



PREPARED FOR STAWELL PROJECTS PTY LTD

Planning Report

Section 96A of the Planning and Environment Act 1987

Combined Planning Scheme Amendment and Subdivision Permit Application

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SPOT Planning Pty Ltd

ABN: 86 411 217 404

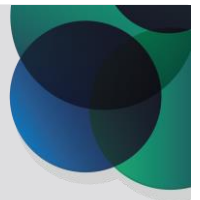
ACN: 636 682 383

E. info@spotplanning.com.au

M. 0409 962 001

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Appendix D	Clause 56 Assessment
Appendix E	Bushfire Management Plan
Appendix F	Council Correspondence

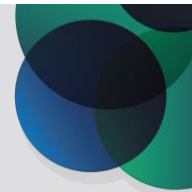


Appendix G Draft Instruction Sheet

Appendix H Draft Explanatory Report

Appendix I Draft Notice of Preparation for Amendment and Permit

Appendix J Draft Planning Permit



1 Snapshot

Table 1.1 Application Details

Application Details	
Proponent	Stawell Projects Pty Ltd / C - SPOT PLANNING PTY LTD
Subject Land	Lot 11 on Title Plan 898109 and Lot 1 on Title Plan 226587Q
Subject Address	Ararat Road, Stawell and 37 Ararat Road, Stawell
Municipality	Northern Grampians Shire Council
Proposal	Combined Planning Scheme Amendment and Subdivision Permit Application
Current Zone	Rural Living Zone – Schedule 2 General Residential Zone – Schedule 1
Current Overlays	N/A
Proposed Zones	Mixed Use Zone General Residential Zone – Schedule 1
Proposed Overlays	N/A
Strategic Document	Stawell Structure Plan Stawell Western Highway Urban Design Framework
Total Site Area	Approx. 36,186m ²



2 Introduction

SPOT Planning has been commissioned by Stawell Projects Pty Ltd to submit the following 'Combined Planning Scheme Amendment and Subdivision Permit Application' pursuant to *Section 96A of the Planning and Environment Act 1987* for Ararat Road, Stawell and 37 Ararat Road, Stawell (Lot 11 on Title Plan 898109 and Lot 1 on Title Plan 226587Q).

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

Specifically, this submission has been prepared to:

- Provide a description of the site and surrounding area.
- Outline the nature of the proposal.
- Demonstrate compliance with the relevant Planning and Local Policy Frameworks.
- Provide justification for the proposed zones forming part of this submission.
- Demonstrate compliance with the Stawell Structure Plan and the Stawell Western Highway Urban Design Framework.

The following is also provided in support of the application:

- Current Certificate of Titles at Appendix A;
- Rezoning Plan at Appendix B;
- Subdivision Layout Plan at Appendix C;
- Clause 56 Assessment at Appendix D;
- Bushfire Management Plan at Appendix E;
- Council Correspondence at Appendix F;
- Draft Instruction Sheet at Appendix G;
- Draft Explanatory Report at Appendix H;
- Draft Notice of Preparation for Amendment and Permit at Appendix I; and
- Draft Planning Permit at Appendix J.



3 Site and Surrounds

3.1 Subject Sites

The subject site is formally known as Lot 11 on Title Plan 898109 and Lot 1 on Title Plan 226587Q. The street address is Ararat Road, Stawell and 37 Ararat Road, Stawell. The proponent (Stawell Projects Pty Ltd) holds a caveat over Lot 11 on Title Plan 898109 for the purchase of the land, whilst Lot 1 on Title Plan 226587Q is owned by Brian Alan Stielow who has consented to the advancement of this application.

37 Ararat Road, Stawell contains an existing dwelling, car port, shed and vegetation along the property boundary. The site is currently accessed via a rural style crossover from Ararat Road.

The surrounding site known as Ararat Road, Stawell is used for agricultural (cropping) purposes and is mostly vacant with some overhanging vegetation along the western property boundary and the perimeter of the 37 Ararat Road, Stawell.

The combined sites are approximately 36,186m² in area and irregular in shape. There is a slight fall across the site towards the south-west corner. The site provides a direct interface with Sloane Street to the west, and Ararat Road/Western Highway to the south-west. There is an unmade government road along the southern boundary of the site. Land to the north is vacant and controlled by Council, however, it is understood that development proposals for this strategic development site are being advanced.

The subject site is located approximately 1.4km to the south of the main Stawell township. It is in proximity to existing shops, public transport routes, schools, and recreational facilities, as well as a number of commercial business abutting the Western Highway to the north-west.



Figure 3.1 Current Aerial of Subject Site



The allotment directly to the east is vacant and subject to a separate residential subdivision application which includes Lot 11 on Title Plan 898109. Both properties are controlled by the proponent (Stawell Projects Pty Ltd). The land to the east is formally known as Lot 5 on Title Plan TP898109. Both this site and Lot 11 on Title Plan 898109 previously formed part of a larger landholding that were recently purchased from the previous landowner.

The residential development of the land to the east is consistent with the existing General Residential Zone – Schedule 1 that applies to this portion of the property. The development includes the creation of 84 residential allotments and the balance land in multiple parts. The development will include the delivery of an internal road network that creates a connection to Sloane Street and links to the unmade government Road along the southern boundary to be upgraded as part of this development. Planning permit 5.2021.74.1 was issued by Council for this development on 5 January 2022.

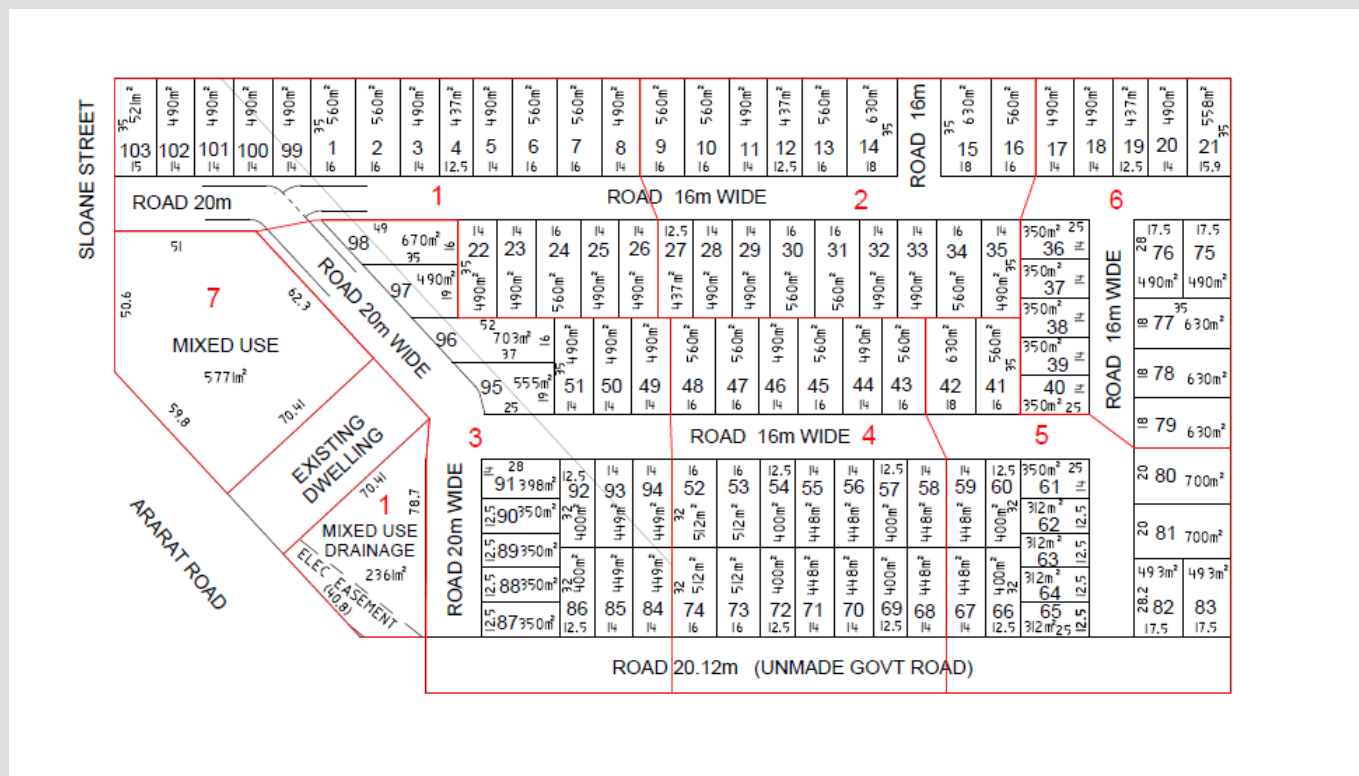


Figure 3.2 Planning Permit 5.2021.74.1

3.2 Surrounds

Stawell is located within the Northern Grampians Shire and the Wimmera Region of Victoria, approximately 236km to the west of Melbourne. It is the predominant settlement within the Northern Grampians Shire, with the closest major townships being Ararat (30km to the south along the Western Highway) and Horsham (67km to the north along the Western Highway).

The township is located to the north-east of the Grampians National Park and plays a large role in regional tourism for the municipality. Historically, the township serviced mining and agricultural industries operating within the region. Whilst the township continues to service these industries, it also services the local community and tourism activity, including the Stawell Gift which is the region’s most well-renowned annual attraction.



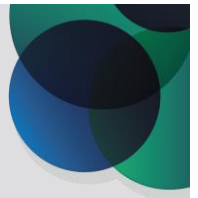
The growth of the township based on the historical roles has resulted in a variety of land uses developing at different times in various locations. This has created a grid patterned road network with main roads converging across key movement routes. The Main Street acts as the Central Business District for the township and is the main anchor for retail and commercial activity.

Stawell has a current total population of 6,017 residents (profile. id). This is just over half of the Northern Grampian Shire's total population of 11,403 persons (profile. id). It is anticipated that the population will experience a slight decline of 0.4% per year between 2019 and 2036 within the wider catchment area. This is largely due to the ageing population and the lack of housing diversity currently available.

The Stawell Structure Plan has been prepared to consider this issue and seeks to address multiple drivers for change including tourism, the changing population and the current lack of housing supply.



Figure 3.3 Stawell Context Plan



3.3 Title

The land subject to this application is formally known as Lot 11 on Title Plan 898109 and Lot 1 on Title Plan 226587Q.

The Title for Lot 11 on Title Plan 898109 contains a caveat (Instrument AU725961C) associated with the purchase between Stawell Projects Pty Ltd and the existing landowner.

The site is affected by an easement along the south-western property boundary in favour of the State Electrical Commission for Victoria for the purpose of an electrical transmission line adjacent to Ararat Road.

The proposal does not breach any restriction or covenant that applies to the subject land.

The Title for Lot 1 on Title Plan 226587Q does not contain any caveats or restrictions. As noted previously, the land is owned by Brian Alan Stielow who has been consulted during the preliminary stages of this project. The landowner is in support of the proposal to rezone this land as part of the proposed Planning Scheme Amendment.

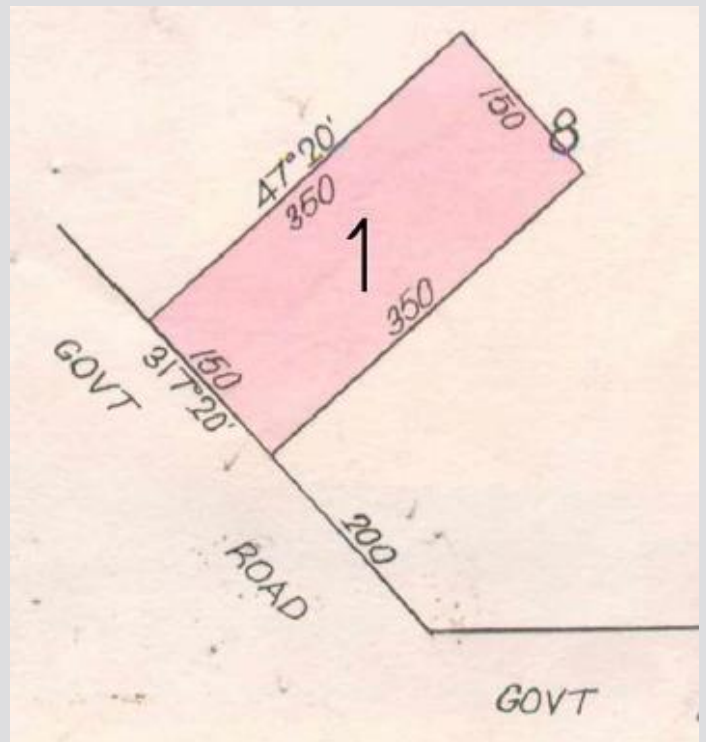
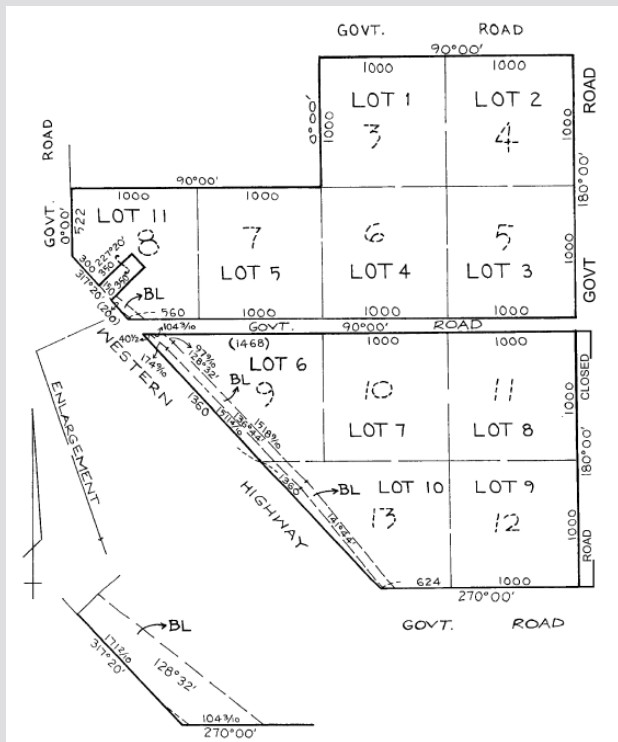
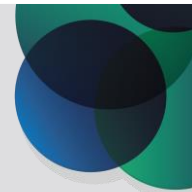


Figure 3.4 Lot 11 on Title Plan 898109 and Lot 1 on Title Plan 226587Q.



4 Proposal

4.1 Summary

The application proposes a 'Combined Planning Scheme Amendment and Subdivision Permit Application' at Ararat Road, Stawell and 37 Ararat Road, Stawell (Lot 11 on Title Plan 898109 and Lot 1 on Title Plan 226587Q). Approval is sought via *Section 96A* of the *Planning and Environment Act 1987* for the rezoning of land and the multi-lot residential subdivision.

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

- The proposal represents an opportunity to ensure a well coordinated planning outcome can be achieved;
- The land to the east is currently controlled by the proponent and is approved for residential development under the existing planning controls;
- The concurrent subdivision approval would allow for the development of the land to be realised as a consolidated project;
- A concurrent permit will ensure the site is developed generally in accordance with the Stawell Structure Plan;
- The concurrent permit will provide Council with development certainty;
- The subdivision will bring additional allotments to market to meet short term housing demand; and
- The *Section 96A* combined amendment and permit application will ensure an efficient planning process.

4.2 Rezoning

To facilitate the multi-lot residential subdivision, part of the land must be rezoned from Rural Living Zone – Schedule 2 to the General Residential Zone - Schedule 1. Furthermore, to facilitate the future development of the Neighbourhood Activity Node, the Mixed Use Zone is proposed to be applied to the superlot. The Mixed Use Zone will allow for a variety of land uses to be achieved, whilst providing flexibility for future development outcomes.

The Planning Scheme Amendment reference number C61ngra has been suggested to follow C60ngra which was recently progressed by Council. All proposed statutory documentation prepared to accompany this application has been drafted initially to refer to 'C61ngra.'

It is generally understood that Council intends to progress a holistic Planning Scheme Amendment for the wider area to implement the outcomes of the Stawell Structure Plan, inclusive of the rezoning of the nominated 'urban growth area.' Given part of the land is already approved for residential development, there is justification for this rezoning to proceed as a site specific combined rezoning and subdivision approval. Whilst the proponent controls Lot 11 on Title Plan 898109, it is logical to include Lot 1 on Title Plan 226587Q as part of the rezoning request given the shape and location in the context of the site and the interface with Ararat Road. The landowner has been consulted as part of preliminary discussions and is supportive of this land being included as part of this proposal.



A proposed Rezoning Plan has been provided as Appendix B, along with a draft instruction sheet as Appendix G, a draft explanatory report as Appendix H, a draft notice of preparation to prepare an Amendment as Appendix I and a draft planning permit as Appendix J. This draft documentation may be subject to further refinement through discussions with Council as the proposal advances.



Figure 4.1 Rezoning Plan

4.3 Multi-lot subdivision

In addition to the rezoning request, it is proposed to subdivide the land as part of an extension to the approved residential development to the east.

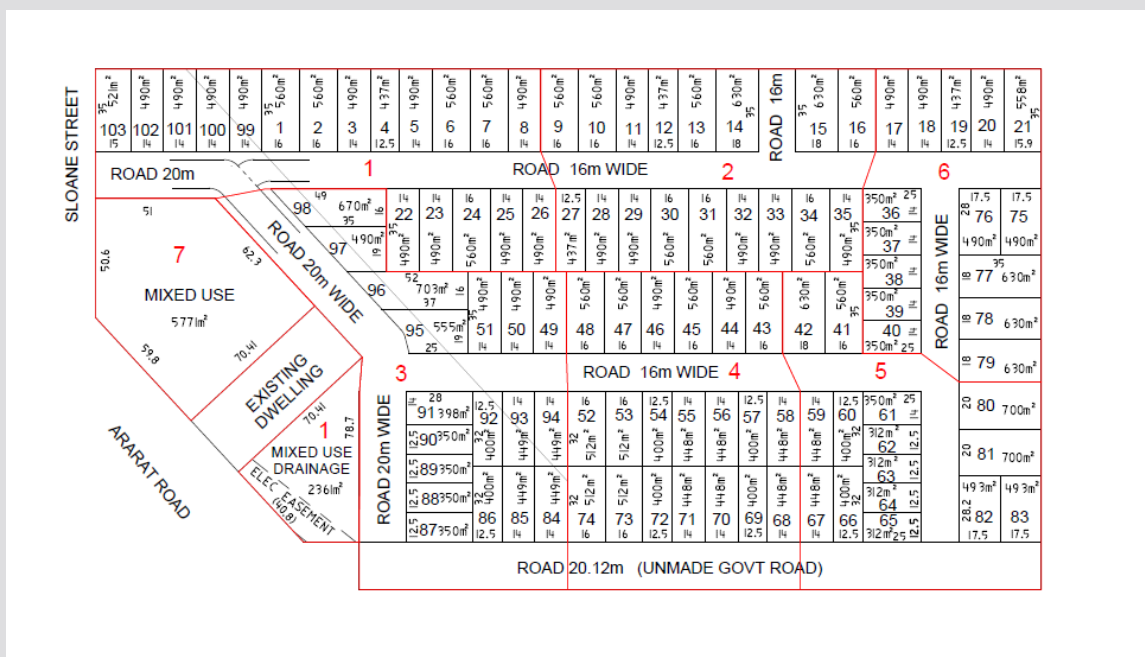
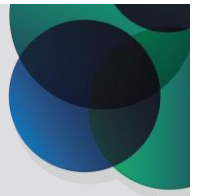


Figure 4.2 Approved Residential Development under Planning Permit 5.2021.74.1



The proposal specifically includes the further subdivision of land in multiple parts, approved under planning permit 5.2021.74.1. This subdivision will include the extension of approved residential blocks, creating an additional 20 lots on top of the 83 approved under planning permit 5.2021.74.1, the excision of land for a mixed use superlot, and the creation of an open space/drainage reserve. The road network and service infrastructure has been approved and will be delivered under planning permit 5.2021.74.1.

A proposed Subdivision Layout Plan is provided as Appendix C.

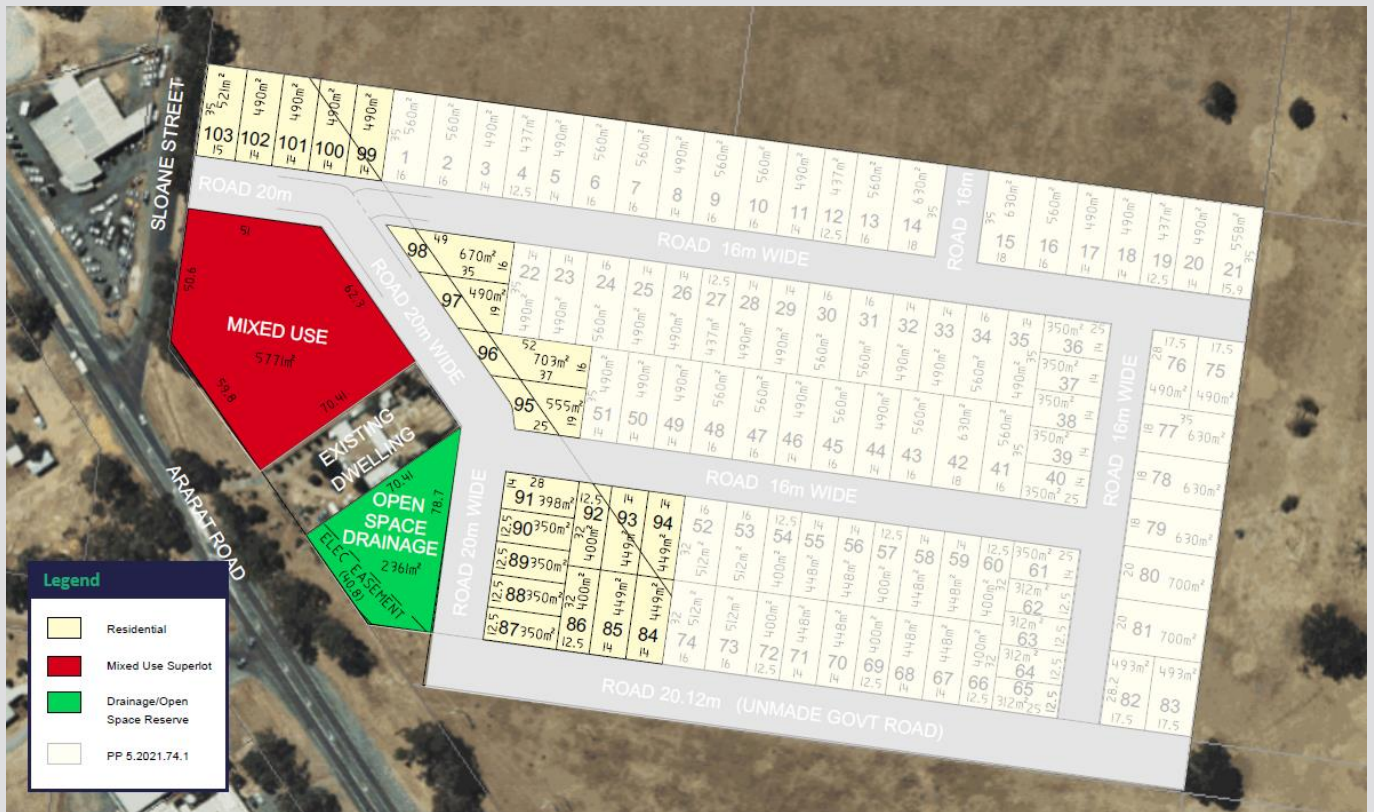
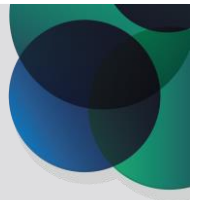


Figure 4.3 Subdivision Layout Plan

Preliminary discussions with Council have occurred from August through September 2021, with correspondence provided from Trenton Fithall (Director) and Lucinda Peterson (Strategic Planner) indicating support for a combined rezoning and subdivision application. Correspondence regarding these discussions have been provided as Appendix F.

As part of these preliminary discussions, the strategic context and site opportunities and constraints were discussed as well as the proposed zoning provisions and subdivision design, demonstrating from a strategic perspective, that the site provides a logical extension to the eastern residential extent and implements the outcomes of the Stawell Structure Plan.



5 Planning Context

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

Table 5.1 Planning Provisions, Policies and Controls

Relevant Planning Controls	
Planning and Local Policy Framework	Clause 11.01-1L – Settlement – Northern Grampians Clause 11.02-1S – Supply of Urban Land Clause 11.02-2S – Structure Planning Clause 11.02-3S – Sequencing of Development Clause 11.03-1S – Activity Centres Clause 11.03-2S – Growth Areas Clause 13.02-1S – Bushfire Planning Clause 15.01-3S – Subdivision design Clause 16.01-1S – Housing Supply Clause 16.01-2S – Housing Affordability Clause 17.02-1L – Business - Northern Grampians
Proposed Zone	Clause 32.04 – Mixed Use Zone Clause 32.08 – General Residential Zone – Schedule 2
Proposed Overlays	N/A
Particular Provisions	Clause 52.02 – Easements, Restrictions and Reserves Clause 53.01 – Public Open Space Contribution and Subdivision Clause 56 – Residential Subdivision
General Provisions	Clause 65 - Decision Guidelines

5.1 Planning and Local Policy Framework (PPF & LPPF)

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

Clause 11.01-1L – Settlement – Northern Grampians

The general strategies for settlement within the Northern Grampians include:

- Discourage the expansion of township boundaries.

- Concentrate retail and professional service uses in existing commercial centres.
- Direct low-density development to planned estates to protect farming land.

Specifically, the Stawell settlement strategies include:

- Encourage residential development to be located in the south east of the town, and north of the Western Highway.
- Encourage infill development with smaller lot subdivisions close to the commercial area.
- Encourage industrial and intensive commercial development in areas to the north east of the town, including in the vicinity of the gold mine, main, and to the west of the town.
- Encourage retail and tourism development that capitalises on Stawell's proximity to the Grampians National Park.
- Ensure development in the central commercial area does not negatively impact on the safety and operation of the adjacent highway.
- Ensure land supply meets demand for bulky goods retail.
- Support retail and tourism development in Stawell that enhances its aesthetic appearance and heritage assets.

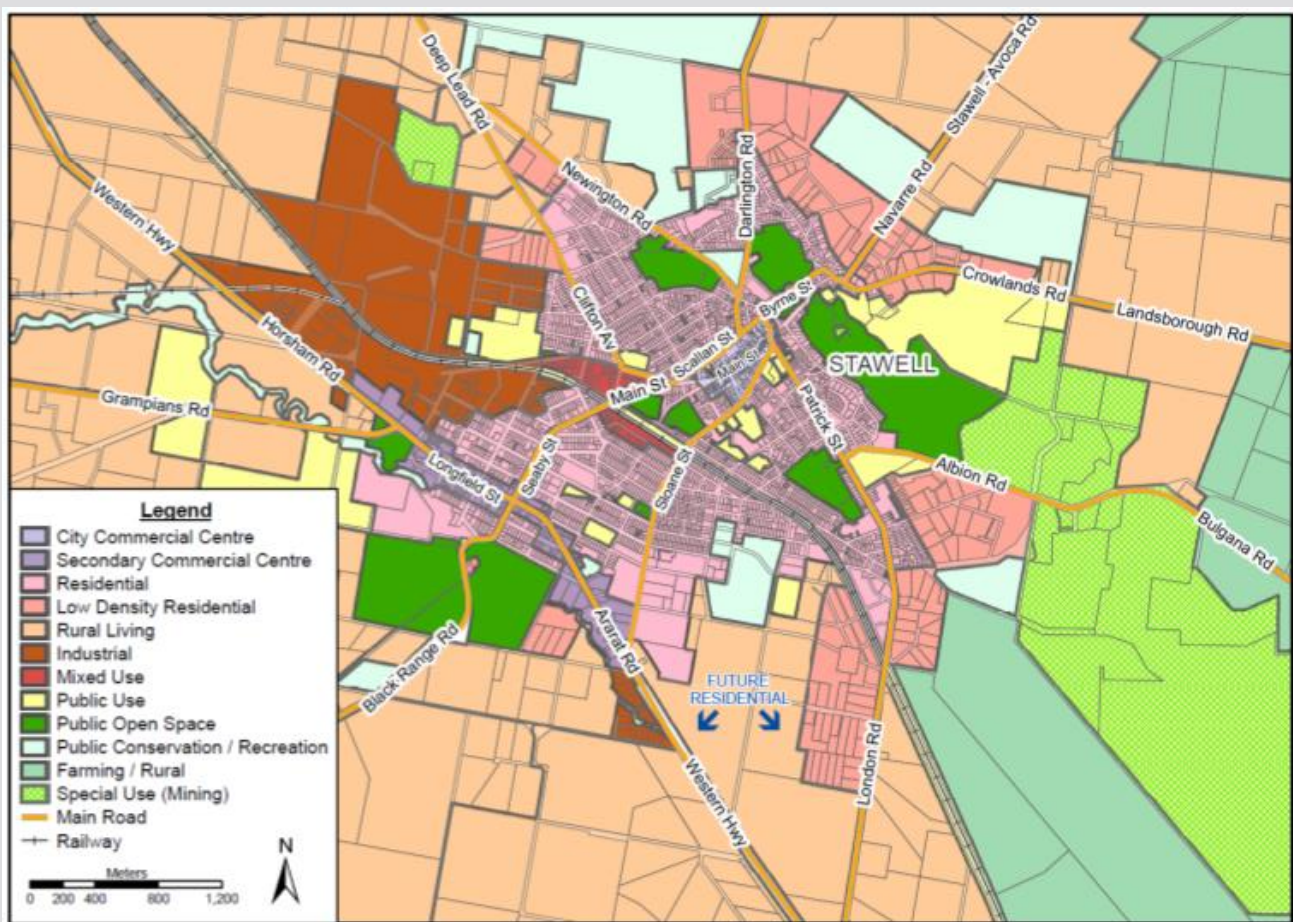
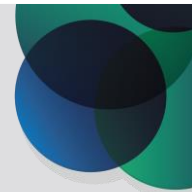


Figure 5.1 Stawell Strategic Framework Plan

**Clause 11.02-1S – Supply of Urban Land**

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

Clause 11.02-2S – Structure Planning

The main objective of this Clause is to facilitate the orderly development of urban areas.

Clause 11.02-3S – Sequencing of Development

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

Clause 11.03-1S – Activity Centres

The main objective of this Clause is to encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.

Clause 11.03-2S – Growth Areas

The main objective of this Clause is to locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits while protecting primary production, major sources of raw materials and valued environmental areas.

Clause 13.02-1S – Bushfire Planning

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

Clause 15.01-3S – Subdivision design

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

Clause 16.01-1S – Housing Supply

The main objective of this Clause is to facilitate well-located, integrated and diverse housing that meets community needs.

Clause 16.01-2S – Housing Affordability

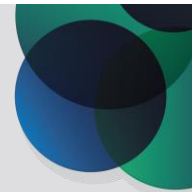
The main objective of this Clause is to deliver more affordable housing closer to jobs, transport and services.

Clause 17.02-1L – Business - Northern Grampians

The strategy for business within Northern Grampians is as follows:

- Direct bulky goods retailing, general retail and rural supplies and services along major roads including the Western Highway.

RESPONSE



The proposal seeks to deliver residential development within a nominated growth area of Stawell as identified within the Stawell Structure Plan, bringing a variety of affordable housing product to the market. It is noted that the Stawell Structure Plan is not currently incorporated into the Northern Grampians Planning Scheme. It is anticipated to be incorporated into the Northern Grampians Planning Scheme as part of a separate upcoming Council lead amendment, including a revision to the Municipal Strategic Statement and Settlement Strategy to identify this nominated growth area and other outcomes of the Structure Plan. The land is located within a Bushfire Prone Area. A Bushfire Management Plan has been prepared by Okologie Consulting in support of the proposal and is provided as Appendix E. The document includes a bushfire hazard and landscape hazard assessment and appropriate bushfire protection measures to address identified bushfire risk. Development will be in accordance with the Bushfire Management Plan. **The land is currently identified as future residential in the existing Stawell Strategic Framework Plan, consistent with this application.** The development is considered to be a logical expansion to the approved development to the east and the anticipated development to the north. The overall masterplan for the site provides for a permeable subdivision design and logical road network with connections to the adjoining properties and the main adjoining roads. The proposal will also provide for the provision of a future Neighbourhood Activity Node, by applying the Mixed Use Zone to the superlot and 37 Ararat Road, Stawell consistent with the Structure Plan. The future development of this Mixed Use Site will ensure that the surrounding community is in proximity to complementary in-demand services and commercial amenity.

5.2 Zone

The subject site is currently within the General Residential Zone – Schedule 1 and Rural Living Zone – Schedule 2 as shown in Figure 5.2 below.

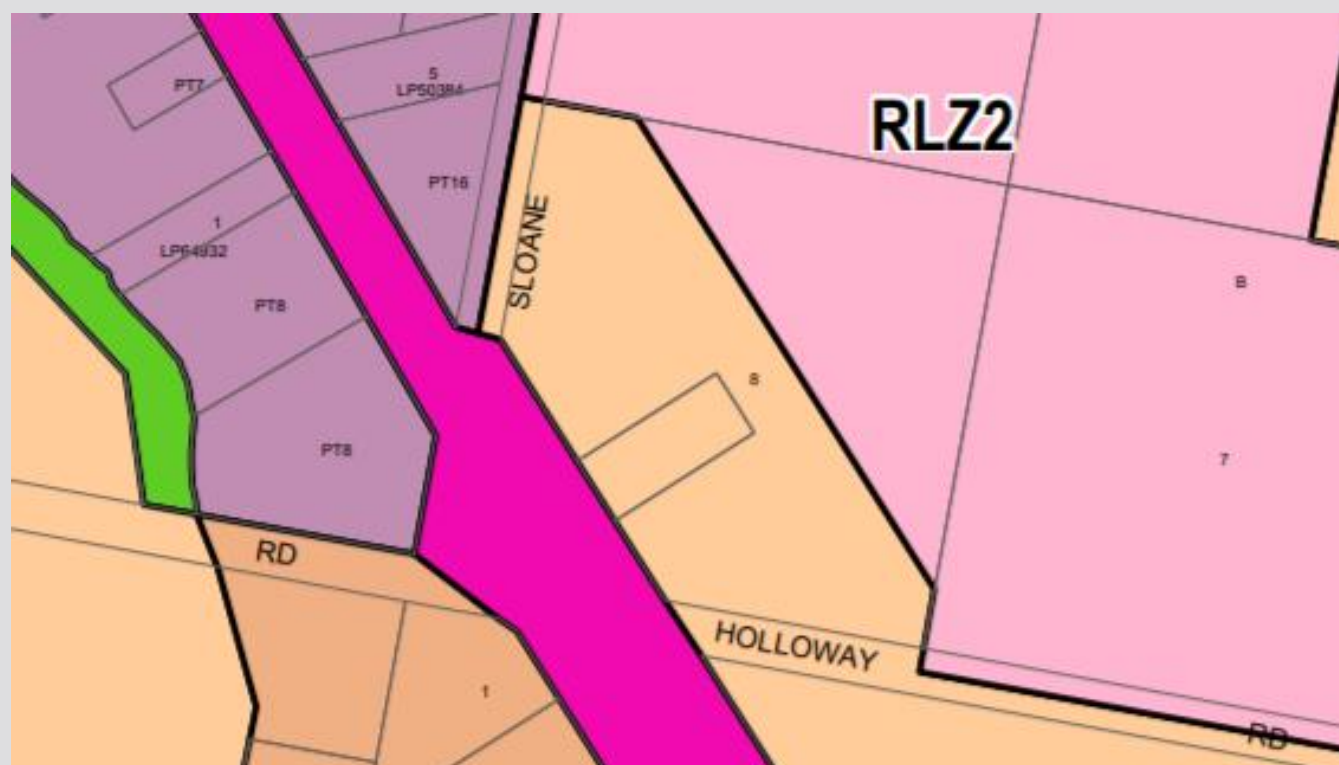
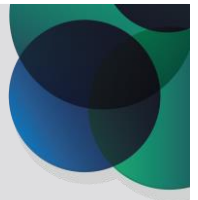


Figure 5.2 Existing Zones

The land is proposed to be rezoned to extend the General Residential Zone – Schedule 1 across the property and apply the Mixed Use Zone to a superlot for the future Neighbourhood Activity Node adjacent to the corner of Sloan Street and Ararat Road.



Clause 32.04 – Mixed Use Zone

The purpose of the Mixed Use Zone is as follows:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality.*
- *To provide for housing at higher densities.*
- *To encourage development that responds to the existing or preferred neighbourhood character of the area.*
- *To facilitate the use, development and redevelopment of land in accordance with the objectives specified in a schedule to this zone.*

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

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

A planning permit is required pursuant to Clause 32.04-4 for the subdivision of land.

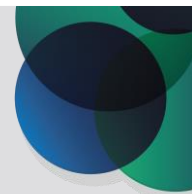
Response

The Mixed Use Zone is requested to be applied to the proposed 5,771m² superlot and adjoining parcel (37 Ararat Road, Stawell) adjacent to the corner of Sloan Street and Ararat Road for the purpose of the future Neighbourhood Activity Node. The justification for this Neighbourhood Activity Node is provided within the Stawell Structure Plan. It is submitted that the Mixed Use Zone is the most suitable planning control for this location in order to facilitate a variety of non-residential and residential uses that complement the surrounding community. The non-residential uses will be subject to separate planning approval following the delivery of the subdivision.

Clause 32.08 – General Residential Zone – Schedule 1

The purpose of the General Residential Zone is as follows:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*



- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

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

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

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

Response

The General Residential Zone – Schedule 1 is requested to be applied to the balance of the land. The justification for this expansion of residential land is provided within the Stawell Structure Plan. It is submitted that the General Residential Zone - Schedule 1 is the most suitable planning control for this location as it extends the existing zone from the north and east. Furthermore, the proposed subdivision seeks to extend the development from the approved subdivision under planning permit 5.2021.74.1. This planning permit approves the creation of residential allotments under the General Residential Zone - Schedule 1 and ensures consistency across this estate and the expanding growth area.

5.3 Particular Provisions

Clause 52.02 – Easements, Restrictions and Reserves

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

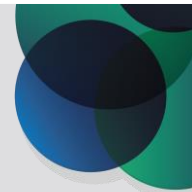
RESPONSE

It is noted that the Lot 11 on Title Plan 898109 is impacted by an electrical transmission line easement adjacent to Ararat Road. This easement is proposed to remain on the subject site and there will be no buildings and works within this easement.

Service easements will be required to be applied on the lots created for the extension of services to facilitate the development.

Clause 53.01 – Public Open Space Contribution

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



RESPONSE

The Schedule to Clause 53.01 of the Northern Grampians Planning Scheme, does not specifically nominate this land with a public open space obligation. However, Council has noted that they will require a contribution up to 5% of the value of the developable area under *Section 18 of the Subdivision Act 1988*. This obligation is suggested to be imposed as a condition of the planning permit and can be paid prior to the issue of statement of compliance for each stage of subdivision. It is anticipated that the public open space obligation of Lot 11 on Title Plan 898109 is likely to be fulfilled as part of the approved subdivision that includes this land under planning permit 5.2021.74.1.

Clause 56 – Subdivision

The purpose of this clause is:

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

The provisions of this clause contain:

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

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

A development:

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

RESPONSE

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

5.4 General Provisions

Clause 65 - Decision Guidelines

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

- The matters set out in section 60 of the Act.
- The Municipal Planning Strategy and the Planning Policy Framework.



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

RESPONSE

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

6 Strategic Justification

From a strategic perspective, the site represents a logical location to accommodate proposed residential growth, given its existing interface to residential zones on the eastern and northern boundaries. The Stawell Structure Plan and Western Highway Interface Urban Design Framework are key Council documents that further justify the proposed Section 96A proposal application.

6.1 Stawell Structure Plan

The Stawell Structure Plan was prepared by Tim Nott, Hansen Group and Martyn Group and was adopted by Council in April 2021. The Structure Plan is supported by an economic assessment and is intended to guide the type and location of future development and growth of Stawell, whilst outlining a long-term strategic vision for the township.

The purpose of the Stawell Structure Plan as outlined within the strategic document is to:

- Identify locations for new residential development, including opportunities for infill housing.
- Focus on key access roads and traffic management solutions in the township.
- Confirm the key economic and employment opportunities of the town.
- Identify the key characteristics and features of the township that should be protected.
- Embed a network of public open space and community facilities.

The Future Urban Structure Plan specifically identifies the subject site adjacent a key intersection of Sloane Street and the Western Highway (nominated to include rural planting corridor) and as a residential growth area within the designated urban growth area south of the township. Furthermore, a proposed Neighbourhood Activity Node is identified in the north-west corner of the site.



Figure 6.1 Stawell Future Urban Structure Plan



The vision of the Stawell Structure Plan states:

In 2040, Stawell will be an enhanced gateway to the region, having grown through well-managed sustainable and climate resilient development that celebrates its history, heritage and environment. It will be a diverse, vibrant, and inclusive community that has built upon its high-quality community services and is well connected through sustainable modes of transport.

The background analysis for the project identified multiple drivers of change that would act as key influences on Stawell township. The Structure Plan has been prepared to respond to these key drivers. The key drivers relevant to this application include:

CHANGING POPULATION

There has been a persistent slight decline in the population of Stawell over the last 30 years. This is likely to continue into the future. Similar to other regional centres, it has an ageing population, and difficulties retaining young workers.

LACK OF HOUSING

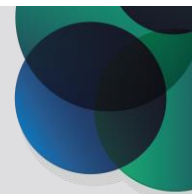
It has been repeatedly raised throughout this project that Stawell currently lacks a sufficient supply and diversity of housing. This is one of the key issues facing Stawell. The housing market is not currently providing for a range of housing that responds to the diverse needs of the existing community and prospective future residents. Limited greenfield and infill development has occurred in recent years.

Figure 6.2 Key Drivers

The combined rezoning and subdivision of land will bring additional housing stock to the market to accommodate a diversity of dwelling types. This diversity will contribute to the changing population by attracting young and establishing families with affordable housing product to balance the aging existing population.

The Structure Plan provides a series of key principles to underpin the vision and inform the specific objectives and strategies. An assessment of how the proposal addresses the relevant key principles is provided below.

Table 6.1 Key Principles

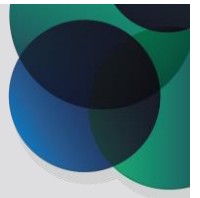


Principles	Description	Response
Focusing Growth	Focus and encourage the growth of Stawell within an established township boundary to consolidate development and protect its valued environmental and landscape context.	The proposed rezoning and subdivision is located within the designated Urban Growth Area contained within the settlement boundary.
Providing More Housing	Increase the supply and diversity of housing to ensure Stawell responds to the needs of the existing and future community.	The subdivision will seek to extend the residential block approved under separate planning permit 5.2021.74.1, contributing to the diversity of new housing stock available to the market.
Celebrating Identity	Celebrate and enhance the unique defining characteristics of the town that are strongly valued by the community such as its sporting history, heritage places, and many parks and gardens.	The subdivision seeks to contribute to the desired neighbourhood character and provide amenity in the form of a drainage reserve/open space adjacent to the Western Highway.
Enhancing the Gateway	Reinforce Stawell as the tourism and economic gateway to the Grampians National Park and region by, amongst other things, building on the opportunities provided by the Western Highway duplication project which will enhance accessibility to the town.	The subject site is located adjacent to a prominent intersection along the gateway into Stawell. The interface to Ararat Road and Sloane Street is enhanced by the drainage and open space reserve and will be further activated by the future development of the Neighbourhood Activity Node.
Moving through Stawell	Provide a safe transportation network for all users that builds on existing connections and prioritise sustainable and space efficient transport.	The road network has been designed to ensure an appropriate local street hierarchy is maintained and permeable subdivision design is provided for vehicles and pedestrians.
Servicing the Community	Enhance connections between the great range of community facilities and ensure new development provides further facilities and infrastructure.	The subdivision seeks to create a superlot for the future Neighbourhood Activity Node, in addition to rezoning this land to the Mixed Use Zone. This will allow for the establishment of non-residential uses to service the local residential catchment.

One of the outcomes of the Stawell Structure Plan is to provide a definitive township boundary to help guide and focus urban growth within Stawell and minimise the impact on valuable environmental features and agriculturally productive land.

Section 4.2 of the Stawell Structure Plan addresses residential development within the defined settlement boundary. In terms of anticipated greenfield development, the Structure Plan notes:

‘The most logical expansion of greenfield development is to the south of the township at the end of Sloane Street where the majority of existing vacant residentially zoned land is located. There is also a significant portion of existing Rural Living Zone (RLZ) land stretching towards London Road to the east and the Western Highway to the south where further long term urban growth should be directed. The land is relatively unfragmented in large ownership patterns, has limited vegetation, and is generally flat. The land is also well accessible along Sloane Street and forms a logical expansion of the town.



The highest priority location for accommodating growth is the existing GRZ land abutting Sloane Street. Council’s own development venture on a 8ha portion of this land presents a significant development enabling project for the area that will help to extend essential services to the growth front.’

The subject site is located within the area described as Council’s highest priority for accommodating residential growth. Part of the land is also located within the area described as the most logical expansion for greenfield development. The defined ‘urban growth area’ south of the township along Sloane Street is anticipated to accommodate the majority of Stawell’s greenfield development demand over the next 30 years and beyond. The ‘urban growth area’ includes 135ha of land with the potential to accommodate approximately 800 to 1,200 new dwellings.

In order to ensure a cohesive planning outcome to manage this long term growth, the Structure Plan suggests for rezoning to occur sequentially as demand dictates. Furthermore, the Structure Plan considers the application of a Development Plan Overlay across the Urban Growth Area to ensure the land is developed in an orderly manner.

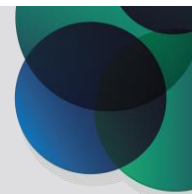
The Urban Growth Area Plan notes part of the land is already zoned for residential development. In addition, the Western Highway interface is highlighted as a critical consideration, as well as the potential Neighbourhood Activity Centre, key east-west road connection and green link.



Figure 6.3 Urban Growth Area Plan

A series of objectives, strategies and actions are provided within the Stawell Structure Plan to guide the future decision making and implementation phase. An assessment of how this proposal responds to each relevant objective, strategy and action is provided below:

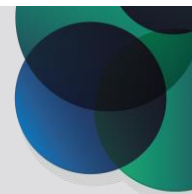
Table 6.2 Objectives, Strategies and Actions



Objectives	Description	Response
O2.1	To encourage the development of a diverse and sustainable range of housing that responds to the evolving and changing needs of the community and new residents.	The proposed subdivision seeks to deliver a lot-mix to accommodate a diverse variety of dwelling typologies to attract a range of residents.
O2.2	To ensure a sufficient amount of land is available for residential development to meet demand over the next 15 years.	The joint rezoning and subdivision will bring additional housing stock to market and meet the short term demand.
O2.4	To focus new greenfield development within Stawell's township boundary to the south of the town centre to avoid more sensitive locations.	The development is located within the designated urban growth area and the specific residential growth area that is partially zoned under the existing controls for residential development.
O2.5	To provide for a range of housing that responds to a diverse tenures and increases the mix of affordable, social, and retirement options.	The lot-mix provides the ability to deliver a diversity of housing typologies to attract a variety of future residents at an affordable price point.
O2.6	To ensure new development is provided with an appropriate range of community facilities and takes advantage of existing infrastructure	The combined rezone and subdivision seek to create an allotment specifically for the Neighbourhood Activity Node by rezoning the lot to the Mixed Use Zone. This will allow for a variety of complimentary non-residential uses to establish in this location.
Strategies	Description	
S2.3	Direct new greenfield development into the identified 'Urban Growth Area' area south of the town along Sloane Street. A priority should be placed on the existing GRZ land in this location.	As noted within this strategy, a priority for residential development should be placed on the existing residentially zoned land along Sloane Street including the subject site. The combined rezoning and subdivision will allow for this priority development to occur in a coordinated manner.
S2.4	Development of new greenfield sites should provide for a range of lot sizes, densities, and housing types which reflect the needs of the community.	The subdivision provides for a variety of lot sizes at a density consistent with the Stawell Structure Plan.
S2.5	Ensure land identified for urban growth is not further fragmented and subdivided. Protect the RLZ land in the south east for further long term residential growth by increasing the minimum subdivision size of the RLZ2	The combined rezoning and subdivision will ensure the entirety of this land is developed in a holistic manner and will not cause land fragmentation.



Actions	Description	
A2.1	<p>Undertake the following residential zone changes:</p> <ul style="list-style-type: none"> ▪ Rezone the north east section of the 'Residential Growth Area' where appropriate to the GRZ following further investigations into the buffer requirements for the former landfill site at 2-14 Hears Street. ▪ Rezone GRZ land along Pickering Road and RLZ land to the north of Holloway Road Central to the LDRZ. ▪ Increase the minimum subdivision size for the RLZ2 land within the 'Long Term Urban Growth Area' to 40ha discourage the fragmentation of this land. 	<p>The proposed rezoning and subdivision seeks to action the first dot point by extending the existing General Residential Zone across the land, and applying the Mixed Use Zone to the Neighbourhood Activity Node as part of a site specific amendment.</p> <p>It is understood that Council will advance a separate Planning Scheme Amendment to the wider growth area to implement this this action.</p>
A2.2	<p>Further investigate land marked as 'Urban Growth Area' to understand the likely opportunities and constraints of this land to accommodate long term housing supply. Facilitate rezoning as demand arises and once opportunities are understood. A Development Plan Overlay (DPO) should be applied to the land to ensure it develops cohesively and in a logical manner as identified on the previous page.</p>	<p>This proposed rezoning and subdivision will facilitate a small amount of incremental residential growth to address the short term housing supply.</p> <p>It is submitted that the application of a Development Plan Overlay is not necessary for this land given a majority of the land is already zoned for residential development and a planning permit has been issued for the existing residentially zoned land.</p> <p>The land forming part of this proposal will act as an extension of this approved residential development and is considered generally in accordance with the Stawell Structure Plan.</p>



6.2 Stawell Western Highway Urban Design Framework

Whilst not located within the Western Highway Urban Design Framework area, the subject site is located directly adjacent and forms part of the gateway entry into Stawell. There are a number of outcomes within the document that are relevant to the consideration of this proposal

In particular is the Western Highway upgrade adjacent to the south-western property boundary. The project is being managed by Major Road Projects Victoria and is currently under construction. The upgrade will include an additional two lanes in each direction with a central median to separate traffic, upgrade key intersections to improve safety and move traffic more efficiently and increased tree planting within the verges.

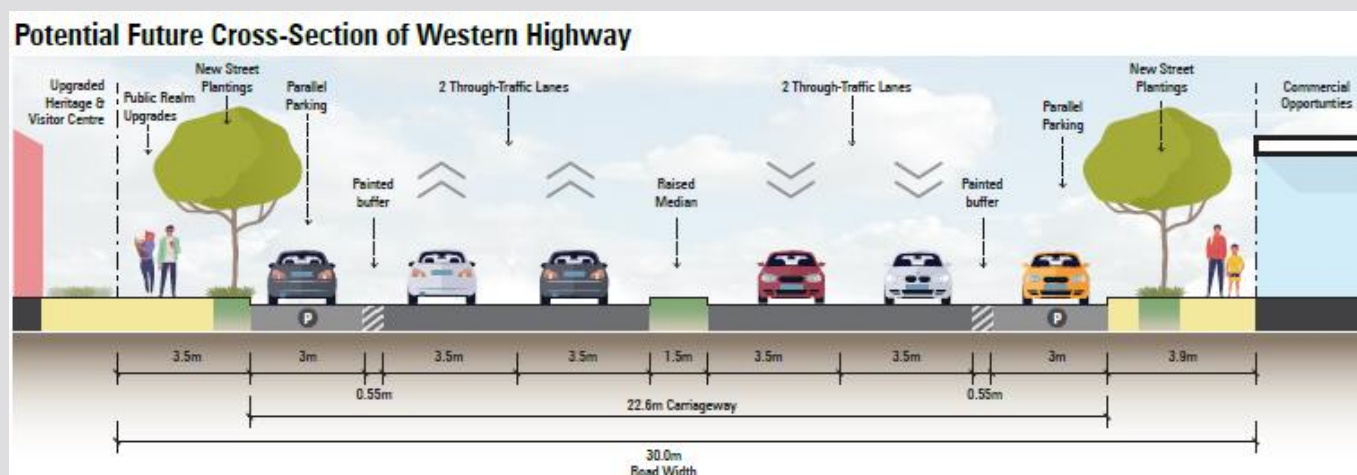


Figure 6.4 Western Highway Upgrade Cross Section

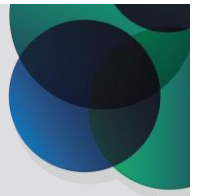
The interface of the subject site will play a key role as a gateway site into Stawell, with Sloane Street providing a direction connection into the core of the township. This route is designated on the Urban Design Framework Plan as the 'local township route'. The Urban Design Framework Plan also designates the subject site as a 'residential growth area' to provide consistency and emphasise the nomination within the Structure Plan.

Furthermore, the Western Highway Urban Design Framework breaks the study area up into separate distinct precincts to establish a desired character and outcomes through design guidelines for the interface to the Western Highway. The land directly to the west of the subject site is nominated within precinct 3a which is described as 'Rural Commercial.' The preferred building typologies in this precinct include:

- Warehouses & shed forms.
- Nurseries and agricultural supplies.
- Service Stations & truck rest stops

The Design Guidelines include controls for building height and massing, site planning, building design and highway presentation, vehicle management, landscaping and fencing, and signage.

Precinct 3a describes the adjoining land, being the subject site, as follows:



'The periphery of the precinct will integrate with residential and industrial growth initiatives as per the Stawell Structure Plan. These include a residential growth area on the northern side of the highway, east of Sloane Street, and a proposed activity node at the Sloane Street corner to service future residential growth.'

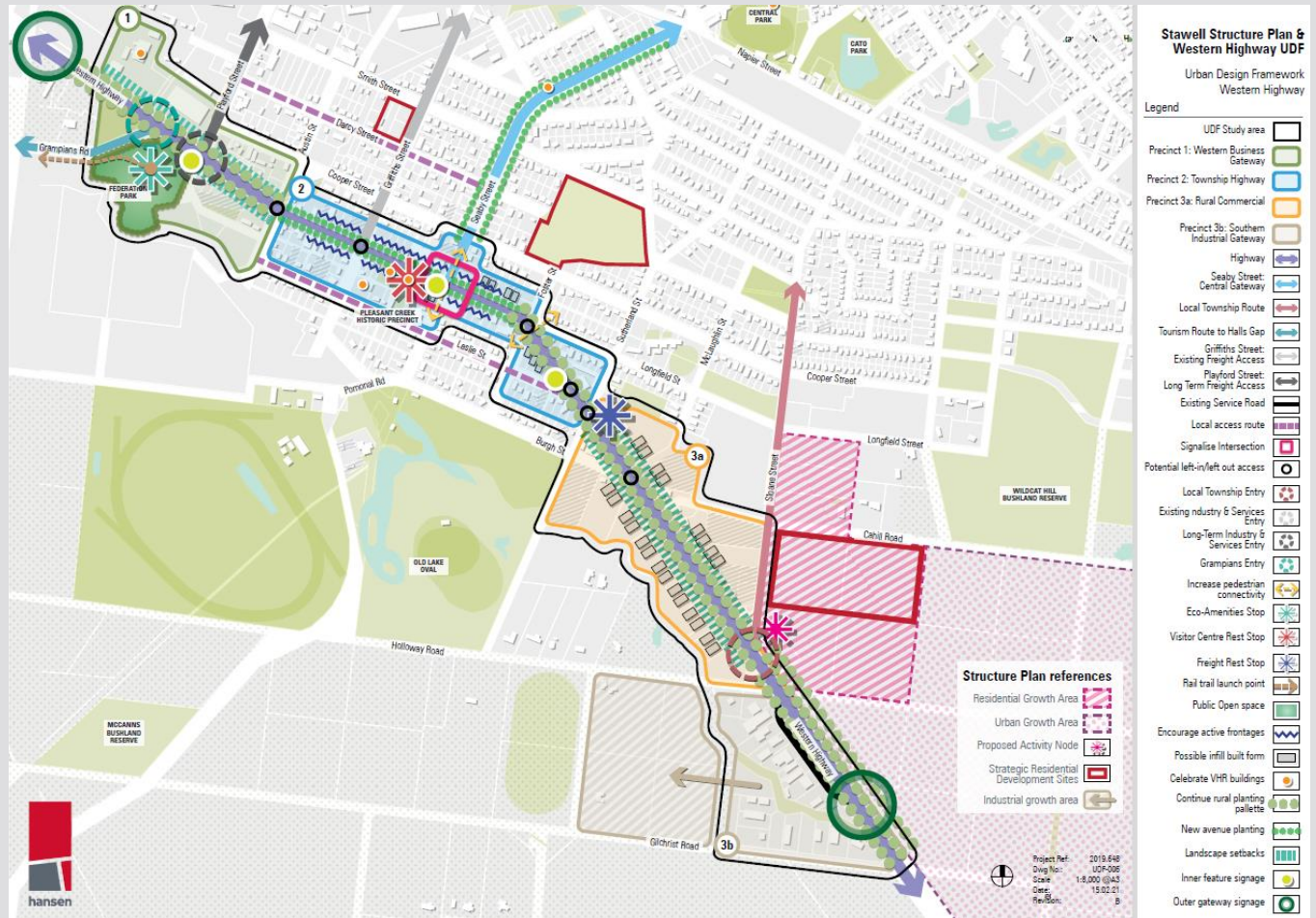


Figure 6.5 Western Highway Interface Urban Design Framework



7 Conclusion

This proposal has been assessed against the Planning and Local Planning Policy Framework, the purpose of the zone, overlays and the particular provisions of the Northern Grampians Shire Planning Scheme, and the applicable strategic documents being the *Stawell Structure Plan* and the *Western Highway Urban Design Framework*.

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

- The proposal accords with the objectives of the PPF, LPPF and Zone and Overlay provisions;
- The proposal is consistent with the strategic document: *Stawell Structure Plan*;
- The proposal is consistent with the strategic document: *Western Highway Urban Design Framework*;
- The proposal will assist in consolidating the land as part of the approved development to the east;
- The development will seek to deliver additional residential land supply within Stawell; and
- The development will provide for a superlot to deliver non-residential uses as nominated within the *Stawell Structure Plan* as a Neighbourhood Activity Node.

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

To progress the *Section 96A* application, it is requested that Council accept and authorise the amendment to proceed following the consideration of this application.



SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987

Appendix A Certificate of Title

PREPARED FOR STAWELL PROJECTS PTY LTD

SPOT Planning Pty Ltd

ABN: 86 411 217 404

ACN: 636 682 383

E. info@spotplanning.com.au

M. 0409 962 001

SPOT
PLANNING

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

Page 1 of 1

VOLUME 08872 FOLIO 614

Security no : 124092926089K
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LAND DESCRIPTION

Lots 1,2,3,4,5,6,7,8,9,10 and 11 on Title Plan 898109C.
PARENT TITLES :
Volume 07808 Folio 084 to Volume 07808 Folio 085
Created by instrument D985022 15/03/1971

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
HUGH DAVID WILLIAMS of 25 ALFRED STREET STAWELL VIC 3380
AL202454R 03/07/2014

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AU725961C 24/08/2021
Caveator
STAWELL PROJECTS PTY LTD ACN: 652886274
Grounds of Claim
PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
28/07/2021
Estate or Interest
FREEHOLD ESTATE
Prohibition
UNLESS I/WE CONSENT IN WRITING
Lodged by
KOORNANG LEGAL SERVICES
Notices to
DANIEL DE PASQUALE of 21 HUME DRIVE LYSTERFIELD VIC 3156

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

DIAGRAM LOCATION

SEE TP898109C FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AU725961C (E)	CAVEAT	Registered	24/08/2021

DOCUMENT END



Department of Environment, Land, Water & Planning

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

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Status	Registered	Dealing Number	AU725961C
Date and Time Lodged	24/08/2021 10:21:47 AM		

Lodger Details

Lodger Code	20393M
Name	KOORNANG LEGAL SERVICES
Address	
Lodger Box	
Phone	
Email	
Reference	NA:211562

CAVEAT

Jurisdiction	VICTORIA
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Land Title Reference

8872/614

Caveator

Name	STAWELL PROJECTS PTY LTD
ACN	652886274

Grounds of claim

Purchasers' contract with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

28/07/2021

Estate or Interest claimed

Freehold Estate

Prohibition

Unless I/we consent in writing



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Name and Address for Service of Notice

Daniel De Pasquale

Address

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

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

Execution

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

Executed on behalf of	STAWELL PROJECTS PTY LTD
Signer Name	NATHAN ABRAHAMS
Signer Organisation	KOORNANG LEGAL SERVICES
Signer Role	LAW PRACTICE
Execution Date	24 AUGUST 2021

File Notes:

NIL

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

Statement End.



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Document Identification	AL202454R
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Transfer of Land

Section 45 Transfer of Land Act 1958

AL202454R

03/07/2014 \$205.20 45NM



Lodged by

Name: O'DRISCOLLS SOLICITORS
Phone: 03 5358 1093
Address: 171 Main Street
Stawell

Reference: YD:130151

Customer Code: 1337F

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

Land: (volume and folio)

Volume 4759 Folio 695, Volume 6600 Folio 965, Volume 8872 Folio 614, Volume 3569 Folio 686,
Volume 7977 Folio 089, Volume 3730 Folio 857, Volume 5177 Folio 384, Volume 3754 Folio 626,
Volume 8533 Folio 772, Volume 1054 Folio 363, Volume 1163 Folio 422, Volume 1647 Folio 361

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

All the deceased's estate and interest in fee simple

Consideration:

Entitled under the Will of JOHN DAVID WILLIAMS, deceased

Transferor: (full name)

TIMOTHY JOHN WILLIAMS AND HUGH DAVID WILLIAMS as Executors of the Will of JOHN DAVID WILLIAMS, deceased

Transferee: (full name and address including postcode)

HUGH DAVID WILLIAMS of 25 Alfred Street, Stawell, VIC 3380

Directing Party: (full name)

Dated: 1st July 2014

Execution and attestation:

SIGNED by Timothy John Williams in the presence of:

Signature of witness

SIGNED by Hugh David Williams in the presence of:

Signature of witness

T1

Order to Register

Duty Use Only

Please register and issue Certificate of Title to

Page 1 of 2

Signed

Customer Code:

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

Annexure Page

Transfer of Land Act 1958

AL202454R

03/07/2014 \$205.20 45NM



This is page 2 of *Approved Form T1* dated
between Timothy John Williams and Hugh David Williams and Hugh David Williams

Panel Heading

SIGNED by HUGH DAVID WILLIAMS in the
presence of:

Signature of witness

A1

Page 2 of 2

1. If there is insufficient space to accommodate the required information in a panel of the attached Form insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading.
2. The approved Annexure Pages must be properly identified and signed by the parties to the attached Form to which it is annexed.
3. All pages must be attached together by being stapled in the top left corner.

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Document Type	Plan
Document Identification	TP898109C
Number of Pages (excluding this cover sheet)	3
Document Assembled	07/10/2021 10:44

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TITLE PLAN	EDITION 2	TP 898109C
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<p>Location of Land</p> <p>Parish : STAWELL Township : - Section : B Crown Allotment : 3, 4, 5, 6, 7, 9, 10, 11, 12, 13 & 8 (PT) Crown Portion : -</p> <p>Last Plan Reference : - Derived From : VOL. 8872 FOL. 614</p> <p>Depth Limitation : NIL</p>	<p style="text-align: center;">Notations</p> <p style="text-align: center;">ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
---	--

<p style="text-align: center;">Description of Land/ Easement Information</p> <p>ENCUMBRANCES</p> <p>As to the land coloured blue - - -</p> <p><u>THE EASEMENT</u> to State Electricity- Commission of Victoria created by- Instrument A563162 - - - - -</p>	<p>THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES</p> <p>COMPILED: Date 18/04/07</p> <p>VERIFIED: A. DALLAS <i>Assistant Registrar of Titles</i></p>
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COLOUR CODE

BL=BLUE	G=GREEN
BR=BROWN	P=PURPLE
Y=YELLOW	R=RED

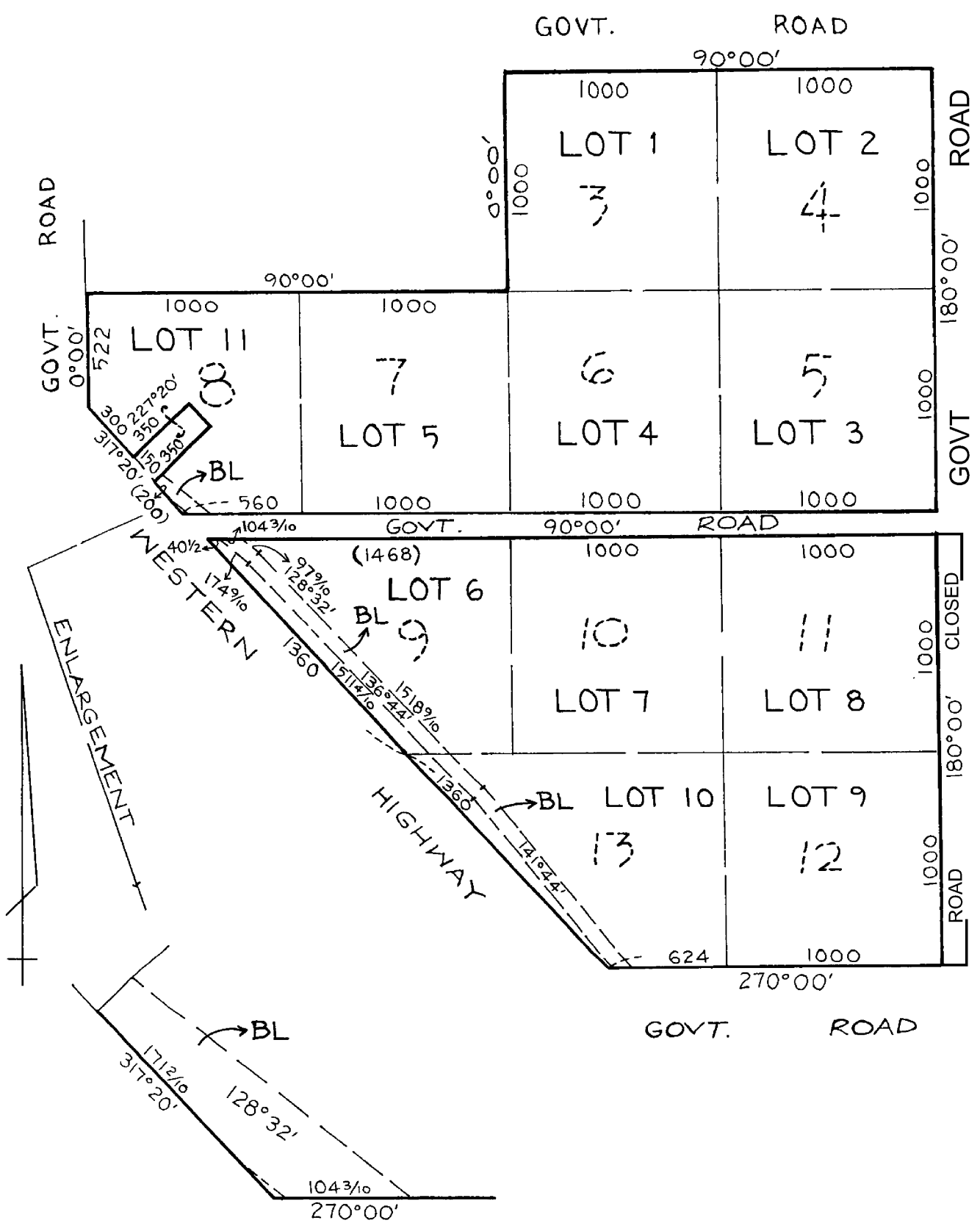
FOR DIAGRAM SEE SHEET 2

TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on the Title Plan this does Not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
LOT 1 = CA 3 LOT 2 = CA 4 LOT 3 = CA 5 LOT 4 = CA 6 LOT 5 = CA 7 LOT 6 = CA 9 LOT 7 = CA 10 LOT 8 = CA 11 LOT 9 = CA 12 LOT 10 = CA 13 LOT 11 = CA 8 (PT)

LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1
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TITLE PLAN

TP 898109C



TOTAL AREA = 109A. 1R. 139/10P.

LENGTHS ARE IN
LINKS

Metres = 0.3048 x Feet
Metres = 0.201168 x Links

Sheet 2

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

Page 1 of 1

VOLUME 08092 FOLIO 278

Security no : 124093287720H

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LAND DESCRIPTION

Lot 1 on Title Plan 226587Q.
PARENT TITLE Volume 07808 Folio 084
Created by instrument A033139 02/09/1955

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
BRIAN ALAN STIELOW of 15 DAWSON STREET ARARAT VIC 3377
AT484186S 04/08/2020

ENCUMBRANCES, CAVEATS AND NOTICES

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DIAGRAM LOCATION

SEE TP226587Q 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: 37 ARARAT ROAD STAWELL VIC 3380

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Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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Produced 25/10/2021 10:20:31 AM

Status	Registered	Dealing Number	AT484186S
Date and Time Lodged	04/08/2020 11:46:02 AM		

Lodger Details

Lodger Code	14826R
Name	MULCAHY & CO LEGAL PTY LTD
Address	
Lodger Box	
Phone	
Email	
Reference	

TRANSFER

Jurisdiction	VICTORIA
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Land Title Reference

8092/278

Transferor(s)

Given Name(s)	BRIAN ALAN
Family Name	STIELOW
Given Name(s)	KEVIN GEOFFREY
Family Name	STIELOW
Given Name(s)	RODNEY LOU
Family Name	STIELOW

Estate and/or Interest being transferred

Fee Simple

Consideration

Non-Monetary

Transferee(s)

Tenancy (inc. share)	Sole Proprietor
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Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Given Name(s)	BRIAN ALAN
Family Name	STIELOW
Address	
Street Number	15
Street Name	DAWSON
Street Type	STREET
Locality	ARARAT
State	VIC
Postcode	3377

Duty Transaction ID
4873298

The transferor transfers to the transferee their estate and/or interest in the land specified for the consideration, subject to any restrictive covenant set out or referred to in this transfer.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	RODNEY LOU STIELOW BRIAN ALAN STIELOW KEVIN GEOFFREY STIELOW
Signer Name	BRIAN WILLIAM FRANCIS
Signer Organisation	MULCAHY & CO LEGAL PTY LTD
Signer Role	LAW PRACTICE
Execution Date	24 JULY 2020

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	BRIAN ALAN STIELOW
Signer Name	BRIAN WILLIAM FRANCIS
Signer Organisation	MULCAHY & CO LEGAL PTY LTD
Signer Role	LAW PRACTICE
Execution Date	24 JULY 2020

File Notes:
NIL

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

Statement End.



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	TP226587Q
Number of Pages (excluding this cover sheet)	1
Document Assembled	25/10/2021 10:20

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

TITLE PLAN	EDITION 1	TP 226587Q
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<p>Location of Land</p> <p>Parish: STAWELL Township: Section: B Crown Allotment: 8(PT) Crown Portion:</p> <p>Last Plan Reference: Derived From: VOL 8092 FOL 278 Depth Limitation: NIL</p>	<p style="text-align: center;">Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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<p>Description of Land / Easement Information</p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 01/09/2000 VERIFIED: A.D.</p>
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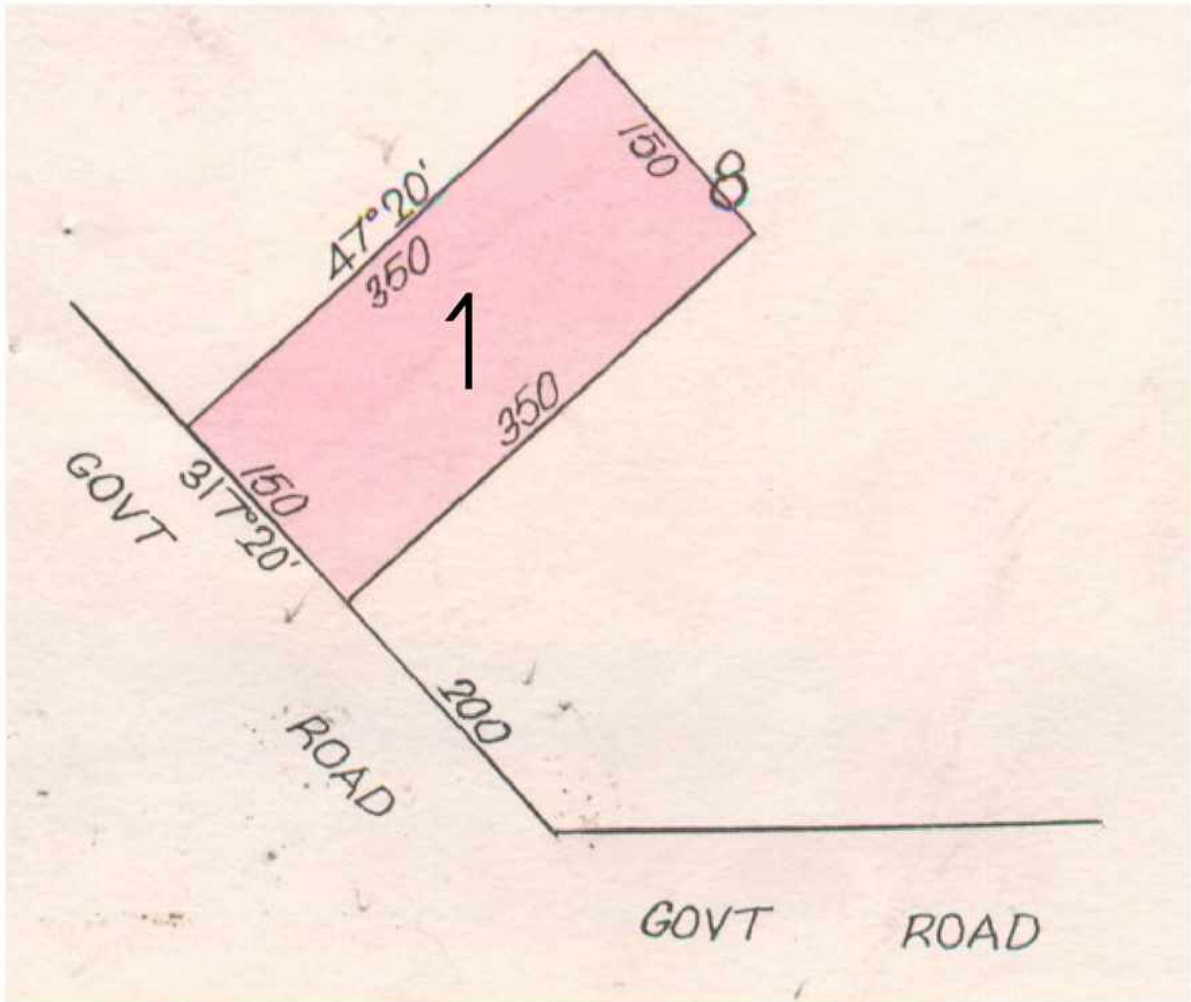


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 8 (PT)



SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987

Appendix B Rezoning Plan

PREPARED FOR STAWELL PROJECTS PTY LTD

SPOT Planning Pty Ltd

ABN: 86 411 217 404

ACN: 636 682 383

E. info@spotplanning.com.au

M. 0409 962 001

SPOT
PLANNING



Legend

- Existing General Residential Zone - Schedule 1
- Proposed General Residential Zone - Schedule 1
- Proposed Mixed Use Zone
- Existing Rural Living Zone - Schedule 2



Project: 21-0073
Version: 3
Date: 06/12/2021

Ararat Road and 37 Ararat Road,
Stawell

Lot 11 on Title Plan 898109 and Lot 1 on Title Plan 226587

SPOT
PLANNING



SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987

Appendix C Subdivision Layout Plan

PREPARED FOR STAWELL PROJECTS PTY LTD

SPOT Planning Pty Ltd

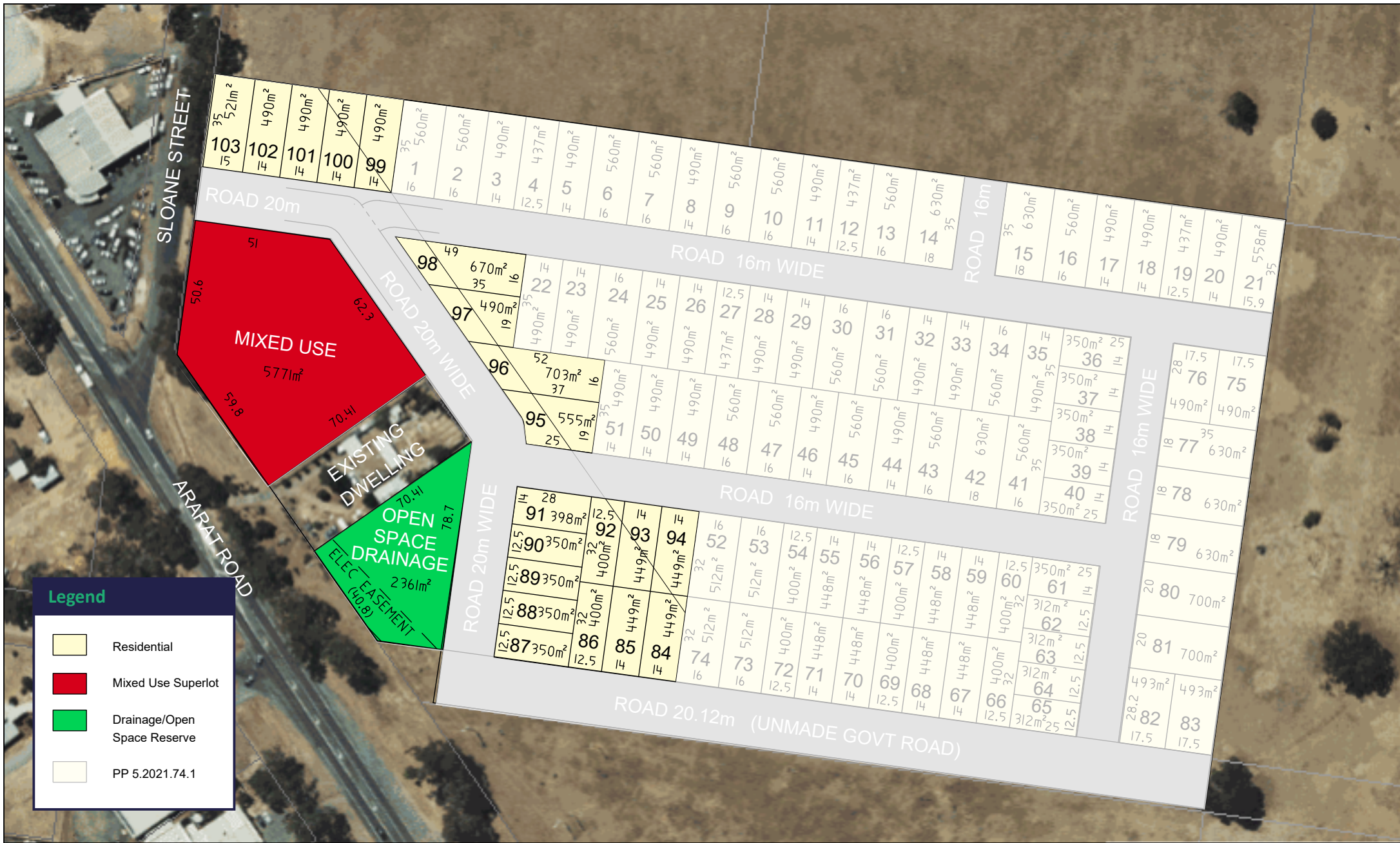
ABN: 86 411 217 404

ACN: 636 682 383

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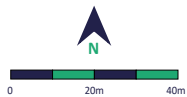
M. 0409 962 001

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PLANNING



Legend

- Residential
- Mixed Use Superlot
- Drainage/Open Space Reserve
- PP 5.2021.74.1





SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987

Appendix D Clause 56 Assessment

PREPARED FOR STAWELL PROJECTS PTY LTD

SPOT Planning Pty Ltd

ABN: 86 411 217 404

ACN: 636 682 383

E. info@spotplanning.com.au

M. 0409 962 001

SPOT
PLANNING

CLAUSE 56 ASSESSMENT

Policy Implementation

Clause 56.02

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

CLAUSE 56 ASSESSMENT

Liveable and Sustainable Communities

Clause 56.03

Title & Objective	Standard	Complies / Complies with a Variation / Not Applicable
<p>C2 (56.03-1) Compact and walkable neighbourhoods objectives</p> <p>To create compact neighbourhoods that are oriented around easy walking distances to activity centres, schools and community facilities, public open space and public transport.</p> <p>To allow easy movement through and between neighbourhoods for all people.</p>	<p>1. A subdivision should implement any relevant growth area or any approved land-use and development strategy, plan or policy for the area set out in this scheme.</p>	<p><input type="checkbox"/> Complies with Objectives and Standard</p> <p><input type="checkbox"/> Complies with Objectives with a variation required to the Standard</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p>Comments:</p> <p>Not required by Clause 32.08-3.</p>

CLAUSE 56 ASSESSMENT

Title & Objective	Standard	Complies / Complies with a Variation / Not Applicable
	<p>2. An application for subdivision must include a plan of the layout of the subdivision that:</p> <ul style="list-style-type: none"> • Meets the objectives (if relevant to the class of subdivision specified in the zone) of: <ul style="list-style-type: none"> – Clause 56.03-2 Activity centres – Clause 56.03-3 Planning for community facilities – Clause 56.04-1 Lot diversity and distribution – Clause 56.06-2 Walking and cycling network – Clause 56.06-3 Public transport network – Clause 56.06-4 Neighbourhood street network • Shows the 400 metre street walking distance around each existing or proposed bus stop, 600 metres street walking distance around each existing or proposed tram stop and 800 metres street walking distance around each existing or proposed railway station and shows the estimated number of dwellings within those distances. • Shows the layout of the subdivision in relation to the surrounding area. • Is designed to be accessible for people with disabilities. 	
<p>C3 (56.03-2) Activity Centre Objective</p> <p>To provide for mixed-use activity centres, including neighbourhood activity centres, of appropriate area and location.</p>	<p>1. A subdivision should implement any relevant activity centre strategy, plan or policy for the area set out in this scheme</p>	<p><input type="checkbox"/> Complies with Objectives and Standard</p> <p><input type="checkbox"/> Complies with Objectives with a variation required to the Standard</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p>Comments:</p> <p>Not required by Clause 32.08-3.</p>

CLAUSE 56 ASSESSMENT

Title & Objective	Standard	Complies / Complies with a Variation / Not Applicable
	<p>2. Subdivision should be supported by activity centres that are:</p> <ul style="list-style-type: none"> • Accessible by neighbourhood and regional walking and cycling networks. • Served by public transport that is connected to the regional public transport network. • Located at public transport interchange points for the convenience of passengers and easy connections between public transport services. • Located on arterial roads or connector streets. • Of appropriate size to accommodate a mix of uses that meet local community needs. • Oriented to support active street frontages, support street-based community interaction and pedestrian safety 	
<p>C4 (56.03-3) Planning for community facilities objective</p> <p>To provide appropriately located sites for community facilities including schools, libraries, preschools and childcare, health services, police and fire stations, recreation and sports facilities.</p>	<p>1. A subdivision should:</p> <ul style="list-style-type: none"> • Implement any relevant regional and local community facility strategy, plan or policy for the area set out in this scheme. • Locate community facilities on sites that are in or near activity centres and public transport 	<p><input type="checkbox"/> Complies with Objectives and Standard</p> <p><input type="checkbox"/> Complies with Objectives with a variation required to the Standard</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p>Comments:</p> <p>Not required by Clause 32.08-3.</p>

CLAUSE 56 ASSESSMENT

Title & Objective	Standard	Complies / Complies with a Variation / Not Applicable
	<p>2. School sites should:</p> <ul style="list-style-type: none"> • Be integrated with the neighbourhood and located near activity centres. • Be located on walking and cycling networks. • Have a bus stop located along the school site boundary. • Have student drop-off zones, bus parking and on-street parking in addition to other street functions in abutting streets. • Adjoin the public open space network and community sporting and other recreation facilities. • Be integrated with community facilities. • Be located on land that is not affected by physical, environmental or other constraints. <p>3. Schools should be accessible by the Principal Public Transport Network in Metropolitan Melbourne and on the regional public transport network outside Metropolitan Melbourne</p> <p>4. Primary schools should be located on connector streets and not on arterial roads.</p> <p>5. New State Government school sites must meet the requirements of the Department of Education and Training and abut at least two streets with sufficient widths to provide student drop-off zones, bus parking and on-street parking in addition to other street functions.</p>	
<p>C5 (56.03-4) Built environment objective</p> <p>To create urban places with identity and character.</p>	<p>1. The built environment should:</p> <ul style="list-style-type: none"> • Implement any relevant urban design strategy, plan or policy for the area set out in this scheme. • Provide living and working environments that are functional, safe and attractive. • Provide an integrated layout, built form and urban landscape. • Contribute to a sense of place and cultural identity. 	<p><input checked="" type="checkbox"/> Complies with Objectives and Standard</p> <p><input type="checkbox"/> Complies with Objectives with a variation required to the Standard</p> <p><input type="checkbox"/> Not Applicable</p> <p>Comments:</p> <p>The surrounding street and lot layout of the approved subdivision under planning permit 5.2021.74.1 are considered to be safe and</p>

CLAUSE 56 ASSESSMENT

Title & Objective	Standard	Complies / Complies with a Variation / Not Applicable
	2. An application should describe the identity and character to be achieved and the elements that contribute to that identity and character.	<p>efficient, whilst offering an attractive and functional living environment.</p> <p>The proposed subdivision seeks to extend the residential blocks already approved under planning permit 5.2021.74.1. The lot-mix is generally consistent with the approved subdivision on the adjoining land.</p>
<p>C6 (56.03-5) Neighbourhood Character objective</p> <p>To design subdivisions that respond to neighbourhood character.</p>	1. Subdivision should: <ul style="list-style-type: none"> • Respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement set out in this scheme. • Respond to and integrate with the surrounding urban environment. • Protect significant vegetation and site features. 	<p> <input type="checkbox"/> Complies with Objectives and Standard <input type="checkbox"/> Complies with Objectives with a variation required to the Standard <input checked="" type="checkbox"/> Not Applicable </p> <p>Comments:</p> <p>Not required by Clause 32.08-3.</p>

CLAUSE 56 ASSESSMENT

Lot Design

Clause 56.04

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

CLAUSE 56 ASSESSMENT

Title & Objective	Standard	Complies / Complies with a Variation / Not Applicable
<p>C8 (56.04-2) Lot area and building envelopes objective</p> <p>To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.</p>	<p>1. An application to subdivide land that creates lots of less than 300 square metres should be accompanied by information that shows:</p> <ul style="list-style-type: none"> That the lots are consistent or contain building envelope that is consistent with a development approved under this scheme, or That a dwelling may be constructed on each lot in accordance with the requirements of this scheme. <p>2. Lots of between 300 square metres and 500 square metres should:</p> <ul style="list-style-type: none"> Contain a building envelope that is consistent with a development of the lot approved under this scheme, or If no development of the lot has been approved under this scheme, contain a building envelope and be able to contain a rectangle measuring 10 metres by 15 metres, or 9 metres by 15 metres if a boundary wall is nominated as part of the building envelope. <p>3. If lots of between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north unless there are significant physical constraints that make this difficult to achieve.</p> <p>4. Lots greater than 500 square metres should be able to contain a rectangle measuring 10 metres by 15 metres, and may contain a building envelope.</p> <p>5. A building envelope may specify or incorporate any relevant siting and design requirement. Any requirement should meet the relevant standards of Clause 54, unless:</p> <ul style="list-style-type: none"> The objectives of the relevant standards are met, and The building envelope is shown as a restriction on a plan of subdivision registered under the Subdivision Act 1988, or is specified as a covenant in an agreement under Section 173 of the Act. 	<p><input checked="" type="checkbox"/> Complies with Objective and Standard</p> <p><input type="checkbox"/> Complies with Objective with a variation required to the Standard</p> <p><input type="checkbox"/> Not Applicable</p> <p>Comments:</p> <p>The proposed allotments are of appropriate size, shape, dimension and orientation in order for each to facilitate the siting and construction of a future dwelling and its ancillary outbuildings, private open space, car parking etc.</p> <p>All allotments have been designed in a north-south or east-west direction to maximise energy efficiency.</p> <p>All allotments are greater than 300 square metres.</p> <p>All allotments greater than 500 square metres can accommodate a rectangle measuring 10 by 15 metres.</p> <p>Building envelopes are not proposed as part of this application and are not considered to be necessary.</p>

CLAUSE 56 ASSESSMENT

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

CLAUSE 56 ASSESSMENT

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

CLAUSE 56 ASSESSMENT

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

CLAUSE 56 ASSESSMENT

Urban Landscape

Clause 56.05

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



	<p>2. The landscape design should:</p> <ul style="list-style-type: none"> • Implement any relevant streetscape, landscape, urban design or native vegetation precinct plan, strategy or policy for the area set out in this scheme. • Create attractive landscapes that visually emphasise streets and public open spaces. • Respond to the site and context description for the site and surrounding area. • Maintain significant vegetation where possible within an urban context. • Take account of the physical features of the land including landform, soil and climate. • Protect and enhance any significant natural and cultural features. • Protect and link areas of significant local habitat where appropriate. • Support integrated water management systems with appropriate landscape design techniques for managing urban run-off including wetlands and other water sensitive urban design features in streets and public open space. • Promote the use of drought tolerant and low maintenance plants and avoid species that are likely to spread into the surrounding environment. • Ensure landscaping supports surveillance and provides shade in streets, parks and public open space. • Develop appropriate landscapes for the intended use of public open space including areas for passive and active recreation, the exercising of pets, playgrounds and shaded areas. • Provide for walking and cycling networks that link with community facilities. • Provide appropriate pathways, signage, fencing, public lighting and street furniture. • Create low maintenance, durable landscapes that are capable of a long life. • The landscape design must include a maintenance plan that sets out maintenance responsibilities, requirements and costs. 	
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CLAUSE 56 ASSESSMENT

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

CLAUSE 56 ASSESSMENT

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

CLAUSE 56 ASSESSMENT

Access and Mobility Management

Clause 56.06

Title & Objective	Standard	Complies / Complies with a Variation / Not Applicable
<p>C14 (56.06-1) Integrated mobility objectives</p> <p>To achieve an urban structure where compact and walkable neighbourhoods are clustered to support larger activity centres on the Principal Public Transport Network in Metropolitan Melbourne and on the regional public transport network outside Metropolitan Melbourne.</p> <p>To provide for walking (including persons with impaired mobility), cycling, public transport and other motor vehicles in an integrated manner.</p> <p>To contribute to reduced car dependence, improved energy efficiency, improved transport efficiency, reduced greenhouse gas emissions and reduced air pollution.</p>	<p>1. An application for a subdivision must include a plan of the layout of the neighbourhood that meets the objectives of:</p> <ul style="list-style-type: none"> • Clause 56.06-2 Walking and cycling network. • Clause 56.06-3 Public transport network. • Clause 56.06-4 Neighbourhood street network. 	<p><input type="checkbox"/> Complies with Objectives and Standard</p> <p><input type="checkbox"/> Complies with Objectives with a variation required to the Standard</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p>Comments:</p> <p>Not required by Clause 32.08-3.</p>

CLAUSE 56 ASSESSMENT



<p>C15 (56.06-2) Walking and cycling network objectives</p> <p>To contribute to community health and well being by encouraging walking and cycling as part of the daily lives of residents, employees and visitors.</p> <p>To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists.</p> <p>To reduce car use, greenhouse gas emissions and air pollution</p>	<p>1. The walking and cycling network should be designed to:</p> <ul style="list-style-type: none"> • Implement any relevant regional and local walking and cycling strategy, plan or policy for the area set out in this scheme. • Link to any existing pedestrian and cycling networks. • Provide safe walkable distances to activity centres, community facilities, public transport stops and public open spaces. • Provide an interconnected and continuous network of safe, efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhood streets and regional public open spaces. • Provide direct cycling routes for regional journeys to major activity centres, community facilities, public transport and other regional activities and for regional recreational cycling. • Ensure safe street and road crossings including the provision of traffic controls where required. • Provide an appropriate level of priority for pedestrians and cyclists. • Have natural surveillance along streets and from abutting dwellings and be designed for personal safety and security particularly at night. • Be accessible to people with disabilities. 	<p><input checked="" type="checkbox"/> Complies with Objective and Standard</p> <p><input type="checkbox"/> Complies with Objective with a variation required to the Standard</p> <p><input type="checkbox"/> Not Applicable</p> <p>Comments:</p> <p>The pedestrian and cycling network will be provided within the road cross sections of the approved subdivision under planning permit 5.2021.74.1.</p>
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CLAUSE 56 ASSESSMENT

<p>C16 (56.06-3) Public transport network objectives</p> <p>To provide an arterial road and neighbourhood street network that supports a direct, efficient and safe public transport system.</p> <p>To encourage maximum use of public transport.</p>	<p>1. The public transport network should be designed to:</p> <ul style="list-style-type: none"> • Implement any relevant public transport strategy, plan or policy for the area set out in this scheme. • Connect new public transport routes to existing and proposed routes to the satisfaction of the relevant public transport authority. • Provide for public transport links between activity centres and other locations that attract people using the Principal Public Transport Network in Metropolitan Melbourne and the regional public transport network outside Metropolitan Melbourne. • Locate regional bus routes principally on arterial roads and locate local bus services principally on connector streets to provide: <ul style="list-style-type: none"> – Safe and direct movement between activity centres without complicated turning manoeuvres. – Direct travel between neighbourhoods and neighbourhood activity centres. – A short and safe walk to a public transport stop from most dwellings. 	<p><input type="checkbox"/> Complies with Objectives and Standard</p> <p><input type="checkbox"/> Complies with Objectives with a variation required to the Standard</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p>Comments:</p> <p>Not required by Clause 32.08-3.</p>
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CLAUSE 56 ASSESSMENT



<p>C17 (56.06-4) Neighbourhood street network objectives</p> <p>To provide for direct, safe and easy movement through and between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood street network.</p>	<p>1. The neighbourhood street network must:</p> <ul style="list-style-type: none"> • Take account of the existing mobility network of arterial roads, neighbourhood streets, cycle paths, shared paths, footpaths and public transport routes. • Provide clear physical distinctions between arterial roads and neighbourhood street types. • Comply with the Roads Corporation’s arterial road access management policies. • Provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport. • Provide safe and efficient access to activity centres for commercial and freight vehicles. • Provide safe and efficient access to all lots for service and emergency vehicles. • Provide safe movement for all vehicles. • Incorporate any necessary traffic control measures and traffic management infrastructure. 	<p><input checked="" type="checkbox"/> Complies with Objectives and Standard</p> <p><input type="checkbox"/> Complies with Objectives with a variation required to the Standard</p> <p><input type="checkbox"/> Not Applicable</p> <p>Comments:</p> <p>The subdivision has been designed to allow for easy movements through and between surrounding future developments.</p> <p>A road hierarchy will be established with the main 20m wide road entering the site from Sloane Street, with a priority treatment for the road to continue as an 18m wide road in a south-east direction around the mixed use superlot and drainage reserve, before connecting into the Government Road.</p> <p>The development will provide for the upgrade of the unmade Government Road adjoining the subject site to form part of the wider road network.</p>
	<p>2. The neighbourhood street network should be designed to:</p> <ul style="list-style-type: none"> • Implement any relevant transport strategy, plan or policy for the area set out in this scheme. • Include arterial roads at intervals of approximately 1.6 kilometres that have adequate reservation widths to accommodate long term movement demand. • Include connector streets approximately halfway between arterial roads and provide adequate reservation widths to accommodate long term movement demand. • Ensure connector streets align between neighbourhoods for direct and efficient 	



	<p>movement of pedestrians, cyclists, public transport and other motor vehicles.</p> <ul style="list-style-type: none"> • Provide an interconnected and continuous network of streets within and between neighbourhoods for use by pedestrians, cyclists, public transport and other vehicles. • Provide an appropriate level of local traffic dispersal. Indicate the appropriate street type. • Provide a speed environment that is appropriate to the street type. • Provide a street environment that appropriately manages movement demand (volume, type and mix of pedestrians, cyclists, public transport and other motor vehicles). • Encourage appropriate and safe pedestrian, cyclist and driver behaviour. • Provide safe sharing of access lanes and access places by pedestrians, cyclists and vehicles. • Minimise the provision of culs-de-sac. • Provide for service and emergency vehicles to safely turn at the end of a dead-end street. • Facilitate solar orientation of lots. • Facilitate the provision of the walking and cycling network, integrated water management systems, utilities and planting of trees. • Contribute to the area's character and identity. • Take account of any identified significant features. 	
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CLAUSE 56 ASSESSMENT

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

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

CLAUSE 56 ASSESSMENT



<p>C20 (56.06-7) Neighbourhood street network detail objectives</p> <p>To design and construct street carriageways and verges so that the street geometry and traffic speeds provide an accessible and safe neighbourhood street system for all users.</p>	<p>1. The design of streets and roads should:</p> <ul style="list-style-type: none"> • Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the relevant fire authority and roads authority must be met. • Provide street blocks that are generally between 120 metres and 240 metres in length and generally between 60 metres to 120 metres in width to facilitate pedestrian movement and control traffic speed. • Have verges of sufficient width to accommodate footpaths, shared paths, cycle paths, integrated water management, street tree planting, lighting and utility needs. • Have street geometry appropriate to the street type and function, the physical land characteristics and achieve a safe environment for all users. • Provide a low-speed environment while allowing all road users to proceed without unreasonable inconvenience or delay. • Provide a safe environment for all street users applying speed control measures where appropriate. • Ensure intersection layouts clearly indicate the travel path and priority of movement for pedestrians, cyclists and vehicles. • Provide a minimum 5 metre by 5 metre corner splay at junctions with arterial roads and a minimum 3 metre by 3 metre corner splay at other junctions unless site conditions justify a variation to achieve safe sight lines across corners. • Ensure streets are of sufficient strength to: <ul style="list-style-type: none"> – Enable the carriage of vehicles. – Avoid damage by construction vehicles and equipment. • Ensure street pavements are of sufficient quality and durability for the: <ul style="list-style-type: none"> – Safe passage of pedestrians, cyclists and vehicles. – Discharge of urban run-off. – Preservation of all-weather access and maintenance of a reasonable, comfortable riding quality. 	<p><input checked="" type="checkbox"/> Complies with Objectives and Standard</p> <p><input type="checkbox"/> Complies with Objectives with a variation required to the Standard</p> <p><input type="checkbox"/> Not Applicable</p> <p>Comments:</p> <p>It is considered that the street network will achieve all its required functions in a safe and efficient manner.</p>
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CLAUSE 56 ASSESSMENT



	<ul style="list-style-type: none"> • Ensure carriageways of planned arterial roads are designed to the requirements of the relevant road authority. • Ensure carriageways of neighbourhood streets are designed for a minimum 20 year life span. • Provide pavement edges, kerbs, channel and crossover details designed to: <ul style="list-style-type: none"> – Perform the required integrated water management functions. – Delineate the edge of the carriageway for all street users. – Provide efficient and comfortable access to abutting lots at appropriate locations. – Contribute to streetscape design. • Provide for the safe and efficient collection of waste and recycling materials from lots. • Be accessible to people with disabilities. • Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the relevant fire authority and roads authority must be met. Where the widths of connector streets do not comply with the requirements of Table C1, the requirements of the relevant public transport authority must be met 	
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CLAUSE 56 ASSESSMENT

	<p>2. A street detail plan should be prepared that shows, as appropriate:</p> <ul style="list-style-type: none"> • The street hierarchy and typical cross-sections for all street types. • Location of carriageway pavement, parking, bus stops, kerbs, crossovers, footpaths, tactile surface indicators, cycle paths and speed control and traffic management devices. • Water sensitive urban design features. • Location and species of proposed street trees and other vegetation. • Location of existing vegetation to be retained and proposed treatment to ensure its health. • Any relevant details for the design and location of street furniture, lighting, seats, bus stops, telephone boxes and mailboxes. 	
<p>C21 (56.06-8) Lot access objectives</p> <p>To provide for safe vehicle access between roads and lots</p>	<p>1. Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear access lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority.</p> <p>2. Vehicle access to lots of 300 square metres or less in area and lots with a frontage of 7.5 metres or less should be provided via rear or side access lanes, places or streets.</p> <p>3. The design and construction of a crossover should meet the requirements of the relevant road authority</p>	<p><input checked="" type="checkbox"/> Complies with Objectives and Standard</p> <p><input type="checkbox"/> Complies with Objectives with a variation required to the Standard</p> <p><input type="checkbox"/> Not Applicable</p> <p>Comments:</p> <p>The development proposal does not include any direct access to an arterial road from any lots. All lots will be accessed from the proposed internal street layout.</p> <p>There are no rear loaded allotments proposed.</p>

CLAUSE 56 ASSESSMENT

Integrated Water Management

Clause 56.07

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

CLAUSE 56 ASSESSMENT

Title & Objective	Standard	Complies / Complies with a Variation / Not Applicable
<p>C25 (56.07-4) Stormwater management objectives</p> <p>To minimise damage to properties and inconvenience to residents from stormwater.</p> <p>To ensure that the street operates adequately during major storm events and provides for public safety.</p> <p>To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.</p> <p>To encourage stormwater management that maximises the retention and reuse of stormwater.</p> <p>To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.</p>	<p>1. The stormwater management system must be:</p> <ul style="list-style-type: none"> Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority. Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of stormwater is proposed. Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999). Designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts. Designed to contribute to cooling, improving local habitat and providing attractive and enjoyable spaces. <p>2. The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design.</p> <p>3. For all storm events up to and including the 20% Average Exceedence Probability (AEP) standard:</p> <ul style="list-style-type: none"> Stormwater flows should be contained within the drainage system to the requirements of the relevant authority. Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall. 	<p><input checked="" type="checkbox"/> Complies with Objectives and Standard</p> <p><input type="checkbox"/> Complies with Objectives with a variation required to the Standard</p> <p><input type="checkbox"/> Not Applicable</p> <p>Comments:</p> <p>A 2,446m² reserve for drainage purposes has been provided. A stormwater management plan and detailed drainage designs will be provided as a condition of the planning permit.</p>

CLAUSE 56 ASSESSMENT

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

CLAUSE 56 ASSESSMENT

Site Management

Clause 56.08

Title & Objective	Standard	Complies / Complies with a Variation / Not Applicable
<p>C26 (56.08-1) Site Management Objectives</p> <p>To protect drainage infrastructure and receiving waters from sedimentation and contamination.</p> <p>To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.</p> <p>To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.</p>	<p>1. A subdivision application must describe how the site will be managed prior to and during the construction period and may set out requirements for managing:</p> <ul style="list-style-type: none"> Erosion and sediment. Dust. Run-off. Litter, concrete and other construction wastes. Chemical contamination. Vegetation and natural features planned for retention. <p>2. Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.</p>	<p><input checked="" type="checkbox"/> Complies with Objectives and Standard</p> <p><input type="checkbox"/> Complies with Objectives with a variation required to the Standard</p> <p><input type="checkbox"/> Not Applicable</p> <p>Comments:</p> <p>It is accepted that a Site Management Plan may be required as a condition of any planning permit that may be issued.</p>

CLAUSE 56 ASSESSMENT

Utilities

Clause 56.09

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

CLAUSE 56 ASSESSMENT

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



SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987

Appendix E Bushfire Management Plan

PREPARED FOR STAWELL PROJECTS PTY LTD

SPOT Planning Pty Ltd

ABN: 86 411 217 404

ACN: 636 682 383

E. info@spotplanning.com.au

M. 0409 962 001

SPOT
PLANNING



ÖKOLOGIE CONSULTING

Bushfire Management Plan

**For the subdivision of property at
Ararat Road, Stawell**

**Prepared for:
Rural Subdivision Specialists**



Document Information

Bushfire Management Plan for the subdivision of the property at Ararat Road, Stawell

Report prepared by Okologie Consulting Pty Ltd for Rural Subdivision Specialists

Okologie Consulting Pty Ltd
32 Nicholson Crescent
Jan Juc, Victoria, 3228


ACN: 618 785 336

Web: www.okologie.com.au

Email: mark@okologie.com.au

Phone: 0419 786 533

Document Control

Version	Author	Review	Approval	Date
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Summary

This Bushfire Management Plan has been prepared to support a planning permit and rezoning application for the residential subdivision of two land parcels on Ararat Road, Stawell. The assessment was undertaken to inform the bushfire risk and management response to reduce this risk to appropriate levels.

Northern Grampians Shire Council requires development applications in a Designated Bushfire Prone Area (not subject to the Bushfire Management Overlay) to address Clause 13.02 (Bushfire Planning). This includes preparation of a bushfire site hazard and landscape hazard assessment and implementation of appropriate bushfire protection measures to address the identified bushfire risk. The assessment of Clause 13.02 has regard to the *Design Guidelines Settlement Planning at the Bushfire Interface*.

The site was characterised by cropped vegetation, interspersed with exotic dominated pasture. One classifiable vegetation type (Grassland) was recorded within the 100-metre assessment area, with an effective slope of Upslope and Flat Land 0 degrees to the north and east, and Downslope 0-5 degrees to the south. The assessment area also included low-threat vegetation that consisted of planted windbreaks, landscaped gardens and non-vegetated areas.

The surrounding landscape was identified as Broader Landscape Type Two. The potential bushfire scenario with the highest probable impact on the site involves woodland vegetation in Wildcat Hill Bushland Reserve, located 250 metres northeast of the site. However, the local road network and modified agricultural land reduce the potential for direct flame contact to the subdivision. Ember attack represents the main bushfire threat to the site under this bushfire scenario.

The bushfire hazard site assessment identified the development can achieve BAL-12.5 construction standard in accordance with AS 3959-2018. The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level, as the subdivision can manage the bushfire risk within the property boundary. Land to the immediate north, east and south of the site is zoned General Residential Zone and Rural Living Zone and has been identified for future residential development in the Stawell Structure Plan.

The proposed subdivision will not increase the bushfire risk to the local community or existing community infrastructure. Implementing bushfire protection measures may assist in reducing the risk to adjacent residential development.



1 Introduction

1.1 Background

Okologie Consulting Pty Ltd was engaged by Rural Subdivision Specialists to prepare a Bushfire Management Plan to support a planning permit and rezoning application for the residential subdivision of two land parcels on Ararat Road, Stawell.

The development proposal is for an 83-lot residential subdivision. Northern Grampians Shire Council requires development applications in bushfire prone areas (not subject to the Bushfire Management Overlay) to address Clause 13.02 (Bushfire Planning) (DELWP 2018a). This includes preparation of a bushfire hazard site assessment, landscape hazard assessment and implementation of appropriate bushfire protection measures to address the identified bushfire risk. The assessment also has regard to the *Design Guidelines Settlement Planning at the Bushfire Interface* (DELWP 2020).

The relevant information provided with this application comprises:

- A bushfire hazard site assessment, which calculates the Bushfire Attack Level from the bushfire hazard as informed by the methodology of AS 3959-2018 *Construction of buildings in bushfire prone areas* (Australian Standard 2018).
- A bushfire hazard landscape assessment including a plan that describes the bushfire hazard of the general locality more than 150-metres from the site.
- Review of Clause 13.02 to shows how the development responds to the identified bushfire risk.



2 Site Description

2.1 Site Details



The site comprises two parcels of land (Lot 11 TP898109 and Lot 5 TP898109) within the property at Ararat Road, Stawell (Figure 1). It covers approximately 8.3 hectares and is bounded by private property to the north and east, Ararat Road and private land to the south and Sloane Street to the west. The assessment area covers the site as well as land extending for 100-metres in all directions beyond the boundary of the development area.

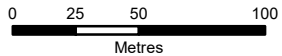
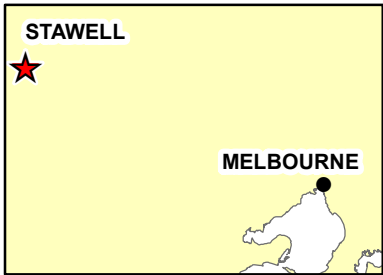
The topography comprises low undulating slopes towards the southwest. The site is currently used for agriculture (cropping). An existing dwelling and associated farm infrastructure occur in the southwestern section of the site. The surrounding land use includes agriculture, and commercial and residential development.

The site occurs in the Northern Grampians Shire Council municipality and is zoned General Residential Zone – Schedule 1 and Rural Living Zone – Schedule 2 under the Northern Grampians Planning Scheme (DELWP 2021).

Figure 1
Site Location
Ararat Road, Stawell

Legend

-  Subject Site
-  100m Assessment



Metres

Coordinate System: GDA 1994 MGA Zone 55
Map Scale when printed @ A4 1:3,000



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Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



3 Methodology

3.1 Desktop Assessment

The desktop assessment included review of relevant databases including:

- Planning Schemes Online for planning information (DELWP 2021a).
- NatureKit for modelled vegetation, topography and bushfire history (DELWP 2021b) of the surrounding area.
- Aerial photographs of the site and surrounding areas.

State planning provisions and relevant literature were also reviewed, including:

- Design Guidelines Settlement Planning at the Bushfire Interface (DELWP 2020).
- State Planning Policy Framework 13.05-1 *Bushfire planning* (DELWP 2018a).
- Clause 53.02 *Bushfire Planning* (DELWP 2018b).
- Clause 44.06 *Bushfire Management Overlay* (DELWP 2018c).
- Practice Note 65: Preparing and Assessing a Planning Application Under the Bushfire Provisions in Planning Schemes (DTPLI 2014).
- CFA guideline 'Applying the Bushfire Hazard Landscape Assessment in Bushfire Management' (CFA 2015).
- Planning for Bushfire Victoria: Version 2 (CFA 2012).
- Australian Standard *AS 3959-2018 Construction of buildings in bushfire prone areas* (Australian Standards 2018).

3.2 Bushfire Hazard Site Assessment

A bushfire hazard site assessment was undertaken on 20 October 2021. The assessment involved determining the classifiable vegetation and effective slope within a 100-metre radius of the proposed development using the method described by AS3959-2018 (Australian Standards 2018). The Bushfire Attack Level (BAL) is calculated by identifying classifiable vegetation type, the effective slope under classifiable vegetation and distances between vegetation (the hazard) and the proposed development

The bushfire hazard site assessment process is used to determine how far away from unmanaged vegetation a building would need to be to receive less than a certain level of radiant heat (e.g. a building constructed to BAL-12.5 has been designed to withstand a radiant heat flux of 12.5 kW/m²). The higher the BAL, the higher the exposure to the effects of flame, radiant heat and ember attack from a bushfire (Plate 1).

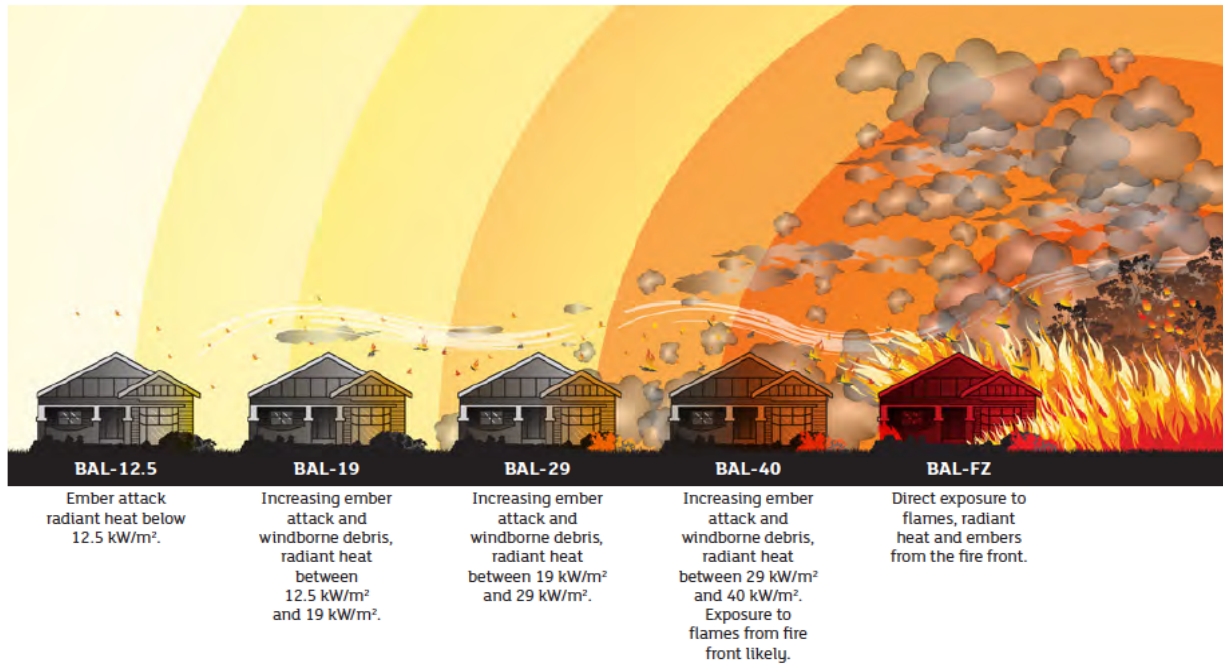


Plate 1. Bushfire Attack Levels and hazards associated with bushfire threats (Source: DELWP 2017).

3.3 Vegetation

For the purposes of determining the defensible space and construction requirements, classified vegetation is vegetation that constitutes a bushfire hazard within 100 metres of the development in accordance with the classification system of AS 3959-2018 (Australian Standards 2018) and Table 1 or Table 2 of Clause 53.02 (DELWP 2018b). If more than one classified vegetation type is present the 'worst case scenario' is applied to determine the BAL (Standards Australia 2018).

Areas of low-threat vegetation are described as:

- Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.
- Low-threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks (Standards Australia 2018).

Modified vegetation refers to vegetation that is different from the other vegetation classifications in AS3959 (the standard) because it:

- Has been modified, altered or is managed due to urban development, or gardening;
- Has different fuel loads from those assumed in the standard;
- Has limited or no understorey vegetation; or



- Is not low-threat or low-risk vegetation as defined in the standard (DELWP 2018c).

3.4 Topography

The site topography was assessed within the 100-metre assessment area, to determine the effective slope under classified vegetation in accordance with AS 3959-2018 (Australian Standards 2018). For the landscape assessment, the effective slope is determined on worst case rather than an average (CFA 2015).

Topography (or slope) influences the rate of spread and intensity of a bushfire. Fire burns faster uphill as the slope increases so does the speed of the fire and its intensity. As a general rule, for every 10° slope, the fire will double its speed. Fires tend to move more slowly as the slope decreases, and for every 10° of downhill slope, the fire will halve its speed (CFA 2012).

3.5 Defendable Space

Defendable space is one of the most effective ways of reducing the impact of bushfire on a building. It comprises an area of land around a building (inner zone and outer zone) where vegetation is modified and managed to reduce the effects of flame contact, radiant heat and embers associated with bushfire (Plate 2) (CFA 2015).

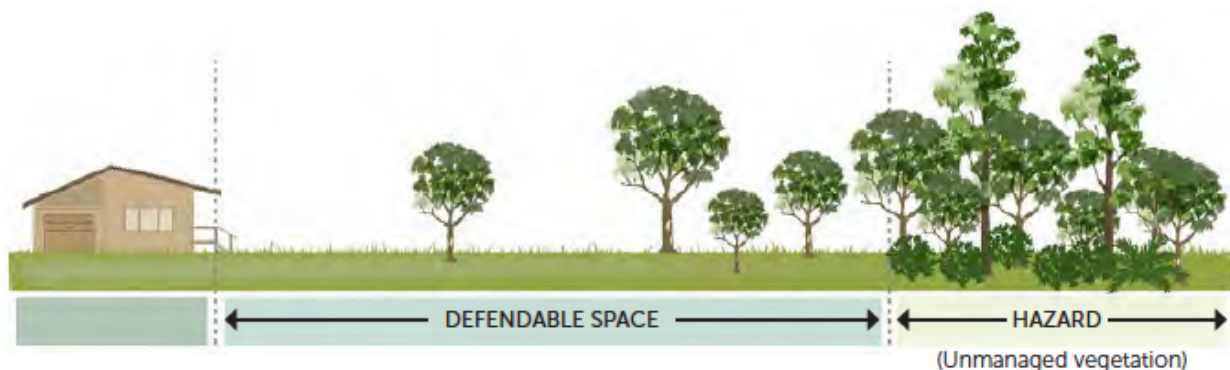


Plate 2. Defendable space around a building (Source: DELWP 2017).

3.6 Construction Standards

Construction requirements for buildings relating to a calculated BAL are prescribed in AS3959-2018 (Standards Australia 2018). Building construction and design can be used to minimise the impacts of ember attack and radiant heat on a building. The materials and design of a building can be used to prevent the accumulation of debris and entry of embers. Appropriate construction helps the building to withstand the potential exposure from a bushfire as the fire front passes (CFA 2015).



3.7 Limitations

The information outlined in this report relies on the accuracy of GIS layers and spatial imagery. To minimise potential errors, the most current available data was obtained from relevant sources. The bushfire hazard within the local area was determined from interpretation of aerial photography, as access to all private property was not available. Determination of vegetation classification was based on relevant standards and guidelines, and vegetation condition and extent observed during the site assessment.



4 Bushfire Hazard Landscape Assessment

4.1 Site and Landscape Context

The site occurs in the Township of Stawell, with commercial development to the west and south commercial development of the site. Land use to the north and east is predominantly agricultural. Access to the site is via Sloan Street, which extends south to Ararat Road. The nearest designated neighbourhood safer place is located at Cato Park, Victoria Street, Stawell, approximately 1.8 kilometres to the north of the site. Stawell also contains areas of residential parkland and ovals that can provide protection during extreme fire conditions. Land to the immediate north, east and south of the site is zoned General Residential Zone and Rural Living Zone and has been identified for future residential development.

4.2 Vegetation Extent in the Locality

The immediate landscape surrounding the site (within one kilometre) is highly modified and dominated by agricultural crops and grassland interspersed with scattered trees that is not managed in a minimum fuel condition. Wildcat Hill Bushland Reserve is located 250 metres northeast of the site and comprises approximately 17 hectares of native vegetation. Small, isolated patches of native woodland occur on agricultural land and on road reserves. Planted vegetation was present along windrows, property boundaries and road reserves.

4.3 Recent Bushfire History

NatureKit (DEWLP 2021b) contains data on the bushfire history for the local area from 1970. A 3.5-hectare bushfire occurred to the approximately 90-metres north of the site in 2012, a 54-hectare bushfire occurred three-kilometres east of the site in 1980 and a 7506-hectare bushfire occurred four-kilometres west of the site in Illawarra Nature Conservation Reserve in 2006. The CFA and DELWP have implemented fuel reduction management for the local area, and prescribed burns have been undertaken in various section of the Deep Lead Conservation Reserve and Wildcat Hill Bushland Reserve between 2000 and 2016 (DEWLP 2021b) (Figure 2)

4.4 Potential Bushfire Scenario

Bushfire Scenario 1

The potential bushfire scenario with the highest probable impact on the site involves vegetation within the Wildcat Hill Bushland Reserve, located 250 metres northeast of the site. This area contains high bushfire threat (woodland) vegetation on low slopes, Northerly or northwesterly winds generally associated with high-threat or extreme



bushfire conditions could potentially drive a bushfire towards the site from the north. However, potential fire runs from this direction are less than one-kilometre and the site is separated from the hazard by Cahill Road and modified agricultural pasture, which reduce the potential for direct flame contact. Ember attack represents the greatest type of bushfire threat to the development from this bushfire scenario. Recent fuel reduction burns in the bushland reserve may reduce the severity of a bushfire event to the site (Figure 2).




4.5 Landscape Type

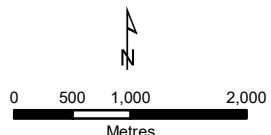
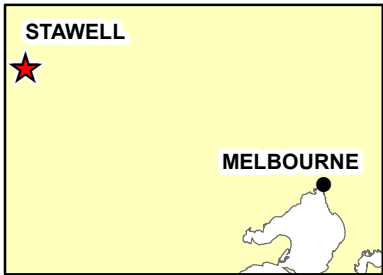
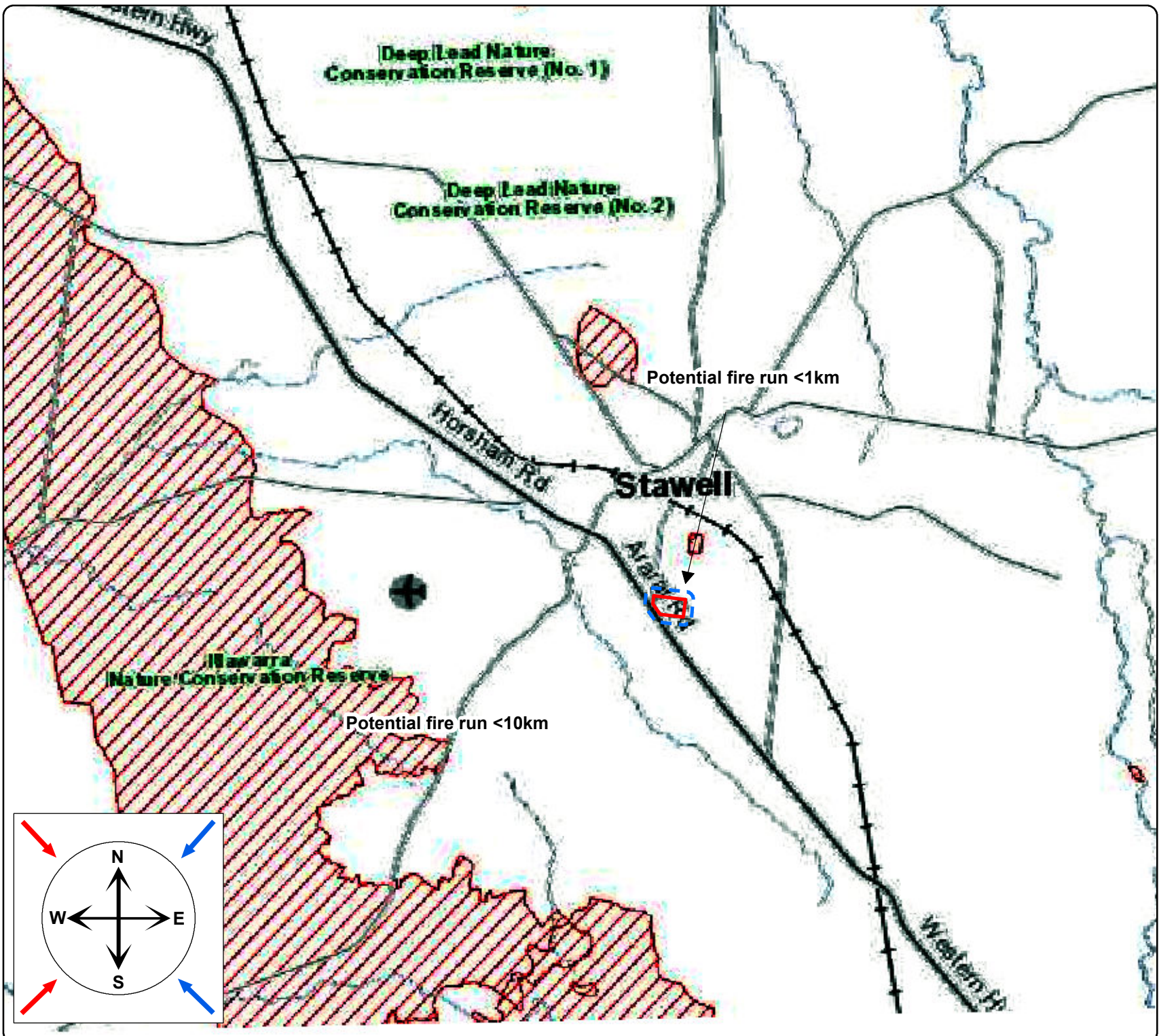
The site corresponds to Broader Landscape Type Two as specified in Practice Note 65 (DTPLI 2014) as it meets the following criteria:

- Woodland vegetation located more than 100 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site.
- Bushfire can approach the site from the north/northeast; however, the site is located close to the Township of Stawell that provides urban areas managed in a minimum fuel condition.
- Access to a designated bushfire shelter place is likely during an extreme bushfire event.

Figure 2
Bushfire Landscape Assessment
 Ararat Road, Stawell

Legend

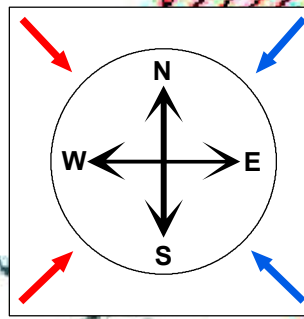
-  Subject Site
-  100m Assessment
-  Wildfire Events



Coordinate System: GDA 1994 MGA Zone 55
 Map Scale when printed @ A4 1:65,000



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5 Bushfire Hazard Site Assessment

5.1 Vegetation Assessment

One classifiable vegetation type was recorded within the 100-metre assessment area, which met the AS 3959-2018 classification of Grassland (Australian Standards 2018). The assessment area also included low-threat vegetation that consists of planted nature strips and windbreaks, landscaped areas, slashed grassland and non-vegetated areas (roads, existing infrastructure) (Figure 3). A description of the vegetation types within the 100-metre assessment area is outlined below.

Grassland Vegetation

Areas of exotic pasture throughout the site and within the 100-metre assessment area meet the AS 3959-2018 classification of Grassland. Grassland vegetation was dominated by exotic Perennial Ryegrass *Lolium perenne*, Bearded Oat *Avena barbata*, Onion Grass *Romulea rosea*, Brown-top Bent *Agrostis capillaris*, Barley Grass *Hordeum murinum*, Prairie Grass *Bromus catharticus*, Yorkshire Fog-grass *Holcus lanatus*, Rough Dogs-tail *Cynosurus echinatus* and Common storksbill *Erodium cicutarium*. Scattered River Red-gum *Eucalyptus camaldulensis* and Yellow Gum *Eucalyptus leucoxylon* trees were also present throughout areas of Grassland (Plates 1 and 2). Cropped vegetation throughout the site also meets the classification of Grassland (Plates 3 and 4). The effective slope under Grassland vegetation was Upslope and flat land 0 degrees to the north and east, and Downslope 0-5 degrees to the south (Figure 3).

Low-threat Vegetation

Areas to the west of the site along Sloane Street and Ararat Road reserve comprised planted native trees have been managed in a minimal fuel condition and meet the low-threat vegetation criteria under AS 3959-2018 (Plates 5 to 8). The assessment area also comprised landscaped gardens, slashed grassland and non-vegetated areas (roads, existing infrastructure) considered as excludable or low-threat vegetation (Figure 3).

Table 1. Site Assessment Results

Orientation	North	East	South	West
Vegetation Type	Forest	Forest	Forest	Forest
	Woodland	Woodland	Woodland	Woodland
	Shrubland	Shrubland	Shrubland	Shrubland
	Scrub	Scrub	Scrub	Scrub
	Mallee/Mulga	Mallee/Mulga	Mallee/Mulga	Mallee/Mulga
	Rainforest	Rainforest	Rainforest	Rainforest
	Grassland	Grassland	Grassland	Grassland
	Excludable	Excludable	Excludable	Excludable
	Modified	Modified	Modified	Modified



Plate 1: Grassland vegetation within the site



Plate 2: Grassland vegetation within the site



Plate 3: Grassland (cropped) vegetation within the site



Plate 4: Grassland (cropped) vegetation within the site



Plate 5: Low-threat planted vegetation in the assessment area



Plate 6: Low-threat planted vegetation in the assessment area



Plate 7: Low-threat planted vegetation in the assessment area



Plate 8: Low-threat planted vegetation in the assessment area



5.2 Bushfire Hazard Site Assessment

The Bushfire Hazard Site Assessment process is used to determine how far away from unmanaged vegetation a building would need to be to receive less than a certain level of radiant heat (e.g. a building constructed to BAL-12.5 has been designed to withstand a radiant heat flux of 12.5 kW/m²). The development BAL also includes consideration of the bushfire hazard landscape assessment to ensure defensible space provides an adequate safety zone around each building (CFA 2015).

The Fire Danger Index is 100 as the property is in Victoria general (excluding alpine areas) (Australian Standards 2018). The results of the site assessment in conjunction with Table 2.4 under AS3959-2018 were used to determine the appropriate BAL.

The highest BAL threat is from Grassland vegetation to the north (immediate adjacent to the property boundary), which is contiguous with unmanaged Grassland vegetation in the surrounding area (Figure 3). Land to the immediate north, east and south of the site is zoned General Residential Zone and Rural Living Zone and has been identified for future residential development in the Stawell Structure Plan (Northern Grampians Shire Council 2021).

Distance of the site from classified vegetation

The distance to classifiable vegetation from the site was determined from the site assessment and from aerial photographs (Table 2).

Table 2. Distance from classified vegetation

Orientation	North	East	South	West
Distance to vegetation	Grassland vegetation 0 metres	Grassland vegetation 0 metres	Grassland vegetation 0 metres	Low-threat vegetation 0 metres

Slope

The effective slope under Grassland vegetation was classified as All upslopes and flat land 0 degrees to the north and east and Downslope 0-5 degrees to the south (Table 3).

Table 3. Effective slope under the classified vegetation

Orientation	North	East	South	West
	Not applicable	Not applicable	Not applicable	Not applicable
Flat/upslope	Yes	Yes	Yes	Yes
Downslope	0° - 5°	0° - 5°	0° - 5°	0° - 5°
	5° - 10°	5° - 10°	5° - 10°	5° - 10°
	10° - 15°	10° - 15°	10° - 15°	10° - 15°
	15° - 20°	15° - 20°	15° - 20°	15° - 20°



Determination of Bushfire Attack Level

The highest bushfire threat to the development is from Grassland vegetation to the north of the site. The development can achieve BAL-12 in accordance with AS3959-2018 (Australian Standards 2018).

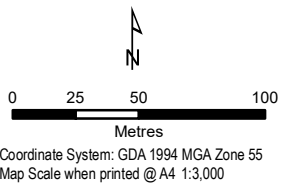
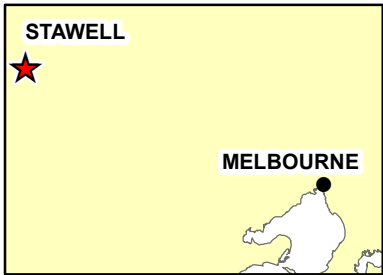
Table 4: Determination of Bushfire Attack Level

Orientation	North	East	South	West
BAL	12.5	12.5	12.5	12.5

Figure 3
Bushfire Management Plan
 Ararat Road, Stawell

Legend

- Subject Site
- 100m Assessment
- BAL 12.5
- Grassland
- Low Threat Vegetation



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Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



6 Clause 13.02 Bushfire Planning

6.1 Application Requirements

Clause 13.02 (Bushfire Planning) requires development applications of >10 lots in bushfire prone areas to address the objectives and application requirements of this policy at the planning permit application stage. The assessment of Clause 13.02 has regard to the *Design Guidelines Settlement Planning at the Bushfire Interface* (DELWP 2020).

The objective of Clause 13.02 *is to strengthen the resilience of settlements and communities and prioritise protection of human life*. The relevant application requirements of Clause 13.02 are addressed in Table 2.

Table 2. Response to Clause 13.02

Protection of Human Life	
Strategy	Response
Prioritising the protection of human life over all other policy considerations.	<p>The site occurs within Township of Stawell that is adjacent to commercial development to the south and west. Land use to the immediate north and east is predominantly agricultural and has been identified for future residential development.</p> <p>Areas of woodland and grassland to the north of the site represent a bushfire risk to the local area. However, the subdivision is located in a highly modified agricultural area, adjacent to commercial development, the local road network, town water supply and existing cleared areas.</p> <p>The bushfire risk to human life can be mitigated to an acceptable level through the layout, siting and design of the subdivision and implementation of bushfire protection measures.</p>
Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.	<p>The proposed subdivision is located within the Stawell town boundary, and adjacent to commercial development to the south and west. Access to the site is from Sloan Street via Ararat Road, which provides clear and ready access for residents and emergency services.</p> <p>The nearest designated neighbourhood safer place is located at Cato Park, Victoria Street, Stawell, approximately 1.8 kilometres to the north of the site. Stawell also contains areas of residential parkland and ovals that can provide protection during extreme fire conditions.</p>



<p>Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision-making at all stages of the planning process.</p>	<p>The proposed subdivision will not increase the bushfire risk to the local community or the adjacent area. The site is zoned General Residential Zone and Rural Living Zone and has been identified for future residential development.</p>
<p>Bushfire hazard identification and assessment</p>	
<p>Strategy</p>	<p>Response</p>
<p>Applying the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard.</p>	<p>The bushfire hazard has been reviewed using the most current available vegetation, topographic and climatic data, GIS layers and spatial imagery.</p>
<p>Considering the best available information about bushfire hazard including the map of designated bushfire prone areas prepared under the Building Act 1993 or regulations made under that Act.</p>	<p>The area surrounding the subdivision is identified as a bushfire prone area.</p>
<p>Applying the Bushfire Management Overlay in planning schemes to areas where the extent of vegetation can create an extreme bushfire hazard.</p>	<p>The site occurs in a modified agricultural area, to the south of existing residential development where the existing vegetation cannot create an extreme bushfire risk.</p>
<p>Considering and assessing the bushfire hazard on the basis of:</p> <ul style="list-style-type: none"> • Landscape conditions - meaning the conditions in the landscape within 20 kilometres and potentially up to 75 kilometres from a site. • Local conditions - meaning conditions in the area within approximately 1 kilometre from a site. • Neighbourhood conditions - meaning conditions in the area within 400 metres of a site; and the site for the development. 	<ul style="list-style-type: none"> • The bushfire hazard landscape assessment has address the bushfire hazard of the locality approximately 20 km from the site (Figure 2). The highest bushfire risk within the broader landscape comprises areas of woodland Illawarra Nature Conservation Reserve vegetation west and the site and unmanaged grassland on agricultural land. The local road network, residential development and agricultural crops reduce this risk to the subdivision. • The local bushfire conditions were addressed within the bushfire hazard landscape assessment (Figure 2). The bushfire risk within the local area comprises woodland vegetation in Deep Lead Conservation to the north of the site; however, local road network, residential development and agricultural crops reduce this risk to the subdivision. • The neighbourhood bushfire risk is from Wildcat Hill Bushland Reserve to the north of the site and areas of unmanaged grassland to the north and east. However, the local road network and modified agricultural grassland reduce this risk to the subdivision. The CFA and DELWP have implemented fuel reduction management in the bushland reserve on a regular basis which reduces the threat to the development.
<p>Consulting with emergency management agencies and the relevant fire authority early in the process to receive their recommendations and implement appropriate bushfire protection measures.</p>	<p>Consultation has been undertaken with Cindy Harrison-Roberts (Fire Rescue Victoria).</p>



Ensuring that strategic planning documents, planning scheme amendments, planning permit applications and development plan approvals properly assess bushfire risk and include appropriate bushfire protection measures.	This application has assessed the bushfire risk through preparation of a bushfire hazard site assessment, landscape hazard assessment and BAL assessment, which includes appropriate bushfire protection measures.
Not approving development where a landowner or proponent has not satisfactorily demonstrated that the relevant policies have been addressed, performance measures satisfied or bushfire protection measures can be adequately implemented.	The required BAL 12.5 construction standard can be met as well as associated bushfire protection measures to reduce this risk to appropriate levels.
Settlement planning	
Strategy	Response
Directing population growth and development to low risk locations, being those locations assessed as having a radiant heat flux of less than 12.5 kilowatts/square metre under AS 3959-2009 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009).	The Bushfire Hazard Site Assessment identified the development can achieve BAL-12.5 in accordance with AS 3959-2018.
Ensuring the availability of, and safe access to, areas assessed as a BAL-LOW rating under AS 3959-2009 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009) where human life can be better protected from the effects of bushfire.	The nearest designated neighbourhood safer place is located at Cato Park, Victoria Street, Stawell, approximately 1.8 kilometres to the north of the site. Stawell also contains areas of residential parkland and ovals that can provide protection during extreme fire conditions.
Ensuring the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use and development	The proposed subdivision will not increase the bushfire risk to the local community or existing community infrastructure. Implementing bushfire protection measures may assist in reducing the risk to adjacent residential development.
Achieving no net increase in risk to existing and future residents, property and community infrastructure, through the implementation of bushfire protection measures and where possible reduce bushfire risk overall.	The subdivision can manage the bushfire risk within the property boundary. Land to the immediate north, east and south of the site is zoned General Residential Zone and Rural Living Zone and has been identified for future residential development in the Stawell Structure Plan.
Assessing and addressing the bushfire hazard posed to the settlement and the likely bushfire behavior it will produce at a landscape, settlement, local, neighbourhood and site scale, including the potential for neighbourhood-scale destruction.	The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level, as the required defensible space vegetation management measures will be implemented with the ongoing use of the land. The CFA and DELWP have implemented fuel reduction management in Wildcat Hill Bushland Reserve to the north of the site on a regular basis which reduces the threat to the development.
Assessing alternative low risk locations for	The development area is located on highly



settlement growth on a regional, municipal, settlement, local and neighbourhood basis.	modified agricultural land that is considered a low-risk location for settlement growth. The site has been identified for residential development in the Stawell Structure Plan (Northern Grampians Shire Council 2021). It occurs within the existing Stawell town boundary of, is adjacent to commercial development and is accessible from Ararat Road.
Not approving any strategic planning document, local planning policy, or planning scheme amendment that will result in the introduction or intensification of development in an area that has, or will on completion have, more than a BAL-12.5 rating under AS 3959-2009.	The Bushfire Hazard Site Assessment identified the development can achieve BAL-12.5 in accordance with AS 3959-2018.
Use and development control in a Bushfire Prone Area	
Strategy	Response
Consider the risk of bushfire to people, property and community infrastructure.	The bushfire risk has been assessed through preparation of a bushfire hazard site assessment, landscape hazard assessment and a BAL assessment, which includes appropriate bushfire protection measures. The development can achieve BAL-12.5 in accordance with AS 3959-2018.
Require the implementation of appropriate bushfire protection measures to address the identified bushfire risk.	The subdivision can manage the bushfire risk within the property boundary. Land to the immediate north, east and south of the site is zoned General Residential Zone and Rural Living Zone and has been identified for future residential development in the Stawell Structure Plan.
Ensure new development can implement bushfire protection measures without unacceptable biodiversity impacts.	The site is highly modified due to agricultural use that was devoid of indigenous vegetation. The development will not result in unacceptable impacts to biodiversity.



7 References

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DEWLP 2018c. Clause 53.02 Bushfire Planning. Department of Environment, Water, Land and Planning: <http://planning-schemes.delwp.vic.gov.au/schemes/vpps>

DELWP 2020. *Design Guidelines Settlement Planning at the Bushfire Interface*. Department of Environment, Water, Land and Planning: <http://mapshare.maps.vic.gov.au/>

DEWLP 2021a. Planning Scheme Online. Department of Environment, Water, Land and Planning: <http://mapshare.maps.vic.gov.au/>

DEWLP 2021b. NatureKit. Department of Environment, Water, Land and Planning: <http://maps.biodiversity.vic.gov.au/viewer/?viewer=NatureKit>

DTPLI 2014. *Practice Note 65: Preparing and Assessing a Planning Application Under the Bushfire Provisions in Planning Schemes*. Department of Transport, Planning and Local Infrastructure.

Standards Australia 2018. *Australian Standard: Construction of buildings in bushfire-prone areas AS 3959 – 2018*. Published by Standards Australia, Sydney, NSW.



SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987

Appendix F Council Correspondence

PREPARED FOR STAWELL PROJECTS PTY LTD

SPOT Planning Pty Ltd

ABN: 86 411 217 404

ACN: 636 682 383

E. info@spotplanning.com.au

M. 0409 962 001

SPOT
PLANNING

Sam Sawaya

From: Lucinda Peterson <lucinda.peterson@ngshire.vic.gov.au>
Sent: Tuesday, 14 September 2021 3:43 PM
To: Sam Sawaya
Cc: Justine Kingan; Alistair Krause; Bernadine Pringle; saxil.jnr@ruralsubs.com.au; Daniel De Pasquale
Subject: Re: Sloane St Amendment discussion
Attachments: Tim Nott - Stawell Structure Plan - final economic assessment Aug 2020.pdf; Stawell-Western-Highway-Urban-Design-Framework.pdf

Hi Sam, Saxil and Daniel

Further to our discussion, one of the options for the Sloane St site is a proponent initiated site-specific amendment and planning permit application (for subdivision) under Section 96a of the Act.

This would be a logical rezoning from Rural Living Zone to General Residential Zone/Mixed Use Zone (the subdivision plan would apportion a "super lot" for the Mixed Use zone that could accommodate for small scale convenience services. Development on this lot would require subsequent planning permits under the Mixed Use Zone.

A supporting report, draft planning scheme amendment documents and planning permit application would need to be submitted, along with the prescribed fees.

I've attached some background documents to assist (I understand you have a copy of the Stawell Structure Plan). As discussed, Council is in the process of translating the Structure Plan into policy statements and will be preparing DDOs for precincts along the Western Highway however pulling together this work and initiating an amendment is about 12 months away. The combined scheme amendment/permit application will be a more efficient process for this site.

As discussed, I will be leaving Northern Grampians next week however Justine who is the Manager of Economic Development and Community Futures has been briefed. I have also cc'd Bernadine to email as she is assessing the current planning permit application on the existing GRZ land immediately to the east.

Kind regards, Lucinda

Lucinda Peterson

STRATEGIC PLANNER

Email: lucinda.peterson@ngshire.vic.gov.au (Preferred contact)

PO Box 580, Stawell, VIC, 3380

Phone: 03 5358 8719

www.ngshire.vic.gov.au

From: Lucinda Peterson <lucinda.peterson@ngshire.vic.gov.au>
Sent: Tuesday, September 14, 2021 2:39 PM
To: Sam Sawaya <sam@spotplanning.com.au>
Subject: Re: Sloane St Amendment discussion

Excellent, speak then Sam.

Kind regards Lucinda

Lucinda Peterson
STRATEGIC PLANNER

Email: lucinda.peterson@ngshire.vic.gov.au (Preferred contact)

PO Box 580, Stawell, VIC, 3380

Phone: 03 5358 8719

www.ngshire.vic.gov.au

From: Sam Sawaya <sam@spotplanning.com.au>
Sent: Tuesday, September 14, 2021 2:38 PM
To: Lucinda Peterson <lucinda.peterson@ngshire.vic.gov.au>; Saxil W Tuxen (Jnr) <saxil.jnr@ruralsubs.com.au>
Cc: Daniel De Pasquale <Daniel@contenta.com.au>; Justine Kingan <justine.kingan@ngshire.vic.gov.au>; Allistair Krause <allistair.krause@ngshire.vic.gov.au>
Subject: RE: Sloane St Amendment discussion

Hi Lucinda,

Thanks very much for the prompt response.

Not a problem, I will give you a call around 3pm to discuss.

Many thanks,

SPOT
PLANNING

Sam Sawaya
Director

M 0409 962 001
E sam@spotplanning.com.au
A [384 Keilor Road, Niddrie](https://www.spotplanning.com.au)
W spotplanning.com.au

From: Lucinda Peterson <lucinda.peterson@ngshire.vic.gov.au>
Sent: Tuesday, 14 September 2021 2:37 PM
To: Sam Sawaya <sam@spotplanning.com.au>; Saxil W Tuxen (Jnr) <saxil.jnr@ruralsubs.com.au>
Cc: Daniel De Pasquale <Daniel@contenta.com.au>; Justine Kingan <justine.kingan@ngshire.vic.gov.au>; Allistair

Krause <allistair.krause@ngshire.vic.gov.au>
Subject: Re: Sloane St Amendment discussion

Hi Sam,

Thanks for getting in touch. I am available this afternoon to discuss. Please call me on 0459774624. I am engaged in a Panel hearing for the remainder of the week, if you are available today that would be great.

Kind regards, Lucinda

Lucinda Peterson
STRATEGIC PLANNER

Email: lucinda.peterson@ngshire.vic.gov.au (Preferred contact)

PO Box 580, Stawell, VIC, 3380

Phone: 03 5358 8719

www.ngshire.vic.gov.au

From: Sam Sawaya <sam@spotplanning.com.au>
Sent: Tuesday, September 14, 2021 2:34 PM
To: Saxil W Tuxen (Jnr) <saxil.jnr@ruralsubs.com.au>; Lucinda Peterson <lucinda.peterson@ngshire.vic.gov.au>
Cc: Daniel De Pasquale <Daniel@contenta.com.au>; Justine Kingan <justine.kingan@ngshire.vic.gov.au>; Allistair Krause <allistair.krause@ngshire.vic.gov.au>
Subject: RE: Sloane St Amendment discussion

Hi Lucinda,

Hope this email finds you well.

I am working on behalf of Saxil and Dan and their interests in the land adjacent to Ararat Road in Stawell.

I understand that funding for a Council managed Planning Scheme Amendment has been set aside as part of the 2021/2022 Council Plan, however Council are generally supportive of a proponent lead Planning Scheme Amendment for the property to seek to rezone the Rural Living Zone land.

It would be great to catch up briefly later in the week to get an understanding of Council's requirements and what would be expected to accompany the proponent lead Planning Scheme Amendment request. It is acknowledged that a considerable amount of work has been undertaken as part of the Stawell Structure Plan, and the site is designated for a potential new activity node. I would imagine mixed use and/or commercial zoning would be appropriate for this designation.

Given the above, it would be useful to understand what supporting material would be required to support the Planning Submission.

Look forward to hearing from you.

Regards,



Sam Sawaya
Director

M 0409 962 001
E sam@spotplanning.com.au
A 384 Keilor Road, Niddrie
W spotplanning.com.au

From: Saxil W Tuxen (Jnr) <saxil.jnr@ruralsubs.com.au>
Sent: Tuesday, 14 September 2021 1:02 PM
To: Lucinda Peterson <lucinda.peterson@ngshire.vic.gov.au>
Cc: Daniel De Pasquale <Daniel@contenta.com.au>; Justine Kingan <justine.kingan@ngshire.vic.gov.au>; Allistair Krause <allistair.krause@ngshire.vic.gov.au>; Sam Sawaya <sam@spotplanning.com.au>
Subject: Re: Sloane St Amendment discussion

Hi Lucinda,

Thank you for the discussion earlier today about the planning scheme amendment for Ararat Road/Sloane Street Stawell.

We have had discussions with Sam Sawaya from Spot Planning (cc'd into this email) who will be helping us with the Planning Scheme Amendment, and concurrent Planning Application.

Given there is support for our application from Council, Sam has asked what information Council will require as part of the application?

Thank you

Kind Regards,
Saxil W Tuxen (jnr)
Managing Director
Rural Subdivision Specialists
M: 0428 858 060
E: saxil.jnr@ruralsubs.com.au
W: www.ruralsubdivisionspecialists.com.au

On Mon, 13 Sept 2021 at 15:39, Lucinda Peterson <lucinda.peterson@ngshire.vic.gov.au> wrote:

Hi Saxil,
I'll send an invite for 1am.
Kind regards, Lucinda

Lucinda Peterson
STRATEGIC PLANNER

Email: lucinda.peterson@ngshire.vic.gov.au (Preferred contact)

PO Box 580, Stawell, VIC, 3380

Phone: 03 5358 8719

www.ngshire.vic.gov.au

From: Saxil W Tuxen (Jnr) <saxil.jnr@ruralsubs.com.au>
Sent: Monday, September 13, 2021 9:47 AM
To: Lucinda Peterson <lucinda.peterson@ngshire.vic.gov.au>
Cc: Daniel De Pasquale <Daniel@contenta.com.au>; Justine Kingan <justine.kingan@ngshire.vic.gov.au>; Allistair Krause <allistair.krause@ngshire.vic.gov.au>
Subject: Re: Sloane St Amendment discussion

Hi Lucinda,

Yes I am available most of tomorrow as well, can we say 11am, but if someone wants another time on your end, please let me know it should be fine.

Thank you
Saxil

On Mon, 13 Sept 2021 at 09:19, Lucinda Peterson <lucinda.peterson@ngshire.vic.gov.au> wrote:

Hi Saxil,

I understand you are keen to pursue a planning scheme amendment for Sloane. Are you available Tuesday for a Teams meeting to discuss? At this stage I'm available anytime. Please email me a convenient time and I'll set up a meeting.

Thanks, Lucinda

Lucinda Peterson
STRATEGIC PLANNER

Email: lucinda.peterson@ngshire.vic.gov.au (Preferred contact)

PO Box 580, Stawell, VIC, 3380

Phone: 03 5358 8719

www.ngshire.vic.gov.au

--
Kind Regards,
Saxil W Tuxen (jnr)

Sam Sawaya

Subject: Stawell Subdivision Street Layout

From: **Trenton Fithall** <trenton.fithall@ngshire.vic.gov.au>

Date: Mon, 2 Aug 2021 at 13:36

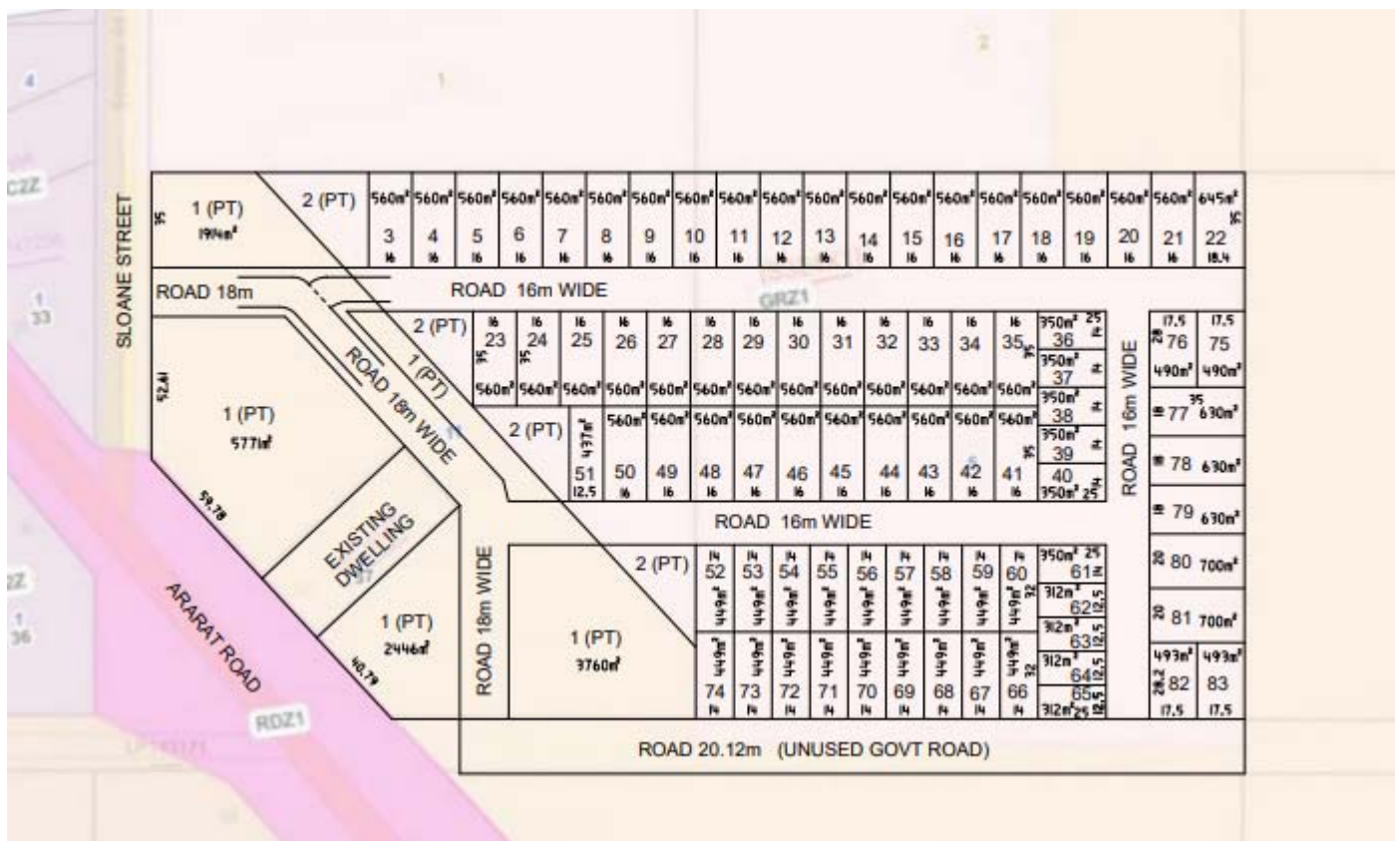
Subject: Stawell Subdivision Street Layout

To: depac99@gmail.com <depac99@gmail.com>, saxil.jnr@ruralsubs.com.au <saxil.jnr@ruralsubs.com.au>

Cc: Nic Murphy <nic.murphy@ngshire.vic.gov.au>, Allistair Krause <allistair.krause@ngshire.vic.gov.au>, Lucinda Peterson <lucinda.peterson@ngshire.vic.gov.au>, Jonathan Chinomona <jonathan.chinomona@ngshire.vic.gov.au>, Evert Grobbelaar <evert.grobbelaar@ngshire.vic.gov.au>, admin@northwestplanning.com.au <admin@northwestplanning.com.au>

Hi Daniel & Saxil

As your aware the Planning and Infrastructure team came together this morning to consider your proposed subdivision layout. I can confirm that the team agree on a best way forward that not only achieves Council's strategic objectives for the area but also aligns with your development design with only minor amendment.



Extract Version 6 (undated), Rural Subdivision Specialists

I refer to your plans provided on Thursday 29 July (Version 6) and Saturday 1 August (Version 7).

The Sloane Street property is a key entry point into the eastern growth area of Stawell, with a neighbourhood activity centre as a focal point, with access off Sloane Street (as highlighted in the Stawell Structure Plan and Western Highway UDF).

East/west and north/south links across this growth area will be a key factor in ensuring an integrated and permeable suburban development.

Regarding the role of the existing southern east west government road. This road was gazetted in the late 19th century and not anticipated for the level of development that is proposed, nor the intersection conditions required to the (now) highway. It is along an ephemeral creek boundary and access directly to Ararat Road from this road is unlikely to be supported by Rural Roads Victoria, without service roads and a major upgrade of the intersection of Sloane Street and Ararat Road.

We consider this road, irrespective of its government road status, as having an inferior strategic role within the area.

In this context the following way forward:

Version 6 is preferred and Version 7, which relies on the southern east/west connection, is not preferred, for the reasons set out above.

A northern 'east west' road as illustrated as 16m is acceptable on the basis that development further to the east (yet to be designed) will split the traffic between both the northern and southern east/west links.

Notwithstanding the above, the western end of the northern east/west road for the length equivalent to lots 1 to 5 (approximately 80 metres) is to be 20 metres wide to account for the primary Sloane Street entry into the residential area and proximity to the commercial area and traffic load at this intersection.

The 20m southern east/west road will be required to be constructed to serve the northern lots only and not the southern land. This will include the full road carriageway, northern footpaths and kerb and channel but southern footpaths and kerb and channel will not be required to be constructed for this development.

A northern link will be required (either lots 17 or 18), to be negotiated.

Public open space in the form of 5% cash equivalent will be required.

It is noted that trunk sewerage has been provided along Sloane Street, for the use of this area.

As previously discussed with Strategic Planning, a rezoning for the balance of the Rural Living Zoned land on this land, is proposed to form part of a package of rezoning and overlays along the Western Highway as a key implementation outcome of the Stawell Structure Plan and Stawell-Western Highway UDF. Preparation of the controls and Amendment is a key priority in the recently adopted Council Plan and funded for the 2021/2022 financial year.

We hope that these amendments will be in your favor, and we look forward to continuing to work with you to progress this important residential development for Stawell.

Regards,

Trenton Fithall
DIRECTOR INFRASTRUCTURE



SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987

Appendix G Draft Instruction Sheet

PREPARED FOR STAWELL PROJECTS PTY LTD

SPOT Planning Pty Ltd
ABN: 86 411 217 404
ACN: 636 682 383
E. info@spotplanning.com.au
M. 0409 962 001

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Planning and Environment Act 1987

NORTHERN GRAMPIANS PLANNING SCHEME

AMENDMENT C61ngra

INSTRUCTION SHEET

The planning authority for this amendment is the Northern Grampians Shire Council

The Northern Grampians Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 1 attached map sheet.

Zoning Maps

1. Amend Planning Scheme Map No. 29 in the manner shown on the 1 attached map marked "Northern Grampians Planning Scheme, Amendment C61ngra".



SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987

Appendix H Draft Explanatory Report

PREPARED FOR STAWELL PROJECTS PTY LTD

SPOT Planning Pty Ltd
ABN: 86 411 217 404
ACN: 636 682 383
E. info@spotplanning.com.au
M. 0409 962 001

SPOT
PLANNING

NORTHERN GRAMPIANS PLANNING SCHEME

AMENDMENT C61ngra PLANNING PERMIT APPLICATION XXXXXX

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Northern Grampians Shire Council, which is the planning authority for this amendment.

The amendment has been made at the request of Stawell Projects Pty Ltd.

Land affected by the amendment

The amendment applies to 36,186m² of land located at Ararat Road, Stawell and 37 Ararat Road, Stawell consisting of the following parcels (refer to map):

- Lot 11, TP898109
- Lot 1, TP226587Q



A mapping reference table is attached at Attachment 1 to this Explanatory Report.

The amendment is a combined planning permit application and planning scheme amendment under section 96A of the *Planning and Environment Act 1987*.

The planning permit application applies to a single property affected by the Planning Scheme Amendment. The street address is Ararat Road, Stawell formally known as Lot 11 on Title Plan 898109.

What the amendment does

The amendment rezones the land to allow for future conventional residential development, consistent with the land to the east and allows for the future development of an Neighbourhood Activity Node to service the wider residential catchment.

The amendment makes the following changes to the Northern Grampians Shire Planning Scheme:

- Rezones part of the land from the Rural Living Zone – Schedule 2 (RLZ2) to the General Residential Zone – Schedule 1 (GRZ1); and
- Rezones part of the land from the to the Rural Living Zone – Schedule 2 (RLZ2) to the Mixed Use Zone (MUZ).

The General Residential Zone – Schedule 1 (GRZ1) is retained on land that is currently zoned General Residential Zone – Schedule 1 (GRZ1).

The planning permit application seeks approval for:

- Multi-lot subdivision of land and creation of easements.

A copy of the draft planning permit is attached to this Explanatory Report.

Strategic assessment of the amendment

Why is the amendment required?

The amendment will allow for urban growth and residential land development consistent with the strategic direction as set out in the Stawell Structure Plan and the Stawell Western Highway Urban Design Framework).

The Stawell Structure Plan specifically identifies the subject site as a residential growth area within the designated urban growth area south of the township. Furthermore, a proposed Neighbourhood Activity Node is identified in the north-west corner of the site. It is located within the area described within the Structure Plan as Council's highest priority for accommodating residential growth. Part of the land is also located within the area described as the most logical expansion for greenfield development.

The combined rezoning and subdivision of land will bring additional housing stock to the market to accommodate the short term demand and provide a diversity of dwelling typologies to contribute to the changing population

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

- The proposal represents an opportunity to ensure a well coordinated planning outcome can be achieved;
- The land to the east is currently controlled by the proponent and is approved for residential development under the existing planning controls;
- The concurrent subdivision approval would allow for the development of the land to be realised as a consolidated project;
- A concurrent permit will ensure the site is developed generally in accordance with the Stawell Structure Plan;
- The concurrent permit will provide Council with development certainty;
- The subdivision will bring additional allotments to market to meet short term housing demand; and
- The *Section 96A* combined amendment and permit application will ensure an efficient planning process.

How does the amendment implement the objectives of planning in Victoria?

The proposal implements the following objectives of planning in Victoria, set out in Section 4(1) of the *Planning and Environment Act 1987*:

- (a) provide for the fair, orderly, economic and sustainable use, and development of land;

- (c) secure a pleasant, efficient and safe, work, living and recreational environment for all Victorians and visitors to Victoria;
- (e) protect public utilities and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community;
- (f) facilitate development in accordance with the objectives set on (a), (c) and (e); and
- (g) balance the present and future needs of Victorians.

How does the amendment address any environmental, social and economic effects?

Environmental

Conditions of the planning permit require the preparation of a Preliminary Environmental Assessment to ensure the land is not contaminated and suitable for the proposed land use. Conditions will also require remediation actions (if any) to be undertaken as part of the development.

Social

The rezoning of land supports housing growth through greenfield development in strategic locations identified for urban growth in the Stawell Structure Plan. The greenfield development will seek to deliver a lot-mix that allows for a diversity in dwelling typologies to attract a variety of future residents.

Economic

The amendment facilitates economic development by rezoning the land nominated for the future Neighbourhood Activity Node to the Mixed Use Zone. This will assist in establishing a variety of complementary non-residential uses that will create small scale employment opportunities and provide for local retail/commercial needs of the community.

Does the amendment address relevant bushfire risk?

The land is not affected by the Bushfire Management Overlay however it is within a designated Bushfire Prone Area. A Bushfire Management Plan has been prepared by Okologie Consulting in support of the proposal. The document includes a bushfire hazard and landscape hazard assessment and appropriate bushfire protection measures to address identified risk. The Bushfire Management Plan will be implemented as part of the development. Future development will also be subject to bushfire safety requirements, were relevant, under the *Building Act 1983*.

Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment is generally consistent with the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the Act and Ministerial Direction No.11 – Strategic Assessment of Amendments under Section 12(2)(a) of the Act.

The amendment is consistent with Direction No. 1 Potentially Contaminated Land. This direction requires:

In preparing an amendment which would have the effect of allowing (whether or not subject to the grant of a permit) potentially contaminated land to be used for a sensitive use, agriculture or public open space, a planning authority must satisfy itself that the environmental conditions of that land are or will be suitable for that use.

The land is not known to be potentially contaminated or previously used for a land use which may have contaminated land. 37 Ararat Road, Stawell has historically been used as a dwelling, whilst the surrounding land known as Ararat Road, Stawell has historically been used for agricultural purposes. A draft planning permit has been prepared as part of the combined rezoning and subdivision with conditions requiring the preparation of a Preliminary Environmental Assessment prior to the certification of the Plan of Subdivision of any stage

The amendment is consistent with Direction No. 9 Metropolitan Planning Strategy. This direction requires:

In preparing a planning scheme amendment a planning authority must have regard to the Metropolitan Planning Strategy and include in the explanatory report discussion of how the amendment addresses key matters of relevancy to the Strategy, consistency with directions and policies of the Strategy and assistance and support of the Strategy's implementation.

Plan Melbourne 2017-2050 is the current Metropolitan Planning Strategy. Plan Melbourne is underpinned by nine principles upon which a series of outcomes, directions and policies are based upon. This amendment will support these principles by:

- managing the supply of new housing in an appropriate location to meet population growth and create a sustainable city (Direction 2.1);
 - Plan for and define expected housing needs across Melbourne's regions (Policy 2.1.3).

The combined rezoning and subdivision of land in the designated urban growth area will assist in meeting the short term demand for residential growth.

- providing greater choice and diversity of housing (Direction 2.5);
 - Facilitate housing that offers choice and meets changing household needs (Policy 2.5.1);
 - Provide a range of housing types in growth areas (Policy 2.5.2).

The subdivision layout provides for a lot mix that will allow the establishment of a variety of dwelling typologies to attract a variety of future residents.

- creating neighbourhoods that support safer communities and healthy lifestyles (Direction 5.2);
 - Improve neighbourhoods to enable walking and cycling as a part of daily life (Policy 5.2.1).

The road network will include footpaths which will promote pedestrian permeability as connections will be provided to surrounding properties that will link to key destinations within Stawell.

- Deliver local parks and green neighbourhoods in collaboration with communities (Direction 5.4);
 - Develop a network of accessible, high-quality, local open spaces (Policy 5.2.1).].

The delivery of a drainage/open space reserve in the south-west corner of the site will provide local amenity for future residents and enhance the visual presentation along the Western Highway as a gateway location into the township.

The amendment is consistent with Minister's Direction No.11 – Strategic Assessment of amendment

The Ministerial Direction requires planning scheme amendments to adequately address relevant planning policy. The amendment is consistent with the relevant policy as described in examples throughout this report.

The amendment has been prepared in accordance with Direction No 15 – the planning scheme amendment process.

Acknowledging the formal process in which the proposal is required to be considered, the documentation has been prepared to justify the combined rezoning and subdivision request in order for Council to seek authorisation from the Planning Minister to prepare a Planning Scheme Amendment.

How does the Amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment supports and seeks to implement the Planning Policy Framework, particularly having regard to:

- Clause 11.02-1S 'Supply of Urban Land' by ensuring a sufficient supply of land is available for residential growth within Stawell.
- Clause 11.02-2S 'Structure Planning' by addressing and being generally in accordance with the Stawell Structure Plan.
- Clause 11.02-3S 'Sequencing of Development' by seeking a site specific amendment to land noted for prioritisation in the Stawell Structure Plan.
- Clause 11.03-1S 'Activity Centres' by accommodating land as part of the subdivision for the future Neighbourhood Activity Node.
- Clause 11.03-2S 'Growth Areas' by rezoning land identified in the Stawell Structure Plan as a nominated urban growth area.
- Clause 13.02-1S 'Bushfire Planning' by reducing bushfire risk and implementing the requirements of the Bushfire Management Plan as part of future development.
- Clause 15.01-3S 'Subdivision design' by providing a logical and permeable subdivision layout that will benefit from the surrounding amenity including the drainage/open space reserve.
- Clause 16.01-1S 'Housing Supply' by bringing additional housing stock to market to meet the short term demand.
- Clause 16.01-2S 'Housing Affordability' by providing a lot-mix to accommodate a range of housing typologies, including smaller more affordable allotments.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The Amendment does not seek to alter the intent of the Local Planning Policy Framework or Municipal Strategic Statement and is consistent with all of the relevant planning policies contained within the Northern Grampians Planning Scheme.

The Amendment seeks to support and implement the Local Planning Policy Framework and Municipal Strategic Statement through complying with the general strategies outlined within Clause 11.01-1L 'Settlement – Northern Grampians' including:

- Discourage the expansion of township boundaries.
- Concentrate retail and professional service uses in existing commercial centres.
- Direct low-density development to planned estates to protect farming land.

Specifically, the Stawell settlement strategies include:

- Encourage residential development to be located in the south east of the town, and north of the Western Highway.
- Encourage infill development with smaller lot subdivisions close to the commercial area.
- Encourage industrial and intensive commercial development in areas to the north east of the town, including in the vicinity of the gold mine, and to the west of the town.
- Encourage retail and tourism development that capitalises on Stawell's proximity to the Grampians National Park.
- Ensure development in the central commercial area does not negatively impact on the safety and operation of the adjacent highway.
- Ensure land supply meets demand for bulky goods retail.

- Support retail and tourism development in Stawell that enhances its aesthetic appearance and heritage assets.

Furthermore, the amendment also supports the implementation of Clause 17.02-1L 'Business – Northern Grampians' which seeks to direct bulky goods retailing, general retail and rural supplies and services along major roads including the Western Highway. This is accommodated through the subdivision and rezoning of land to Mixed Use Zone for the Neighbourhood Activity Node adjoining Sloane Street and the Western Highway.

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment is consistent with, and makes proper use of, the Victoria Planning Provisions by extending the General Residential Zone – Schedule 1 across the land which has been designated at the strategic level for residential growth. The amendment maintains the portion of land already zoned as General Residential Zone – Schedule 1.

The purpose of the General Residential Zone is as follows:

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

This purpose is consistent with the envisaged outcomes and nomination of 'residential growth area' within the Stawell Structure Plan.

In addition, the combined rezoning and amendment seeks to create a superlot and apply the Mixed Use Zone to this superlot as well as the land at 37 Ararat Road, Stawell for the purpose of the future Neighbourhood Activity Centre. The application of the Mixed Use Zone will allow for a variety of land uses to be achieved, whilst ensuring the land uses are complementary to the surrounding residential land.

The purpose of the Mixed Use Zone is as follows:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality.
- To provide for housing at higher densities.
- To encourage development that responds to the existing or preferred neighbourhood character of the area.
- To facilitate the use, development and redevelopment of land in accordance with the objectives specified in a schedule to this zone.

This purpose is consistent with the envisaged outcomes and nomination of 'Neighbourhood Activity Node' within the Stawell Structure Plan.

How does the amendment address the views of any relevant agency?

The views of relevant agencies will be considered as part of the public exhibition process and as part of the subsequent Planning Panel process.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The amendment contributes to the transport network through the development of vacant land in a greenfield setting connecting to the surrounding established road hierarchy.

Resource and administrative costs

The amendment will not have a significant administrative impact on Council as the amendment is proponent lead and combines the rezoning and subdivision of land as part of a Section 96A application.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Northern Grampians Shire Council website at <https://www.ngshire.vic.gov.au/Home>

And/or

The amendment is available for public inspection, free of charge, during office hours at the following places:

- Northern Grampians Shire Council, 59-69 Main Street, Stawell.

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the amendment and/or planning permit may make a submission to the planning authority. Submissions about the amendment and/or planning permit must be received by **X X 202X**.

A submission must be sent to: ngshire@ngshire.vic.gov.au or posted to PO Box 580, Stawell, VIC, 3380.

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: **X X 202X**.
- panel hearing: **X X 202X**.

ATTACHMENT 1 - Mapping reference table

Location	Land /Area Affected	Mapping Reference
Stawell	Ararat Road, Stawell (Lot 11, TP898109)	Northern Grampians CXXXngra Map 29 ZN
Stawell	37 Ararat Road, Stawell (Lot 1, TP226587Q)	Northern Grampians CXXXngra Map 29 ZN



SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987

Appendix I

Draft Notice of Preparation for Amendment and Permit

PREPARED FOR STAWELL PROJECTS PTY LTD

SPOT Planning Pty Ltd

ABN: 86 411 217 404

ACN: 636 682 383

E. info@spotplanning.com.au

M. 0409 962 001

SPOT
PLANNING

Planning and Environment Act 1987

NORTHERN GRAMPIANS PLANNING SCHEME

Notice of the Preparation of an Amendment to a Planning Scheme and Notice of an Application for a Planning Permit Given Under Section 96C of the *Planning and Environment Act 1987*

Amendment C61ngra

Planning Permit Application **XXXXXX**

The land affected by the Amendment is known as Ararat Road, Stawell and 37 Ararat Road, Stawell consisting of the following parcels (refer to map):

- Lot 11, TP898109
- Lot 1, TP226587Q



The land affected by the application is part of the land affected by the Amendment. Specifically, the subdivision proposal applies to Ararat Road, Stawell formally known as Lot 11 on Title Plan 898109.

The Amendment proposes to apply the Mixed Use Zone to a superlot and the land at 37 Ararat Road, Stawell for a designated future Activity Node within the Stawell Structure Plan.

The application is for a permit to subdivide the land surrounding the Activity Node for residential purposes and create the superlot for the Activity Node.

The applicant for the permit is Stawell Projects Pty Ltd.

You may inspect the Amendment, the Explanatory Report about the Amendment, the application, and any documents that support the Amendment and the application, including the proposed permit, free of charge, at:

- the Northern Grampians Shire Council website at <https://www.ngshire.vic.gov.au/Home>; and/or
- during office hours, at the office of the planning authority, Northern Grampians Shire Council, 59-69 Main Street, Stawell.

- at the Department of Environment, Land, Water and Planning website www.delwp.vic.gov.au/public-inspection.

Any person who may be affected by the Amendment or by the granting of the permit may make a submission to the planning authority about the amendment and the application. Submissions must be made in writing giving the submitter's name and contact address, clearly stating the grounds on which the Amendment is supported or opposed and indicating what changes (if any) the submitter wishes to make.

Name and contact details of submitters are required for Council to consider submissions and to notify such persons of the opportunity to attend Council meetings and any public hearing held to consider submissions.

The closing date for submissions is **XXX**. A submission must be sent to the Northern Grampians Shire Council:

Mailing Address: PO Box 580, Stawell, VIC, 3380.

Email Address: ngshire@ngshire.vic.gov.au

The planning authority must make a copy of every submission available at its office and/or its website for any person to inspect free of charge until the end of the of two months after the amendment comes into operation or lapses.

[Insert Planning Authority signature block]



SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987

Appendix J Draft Planning Permit

PREPARED FOR STAWELL PROJECTS PTY LTD

SPOT Planning Pty Ltd
ABN: 86 411 217 404
ACN: 636 682 383
E. info@spotplanning.com.au
M. 0409 962 001

SPOT
PLANNING

PLANNING PERMIT

GRANTED UNDER SECTION 96I OF THE
PLANNING AND ENVIRONMENT ACT 1987

Permit No.: **XXXXXX**

Planning scheme: Northern Grampians Planning
Scheme

Responsible authority: Northern Grampians Shire
Council

ADDRESS OF THE LAND: ARARAT ROAD, STAWELL (LOT 11 ON TITLE PLAN 898109C)

THE PERMIT ALLOWS: MULTI-LOT SUBDIVISION AND CREATION OF EASEMENTS

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Endorsed Plans

1. The layout and the size of the lots for the subdivision and works hereby permitted must be generally in accordance with the plans endorsed under the permit.

Layout not to be altered - Subdivision

2. The layout of the subdivision and the size of the lots as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.

Public Open Space Contribution for Subdivision

3. Before the issue of a Statement of Compliance under the Subdivision Act 1988, the owner/permit holder must pay a Public Open Space Contribution of 5% of the site value of all land to the Responsible Authority, unless otherwise already satisfied for the land.

Powercor Conditions

4. The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to the Distributor in accordance with Section 8 of that Act.

Date issued: **XX/XX/XXXX**

Date permit comes into
operation: **XX/XX/XXXX**

Signature for the responsible
authority:

5. The applicant shall provide an electricity supply to all lots in the subdivision in accordance with the Distributor's requirements and standards.

Notes:

Extension, augmentation or rearrangement of the Distributor's electrical assets may be required to make such supplies available, with the cost of such works generally borne by the applicant.

6. The applicant shall ensure that existing and proposed buildings and electrical installations on the subject land are compliant with the Victorian Service and Installation Rules (VSIR).

Notes:

Where electrical works are required to achieve VSIR compliance, a registered electrical contractor must be engaged to undertake such works.

7. The applicant shall, when required by the Distributor, set aside areas with the subdivision for the purposes of establishing a substation or substations.

Notes:

Areas set aside for substations will be formalised to the Distributor's requirements under one of the following arrangements:

- RESERVES established by the applicant in favour of the Distributor.
- SUBSTATION LEASE at nominal rental for a period of 30 years with rights to extend the lease for a further 30 years.

The Distributor will register such leases on title by way of a caveat prior to the registration of the plan of subdivision.

GWM Water Conditions

8. The owner/applicant must install water mains and associated works to serve each lot of the subdivision, at the owner's cost, and in accordance with GWMWater's specification and requirements.

9. The owner/applicant must provide plans and estimates of all proposed water supply works prior to commencement, for GWMWater's approval.

Date issued: **XX/XX/XXXX**

Date permit comes into
operation: **XX/XX/XXXX**

Signature for the responsible
authority:

10. The owner/applicant must install sewerage mains and associated works to individually serve each lot of the proposed development, at the owner's cost, in accordance with GWMWater's specifications and requirements.
11. The owner/applicant must provide plans and estimates of all proposed sewerage works prior to commencement for GWMWater's approval.
12. The owner/applicant must pay to GWMWater a fee of 3.25% of the total cost of construction (including design and supervision) for its review of design documentation and supervision of works. This fee relates to checking that the works are designed and constructed in accordance with GWM Water's requirements and does not relieve the developer from ensuring proper design and appropriate supervision.
13. The owner/applicant must provide three metre wide easements in favour of GWMWater over all existing and proposed sewers located within private land.
14. The owner/applicant must provide written notification of commencement of the works to enable GWMWater to organise inspections and coordinate with its staff.
15. The owner/ applicant must ensure all infrastructure is tested in accordance with the relevant WSA and GWMWater standards. This includes water quality, compaction, air and hydrostatic pressure testing as directed by GWMWater.
16. The owner/applicant must provide "as constructed" plans and a schedule of final asset costs at the level identified in GWMWater's asset register for all water and sewerage works upon completion.
17. The plan of subdivision submitted for certification must be referred to GWMWater in accordance with Section 8 of the Subdivision Act.

Department of Transport (for Head, Transport Victoria) Condition

18. All access to the subdivision shall be from Sloane Street, with no access from Ararat Road.

Mandatory conditions for subdivision permits

19. The owner of the land must enter into an agreement with:

Date issued: **XX/XX/XXXX**

Date permit comes into operation: **XX/XX/XXXX**

Signature for the responsible authority:

- a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
- a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

20. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:

- a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and
- a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Council's Infrastructure Conditions

Internal Road Infrastructure:

21. Before the issue of a Statement of Compliance for any lot under this permit, the permit holder or owner must construct road works, drainage and other civil works, in accordance with plans and specifications approved by the Responsible Authority under planning permit no. 5.2021.74.1.

Entry Works:

22. Access to the estate must be provided from Sloane Street as identified on the plans approved under planning permit no. 5.2021.74.1, with dimensions adequate to accommodate emergency vehicles and expected service vehicles to the satisfaction of the Responsible Authority.

Date issued: **XX/XX/XXXX**

Date permit comes into operation: **XX/XX/XXXX**

Signature for the responsible authority:

- 23. No tree(s) or significant vegetation shall be felled, lopped, topped, ring-barked, uprooted, or otherwise wilfully destroyed or removed from the Road Reserve, without the written consent of the Responsible Authority.
- 24. Before the subdivision is completed vehicular crossings to each lot must be constructed in accordance with the endorsed plans to the satisfaction of the Responsible Authority, and must comply with the following:
 - a. standard vehicular crossings must be constructed at right angles to the road to suit the proposed driveways, and any existing redundant crossing shall be removed and replaced with concrete (kerb and channel);
 - b. any proposed vehicular crossing must have satisfactory clearance to any side-entry pit, power or telecommunications pole, manhole cover or marker, or street tree. Any relocation, alteration or replacement required shall be in accordance with the requirements of the relevant Authority and shall be at the applicant's expense;
 - c. constructed in reinforced concrete; and
 - d. be the responsibility of the owner to maintain.

Line Marking and Signage:

- 25. Any existing road line marking, parking, regulatory or advisory signs that are required to be shifted, renewed or altered, plus any new signs or line marking as a result of the development must be at the owner's cost to the satisfaction of the Responsible Authority.

General Conditions:

- 26. Pedestrian safe walk zones must be clearly delineated on the road and parking pavement areas at all times to the satisfaction of the Responsible Authority.
- 27. All vehicular access roads, loading and unloading areas, car parking bays and entry and exit areas to and from the site must be illuminated to the satisfaction of the Responsible Authority.

Stormwater Drainage:

- 28. Before any construction works commence onsite, a properly prepared drainage plan with computations to the satisfaction of the Responsible Authority must be submitted

Date issued: **XX/XX/XXXX**

Date permit comes into operation: **XX/XX/XXXX**

Signature for the responsible authority:

to and approved by the Responsible Authority. This plan must show the stages of construction as per the staged subdivision plan. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and contain the 3D design levels.

The information and plan must include:

- a. details of how the works on the land are to be drained;
 - b. computations for the proposed drainage as directed by Responsible Authority;
 - c. underground pipe drains and pits conveying stormwater through the site;
 - d. any necessary drainage easements;
 - e. stormwater retention systems; and
 - f. the legal point of discharge for each dwelling/unit .
29. Before the issue of a Statement of Compliance for any lot approved under this permit, all works constructed or carried out must be in accordance with those plans approved by the Responsible Authority to the satisfaction of the Responsible Authority.

Councils Existing Assets:

30. Before the development starts or subdivision works commence, the owner or developer or permit holder must submit to the Responsible Authority a written report and photos of any prior damage to public infrastructure to the satisfaction of the Responsible Authority.

Listed in the report must be the condition of footpaths, road seal, street lights, signs, nature strips and other public infrastructure fronting the property and abutting at least one property either side of the development. Unless identified with the written report, any damage to infrastructure post construction will be attributed to the development. The owner or developer or permit holder of the subject land must pay for any damage caused to the Council's assets/Public infrastructure caused as a result of the development for the subdivision permitted by this permit.

Emissions and Discharges during Construction:

31. The developer must restrict emissions and discharges from any construction sites within the land in accordance with the best practice environmental management techniques and guidelines contained in the Environment Protection Authority publications for sediment pollution control and Environmental Guidelines for major construction sites to the satisfaction of the Responsible Authority.

Date issued: XX/XX/XXXX	Date permit comes into operation: XX/XX/XXXX	Signature for the responsible authority:
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End of Conditions

Expiry of Permit

In accordance with Section 68 of the Planning and Environment Act 1987, this permit will expire if:

- a. a plan in accordance with this permit is not certified under the Subdivision Act 1988 within two (2) years of the issue of the permit; or
- b. the subdivision or any stage is not completed within 5 years of the certification of the plan of subdivision or consolidation under the Subdivision Act 1988.
- c. The development is not started within two (2) years of the date of this permit.
- d. The development is not completed within four (4) years of this permit.

In accordance with Section 69 of the Planning and Environment Act 1987, the Responsible Authority may extend the period for certification if a request is made in writing.

Permit Notes:

DELWP

1. Please note before any works on public land start, a permit to take protected flora under the Flora and Fauna Guarantee (FFG) Act 1988 may be required. To obtain an FFG permit or further information, please contact a Natural Environment Program officer at the Grampians regional office of the Department of Environment, Land, Water and Planning on grampians.environment@delwp.vic.gov.au.
2. Before any works on public land start, the applicant must comply with applicable commonwealth, State and local legislation, regulations and permits.
3. For any further queries, please do not hesitate to contact me on 0436 633 487 or contact us by email to grampians.planning@delwp.vic.gov.au.

CFA

If you wish to discuss this matter, please do not hesitate to contact Anthony Kacunic, Fire Safety Officer, on 0429 105 701.

Date issued: **XX/XX/XXXX**

Date permit comes into
operation: **XX/XX/XXXX**

Signature for the responsible
authority:

CFA's requirements for identification of hydrants are specified in 'Identification of Street Hydrants for Firefighting Purposes' available under publications on the CFA web site (www.cfa.vic.gov.au)

Powercor

It is recommended that applications for electricity supply to each lot be submitted at the earliest opportunity so that the precise requirements of the Distributor can then be determined and accommodated. Applications for electricity supply shall be submitted via the Distributor's web portal, "mySupply" which can be accessed via the following link: <https://customer.portal.powercor.com.au/mysupply/CIAWQuickCalculator>

Queries about this subdivision may be directed to the Customer Requests Team on 1800 771 434 or crr@powercor.com.au

GWM Water

Should you have any queries, please contact our Development Services Officer, Cameron Bald (Ref. 04/040/1362).

Department of Transport (for Head, Transport Victoria)

Should you have any enquiries regarding this matter, please contact western.mail@roads.vic.gov.au

Wimmera CMA

The 1% AEP flood is not the maximum possible flood. A flood larger in height and extent, than the 1% AEP flood, may occur in the future.

Should you require further information please contact Wimmera CMA Floodplain Officer, on (03) 5382 1544. To assist Wimmera CMA in handling any enquiries please quote WCMA-F-2021-00221 in your correspondence with us.

Date issued: **XX/XX/XXXX**

Date permit comes into operation: **XX/XX/XXXX**

Signature for the responsible authority:

Date issued: **XX/XX/XXXX**

Date permit comes into
operation: **XX/XX/XXXX**

Signature for the responsible
authority:

Permit No.: **XXXXXX**

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit. The permit was granted by the Minister under section 96I of the **Planning and Environment Act 1987** on approval of Amendment No. **C61ngra** to the Northern Grampians Planning Scheme.

WHEN DOES THE PERMIT BEGIN?

The permit operates from a day specified in the permit being a day on or after the day on which the amendment to which the permit applies comes into operation.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if—
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of a permit, unless the permit contains a different provision; or
 - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if—
 - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
 - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if—
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
 - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development: or
 - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision—
 - the use or development of any stage is to be taken to have started when the plan is certified; and
 - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT REVIEWS?

- In accordance with section 96M of the **Planning and Environment Act 1987**, the applicant may not apply to the Victorian Civil and Administrative Tribunal for a review of any condition in this permit.



PREPARED FOR STAWELL PROJECTS PTY LTD

Section 96A of the Planning and Environment Act 1987

Combined Planning Scheme Amendment and Subdivision Permit Application

www.spotplanning.com.au

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E. info@spotplanning.com.au

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