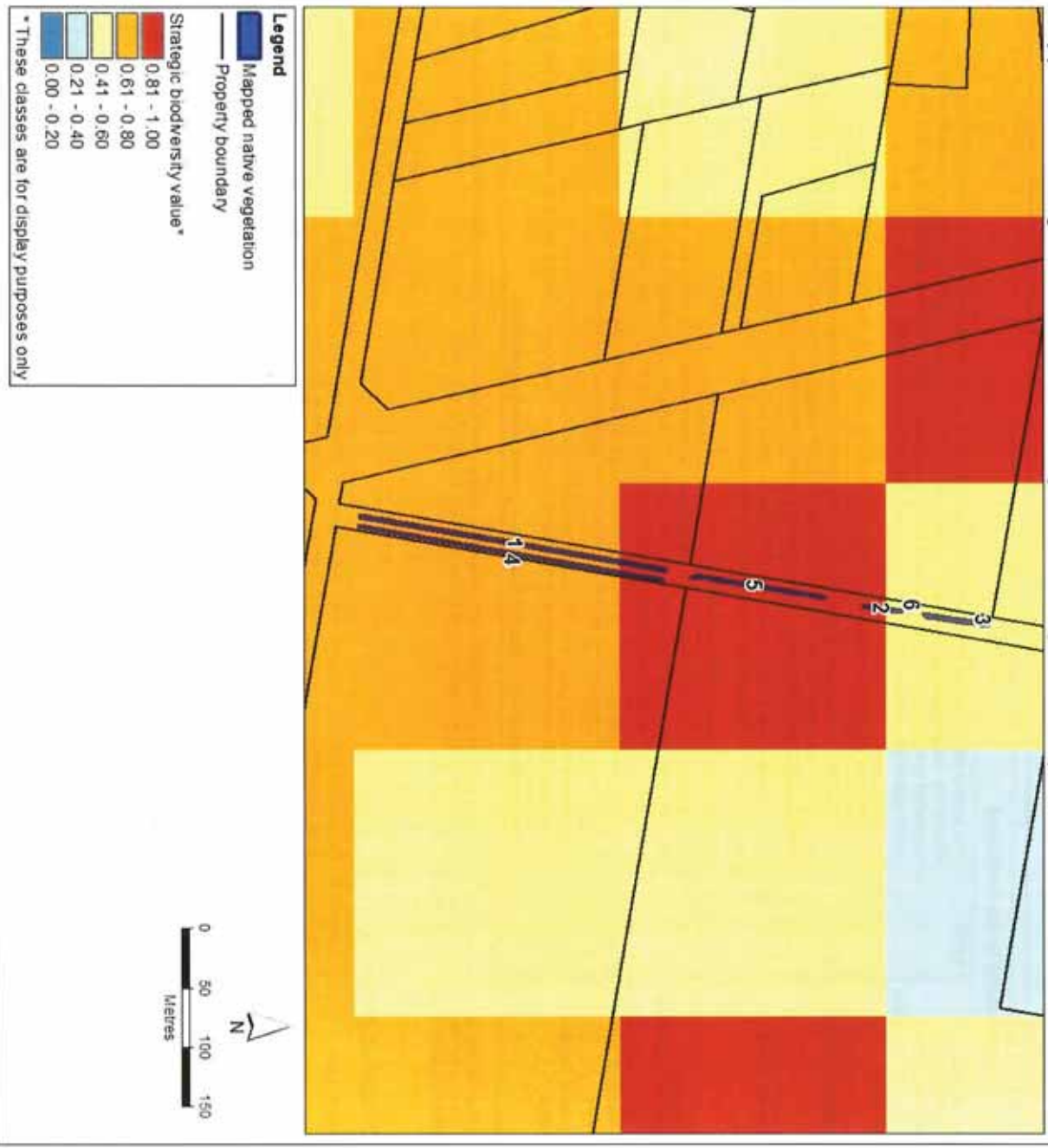
Mapped native vegetation and the Native vegetation condition map





# Native vegetation removal report

Mapped native vegetation and the Strategic biodiversity value map





## Appendix 1 - Details of offset requirements

### Native vegetation to be removed

Extent of all mapped native vegetation (for calculating habitat hectares)	0.097	The area of land covered by a patch of native vegetation and/or a scattered tree, measured in hectares. Where the mapped native vegetation includes scattered trees, each tree is assigned a standard extent and converted to hectares. A small scattered tree is assigned a standard extent defined by a circle with a 10 metre radius and a large scattered tree a circle with a 15 metre radius.
Condition score*	0.383	The extent of all mapped native vegetation is an input to calculating the habitat hectares. The condition score of native vegetation is a site-based measure that describes how close native vegetation is to its mature natural state. The condition score is the weighted average condition score of the mapped native vegetation calculated using the <i>Native vegetation condition map</i> .
Habitat hectares	0.037	Habitat hectares is a site-based measure that combines extent and condition of native vegetation. It is calculated by multiplying the extent of native vegetation by the condition score: <b>Habitat hectares = extent x condition score</b>
Strategic biodiversity value score	0.708	The strategic biodiversity value score represents the complementary contribution to Victoria's biodiversity of a location, relative to other locations across the state. This score is the weighted average strategic biodiversity value score of the mapped native vegetation calculated using the <i>Strategic biodiversity value map</i> .
General landscape factor	0.854	The general landscape factor is an adjusted strategic biodiversity value score. It has been adjusted to reduce the influence of landscape scale information on the general habitat score.
General habitat score	0.032	The general habitat score combines site-based and landscape scale information to obtain an overall measure of the biodiversity value of the native vegetation. The general habitat score is calculated as follows: <b>General habitat score = habitat hectares x general landscape factor</b>

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

### Offset requirements

Offset type	General offset	A general offset is required when the removal of native vegetation does not have a significant impact on any habitat for rare or threatened species. All proposals in the Basic and Intermediate assessment pathways will only require a general offset.
Offset multiplier	1.5	This multiplier is used to address the risk that the predicted outcomes for gain will not be achieved, and therefore will not adequately compensate the biodiversity loss from the removal of native vegetation.
Offset amount (general habitat units)	0.048	The general habitat units are the amount of offset that must be secured if the application is approved. This offset requirement will be a condition to any permit or approval for the removal of native vegetation. <b>General habitat units required = general habitat score x 1.5</b>
Minimum strategic biodiversity value score	0.566	The offset site must have a strategic biodiversity value score of at least 80 per cent of the strategic biodiversity value score of the native vegetation to be removed. This is to ensure offsets are located in areas with a strategic biodiversity value that is comparable to the native vegetation to be removed.
Vicinity	West Gippsland CMA or Wellington Shire Council	The offset site must be located within the same Catchment Management Authority boundary or municipal district as the native vegetation to be removed.
Large trees	0 large tree (s)	The offset site must protect at least one large tree for every large tree removed. A large tree is a native canopy tree with a Diameter at Breast Height greater than or equal to the large tree benchmark for the local Ecological Vegetation Class. A large tree can be either a large scattered tree or a large patch tree.

APPENDIX H: CERTIFICATE OF TITLES VOL. 8982 FOL. 135, VOL. 8982 FOL. 136 & VOL. 9077 FOL. 861

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

Page 1 of 1

VOLUME 08982 FOLIO 135

Security no : 124072851807G  
Produced 11/07/2018 10:41 pm

**LAND DESCRIPTION**

Lot 1 on Plan of Subdivision 097183.  
PARENT TITLE Volume 08478 Folio 655  
Created by instrument LP097183 19/07/1973

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Joint Proprietors  
RUSSELL FRANCIS FLINT  
JODIE CHRISTINE FLINT both of 233 SEASPRAY ROAD LONGFORD VIC 3851  
AF957015J 09/07/2008

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AF957016G 09/07/2008  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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 LP097183 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: 233 SEASPRAY ROAD LONGFORD VIC 3851

**ADMINISTRATIVE NOTICES**

NIL

ECT Control 16165A ANZ RETAIL AND SMALL BUSINESS  
Effective from 23/10/2016

DOCUMENT END

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

Page 1 of 1

VOLUME 08982 FOLIO 136

Security no : 124072851818U  
Produced 11/07/2018 10:46 pm

**LAND DESCRIPTION**

Lot 2 on Plan of Subdivision 097183.  
PARENT TITLE Volume 08478 Folio 655  
Created by instrument LP097183 19/07/1973

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Joint Proprietors  
INGMAR NEIL KAPPENBERGER  
TANIA MARELLE NICHOLS both of 20 CLARK COURT LONGFORD VIC 3851  
AJ710281F 06/06/2012

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AL993140Y 29/06/2015  
NATIONAL AUSTRALIA BANK LTD

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 LP097183 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: 245 SEASPRAY ROAD LONGFORD VIC 3851

**ADMINISTRATIVE NOTICES**

NIL

ECT Control 16089P NATIONAL AUSTRALIA BANK LIMITED (59)  
Effective from  
23/10/2016

DOCUMENT END





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

Page 1 of 1

VOLUME 09077 FOLIO 861

Security no : 124072851824N  
Produced 11/07/2018 10:49 pm

**LAND DESCRIPTION**

Crown Allotment 56 Parish of Glencoe.  
PARENT TITLE Volume 08478 Folio 655  
Created by instrument F603434 14/02/1975

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
ROBERT CHARLES NEWTON OF NAMBROK VIA ROSEDALE  
F603435 14/02/1975

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AD843445K 30/08/2005  
WESTPAC BANKING CORPORATION

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

**DIAGRAM LOCATION**

SEE TP271198W 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: 1 COBB ROAD LONGFORD VIC 3851

**ADMINISTRATIVE NOTICES**

NIL

ECT Control 16320Q WESTPAC BANKING CORPORATION  
Effective from 23/10/2016

DOCUMENT END

TITLE PLAN

EDITION 1

TP 271198W

Location of Land

Parish: GLENCOE  
 Township:  
 Section:  
 Crown Allotment: 56  
 Crown Portion:

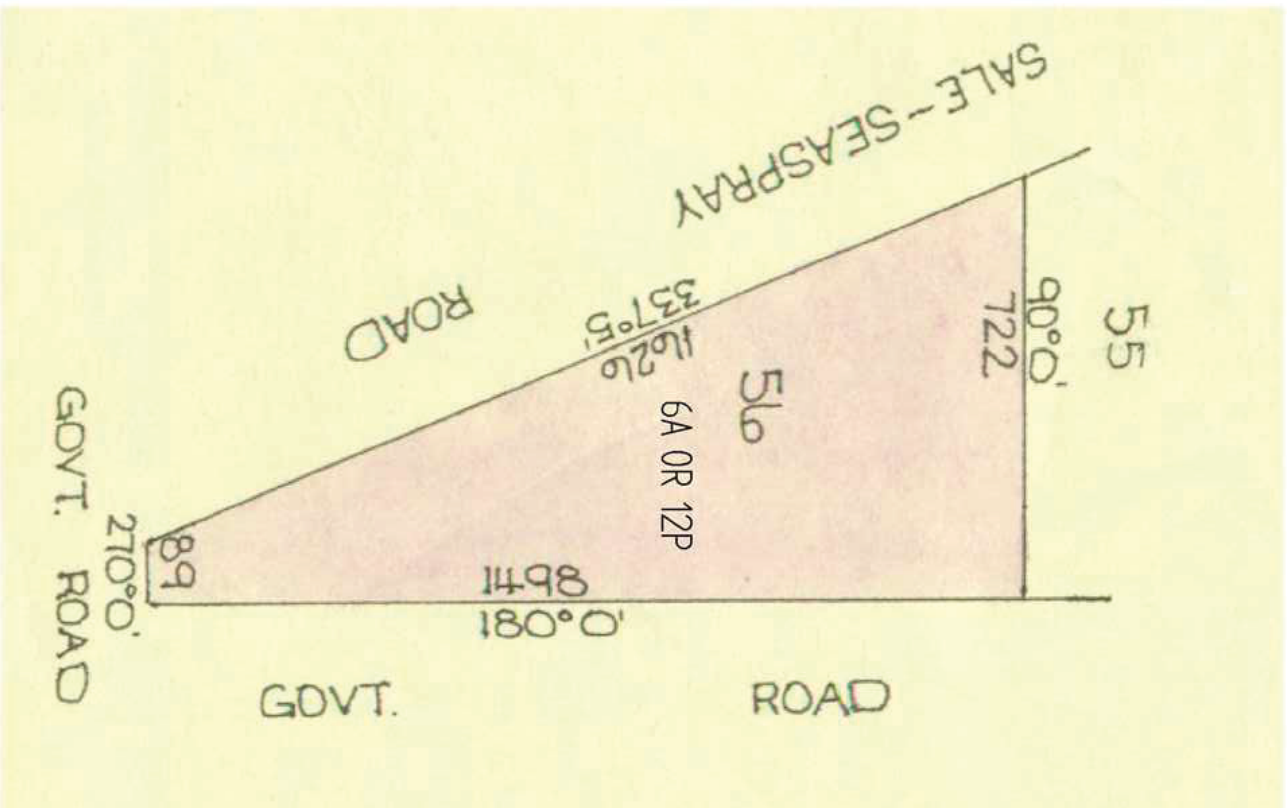
Notations

Last Plan Reference:  
 Derived From: VOL 9077 FOL 861  
 Depth Limitation: 50 FEET

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT  
 COMPILED: 13/01/2000  
 VERIFIED: SO'C



LENGTHS ARE IN LINKS

Metres = 0.3048 x Feet  
 Metres = 0.201168 x Links

Sheet 1 of 1 sheets



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