

Bernie Wilder and Associates



We respectfully acknowledge the traditional custodians, the Gunditjmara peoples. We pay our respects to all Aboriginal Community Elders past and present who have been an integral part of this region's history.

Town Planning, Project Management and Local Government Consultants

Proposed Dwelling, Shed and Clearing

at

103 Fergusons Road Allestree

Glenelg Planning Scheme

PLANNING REPORT

12 April 2025

Introduction and Context

This report has been prepared to accompany an application for a Planning Permit under the Glenelg Planning Scheme for a Dwelling, Shed and associated vegetation removal on land known as 103 Fergusons Road Allestree.

The report considers the various provisions of the Glenelg Planning Scheme.

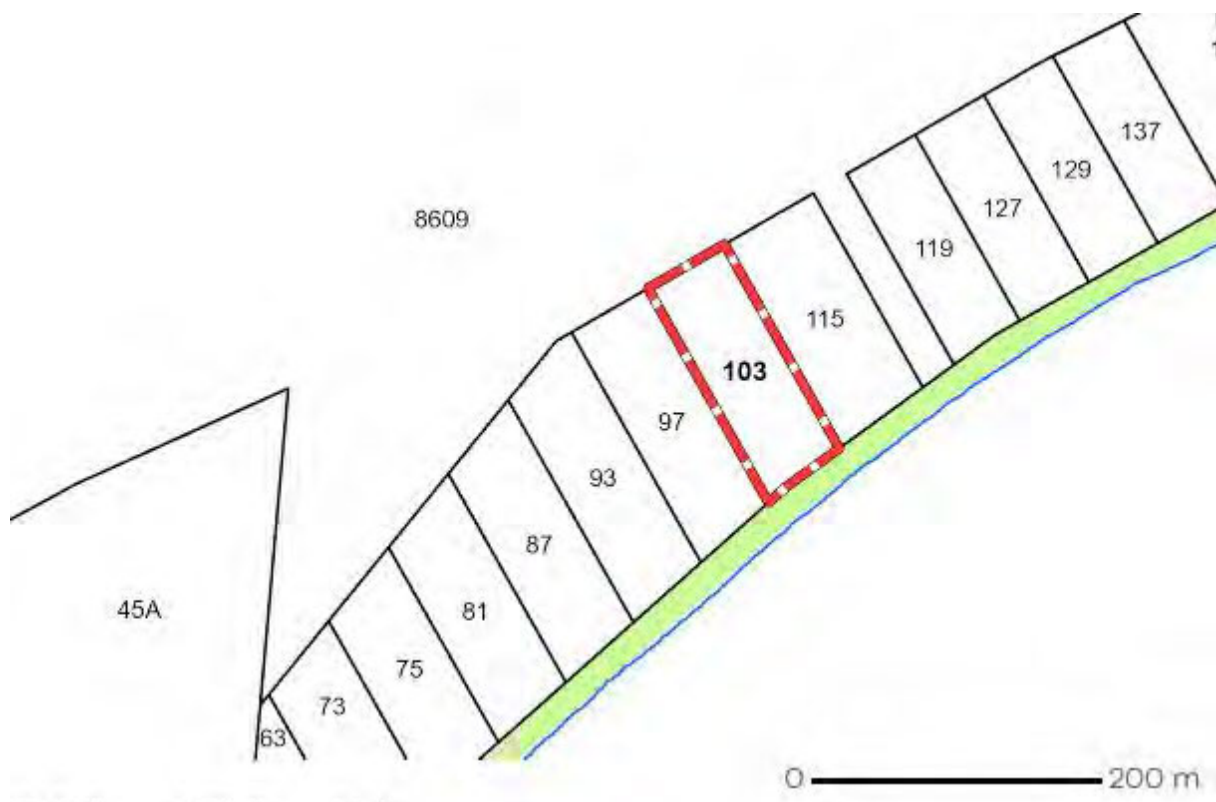
The siting of the Dwelling has been devised to pay special attention to the particular environmental qualities of the site.

Site Details

The land has an area of 1.01ha. The land is zoned Rural Living Zone under the Glenelg Planning Scheme. Specific Controls Overlay (SCO4)Provisions apply.

The site has access to Fergusons Road which is a constructed all weather road. Reticulated sewer, electricity and telephone services are currently available. The site is predominantly regrowth coastal land with some remnant vegetation within the adjacent road reserve. Some tree clearing is involved in this application to provide fire protection and a cleared house site. The clearing is exempt because of the size of the land. The existing vegetation is mainly Coastal Wattle regrowth.

The following map shows the location of the site relative to adjoining allotments:



Locality plan

Source: Land Victoria

Proposed Dwelling

Details of the proposed Dwelling are set out below:

Land Use

The land is currently vacant. The proposed use involves a Dwelling which is a Section 2 Use.

Buildings

The proposal involves the erection of a Dwelling together with associated facilities in accordance with the plans.

Works

Proposed works involve connection of services and a driveway.

Site Topography

The site is relatively flat and drains to existing drainage networks. The site contains remnant vegetation. Tree clearing is proposed.

Access

An all-weather access is to connect with Fergusons Road. The access is to be all weather standard and meets CFA access requirements.

Drainage

Concentrated roof waters are to be collected and used for a potable water supply. No concentrated discharges are proposed to adjoining properties or the streets.

Waste Treatment and Disposal

Sewer is available.

Parking

Off-street carparking is to be adjacent to the Dwelling.

Tree Clearing and Landscaping

Minimal clearing is proposed to provide fire protection as shown on the plans.

Aboriginal Archaeology

The proposal is exempt from a Cultural Management Plan requirement.

Key Issues

The following have been identified as key issues:

- The Planning Scheme Requirements

Air Photograph



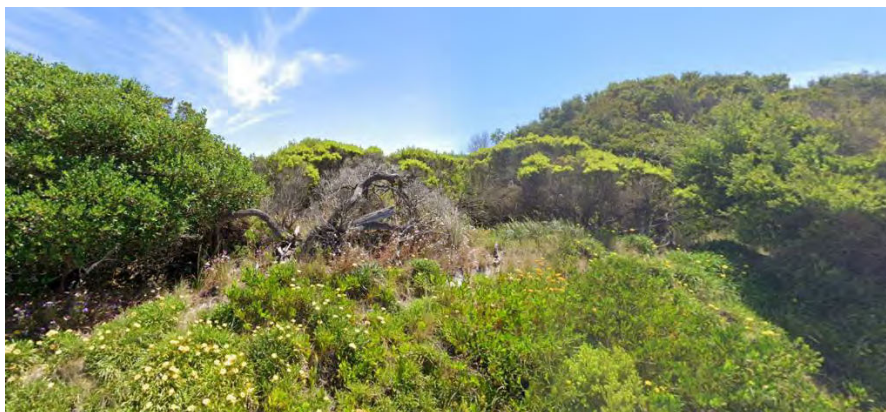
Vegetation Removal



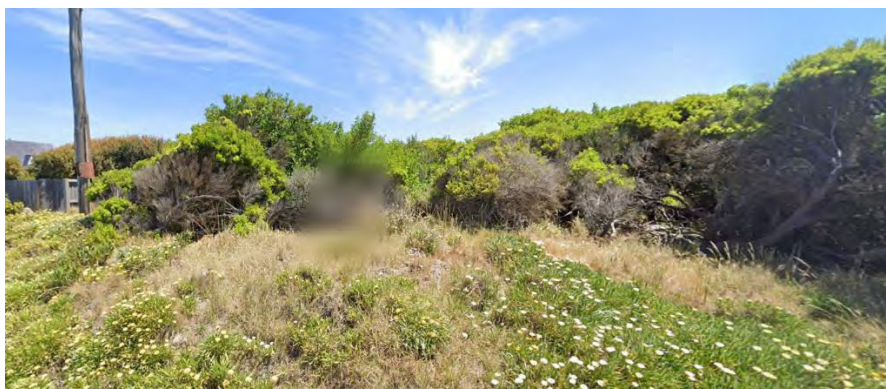
Site Photographs



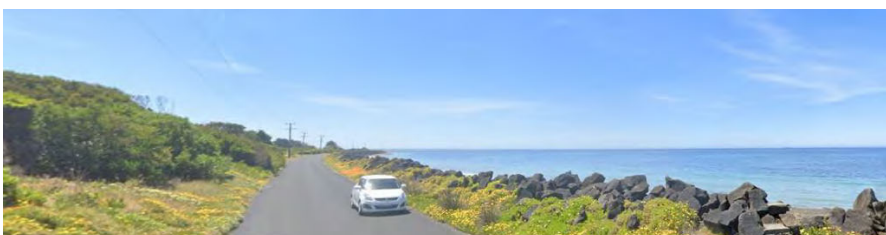
View looking North



View from Road



View from Road



View opposite from Road

Title



Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. Name of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information. The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

Page 1 of 1

VOLUME 08580 FOLIO 361

Security no : 124123653912B
Produced 12/04/2025 05:55 PM**LAND DESCRIPTION**

Lot 8 on Plan of Subdivision 069557.
PARENT TITLE Volume 08564 Folio 963
Created by instrument LP069557 27/09/1965

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE LP069557 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

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

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

Street Address: "ALLESTREE BEACH HOLIDAY UNITS" 103 FERGUSONS ROAD ALLESTREE VIC
3305

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

Title 8580/361

Page 1 of 1



Imaged Document Cover Sheet

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

Document Type	Plan
Document Identification	LP069557
Number of Pages (excluding this cover sheet)	1
Document Assembled	12/04/2025 17:55

Copyright and disclaimer notice:

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

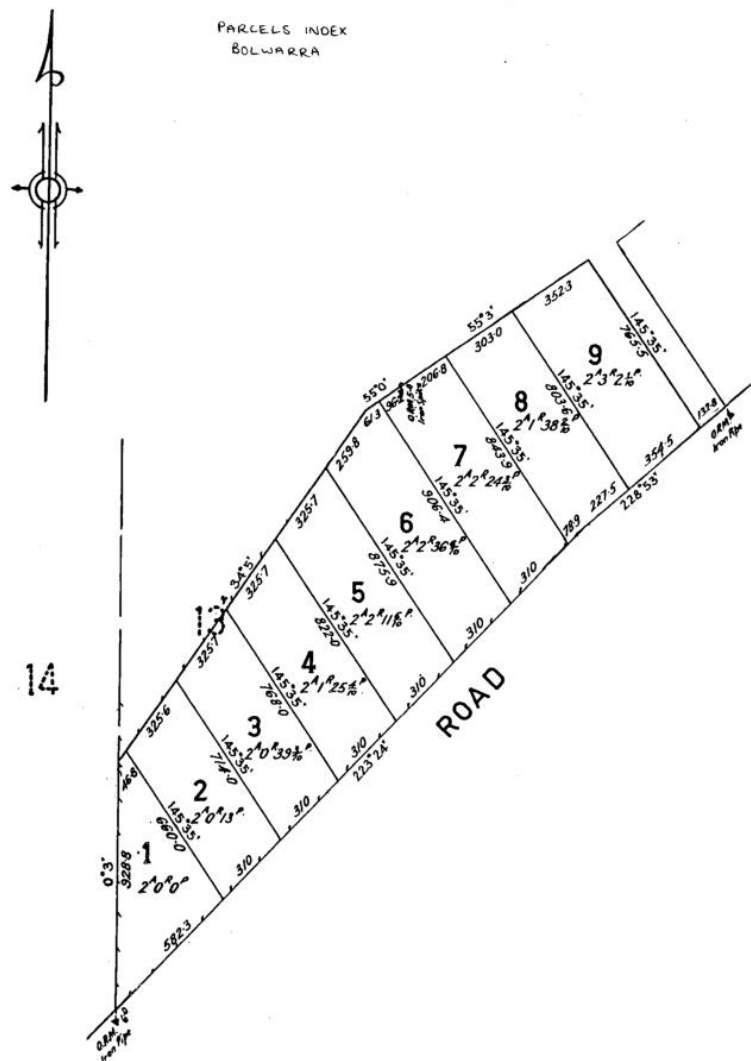
The document is invalid if this cover sheet is removed or altered.

LP69557
EDITION 1
APPROVED 2 / 9 / 65

PLAN OF SUBDIVISION OF
PART OF CROWN ALLOTMENT 13
PARISH OF BOLWARRA
COUNTY OF NORMANBY

Scale of Chains
4 2 0 4 8
V. 8564 F. 963

PARCELS INDEX
BOLWARRA

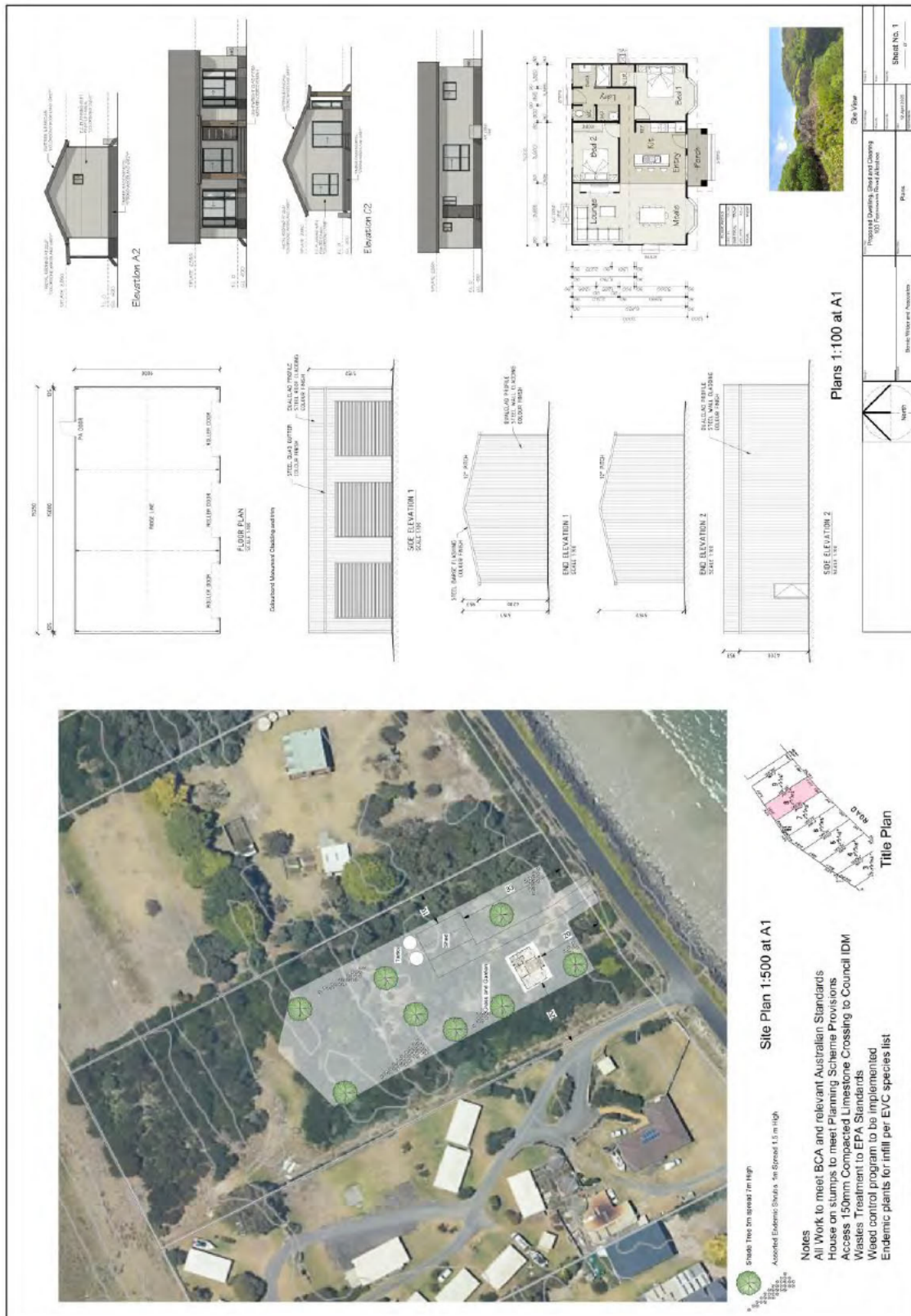


Covenants

There are no restrictions or covenants on title.

Details of Proposal

The following plans sets out the details of the proposal:



Zoning Details

The land is within a Rural Living Zone under the Glenelg Planning Scheme. The following extract of the Zoning Map indicates the land and surrounding land:



Extract of Glenelg Planning Scheme Map

Source: Land Victoria

The land is within a Specific Control Overlay Area under the Glenelg Planning Scheme. The following extract of the Zoning Map indicates the land and surrounding land:

Overlay Control



The House is to be on stumps to meet the Control provisions.

Planning Scheme Requirements

Planning Policy Framework

The Planning policy framework policy generally gives preference and protection to farming activities in appropriate areas.

In this case the land has no agricultural value for the intended purpose due to size, existing vegetation, soil type and surrounding lifestyle land uses. The land is close to the Portland urban area and has sewer which gives weight to the land being used for a dwelling and associated small scale conservation activities.

Municipal Strategic Statement

The MSS generally supports the concept of using rural living areas for dwellings..

Relevant Local Policy

There are no specific issues to be addressed relating to the Local Policy in the application. Suffice to say that the proposal will contribute to the economic wellbeing of the Shire and provide an opportunity for a diversity of land use within the zone.

Under the Glenelg Planning Scheme, the Rural Living Zone has the following purpose:

35.03
31/07/2018
VC148

RURAL LIVING ZONE

Shown on the planning scheme map as **RLZ** with a number (if shown).

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To provide for residential use in a rural environment.

To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses.

To protect and enhance the natural resources, biodiversity and landscape and heritage values of the area.

To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

An assessment of the relevant issues is set out as follows:

Issue	Comment
To implement the Municipal Planning Strategy and the Planning Policy Framework.	The proposal is consistent with the relevant policies and zone requirements as set out elsewhere in this report.
To provide for residential use in a rural environment.	The proposal involves the erection of a dwelling on an existing allotment.
To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses.	The land has no agricultural potential.

To protect and enhance the natural resources, biodiversity landscape and heritage values of the area.	The buildings fit in with the landscape in this location. There are no heritage issues involved.
To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.	The proposed dwelling is proposed to be located in a landscaped setting and the existing vegetation maintained and tended.

The proposal is consistent with the zone purpose in that it provides rural residential development in a zone designated for that purpose. The proposal also involves sustainability and protection of the environmental values of the site. The Dwelling is an allowable use.

Clause 35.03-2 of the Glenelg Planning Scheme provides as follows:

35.03-2

14/12/2023
VC253

Use of land for a dwelling or small second dwelling

A lot used for a dwelling or small second dwelling must meet the following requirements:

- Access to the dwelling or small second dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
- Each dwelling or small second dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available, all wastewater from each dwelling must be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the *Environment Protection Act 2017* for an on-site wastewater management system.
- The dwelling or small second dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.
- The dwelling or small second dwelling must be connected to a reticulated electricity supply or have an alternative energy source.

The proposal has been designed to meet all relevant criteria.

Clause 35.03-5 of the Glenelg Planning Scheme provides as follows:

35.03-5

22/03/2022
VC219

Decision guidelines

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General issues

- The Municipal Planning Strategy and the Planning Policy Framework.
- Any Regional Catchment Strategy and associated plan applying to the land.
- The capability of the land to accommodate the proposed use or development.
- Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.
- The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990*.

An assessment of the relevant issues is set out as follows:

Issue	Comment
To implement the Municipal Planning Strategy and the Planning Policy Framework.	The proposal is consistent with relevant policies as set out earlier in this report.
Any regional catchment strategy and associated plan applying to the land.	There are no regional catchment strategies relevant to this land. Waste waters are to be treated and disposed in accordance with relevant policies. Rainwater tanks are to be provided for a potable water supply.
The capability of the land to accommodate the proposed use or development.	The proposed lot is of sufficient size to accommodate the development.
Whether the site is suitable and whether the proposal is compatible with adjoining and nearby land uses.	The proposed development is the same as adjoining land uses. The land is zoned for rural residential purposes.
The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or	The proposed development is the same as adjoining land uses. The land is zoned for rural residential purposes. None of the hazards apply.

granted under the <i>Mineral Resources (Sustainable Development) Act 1990</i> .	
---	--

The proposal is consistent with the relevant policies applying.

Agricultural issues

- The capacity of the site to sustain the agricultural use.
- Any integrated land management plan prepared for the site.
- The potential for the future expansion of the use or development and the impact of this on adjoining and nearby agricultural and other land uses.

An assessment of the relevant issues is set out as follows:

Issue	Comment
The capacity of the site to sustain the agricultural use.	The site has no agricultural potential.
Any integrated land management plan prepared for the site.	There is no integrated management plan for the site.
The potential for the future expansion and the impact of this on adjoining and nearby agricultural and other land uses.	The proposed development is the maximum potential for the site. The land is zoned for rural living purposes and is unlikely to adversely impact on adjoining land uses.

The proposal is consistent with the proper management of the site for rural residential purposes and part of the proposal involves sustainability and environmental protection.

Environmental issues

- The impact on the natural physical features and resources of the area and in particular any impact caused by the proposal on soil and water quality and by the emission of noise, dust and odours.
- The impact of the use or development on the flora, fauna and landscape features of the locality.
- The need to protect and enhance the biodiversity of the area, including the need to retain vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.
- The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.

An assessment of the relevant issues is set out as follows:

Issue	Comment
The impact on the natural and physical features and resources of the area.	The proposal is unlikely to have any adverse impact as it involves using an existing lot for a purpose allowed in the zone. All relevant services are available.
The impact on landscape features of the locality.	The proposal is unlikely to have any adverse impact as it involves landscaping and modest development similar to that on adjoining land.
The need to protect and enhance the biodiversity of the area.	The sites comprise vacant land and some of the existing vegetation is to be retained and further plantings are proposed.
The location of the onsite disposal areas to minimise the impact on waterways and native vegetation.	Sewer is available.

Design and siting issues

- The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.
- The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.
- The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.
- Whether the use or development will require traffic management measures.
- The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990*.

An assessment of the relevant issues is set out as follows:

Issue	Comment
The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.	The design has been done to minimise any adverse impact. All relevant criteria have been addressed.

The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.	
The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.	Relevant facilities are all available.
Whether the use or development will require traffic management measures.	Traffic generation is minimal and the crossing will meet IDM standards.
The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the <i>Mineral Resources (Sustainable Development) Act 1990</i> .	The proposal is remote from any nuisance source.

The proposal is consistent with the proper management of the site for rural residential purposes and part of the proposal involves sustainability of vegetation and environmental protection.

Clause 53.02-4.5 of the Planning Scheme provides as follows:

53.02-4.5 Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The bushfire hazard landscape assessment, the bushfire hazard site assessment and the bushfire management statement submitted with the application.
- The impact of any State, regional or local bushfire management and prevention actions occurring around the site and in the wider area on the bushfire hazard and the level of risk to the proposed development.
- Whether the proposed development meets the objectives of Clause 53.02-4 regardless of other measures which may be available, including private bushfire shelters, community shelters and the presence of places of last resort.
- Whether the proposed measures can be practically implemented and maintained in conjunction with the ongoing use of the land.
- Whether the use of an alternative measure meets the relevant objective having regard to the bushfire hazard and the nature of any constraint that prevents the applicable approved measure from being implemented.
- If one or more of the objectives in Clause 53.02-4 will not be achieved in the completed development, whether the development will, taking all relevant factors into account, reduce the bushfire risk to a level that warrants it proceeding.
- Whether the risk arising from the broader landscape can be mitigated to an acceptable level or warrants the development not proceeding.

Assessment

Guideline	Comments
The Municipal Planning Strategy and the Planning Policy Framework.	The proposal meets all relevant policy.
The bushfire hazard landscape assessment, the bushfire hazard site assessment and the bushfire management statement submitted with the application.	The assessments indicate compliance with all relevant measures and the provision of adequate fire safety.
The impact of any State, regional or local bushfire management and prevention actions occurring around the site and in the wider area on the bushfire hazard and the level of risk to the proposed development.	The area is well served with fire brigade services and a local fire prevention plan.
Whether the proposed development meets the objectives of Clause 53.02-4 regardless of other measures which may be available, including private bushfire shelters, community shelters and the presence of places of last resort.	All relevant measures are to be met.

Whether the proposed measures can be practically implemented and maintained in conjunction with the ongoing use of the land.	All relevant measures are to be met and are sustainable.
Whether the use of an alternative measure meets the relevant objective having regard to the bushfire hazard and the nature of any constraint that prevents the applicable approved measure from being implemented.	Alternative measures are not required.
If one or more of the objectives in Clause 53.02-4 will not be achieved in the completed development, whether the development will, taking all relevant factors into account, reduce the bushfire risk to a level that warrants it proceeding.	All relevant measures are to be met and are sustainable.
Whether the risk arising from the broader landscape can be mitigated to an acceptable level or warrants the development not proceeding.	The broader landscape is low risk because of the grazing use.

The relevant provisions are to be met.

Tree Clearing

Clause 52.17 of the Planning Scheme provides as follows:

52.17

14/07/2022
VC213

NATIVE VEGETATION

Purpose

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

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

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

The proposal has been devised to meet the stated purpose.

Clause 52.17-1 of the Planning Scheme provides as follows:

52.17-1

12/12/2017
VC138

Permit requirement

A permit is required to remove, destroy or lop native vegetation, including dead native vegetation. This does not apply:

- If the table to Clause 52.17-7 specifically states that a permit is not required.
- If a native vegetation precinct plan corresponding to the land is incorporated into this scheme and listed in the schedule to Clause 52.16.
- To the removal, destruction or lopping of native vegetation specified in the schedule to this clause.

A Permit is required.

Clause 52.17-4 of the Planning Scheme provides as follows:

52.17-4

12/12/2017
VC138

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider the decision guidelines specified in the Guidelines as appropriate.

Assessed within this report elsewhere.

Clause 52.17-5 of the Planning Scheme provides as follows:


52.17-5

14/07/2022
VC213

Offset requirements

If a permit is required to remove, destroy or lop native vegetation, the biodiversity impacts from the removal, destruction or lopping of native vegetation must be offset, in accordance with the Guidelines. The conditions on the permit for the removal, destruction or lopping of native vegetation must specify the offset requirement and the timing to secure the offset.

Offsets will be made if required.



Native Vegetation Removal Report

NVRR ID: 323_20250412_X78

This report provides information to support an application to remove, destroy or lop native vegetation in accordance with the [Guidelines for the removal, destruction or lopping of native vegetation](#) (the Guidelines). This report is **not an assessment by DEECA** of the proposed native vegetation removal. Offset requirements have been calculated using modelled condition scores.

Report details

Date created: 12/04/2025

Local Government Area: GLENELG SHIRE

Registered Aboriginal Party: Gunditj Mirring

Coordinates: 141.64830, -38.28412

Address: 103 FERGUSONS ROAD ALLESTREE 3305

Regulator Notes

Removal polygons are located:

Summary of native vegetation to be removed

Assessment pathway	Basic Assessment Pathway		
Location category	Location 1 The native vegetation extent map indicates that this area is not typically characterised as supporting native vegetation. It does not meet the criteria to be classified as Location Category 2 or 3. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
Total extent including past and proposed removal (ha) <small>Includes endangered EVCs (ha): 0</small>	0.311	Extent of past removal (ha)	0
		Extent of proposed removal - Patches (ha)	0.311
		Extent of proposed removal - Scattered Trees (ha)	0.000
No. Large Trees proposed to be removed	0	No. Large Patch Trees	0
		No. Large Scattered Trees	0
No. Small Scattered Trees	0		

Offset requirements if approval is granted

Any approval granted will include a condition to secure an offset, before the removal of native vegetation, that meets the following requirements:

General Offset amount ¹	0.165 General Habitat Units
Minimum strategic biodiversity value score ²	0.216
Large Trees	0
Vicinity	Glenelg Hopkins CMA or GLENELG SHIRE LGA

NB: values within tables in this document may not add to the totals shown above due to rounding

The availability of third-party offset credits can be checked using the Native Vegetation Credit Register (NVCR) Search Tool - <https://nvcr.delwp.vic.gov.au>

1. The General Offset amount required is the sum of all General Habitat Units in Appendix 1.

2. Minimum strategic biodiversity value score is 80 per cent of the weighted average score across habitat zones where a General Offset is required.



Application requirements

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

Application Requirement 1 - Native vegetation removal information

If the native vegetation removal is mapped correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 1.

Application Requirement 2 - Topographical and land information

This statement describes the topographical and land features in the vicinity of the proposed works, including the location and extent of any ridges, hilltops, wetlands and waterways, slopes of more than 20% gradient, low-lying areas, saline discharge areas or areas of erosion.

The land is flat and drains to the road. Water will be collected in a tank. Further planting is proposed.

Application Requirement 3 - Photographs of the native vegetation to be removed

Application Requirement 3 is not addressed in this Native Vegetation Removal Report. All applications must include recent, timestamped photos of each Patch, Large Patch Tree and Scattered Tree which has been mapped in this report.

Application Requirement 4 - Past removal

If past removal has been considered correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 4.

Application Requirement 5 - Avoid and minimise statement

This statement describes what has been done to avoid and minimise impacts on native vegetation and associated biodiversity values.

The vegetation is degrades Coastal wattle regrowth in poor condition and infested with weeds.
The buildings have been sited for privacy, fire protection and replanting opportunities.

Application Requirement 6 - Property Vegetation Plan

This requirement only applies if an approved Property Vegetation Plan (PVP) applies to the property
Does a PVP apply to the proposal?

No

Application Requirement 7 - Defendable space statement

Where the removal of native vegetation is to create defendable space, this statement:



- Describes the bushfire threat; and
- Describes how other bushfire risk mitigation measures were considered to reduce the amount of native vegetation proposed for removal (this can also be part of the avoid and minimise statement).

This statement is not required if, If the proposed defendable space is within the Bushfire Management Overlay (BMO), and in accordance with the 'Exemption to create defendable space for a dwelling under Clause 44.06 of local planning schemes' in Clause 52.12-5.

There is no Bushfire overlay but the whole Shire is Bushfire Prone. BAL 12.5 is to be achieved.

Application Requirement 8 - Native Vegetation Precinct Plan

This requirement is only applicable if you are removing native vegetation from within an area covered by Native Vegetation Precinct Plan (NVPP), and the proposed removal is not identified as 'to be removed' within the NVPP.

Does an NVPP apply to the proposal?

No

Application Requirement 9 - Offset statement

This statement demonstrates that an offset is available and describes how the required offset will be secured. The Applicant's Guide provides information relating to this requirement.

Offsets will be sought if required.



Next steps

Applications to remove, destroy or lop native vegetation must address all the application requirements specified in the Guidelines. If you wish to remove the mapped native vegetation you are required to apply for approval from the responsible authority (e.g. local Council). This Native vegetation removal report must be submitted with your application and meets most of the application requirements. The following requirements need to be addressed, as applicable.

Application Requirement 3 - Photographs of the native vegetation to be removed

Recent, dated photographs of the native vegetation to be removed **must be provided** with the application. All photographs must be clear, show whether the vegetation is a Patch of native vegetation, Patch Tree or Scattered Tree, and identify any Large Trees. If the area of native vegetation to be removed is large, provide photos that are indicative of the native vegetation.

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

Application Requirement 6 - Property Vegetation Plan

If a PVP is applicable, it must be provided with the application.



Appendix 1: Description of native vegetation to be removed

General Habitat Units for each zone (Patch, Scattered Tree or Patch Tree) are calculated by the following equation in accordance with the Guidelines

General Habitat Units = extent without overlap x condition score x general landscape factor x 1.5, where the general landscape factor = 0.5 + (strategic biodiversity value score/2)

The General Offset amount required is the sum of all General Habitat Units per zone.

Native vegetation to be removed

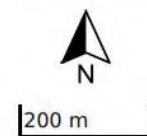
Information provided by or on behalf of the applicant			Information calculated by NVR Map							
Zone	Type	DBH (cm)	EVC code (modelled)	Bioregional conservation status	Large Tree(s)	Condition score (modelled)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
1	Patch	-	WaP_0160	Depleted	-	0.559	0.311	0.311	0.270	0.165

Appendix 2: Images of mapped native vegetation

1. Property in context



Proposed Removal
Property Boundaries

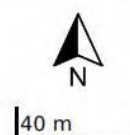




2. Aerial photograph showing mapped native vegetation



□ Proposed Removal

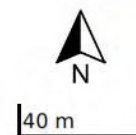


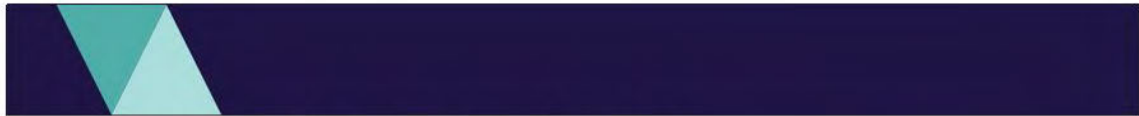


3. Location Risk Map



- Proposed Removal
- Location 1
- Location 2
- Location 3

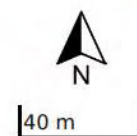
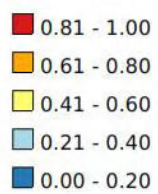




4. Strategic Biodiversity Value Score Map



Proposed Removal

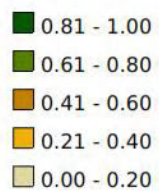




5. Condition Score Map



□ Proposed Removal





6. Endangered EVCs

Not Applicable

© The State of Victoria Department of Energy, Environment and Climate Action 2025



This work is licensed under a Creative Commons Attribution 4.0 International licence. You are free to re-use the work under that licence, on the condition that you credit the State of Victoria as author. The licence does not apply to any images, photographs or branding, including the Victorian Coat of Arms, the Victorian Government logo and the Department of Energy, Environment and Climate Change (DEECA) logo. To view a copy of this licence, visit <http://creativecommons.org/licenses/by/4.0/>

Disclaimer

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

Clause 65.01 of the Planning Scheme provides as follows:

APPROVAL OF AN APPLICATION OR PLAN

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

- The matters set out in section 60 of the Act.
- Any significant effects the environment, including the contamination of land, may have on the use or development.
- 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 environment, human health and 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.
- The impact the use or development will have on the current and future development and operation of the transport system.

This clause does not apply to a VicSmart application.

An assessment of the relevant issues is set out as follows:

Issue	Comment
The matters set out in Section 60 of the Act.	The proposed has been devised to meet relevant criteria.
Any significant effects the environment, including the contamination of land, may have on the use or development.	The proposed has been devised to meet relevant criteria. No Adverse impacts.

The Municipal Planning Strategy and the Planning Policy Framework.	The proposed has been devised to meet relevant criteria.
The purpose of the zone, overlay or other provision.	The proposed has been devised to meet relevant criteria.
Any matter required to be considered in the zone, overlay or other provision.	The proposed has been devised to meet relevant criteria.
The orderly planning of the area.	The proposed has been devised to meet relevant criteria.
The effect on the environment, human health and amenity of the area.	The proposal is unlikely to have any adverse impacts.
The proximity of the land to any public land.	The land remote from public land.
Factors likely to cause or contribute to land degradation, salinity or reduce water quality.	The proposed has been devised to meet relevant criteria. No Adverse impacts.
Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.	The proposed has been devised to meet relevant criteria. No Adverse impacts.
The extent and character of native vegetation and the likelihood of its destruction.	No vegetation is to be removed. The proposal involves further plantings.
Whether native vegetation is to be or can be protected, planted or allowed to regenerate.	Vegetation is to be removed. The proposal involves further plantings. Vegetation can reestablish.
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.	No adverse impact is likely.
The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.	No adverse impact is likely.
The impact the use or development will have on the current and future	No adverse impact is likely.

development and operation of the transport system.	
This clause does not apply to a VicSmart application.	Not VicSmart.

The proposal is consistent with the assessment criteria.

Environmental Considerations

The following is an assessment of relevant factors:

Factor	Comments
Zoning considerations	Allowable use and development.
Overlay considerations	Addressed.
Site features and suitability	Land is relatively flat and all relevant services are available.
Current use	Vacant.
Previous use	Grazing.
Surrounding land use	Grazing and lifestyle.
Contamination	No known issues.
Hours of operation	Not Applicable.
Access	Access to existing public road.
Traffic considerations	No likely adverse impact.
Parking	Parking available on site.
Manoeuvring	There is adequate space available.
Loading and unloading	There is adequate space available.
Disabled access	There is adequate space available.
Utilities	All relevant services are available.
Social impacts	No adverse impacts likely.
Visual intrusion and prominence	No adverse impacts likely.

Privacy	No adverse impacts likely.
Streetscape	No adverse impacts likely.
Setbacks	No adverse impacts likely.
Neighbourhood character	No adverse impacts likely.
Acoustic considerations	No adverse impacts likely.
Views	No adverse impacts likely.
Overshadowing	No adverse impacts likely.
Economic impacts	No adverse impacts likely.
Water pollution	No adverse impacts likely.
Air pollution	No adverse impacts likely.
Flooding	No adverse impacts likely.
Erosion	No adverse impacts likely.
Sedimentation	No adverse impacts likely.
Excavation	No adverse impacts likely.
Heritage	No adverse impacts likely.
Aboriginal artefacts	No adverse impacts likely.
Vegetation	No adverse impacts likely.
Tree removal	No adverse impacts likely.
Landscaping	No adverse impacts likely.
Threatened species	No adverse impacts likely.
Koalas	No adverse impacts likely.
Cultural	No adverse impacts likely.
hazards	No adverse impacts likely.
Fire	No adverse impacts likely.

Waste management	No adverse impacts likely.
Energy	No adverse impacts likely.
Sustainability	No adverse impacts likely.
Amenity	No adverse impacts likely.
Other	Nil.

Conclusions

The proposal meets the objectives and detailed requirements of the Planning Scheme and has been devised to fit in with the character of this area.

The dwelling has been designed to have due regard to relevant environmental considerations and involves retention and sustainable management of some existing vegetation. The area is zoned for rural living purposes and the proposal is consistent with that purpose.

Bernie Wilder and Associates

12 April 2025