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1. **INTRODUCTION**

EDM Group has been engaged to prepare this planning application to seek approval for a dwelling house (Appendix 1) on a small rural holding situated approximately 3.6km south west of Bethanga Township. The proposal is consistent with Council’s current strategic intent for the western area of the Shire identified as ‘Peri Urban’ Towong - being that land essentially located within the 40min travel / commute contour of nearby Albury – Wodonga.

The land’s physical characteristics and the proximity of other existing and approved dwellings in the immediate locality also lead to a conclusion that the development of a dwelling is a reasonable proposal.

2. **SUBJECT LAND**

The subject land is located approximately 2.8km to the south west of the Bethanga Township being described as Lot 3 on Plan of Subdivision 720672 (Vol. 11499 Fol. 644). Title particulars are attached at Appendix 2.

Council is advised that in accordance with the Planning and Environment Act 2000, there are no Section 173 Agreements registered on the land titles.

The subject land is approximately 9.91ha in area and as noted at Figure 1 (also see Appendix 3), is an irregular shaped parcel situated on the southern side of Lake Road with significant frontage to Lake Hume.

![Figure 1: Site Context](image)

Although the land is currently zoned RAZ, the property is situated with a locality that is proposed to be rezoned to the Rural Living Zone (RLZ) by way of Towong Planning Scheme Amendment C25. This particular Amendment is considered to be a seriously entertained Amendment having been through the public exhibition process and
having been subject to a Planning Panel that supported such an outcome. The split Amendment is now with DELWP awaiting approval.

Photo 1: Looking south westerly from access gate off Lake Road

Photo 2: Looking south westerly across subject land.

Photo 3: Looking north westerly across subject land.
There is an existing point of access to the subject land off Lake Road which was deemed satisfactory at the time of the creation of Lot 2 PS720672 (Towong Planning Permit 2013/057).

The subject land comprises undulating land that rises from the Lake Hume frontage to a high point at the Lake Road frontage. Apart from few scattered paddock trees the property is otherwise cleared having been given to small scale grazing purposes for many years.

Adjacent to the north and across Lake Road to the east are two small parcels with consent for dwellings. Properties within the immediate vicinity are essentially used for rural lifestyle purposes and/or limited grazing purposes. All immediately surrounding land is located within the RAZ.

2.1 Agricultural Capability / Terrain Analysis

As noted within the NE Victoria Land Resource Assessment (Reynard et al. 2002) the subject land is identified as being of moderate agricultural capability (Figure 2). Areas of moderate classed land exhibit some landform and soil limitations and landuse is generally restricted to broadacre enterprises (eg grazing and on gentler slopes broadacre cropping).

Where more intensive enterprises are considered, significant investigation and in many cases, specialist design to enable a cost-effective and efficient operation would be required.

The proposed building site upon the subject land falls within the landform unit being representative of hills on gneiss, Tallangatta (H Gn).

Figure 2: Agricultural Capability

The landform pattern is representative of moderate slopes with soils generally made up of brown loam gradational soils and reddish texture contrast soils. The moderate capability land is reflected in the landform and soil limitations that are generally suited to broad acre enterprises.

3. PROPOSAL

As previously state above, the proposal seeks consent for the use and development of the subject land for the purposes of a dwelling.

The nominated building envelope is in a location that will be able to utilise the existing point of access into the property and is well setback from the Lake Road frontage.

With respect to the overall proposal the following comments are offered:

- It will not result in the fragmentation or alienation of high quality agricultural land.
- No native vegetation is to be removed as a result of the development proceeding.
• Is located within an area currently designated rural activity but is proposed to be rezoned for rural living purposes.

• The proposal will not lead to a undesirable change in the general use and character of the area.

Further to the above as the subject land is under 40ha a Land Capability Assessment Report (Appendix 5) has also been prepared in support of this proposal demonstrating that the land is capable of accommodating a complying on-site effluent disposal system wholly contained within the property boundaries.

4. PLANNING CONTROLS

4.1 Towong Planning Scheme

Rural Activity Zone

As noted at Appendix 4, the whole of the subject land is located within the Rural Activity Zone (RAZ) under the provisions of the Towong Planning Scheme. This zone provides at Clause 35.08-3 that a permit is required to subdivide land and that a permit may be granted to create smaller lots if any of the following apply:

- The subdivision is to create a lot for an existing dwelling;
- The number of lots is no more than the number the land could be subdivided into in accordance with a schedule to this zone. At least one lot must be the area specified for the land in a schedule to this zone.

Relevant purposes of the Rural Activity Zone include:

- To provide for the use of land for agriculture.
- To provide for other uses and development, in appropriate locations, which are compatible with agriculture and the environmental and landscape characteristics of the area.
- To ensure that use and development does not adversely affect surrounding land uses.
- To provide for the use and development of land for the purposes identified in the schedule to this zone.
- To protect and enhance natural resources and biodiversity of the area.
- To encourage land use and development of land based on comprehensive and sustainable land use practices and infrastructure provisions.

Apart from the general decision guidelines set out in Clause 65 of the planning scheme there are a number of specific decision guidelines set out in clause 35.08-5 relating to the use and development of the land that are required to be taken into account.

These specific guidelines relate not only to general issues such as ‘whether the land is suitable’ but also include consideration of the maintenance of farm production and a range of environmental issues and are discussed in detail below.

COMMENT: The proposed dwelling on Lot 3 is supported by relevant purposes within the zone, including providing residential use in a rural environment.

The proposal is also consistent with other recent decisions of Council including the consent for a dwelling across the road on Lot 2 PS745928 & adjacent to the north on Lot 4 PS720672 which also formed part of the original parent holding until the issue of Towong Planning Permit 2013/057.

Significant Landscape Overlay Schedule 1

The subject land is wholly covered by the Significant Landscape Overlay Schedule 1 (SLO1) – High Quality Agricultural Land.
Relevant objectives include:

- To recognise the finite nature of high quality agricultural land.
- To protect high quality agricultural land because of its versatility, productivity and ability to sustain a wide range of agricultural uses without degradation.
- To prevent unsustainable development on high quality agricultural land that may result in the loss of the quantity or quality of the land and limit the full productive potential of the land.
- To protect and enhance where possible, the existing environmental values and functions of floodplains, wetlands and waterways, as features essential to sustaining high quality agricultural land.
- To identify with and value agricultural land for its productivity, quality of land and water resources, and communities that identify with their valleys, plains and plateaus.

COMMENT: As is noted above, notwithstanding that the subject land is affected by the SLO1, the land is zoned RAZ and is otherwise identified as being of moderate agricultural capability.

In response it is contended that the proposal will essentially not alter the status quo in terms of current rural landuse for small scale grazing purposes.

Decision Guidelines

In addition to the matters set out above the purpose of the zone and overlays and the relevant decision guidelines also require that consideration be given to matters such as the planning scheme’s State Planning Policy Framework (SPPF), the Local Planning Policy Framework (LPPF), and orderly planning.

4.2 Planning Policy Framework

The PPF seeks to ensure that the objectives of planning in Victoria are met and encouraged through land use and development. The following policies are deemed to be relevant to this proposal and have been taken into account when initially assessing the application.

Settlement - Hume – Cl 11.01R

COMMENT: The Hume Regional Growth Plan indicates that the subject land is situated within the “Hinterland influence” of Albury Wodonga. The proposal (as well as Amendment C25, particularly as it applies to the subject land), is consistent with the direction of this Plan, for the following reasons:

- the subject site is not identified as being strategic agricultural land of national/state, regional or subregional significance;
- the locality not designated as an area of extractive industry interest;
- the proposal compliments an existing rural settlement pattern in the locality;
- the land is in close proximity to Bethanga and Bellbridge;
- the land is in easy commuting distance to Albury / Wodonga.

Peri-urban areas CI-11.03-3 Peri-urban areas

COMMENT: The overall proposal is to be located within an identified Peri-urban area under the provisions of the Towong Planning Scheme.

Native vegetation management - Cl. 12.01-2S

COMMENT: The proposal will not impact upon any native vegetation.
Protection of Agricultural land – Cl.14.01-1S

COMMENT: As previously discussed the subject land is identified as being of moderate agricultural capability. The subject land is situated within the peri-urban area of the western section of the Shire and as such the proposal will not detract from high quality agricultural land.

Further, it is noted that this land can continue to be utilised for existing small scale farming activities. In return, whilst satisfying the requirements of the RAZ, the proposal will also facilitate diverse living outcomes for the Shire within close proximity of Bellbridge.

Heritage Conservation – Cl.15.03-1S

COMMENT: The development will not diminish any heritage values as the land is not within an identified heritage precinct nor does it contain any heritage places listed with the Heritage Overlay.

Aboriginal Cultural Heritage – Cl.15.03-2S

COMMENT: The subject land is not identified as being located within an area of cultural heritage sensitivity under the provisions of the Aboriginal Heritage Act 2006. As a consequence the proposal does not trigger the need for preparation of a CHMP under the provisions of the Aboriginal Heritage Regulations 2007.

4.3 Municipal Strategic Statement

The MSS provides strategies which will promote economic and population growth that can in turn contribute to the long term sustainability of the municipality.

The goal for land-use planning is to develop a strategic and sustainable long-term land-use direction for the Shire based on an integrated approach to the natural and built environment.

Clause 21.02-5 Rural Land Use Planning states that:

The land use planning vision for Towong Shire is one that facilitates and promotes rural land use diversity. The imperative for Towong Shire to diversify its economy is apparent and the Planning Scheme should not impede efforts to achieve this pursuit of economic diversification.

The rural land use vision includes:

- Maximises inherent rural land use planning discretion;
- Employs a spatially differential approach to rural zoning;
- Caters better for localised landscape and land use differences;
- Allows for diverse merits based outcomes; and
- Enables farm enterprises to adjust to changing circumstances such as the need for increased operational scale or farm succession.

The subject land is located within spatial rural planning policy units as 'Peri-Urban Towong' – being essentially located within the 40min travel / commute contour of nearby Albury – Wodonga where rural residential development is to be encouraged.

COMMENT: The policy intent of rural land use planning within Towong is clear in that it seeks to promote economic development either by enhancing productive agricultural land or providing diverse land uses where land regarded as moderate capability. The subject land is located within ‘Peri-Urban Towong’ and it is considered that the proposed use is encouraged in accordance with the above.
The proposal is clearly consistent with the strategic intent of the MSS providing economic development in the form of diversifying land uses, particularly in areas that are not classified as productive agricultural land.

Clause 21.05-2 outlines key issues to the Shire in relation to Economic Development, which include:

- Need for greater economic diversification;
- The smaller relative scale of agriculture in Towong; and
- Protection of high quality agricultural land.

Clause 21.05-3 outlines objectives for Economic Development, relevant objectives include:

- Encourage economic diversification and greater agricultural diversity.
- Encourage additional residential and rural living opportunities.

Clause 21.05-4 outlines strategies for rural land use planning and states:

- Alternative land uses should be able to be considered on their merits particularly when they can increase the net benefit to the broader community, both now and into the future. In this way rural does not necessarily mean agricultural.

COMMENT: The proposed development is consistent with the above strategies and objectives of Economic Development. As has been mentioned above, the proposal will create opportunity for diversification within an area that has been appropriately zoned to allow alternative land uses that can be considered on a merits basis.

4.4 Local Planning Policy Framework

Rural Dwellings - Cl. 22.02

This policy applies to land in the Rural Activity Zone. It provides that dwellings in the RAZ are to consider hazards present, the suitability of access and the relative isolation of the site. It goes on to states that careful siting of dwellings must be considered to protect the scenic and environmental values which attract people to live in the rural areas of the Shire.

Objectives include:

- To limit new housing development on high quality and versatile agricultural land and prevent the residential use of high quality agricultural land.
- To ensure that the dwellings are sited so as to avoid wherever possible land designated as being of high quality agricultural land or containing environmental hazards such as flooding, inundation, erosion or fire.
- To discourage dwellings in isolated or remote locations where there is an inadequacy of road access, an increased fire risk, or if access construction would lead to loss of environmental values.
- To ensure that dwellings constructed on rural lots have the capacity to treat and retain all wastes on site and can manage domestic waste water without degrading the environment.

COMMENT: The application seeks to provide for a new dwelling on Lot 3. The subject land is regarded as being of moderate agricultural capability and any future dwelling is unlikely to adversely impact upon productive agricultural land.

The proposed dwelling will be able to be sited to ensure effluent disposal can be provided within property boundary and sufficient buffer distances from waterways and dams are maintained (Appendix 5 – Separately attached).

The proposed development has also been designed to utilise existing access arrangements from Lake Road.
Effluent Disposal and Water Quality – Cl.22.08

This clause seeks to ensure:

*Development within the Shire that cannot be serviced by reticulated sewerage should be located and designed to account for the sites environmental attributes and any nearby environmental features, such as, waterways wetlands, bores and dams, particularly features providing water for stock, human or food production purposes.*

COMMENT: A Land Capability Assessment (LCA) has been prepared for the proposed rural dwelling. The nominated site is capable of treating effluent within the bounds of proposed property boundaries without affecting any environmental features such as waterways. The LCA is attached separately to this report.

4.5 Towong Planning Scheme Amendment C25

Specifically the Amendment proposes to rezone land, apply overlays, amend the Municipal Strategic Statement to delete Clause 22.07 Rural Living and insert Schedule 3 to the Rural Living Zone.

COMMENT: Amendment C25 is a seriously entertained amendment which has been submitted to the Department for Approval. The amendment applies to areas of Towong Shire (including the subject land – see figure 3) where the rural residential land use of land has been identified as a dominant and/or preferred land use.

![Map extract – Towong Planning Scheme Amendment C25](image_url)

5. RURAL ACTIVITY ZONE – DECISION GUIDELINES

General issues

- The proposal is not inconsistent with the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The proposal is not inconsistent with the North East Catchment Management Authority Regional Catchment Strategy.
• The land’s site quality attributes including soil type, soil fertility, soil structure, soil permeability, aspect, contour and drainage patterns do not preclude subdivision of the land as proposed, including the disposal of effluent.
• The development will promote sustainable land practice by managing a smaller parcel of land in separate ownership.
• The subject land is candidate for diverse land uses, including providing opportunities for rural residential living. In this light, it is considered that the proposal is consistent with surrounding land uses. In addition, surrounding land holdings accommodate rural dwellings.

Agricultural issues
• The proposal will not adversely impact upon the maintenance of significant farm production or the rural economy.
• The proposal will not limit the operation and expansion of adjoining and nearby agricultural uses.
• The proposal does not diminish the existing capacity of the site to sustain agricultural uses for small scale grazing purposes.
• The land is described as being of moderate agricultural capability.
• An integrated land management plan is not relevant in this instance.

Dwelling issues
• The future development of a dwelling on Lot 3 will not result in the fragmentation of highly productive agricultural land.
• The dwelling will not be adversely affected by surrounding rural land uses. The lot size is of sufficient size to alleviate such amenity concerns.
• Any future dwelling will not adversely affect the operation and expansion of nearby agricultural uses.

Environmental issues
• There will be no discernible environmental impact as a result of the proposal, including direct impacts on soil and water quality.
• The impact of the use or development on the flora and landscape features of the locality is not relevant in this instance. The proposal will not require the removal of native vegetation.
• The protection and enhancement of the natural environment and the character of the area, including the retention of vegetation and fauna habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridge lines, property boundaries, discharge and recharge areas in not relevant in this instance.
• The dwelling will be sensitively located and designed so as not to detrimentally impact the natural environment and landscape features of the locality. The proposal will not require the removal of native vegetation.
• The location of a possible future effluent disposal area on Lot 3 can be sufficiently located to observe the specified distance from waterways.
Design and siting issues

- The future dwelling would be expected to comply with relevant Council Policy.
- There will be no adverse impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.
- There will be no consequences in respect of existing infrastructure provision requiring augmentation.
- The development is to utilise an existing access point from Lake Road to the satisfaction of Council. Additional traffic loads are not considered relevant in this instance.

6. GENERAL PROVISIONS - CLAUSE 65 (DECISION GUIDELINES)

Clause 65 states that because discretion exists for a permit to be issued this does not mean that a permit must be issued. Rather, the provisions at Clause 65 make it clear that consideration needs to be given to whether the outcome is one which is acceptable having regard to such matters as the Scheme's policies and orderly planning.

In response the following comments are provided, as appropriate, in respect of the decision guidelines provided for at clause 65.01 and 65.02.

6.1 Approval of an application or plan (Cl. 65.01)

- The orderly planning of the area.

COMMENT: It is contended that the proposal represents orderly planning for the subject land. From an analysis of relevant sections of the Towong Planning Scheme it is clear that the proposal is not inconsistent with existing and likely future surrounding land arrangements. Further the land is capable of being serviced to an appropriate standard consistent with the pattern of development within the immediate locality.

- The effect on amenity of the area.

COMMENT: The proposal will not have an adverse impact on the amenity of the area nor will it adversely impact upon rural character or natural environment.

- The proximity of the land to any public land.

COMMENT: There are no issues associated with the public-private land interface that would preclude the proposal.

- Factors likely to cause or contribute to land degradation, salinity or reduce water quality.

COMMENT: No issues identified as relevant.

- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.

COMMENT: No issues identified as relevant.

- 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.
COMMENT: No removal of native vegetation is proposed.

- 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.

COMMENT: The proposal will have no adverse impact upon the flood plain or increase hazard associated with flooding. The land is not the subject of erosion or fire hazard controls.

7. CONCLUDING COMMENTS

This application seeks approval for the erection of a dwelling situated at Lot 3 PS 720672 Lake Road, Bethanga.

It is contended that the proposal is not inconsistent with the purposes of the Rural Activity Zone or relevant provisions contained within the Local Planning Policy Framework of the Towong Planning Scheme, and consequently the proposed development of a dwelling, would be both appropriate and reasonable in the circumstances. Further the proposal is also consistent with the imminent gazetted of Amendment C25 which will result in a rezoning of the subject land to Rural Living Zone.

In conclusion, this submission demonstrates a worthy example of orderly planning and as a consequence is considered it the proposal deserves the support of Council.

EDM Group
PETER O'DWYER RPIA (Fellow)
MANAGER ENVIRONMENT & PLANNING

20 May 2019
EDM Ref: 07000304
North Elevation 1:100

East Elevation 1:100
South Elevation
1:100

West Elevation
1:100

Preliminary Concept

Proposed Dwelling & Garage
at Lot 3, PS720672H
Lake Road
Bethanga 3691
for F. Bouwhuis

Elevations - 2

Amendment
No
Description
A
Prelim Concept

date
10 May 19

scale: 1:100
dwg no.: PP01 (A)
drawn: Author
cHECKED: Checker
plot date: 10/06/2019 10:17:30 AM
APPENDIX 2

TITLE PARTICULARS
LAND DESCRIPTION

Lot 3 on Plan of Subdivision 720672H.

PARENT TITLES:
Volume 08365 Folio 758
Volume 09788 Folio 150 to Volume 09788 Folio 151
Volume 09852 Folio 463 Volume 11030 Folio 305
Created by instrument PS720672H 10/06/2014

REGISTERED PROPRIETOR

1ate Fee Simple
Sole Proprietor
FIONA LEE BOUWHUIS of 4 TEE COURT WODONGA VIC 3690
AM754129N 06/05/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM754130E 06/05/2016
WESTPAC BANKING CORPORATION

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 PS720672H 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: LAKE ROAD BETHANIA VIC 3691

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 22/10/2016

DOCUMENT END

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**PLAN OF SUBDIVISION**

**LOCATION OF LAND**

**PARISH:** BERRINGA

**TOWNSHIP:**

**SECTION:** 1  2A

**CROWN ALLOTMENT:** 4A(PT), 8A(PT), 8(PT), 10A(PT)

**CROWN PORTION:** 8A(PT), 8B(PT)

**TITLE REFERENCE:** Vol.8365 Fol.750, Vol.9788 Fol.150
Vol.9788 Fol.151, Vol.9852 Fol.463
Vol.11030 Fol.305

**LAST PLAN REFERENCE:** TP140458E TP319609Q
TP117362A TP901388J (LOT 2)
TP117363X

**POSTAL ADDRESS:** LAKE ROAD
BETHANGA 3691

**MGA94 Co-ordinates**

- E 506 000  ZONE: 55
- N 6000 750  GDA 94

**VESTING OF ROADS AND/OR RESERVES**

**IDENTIFIER** | **COUNCIL/BODY/PERSON**
--- | ---
ROAD R1 | TOWNG SHIRE COUNCIL

**NOTATIONS**

- LOTS 1, 3, 4, ROAD R1, THE SOUTHERN PART OF LOT 2 AND THE WESTERN AND SOUTHERN BOUNDARIES OF THE MAIN PART OF LOT 2 ARE THE RESULT OF THIS SURVEY.
- THE AREA OF LOT 2 (MAIN PART) IS THE RESULT OF DEDUCTION FROM TP140458E, TP117363X AND TP319609Q.

**DEPTH LIMITATION:** 15.24 METRES BELOW THE SURFACE APPLIES TO THE LAND IN CROWN ALLOTMENT 88

**Survey:** This plan is based on survey.

This survey has been connected to permanent marks no(s) 23

In Proclaimed Survey Area No.

**STAGING**

This is not a staged subdivision.
Planning Permit No.

**EASEMENT INFORMATION**

**LEGEND:**
- A - Appurtenant Easement
- E - Encumbering Easement
- R - Encumbering Easement (Road)

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<th>Origin</th>
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<td>LOT 1 &amp; LOT 4 ON THIS PLAN</td>
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<td>14</td>
<td>THIS PLAN SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000</td>
<td>SPI ELECTRICITY PTY LTD</td>
</tr>
</tbody>
</table>

DIGITALLY SIGNED BY LICENSED SURVEYOR:
Russell John Douthat

Signed by: Russell John Douthat (EDM Group) Surveyor's Plan Version (01) SPEAR Ref: S0436681T 06/11/2013
APPENDIX 3

SITE CONTEXT & DESIGN RESPONSE
APPENDIX 4

PROPERTY REPORT
Planning Zones

RURAL ACTIVITY ZONE (RAZ)

SCHEDULE TO THE RURAL ACTIVITY ZONE (RAZ)
SIGNIFICANT LANDSCAPE OVERLAY (SLO)
SIGNIFICANT LANDSCAPE OVERLAY – SCHEDULE 1 (SLO1)

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

OTHER OVERLAYS
Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

FLOODWAY OVERLAY (FO)

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.
Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this parcel is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and landform types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to http://www.oav.nrms.net.au/oavQuestion1.aspx

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - https://www.vic.gov.au/aboriginalvictoria/heritage/planning-and-heritage-management-processes.html
Further Planning Information

Planning scheme data last updated on 17 April 2019.

A planning scheme sets out policies and requirements for the use, development and protection of land.
This report provides information about the zone and overlay provisions that apply to the selected land.
Information about the State and local policy, particular, general and operational provisions of the local planning scheme
that may affect the use of this land can be obtained by contacting the local council
or by visiting https://www.planning.vic.gov.au

This report is NOT a Planning Certificate issued pursuant to Section 199 of the Planning and Environment Act 1987.
It does not include information about exhibited planning scheme amendments, or zonings that may abut the land.
To obtain a Planning Certificate go to Titles and Property Certificates at Landata - https://www.landata.vic.gov.au
For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit http://mapshore.maps.vic.gov.au/vicplan
For other information about planning in Victoria visit https://www.planning.vic.gov.au
This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply. Planning provisions may apply.

Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at http://maps.vic.gov.au/vicplan or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

For Planning Scheme Provisions in bushfire areas visit https://www.planning.vic.gov.au
APPENDIX 5

LAND CAPABILITY ASSESSMENT

(Separately Attached)