Group Accommodation location

Vehicle access

Site Plan *DO NOT SCALE*

DATE	AMENDMENT	DRAWN

INCEPTION PLANNING
TOWN PLANNING CONSULTANCY

T: 03 4317 4984
P: PO Box 339w Ballarat West
E: info@inceptionplanning.com.au
W: www.inceptionplanning.com.au

117 Packhams Lane Beaufort

DRAWN:	DATE:			SHEET:
	8/4/24			1 of 5

Planning Submission

CA 57, 117 Packhams Lane, Beaufort

Use of the land (Group accommodation) under clause 35.07-1 (FZ), construction of buildings and associated works under clause 35.07-4 (FZ), construction of buildings and works associated with Accommodation (Group accommodation) under clause 44.06-2 (BMO) and construction of buildings under clause 45.05-2 (RO27)

April 2024

Inception Planning acknowledges Aboriginal and Torres Strait Islander peoples as the traditional custodians of lands on which we do business, and we pay our respects to Elders, past, present, and emerging. We acknowledge the important contribution that Aboriginal and Torres Strait Islander people make in creating strong and vibrant communities.

Contents

Introduction

Inception Planning has been engaged to prepare and submit a planning permit application at 117 Packhams Lane, Beaufort (the subject site) for the Use of the land (Group accommodation) under clause 35.07-1 (FZ), construction of buildings and associated works under clause 35.07-4 (FZ), construction of buildings and works associated with Accommodation (Group accommodation) under clause 44.06-2 (BMO) and construction of buildings under clause 45.05-2 (RO27).

The subject site comprises one title, formally known as CA57. There are no restrictions on title.

Executive Summary

Zone	○ The subject site is within the Farming Zone (FZ).
Overlays	The site is subject to the following overlays: ○ Bushfire Management Overlay (BMO) ○ Restructure Overlay – Schedule 27 (RO27) ○ Vegetation Protection Overlay Schedule 1 (VPO1) – adjoining the rail reserve.
Cultural Heritage Sensitivity	○ The site is not subject to any areas of identified Cultural Heritage Sensitivity.
Permit Triggers	The following permit triggers apply for this proposal: ○ Clause 35.07-1 (FZ) Use of the land (Group accommodation). ○ Clause 35.07-4 (FZ) Construction of buildings and works associated with a section 2 use. ○ Clause 44.06-2 (BMO) Construction of buildings and works associated with Accommodation (Group accommodation). ○ Clause 45.05-2 (RO27) Construction of buildings.
Policy support	This proposal is strongly aligned and supported by various policy including, but not limited to: ○ Clause 14.01-2S – Sustainable agricultural land ○ Clause 14.01-1S – Protection of agricultural land ○ Clause 15.0106S – Design for rural aeras ○ Clause 17.04 – 1S – Facilitating tourism

Subject Site

The subject site is located on the south-west corner of Packhams Lane adjoining the railway line. It is an irregular shaped allotment of approximately 8.1ha in area.

The site contains a dwelling and shed which are located approximately 48m and 39m respectively from the northern boundary. The driveway located close to the north-east corner of the site while dam sits in the southern half of the site, approximately 43m from the eastern boundary. Vegetation is scattered across the whole site.

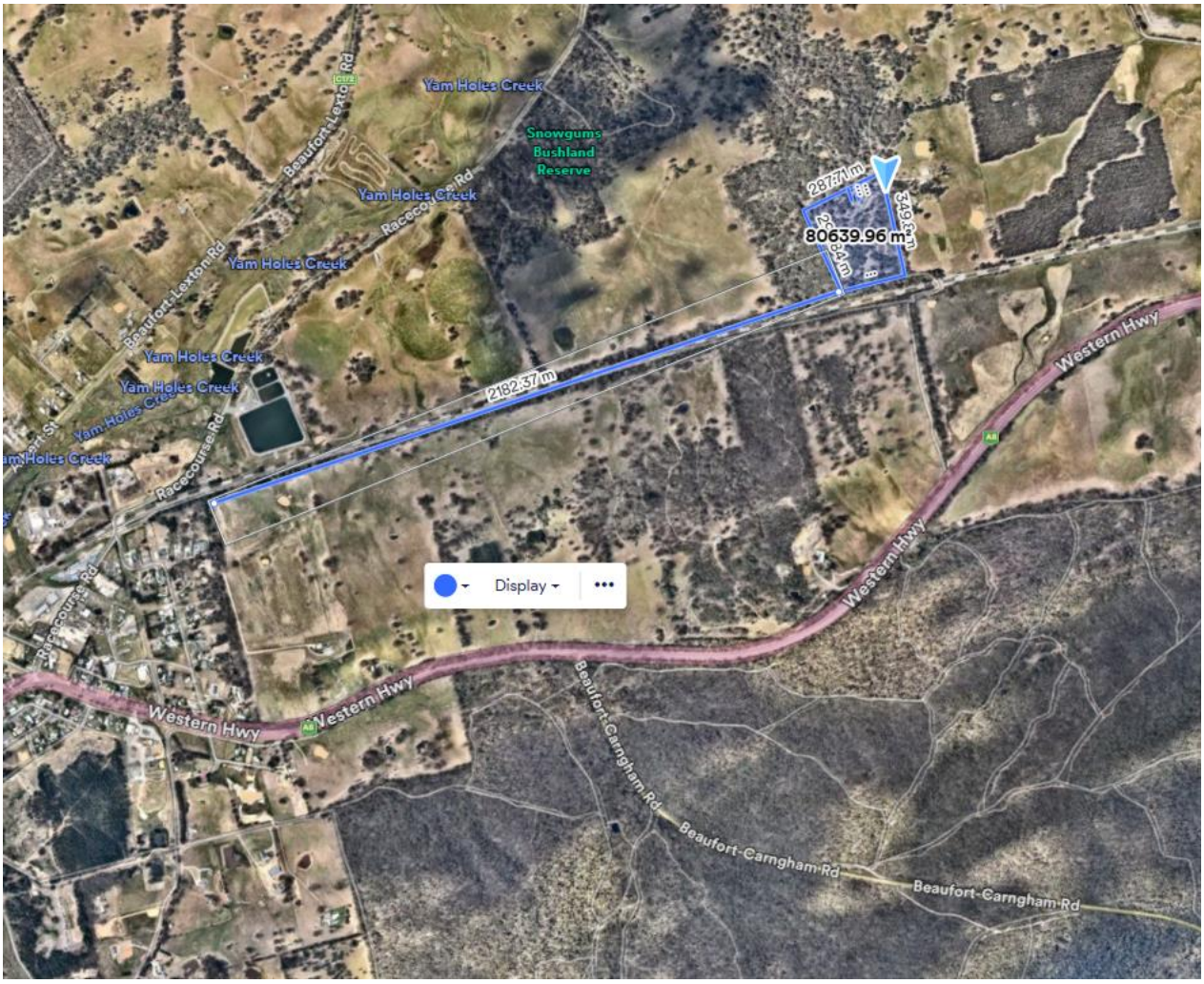
The subject site. Source: Nearmap.

Surrounds

The site sits in a rural landscape which consists of irregular shaped allotments of varying sizes in the immediate area. This site and the adjoining property to the north and west are similarly covered in scattered vegetation. Beyond the immediate area the landscape is somewhat like patchwork with some allotments having been cleared of vegetation and some partially. A short distance to the west is a modest sized plantation, to the north-west the Snowgums Bushland Reserve whilst on the southern side of the Western Highway is bushland.

The site is located approximately 2.1km east of the Beaufort township which along with Avoca, are the two biggest towns within the municipality.

The subject site in the broader context. Source: Nearmap.



Site History

There is no known planning history associated with the site.

Proposal

This application proposes the use and development of the land for Group accommodation.

As per clause 73.03 Land use terms **Group accommodation** is defined as follows:

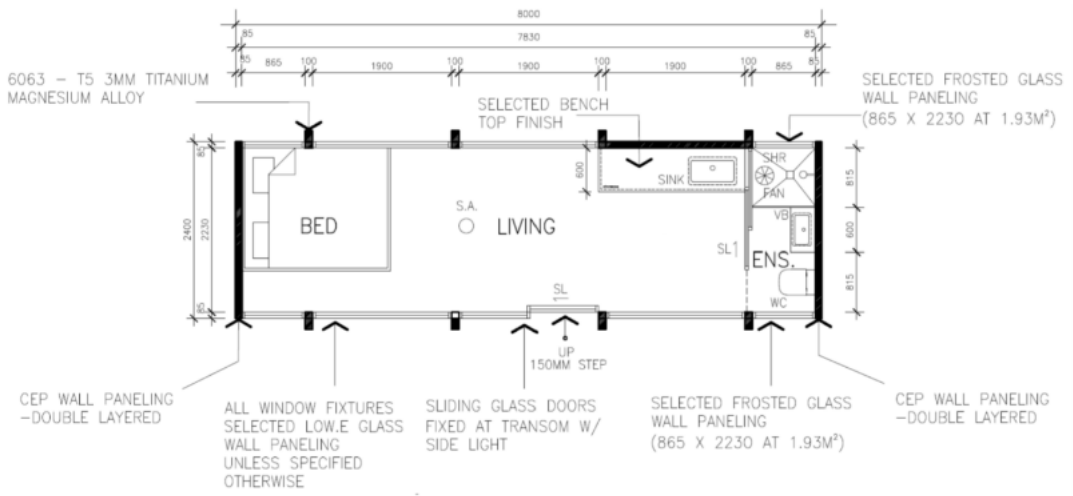
- *Land, in one ownership, containing a number of dwellings used to accommodate persons away from their normal place of residence.*

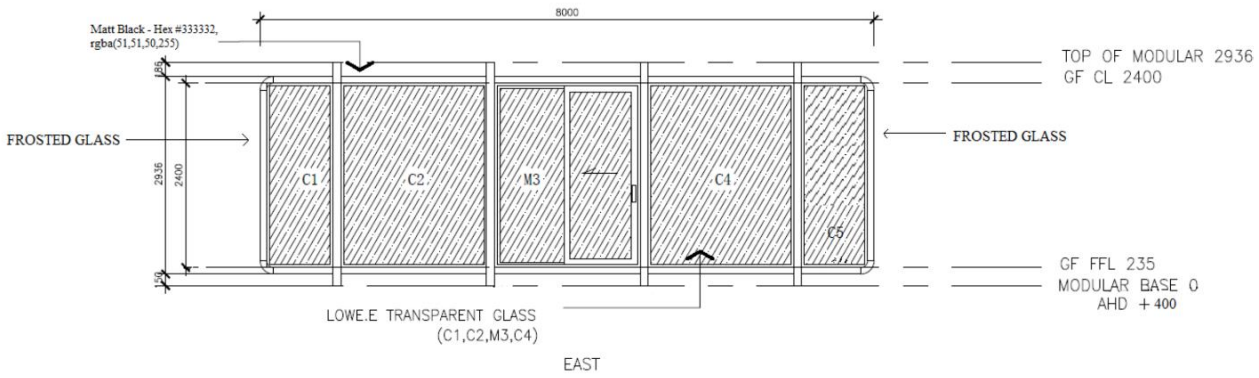
Group accommodation is a section 2 use in the Farming Zone and no conditions apply.

The two buildings to be used for Group accommodation purposes are to be located close to the dam on site, using an existing property entrance to reach them. As the definition suggests, the Group accommodation will be used to accommodate persons away from their normal place of residence for short stays, as opposed to something that is continually occupied; neither building contains a laundry, consistent with this short-term approach. Additionally, the buildings are both portable meaning they can be easily and quickly removed form site if the use is to ever cease.

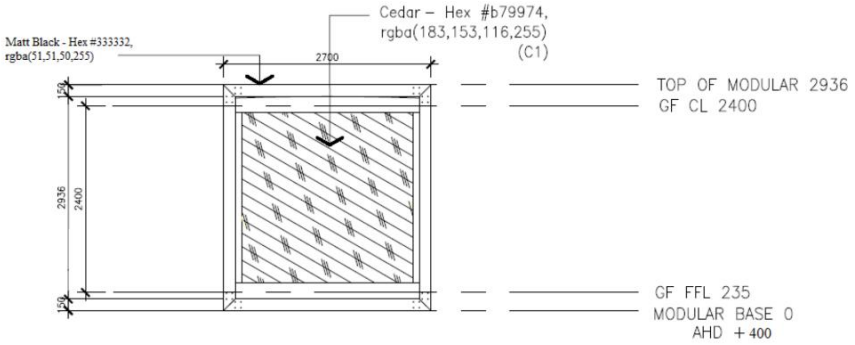
The small 'pod' buildings to be used for this purpose are rectangular in shape measuring 8 x 2.4m with an overall height of 2.9m and consist of an open plan area containing a bed, living space and sink and closed off toilet and shower area.

Proposed internal layout and elevation detail.



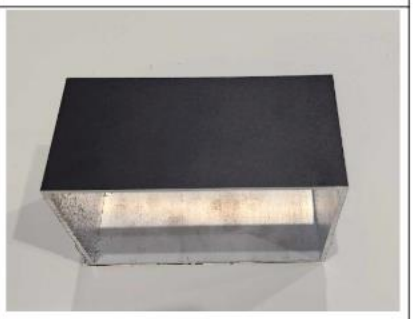


EAST



NORTH

Proposed external materials.

CEP Panels	Cedar - Hex #b79974, rgba(183,153,116,255)	
Structural Ribs – Titanium Magnesium Alloy – Code 6063 – T5	Matt Black - Hex #333332, rgba(51,51,50,255)	
Glass	"Low-E"	

Pyrenees Planning Scheme

Planning Policy Framework

- Clause 11.01-1R – Settlement – Central Highlands
- Clause 13.02-1S – Bushfire planning
- Clause 14.01-1S – Protection of agricultural land
- Clause 14.01-2S – Sustainable agricultural land use
- Clause 15.01-6S – Design for rural areas
- Clause 17.04-1S – Facilitating tourism

Municipal Planning Strategy

- Clause 02.03-1 – Settlement 1.02-1 – Urban Growth
- Clause 02-03-2 – Environmental risks and amenity
- Clause 02-03-3 – Natural resource management
- Clause 02-03-5 Housing

Local Planning Policies

- Clause 11.01-1L – Settlement in Pyrenees Shire
- Clause 14.01-1L – Agriculture in Pyrenees Shire
- Clause 14.01-2L - Sustainable agriculture in Pyrenees Shire

Zone

- Clause 35.07 – Farming Zone (FZ)

Overlays

- Clause 42.02 – Vegetation Protection Overlay (VPO) – adjoining.
- Clause 44.06 – Bushfire Management Overlay (BMO)
- Clause 45.05 – Restructure Overlay (RO)

Particular Provisions

- Clause 53.02 – Bushfire planning

General Provisions

- Clause 65.01 – Approval of an application or plan

Permit Triggers

Clause 35.07 – Farming Zone (FZ)

- A permit is required to use the land (Group accommodation) under clause 35.07-1.
- A permit is required for the construction of buildings and works associated with a section 2 use (Group accommodation) under clause 35.07-4 (FZ)

Clause 44.06 – Bushfire Management Overlay (BMO)

- A permit is required for the construction of buildings and works associated with Accommodation (Group accommodation) under clause 44.06-6 (BMO)

Clause 45.05 – Restructure Overlay – Schedule 27 (RO27)

- A permit is required for the construction of buildings under clause 45.05-2 (RO27)

Notice Exemptions

Bushfire Management Overlay (BMO)

Exemption from notice and review

In accordance with clause 44.06-7 an application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act, unless a schedule to this overlay specifies otherwise.

Schedule 1 to the overlay is shown on the planning scheme maps as BMO1 and applies to Avoca BAL 12.5 areas – this is not applicable to the subject site.

The subject site is exempt from notification and review rights under the BMO.

Restructure Overlay (RO)

Exemption from notice and review

In accordance with clause 45.05-5 an application under this overlay is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

The subject site is exempt from notification and review rights under the RO.

Accordingly, any notification and review rights (if required) are contained to the permit triggers (and associated policy and decision guidelines) for use and development under the Farming Zone.

Planning Assessment

Zone

The purpose of the FZ is:

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

Response

This small parcel of land is just 8.1ha and though zoned for agriculture is not used in this way. The site is covered in scattered vegetation as are many other allotments in the vicinity; accordingly, the proposed use will not impact on the agricultural land bank of the shire.

Similarly, given the land is not being used for productive agricultural purposes, this proposal will also have no impact from this perspective.

Although Group accommodation is a non-agricultural use, it is particularly suitable in this setting and context for the reasons outlined above. It provides a short-term accommodation option in support of the local tourism industry in a rural setting yet set close to the businesses, services and facilities of Beaufort. There is limited opportunity for small farming allotments such as this while it contains high levels of native vegetation coverage and a proposal such as this for a modest and discreet use and development is preferable to the loss of the vegetation across the site simply to enact a small-scale agricultural activity.

The schedule to the FZ sets out minimum lot size requirements for subdivision and other permit trigger detail in terms of setbacks and so on – there are no specific purposes in the schedule that relate to how the land should be used or developed.

In summary, the proposal is very responsive to the specific nature of the site and surrounding context in a manner does not detrimentally impact on the importance of the FZ.

Decision guidelines

The proposal is supported by relevant policy including clause 17.04-1S Facilitating tourism. Although this proposal is small in scale it plays a role in providing a short-term accommodation option for travellers exploring the area or passing through, in a quiet rural setting.

The site can support the proposed use and development. It has existing access which can be upgraded if required, has addressed bushfire matters and has had a Land Capability Assessment prepared to address effluent disposal for the small-scale development. This assessment summarises that the site can sustain a conventional septic tank system with primary treated waste distribution by absorption trenches.

The development is approximately 120m from the eastern property boundary and 70m from the southern boundary which contains a road reserve and then the railway line. The nearest offsite dwellings are approximately 240m to the north-west and 260m to the north-east. These lots and other nearby lots are developed in a similar manner to the subject site, dwelling and ancillary shedding with some or a lot of vegetation coverage.

As noted, given there is limited opportunity for small farming allotments such as this while they contain high levels of native vegetation; a proposal such as this for a modest and discreet use and development is preferable to the loss of the vegetation across the site simply to enact a small-scale agricultural activity.

The site and immediately adjoining lots are not used for agricultural purposes and as such no land is being lost to agriculture and nor is there any impact on the operation or expansion of adjoining and nearby land uses.

The application does not propose Rural worker accommodation and nor is it within 500m of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development Act 1990) – Refer to mapping detail on following page. Additionally, the Group accommodation is not within 1km of a permit or application or existing wind energy facility.

The two small buildings are sensitively located away from property boundaries and clear of vegetation. The are just 2.9m in height with small footprints and appropriate materials.

Resources Licences Near Me (earthresources.vic.gov.au) 12 April 2024.

Overlays

The purpose of the **Bushfire Management Overlay** (BMO) is:

- To implement relevant policy.
- Tn ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To identify area where the bushfire hazard warrants bushfire protection measures to be implemented.
- To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

Response

In accordance with clause 44.06-4 of the BMO, an application must meet the requirements of Clause 53.02 unless the application meets all of the requirements specified in a schedule to this overlay.

- The schedule to the BMO is not applicable to this site.
- Clause 53.02-3 is not applicable to this application, therefore clause 53.02-4 is.

Clause 53.02-4 Bushfire protection objectives

Approved measure	**Requirement**
AM 2.1 **Landscape, siting and design objectives**	The woodland and forest surrounding the site is fragmented with areas of managed grassland and farmland which will help reduce fuel load and risk. The proposal will meet the defendable space requirements for BAL 29 as per Method 1 assessment of AS 3959-2018 within the property boundaries based on the hazard of forest in all directions.
AM 2.2	The Group accommodation can be accessed via a new, short driveway from Packhams Road. This also provides adequate access for emergency vehicles. BAL 29 defendable space can be achieved within property boundaries.
AM 2.3	The buildings will be required to meet BAL 29 with construction requirements to minimise the ability of ember penetration and radiant heat exposure to compromise the building's integrity.

AM 3.1 **Defendable space and construction objective**	Not applicable – the use is Group accommodation.
AM 3.2	The site is to be used for Group accommodation (short term accommodation). It isn't possible to achieve Table 3 defendable space (70m) around the buildings within the title boundaries without a significant loss of native vegetation therefore AltM 3.6 is being applied.
AltM 3.6	Less defendable space is considered acceptable as there is managed residential land for the distance of almost 100m around the site. Additionally, the site will be used by people who are generally mobile and arriving by private vehicle and able to quickly evacuate.
AM 4.1 Water supply and access objectives	Not applicable – the use is Group accommodation.
AM 4.2	A fire resistant water tank will be provided (maximum of 10,000 litres). The CFA will need to be able to drive within 4m of the outlet which will be located within 60m of the buildings. Access will be provided in accordance with the minimum requirements.

By addressing these requirements and considering the constraints and opportunities of the site, the proposal has prioritised the protection of human life over all other policy considerations and responded to the BMO, clause 53.02 and relevant policy.

The purpose of the **Restructure Overlay (**RO) is:

- To implement the MPS & the PPF.
- To identify old and inappropriate subdivisions which are to be restructured.
- To preserve and enhance the amenity of the area and reduce the environmental impacts of dwellings and other development.

Response

This application does not propose subdivision.

Similarly, it does not propose a dwelling, rather it proposes Group accommodation.

The amenity of the area will not be detrimentally impacted because of this proposal. The 2 buildings are very small in footprint (approximately 19.2smq each) have been sensitively located away from boundaries, in an area that is largely devoid of vegetation and seeks to utilise an existing vehicle crossover, and seeks a use that that is sensitive to the site and locality.

Decision Guidelines

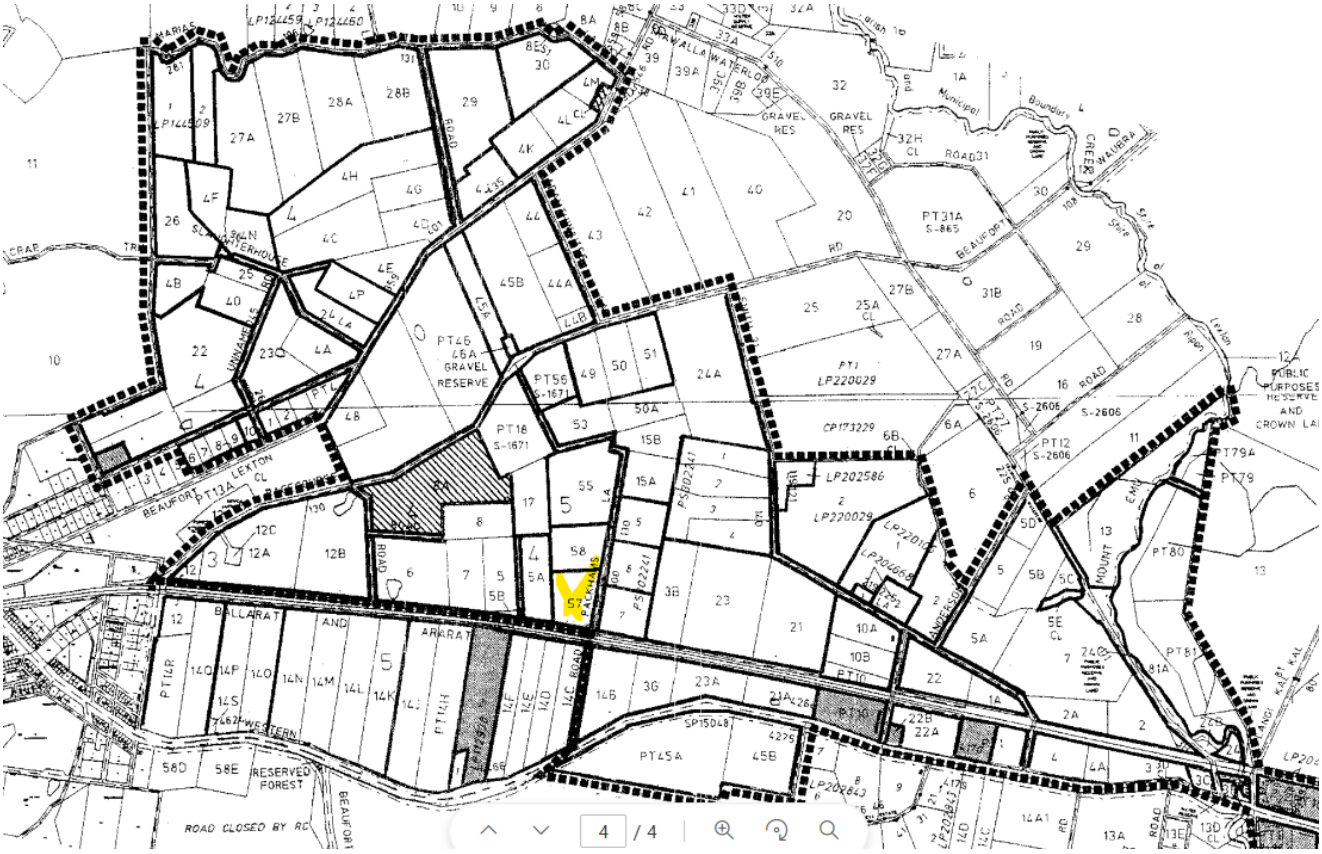
The following decision guidelines should be considered:

- The MPS and PPF
- The objectives of the restructure plan for the area
- Appropriate measures to cope with any environmental hazard or constraint affecting the land, including slope, drainage, salinity and erosion
- The protection and enhancement of the natural environment and the character of the area including the retention of vegetation and fauna habitats and the need to revegetate along waterways, gullies, ridge lines and property boundaries
- The availability of utility services, including sewerage, water, drainage, electricity, telecommunications, and, whether the subdivision us not a residential subdivision, gas.
- The relationship of the intended use and development to the existing or likely use and development of adjoining and nearby land.
- The effect on surrounding uses, especially agricultural uses and nearby public land.
- The design of buildings.

Response

Restructure Plan No. 27A & 27B 'Beaufort Environs' applies to the subject site as per the Incorporated Document.

The location of the subject site in relation to the 'Beaufort Environs (Sheet B) as per Restructure Overlay Plan No. 27.



The objectives of this RO relate to areas of inappropriate subdivision, encouraging subdivisional restructuring of multiple-lot landholdings, discouraging inappropriate small lot rural residential development, preventing inappropriate development on environmentally hazardous land in the Palaeozoic II Land Systems and to limit development on land which is subject to flooding or erosion.

The objectives of RO27 are not particularly applicable to this proposal. No subdivision is involved, the land is not subject to flooding or inundation and the site is not part of the environmentally hazardous land in the Palaeozoic II Land Systems.

The requirements for the development of the land turns its attention to the issue of dwellings, specifying that *Not more than one dwelling may be constructed on or caused to exist on each Restructure Parcel except in specified circumstances.*

The formulae listed refers to 'larger Restructure Parcels' and refers to parcels in the FZ north of the Western Highway with an area of more than 20 ha and parcels in the FZ to the south of the Western highway with an area of 40ha – site which is just 8.1ha.

The Schedule goes on to then address Restructure Parcels of less than 8 ha; none of the formulae detail within Schedule 27 applies to this property.

The Schedule goes on to say no more than one dwelling may be constructed on any lot.

It is important to distinguish between the definition of a 'Dwelling' and this proposal for 'Group accommodation'.

As the definition suggests, the Group accommodation will be used to accommodate persons away from their normal place of residence for short stays, as opposed to something that is continually occupied; neither building contains a laundry, consistent with this short-term approach. Additionally, the buildings are both portable meaning they can be easily and quickly removed form site if the use is to ever cease. It is evident that the way the buildings will be used as Group accommodation is clearly not in line with definition of a dwelling and the property owners would readily accept a 173 Agreement to address detail such as the use of the buildings for the proposed purpose if could deemed this necessary.

In summary, the proposed use and development has not been excluded or prohibited from consideration under Restructure Overlay Schedule 27.

Particular Provisions

Clause 53.02 – Bushfire planning

The proposal has been prepared having regard for this overarching performance standard and is in line with the purpose of this requirement, prioritising the protection of human life and strengthening resilience to bushfire. The siting, access and other relevant detail have been considered to ensure the location, design and construction for the development appropriately responds to the bushfire hazard associated with this location.

Land surrounding the site is a mix of woodland, forest, managed and modified vegetation. The proper establishment and maintenance of defendable space o site will reduce the overall bushfire risk.

The proposed measures can be practically implemented and maintained in conjunction with the proposed use of the land for Group accommodation purposes.

Refer to the Clause 53.02-4 Bushfire protection objectives assessment under the BMO section of this report for detail.

Policy

This application proposes a very small-scale Group accommodation use and development is a quiet rural setting, a short distance from Beaufort, the biggest town along with Avoca, in this modestly populated rural council.

The Western, Sunraysia and Pyrenees Highways all pass through the Shire at various locations providing tourism opportunities to the Shire. Clause 17.04-1S Facilitating tourism has strategies that include *Encourage the development of a range of well-designed and sited tourist facilities, including integrated resorts, accommodation, host farm, bed and breakfast and retail opportunities* and to *Promote tourism facilities that preserve, are compatible with and build on the assets and qualities of surrounding activities and attractions.* This application responds to the opportunities provided by the highways that pass through, natural and other attractions and events in the area and the proximity to Beaufort.

The design of the built form is very respectful of the rural character of the setting and surrounds, in accordance with clause 15.01-6S, Design for rural areas. The siting, very small scale and appearance of the built form can sit comfortably in this setting. They will be well screened by existing vegetation on site and are not elevated or close to any areas of significant natural beauty or scenery such as ridgelines, hill tops, waterways or wetlands.

The proposal is in line with Clause 14.01-1S Protection of agricultural land and 14.01-2S Sustainable agricultural land use. There is limited opportunity for small farming allotments such as is while they contain high levels of native vegetation; a proposal such as this for a modest and discreet use and development is preferable to the loss of the vegetation across the site simply to enact a small-scale agricultural activity.

The site and immediately adjoining lots are not used for agricultural purposes and as such no land is being lost to agriculture and nor is there any impact on the operation or expansion of adjoining and nearby land uses.

No productive agricultural land is being lost.

Cultural Heritage

The site is not subject to any areas of identified Cultural Heritage Sensitivity. In accordance with Part 2, Division 1, Regulation 7, a Cultural Heritage Management Plan (CHMP) is only required if:

- All or part of the activity area is in an aera of cultural heritage sensitivity; and
- All or part of the activity area is a high impact activity.

The site is not subject to any identified areas of cultural heritage sensitivity. In accordance with the *Aboriginal Heritage Regulations 2018*, a CHMP is not required.

Clause 65 Assessment

The proposal responds positively to Clause 65 'Decision Guidelines' and represents an orderly, sensible and practical response to the development of land within a rural area.

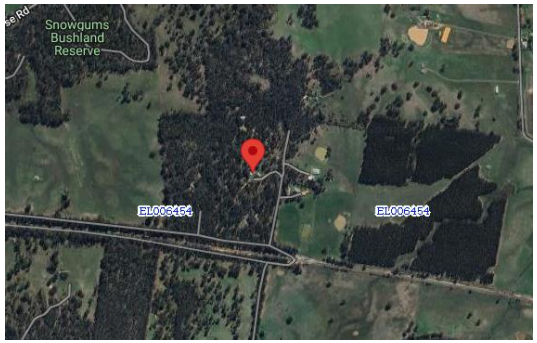
A detailed assessment of the proposal against the Decision Guidelines of Clause 65.01 are provided in Appendix 1.

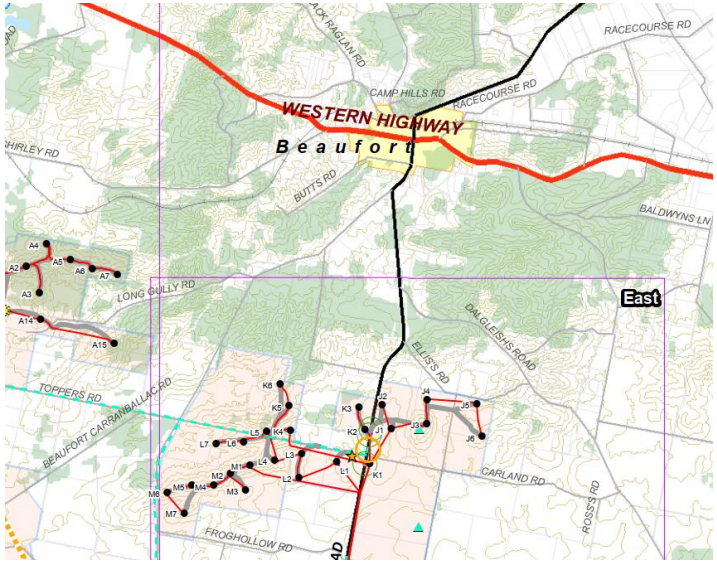
Conclusion

For the reasons set out in our submission to Council, we respectfully request the application be supported and a permit issue.

Attachment 1 – Clause 65.01 Assessment Approval of an Application or Plan

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

Decision Guideline	Comment
The matters set out in section 60 of the Act.	The application responds positively to the Act.
Any significant effects the environment, including the contamination of land, may have on the use or development.	There is no known contamination of the site, nor any other environmental risks associated with the site. There are no Work Authority licences within 500m of the subject site. Resources Licences Near Me (earthresources.vic.gov.au) 16 April 2024. 

Decision Guideline	Comment
	Additionally, the proposal is not within 1km of the nearest title boundary of the land subject to a wind energy facility, an application for a wind energy facility, an incorporated document approving a wind energy facility or a proposed wind energy facility which has taken action under the Environment Effects Act 1978. The nearest areas of the Stockyard Hill Wind Farm are a number of kilometres to the south and southwest. **Source:** Amended approved turbine layout – Stockyard Hill Wind Farm. Dated 28 April 2016. Wind Farms - Pyrenees Shire Council 

Decision Guideline	Comment
The Municipal Planning Strategy and the Planning Policy Framework.	This proposal is strongly aligned and supported by policy including: o Clause 14.01-2S – Sustainable agricultural land o Clause 14.01-1S – Protection of agricultural land o Clause 15.0106S – Design for rural aeras o 17.04 – 1S – Facilitating tourism
Any matter required to be considered in the zone, overlay or other provision.	Considerations are confined to the permit triggers of the FZ and BMO and relevant provisions, decision guidelines and policy. The application is strongly aligned with the broad decision guidelines of the zone and meets the relevant requirements of the overlay.
The purpose of the zone, overlay or other provision.	Considerations are confined to the permit triggers of the FZ and BMO and relevant provisions, decision guidelines and policy. The application is strongly aligned with the broad decision guidelines of the zone and meets the relevant requirements of the overlay.
The orderly planning of the area.	The proposed development will create an additional dwelling at the rear of the lot which allows for the existing streetscape layout to remain which is considered to provide an orderly planning outcome.
The effect on the environment, human health and amenity of the area.	The proposed development is for residential purposes and will not impact on the amenity of the residential setting.

Decision Guideline	Comment
The proximity of the land to any public land.	The nearest public land appears to be the Snowgums Bushland Reserve located approximately 58m to the north-west. This proposal will not have any detrimental affect on nearby public land but it does provide the opportunity for tourists visiting and passing through the area and potentially taking in areas of natural interest, the opportunity for short term accommodation.
Factors likely to cause or contribute to land degradation, salinity or reduce water quality.	The buildings will be required to apply for a Legal Point of Discharge via the usual building process. A land Capability Assessment (LCA) has been prepared for this site which demonstrates that the site is capable of accommodating an onsite wastewater management system which can be installed to meet the needs of the proposed Group accommodation. It has been recommended that the primary treatment of wastewater be carried out with absorption trenches.
Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site	The buildings will be required to apply for a Legal Point of Discharge via the usual building process.
The extent and character of native vegetation and the likelihood of its destruction.	Only the minimal extent necessary to meet defendable space requirements will be removed.
Whether native vegetation is to be or can be protected, planted or allowed to regenerate.	Only the minimal extent necessary to meet defendable space requirements will be removed.

Decision Guideline	Comment
	The site is already fairly well vegetated.
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 site is not subject to the Land Subject to Inundation Overlay (LSIO) or Floodway Overlay (FO). There is no erosion on site. The site is subject to the Bushfire Management Overlay (BMO) and has been assessed accordingly.
The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.	Not applicable.
The impact the use or development will have on the current and future development and operation of the transport system.	The proposed Group accommodation will use the existing road network – this very small-scale use will not have an impact on the transport system that is beyond its capability.

Pyrenees Shire Council

Planning Enquiries
Phone: (03) 5382 9777
Web: www.pyrenees.vic.gov.au

Office Use Only

VicSmart: **No**

Specify class of VicSmart application:

Application No: **REFPA20240042**

Date Lodged: **16/04/2024**

Application for
Planning Permit

If you need help to complete this form, read How to complete the Application for Planning Permit form.

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

⚠ **Questions marked with an asterisk (*) are mandatory and must be completed.**

⚠ **If the space provided on the form is insufficient, attach a separate sheet.**

Application type

Is this a VicSmart Application?* No

If yes, please specify which VicSmart class or classes:

⚠ If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application

Pre-application meeting

Has there been a pre-application meeting with a Council planning officer? **True**

If 'yes', with whom?: **Eoughan McColl**

Date:**31/10/2023** day / month / year

The Land ⓘ

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address*

Unit No:	St. No: **117**	St. Name: **PACKHAMS LANE**

Suburb/Locality: **BEAUFORT** Postcode: **3373**

Formal Land Description*
Complete either A or B

⚠ This information can be found on the certificate of title.

A Lot No: ○ Lodged Plan ○ Title Plan ○ Plan of Subdivision No:

OR

B Crown Allotment No: Section No:

Parish/Township Name:

If this application relates to more than one address, please attach details.

The Proposal

⚠ You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

ⓘ For what use, development or other matter do you require a permit?*

This application proposes the use and development of the land for Group accommodation.

Provide additional information on the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

ⓘ Estimated cost of development for which the permit is required*

Cost **$80,000.00**

⚠ You may be required to verify this estimate
Insert '0' if no development is proposed

Insert '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

Existing Conditions ⓘ

Describe how the land is used and developed now*

Eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

The site contains a dwelling and shed which are located approximately 48m and 39m respectively from the northern boundary. The driveway located close to the north-east corner of the site while dam sits in the southern half of the site, approximately 43m from the eastern boundary. Vegetation is scattered across the whole site.

Provide a plan of the existing conditions. Photos are also helpful.

Title Information ⓘ

Encumbrances on title*

If you need help about the title, read: How to complete the Application for Planning Permit form

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ◯ Yes. (if 'yes' contact Council for advice on how to proceed before continuing with this application.)
- ◯ No
- ◯ Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site.
(The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments' eg restrictive covenants.)

Applicant and Owner Details ⓘ

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit

Name:

Title:

First Name: **Leah**

Surname: **Clark**

Organisation (if applicable): **inception planning**

Postal Address

If it is a PO Box, enter the details here:

Unit No:

St. No:

St. Name: **Po Box 339W**

Suburb/Locality: **Ballarat West**

State: **victoria**

Postcode: **3350**

[redacted]

person.

Organisation (if applicable): **Inception Planning**

[redacted]

day / month / year

Information Requirements

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist.

Is the required information provided?

- ◯ Yes
- ◯ No

Declaration ⓘ

This form must be signed by the applicant*

⚠ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit

I declare that I am the applicant; and that all the information in this application is true and correct and the owner (if not myself) has been notified of the permit application.

Signature:

Date:16 April 2024

day / month / year

Checklist ⓘ

Have you:

- ☐ Filled in the form completely?
- ☐ Paid or included the application fee?

⚠ Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

Provided all necessary supporting information and document?

- ☐ A full and current copy of the information for each individual parcel of land forming the subject site.
- ☐ A plan of existing conditions.
- ☐ Plans showing the layout and details of the proposal.
- ☐ Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
- ☐ If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).

Lodgement ⓘ

Lodge the completed and signed form and all documents with:

Pyrenees Shire Council
5 Lawrence Street BEAUFORT Vic 3373

Telephone: (03) 5349 1100

Contact information:
Telephone: (03) 5349 1100
Email: pyrenees@pyrenees.vic.gov.au

INCEPTION PLANNING
TOWN PLANNING CONSULTANCY

P: (03) 4317 4984

E: info@inceptionplanning.com.au

W: www.inceptionplanning.com.au

A: PO Box 339w, Ballarat West 3350

2 September 2024

Pyrenees Shire Council

5 Lawrence Street, Beaufort

VIC 3373

Re: P24022 – 117 Packhams Lane, Beaufort

I refer to the abovementioned planning permit application and the request for further information under Section 54 of the *Planning and Environment Act 1987*, dated 30 April 2024 which required the information to be submitted to council by 30 May 2024 and subsequently extended to 28 August and then 27 September 2024.

In the intervening time additional work has been done to address the further information request regarding the extent of native vegetation required to be removed for the proposal, including for effluent disposal, defendable space and access.

Accompanying this letter is:

- A Biodiversity assessment prepared by Implexa Town Planning & Ecological Consultancy; &
- A Land Capability Assessment – Addendum prepared by Provincial Geotechnical Pty Ltd.

In summary, the LCA addendum confirms that the effluent/wastewater system can be installed without the need to remove vegetation or impact on tree root zones.

In addition, the biodiversity assessment has determined that the total extent of proposed vegetation removal is 0.505ha (patch) and no tree removal. The General offset amount is calculated at 0.1890 General habitat units, to be located in the vicinity of the Glenelg Hopkins CMA or the Pyrenees Shire LGA with a minimum strategic biodiversity value score of 0.5471. No Large trees are required to be protected via the offset process.

It is important to note that the biodiversity assessment concludes that the location proposed to be used on site (including access) is the most appropriate having reviewed the entirety of the site and assessed the impact of the proposal and its location. No large trees are to be removed or impacted with the proposal responding in an appropriate manner to the constraints and opportunities of the site.

If you have any questions or wish to discuss this matter further, please do not hesitate to contact me on 0407 180 592 or via email sarah@inceptionplanning.com.au

Regards

Sarah Fisher

Principal Planner.

PROVINCIAL GEOTECHNICAL PTY. LTD.

CONSULTING GEOLOGISTS

A.B.N. 88 090 400 114

LAND CAPABILITY ASSESSMENT – ADDENDUM

Site Address:	117 Packhams Lane BEAUFORT, VICTORIA
Client:	INCEPTION PLANNING PO BOX 339W BALLARAT WEST VIC 3350
Date:	6th August 2024
File No:	22284A
Author:	Andrew P Redman
Contact:	91 Nicholas Street, NEWTOWN VIC 3220 E: admin@pgvic.com.au PH: 03 5223 1566

RE: 117 Packhams Lane, Beaufort, Victoria.

Having reviewed the supplied application to install we endorse the provided LAA location as provided (see attached).

We confirm that the effluent/wastewater system can be installed as per the attached plan without the need to remove vegetation and the system can be installed without any impact on root zones.

Please do not hesitate to contact the undersigned should you have any further questions or queries.

ANDREW REDMAN BSc.
PRINCIPAL GEOLOGIST.
AR: hs


117 Packhams Ln BEAUFORT
DEFENDABLE SPACE
DAM
TINY 1
TINY 2
PROPOSED SEPTIC TANK
4x LDB's
6m
60m
2.5m
2.0m
2.0m
2.5m
Google
Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 10 m
PROPOSED 90m x 1m SOIL ABSORPTION TRENCHS

TOWN PLANNING AND ECOLOGICAL CONSULTANCY

Biodiversity Assessment for 117 Packhams Lane, Beaufort

Detailed Assessment Pathway.

Version 1 August 2024

Report Prepared for Inception Planning, Ballarat

Report prepared by Heidi Robinson
Implexa Planning and Ecological Consultancy
Heidi@implexaplanning.com.au

Project name: Biodiversity Assessment for 117 Packhams Lane, Beaufort

Site assessor: Heidi Robinson

Report author: Heidi Robinson

Mapping: Lewis Starting, GIS Officer

Cover Photograph A photograph of the study area taken during the site assessment.

Acknowledgement of country
This document was prepared on the land *of the Gulidjan and Gadubanud peoples of the Maar nation.* We acknowledge the Traditional Owners of country and pay our respects to them, their culture, and their Elders past, present and emerging.

Contents

Introduction

Background and Purpose

This Biodiversity Assessment was requested by Inception Planning to assess the ecological impact of the site for two single bedroom Group accommodation cabins, an onsite wastewater system, access and defendable space at 117 Packhams Lane, Beaufort as per Figure 5.

The defendable space has been assessed as 32m in all directions as per Figure 4 and managed in accordance with the following (prepared by Regional Planning and Design Pty Ltd Bushfire Management Statement, dated March 2024):

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

The site assessment considered other locations on the site, however, it was considered that the selected site was the most suitable due to existing large cleared area, the use of the existing access into the site and a layout that does not impact on any large trees. Additionally, the effluent field has been located within the defendable space, avoids impacting any large trees and still maintains satisfactory buffers to protect nearby waterbodies and waterways.

The vegetation that is proposed to be removed is not subject to Clause 52.12.5 (Exemption to create defendable space for a dwelling under Clause 44.06 of this planning scheme) as the proposal is for Group accommodation and therefore the vegetation removal for defendable space must be calculated and offsets provided accordingly.

This application follows the information requirements for a Detailed Assessment Pathway under the Department of Environment, Land, Water and Plannings (DELWP) Guidelines for the removal, destruction or lopping of native vegetation (DELWP, 2017).

Scope of this Report

The scope of the Biodiversity Impact Assessment includes the following:

- Review relevant modelling, databases and literature for the impact area and surrounds.
- Determine the ecological values of the study area.
- Evaluate any impacts that are likely to occur to any ecological values as a result of the potential loss of vegetation at the study area.
- Evaluate the extent and quality of native vegetation within the study area that will be impacted, in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment Land Water and Planning 2017b).
- Assessment of the likelihood of occurrence of *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).
- Make recommendations to minimise or mitigate impacts to these ecological values, based on relevant legislation and policies.

Subject Site

Site Description

The subject site is 8.14 hectares in size and located on the eastern side of the township of Beaufort. There are two existing entrances to the site coming off Packhams Lane in the north of the site and to the south of the site as shown in Figure 2. The northern entrance services the existing dwelling and outbuildings which are in the north-eastern corner and the southern entrance is proposed to service the Group accommodation cabins. The site has slight fall to the south-east and there is a large dam located south of the dwelling and several existing tracks throughout the property. The study area is covered by remnant vegetation and is currently used as a lifestyle property.

Zoning and Overlays

The site is zoned Farming Zone (FZ) and covered by the Bushfire Management Overlay (BMO), the Restructure Overlay Schedule 27 (RO27) and is adjoined on the southern boundary by the Vegetation Protection Overlay 1 (VPO1) – Roadside Grassland Protection and Conservation.

Adjacent Land

The surrounding lots are also in the Farming Zone (FZ) and are similar in size with both scattered and remnant vegetation.

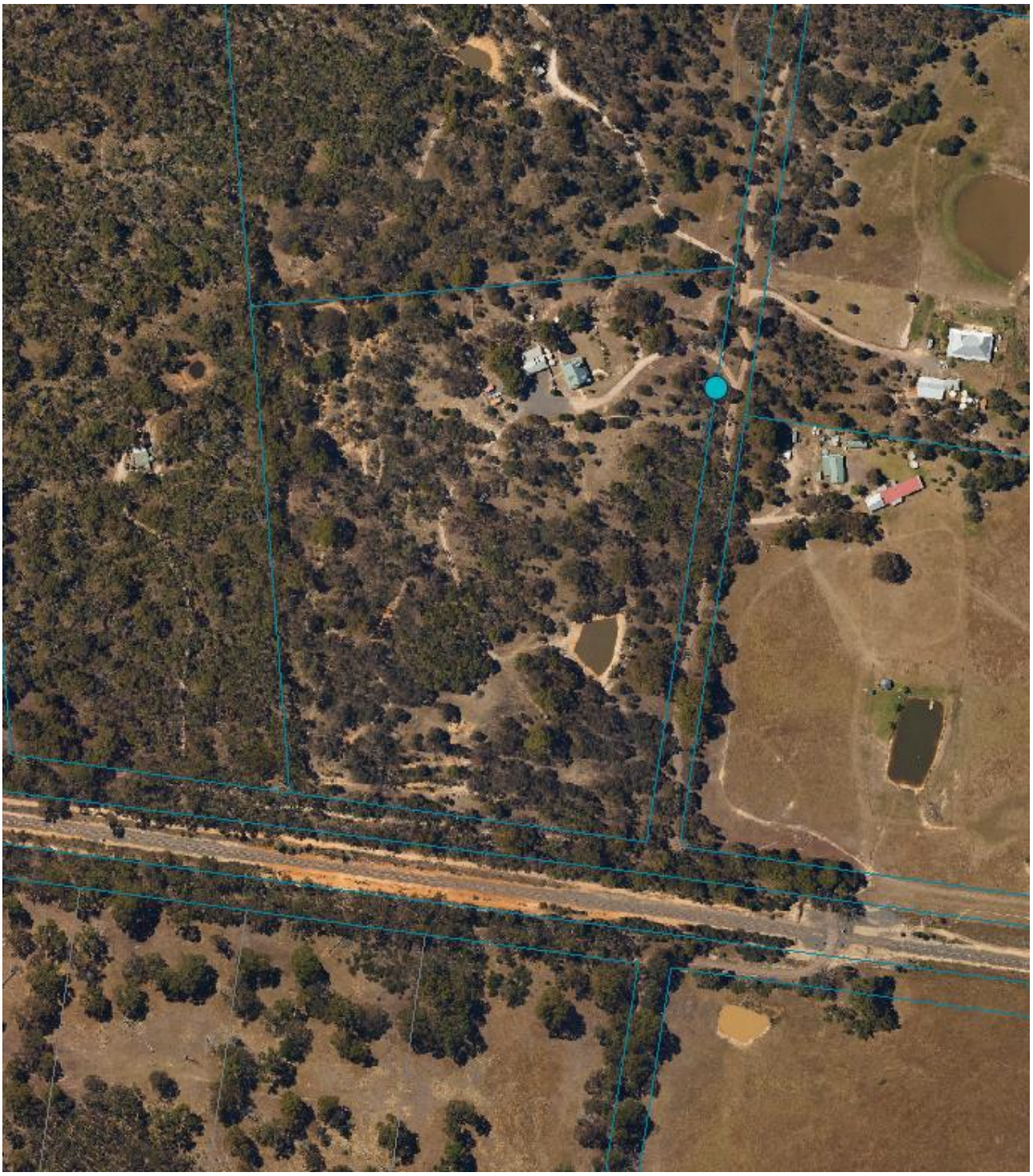


Figure 1: Site area (NVR Maps NVR Map (mapshare.vic.gov.au))

Site Plan *DO NOT SCALE*

DATE	AMENDMENT	DRAWN

INCEPTION PLANNING
TOWN PLANNING CONSULTANCY

T: 03 4317 4984
P: PO Box 339w Ballarat West
E: info@inceptionplanning.com.au
W: www.inceptionplanning.com.au

117 Packhams Lane Beaufort

DRAWN	DATE	SHEET
	8/4/24	1 of 5

Figure 2: Site plan of the proposed location of the group accommodation and access into the site

Methods / Native Vegetation Assessment

Desktop Review

Desktop review of relevant information including:

- The Native Vegetation Information Management System (NVIM) to determine biodiversity offset requirements (Department of Environment Land Water and Planning 2021b).
- NatureKit Maps – which provides GIS mapping, maintained by DEECA, including modelled mapping of extent and pre-1750 Ecological Vegetation Classes (EVCs) and known threatened species records.
- Commonwealth *Environment Protection and Biodiversity Conservation* (EPBC) *Act 1999* Prote
- cited Matters Search Tool (PMST).
- VicPlan – which is Victoria's official state-wide planning zone and overlay information service.
- Planning Schemes Online (DEECA).
- The Victorian Biodiversity Atlas (VBA) for flora and terrestrial fauna recorded within the local area.
- The 'Weeds of National Significance' database (Department of Agriculture Water and the Environment 2021b).
- Bushfire Management Statement for 117 Packhams Lane, prepared by Regional Planning and Design Pty Ltd, dated 12/04/2024)
- Land Capability Assessment Report prepared by Provincial Geotechnical Pty Ltd, dated 25th of June 2024.
- Land Capability Assessment Report Addendum prepared by Provincial Geotechnical Pty Ltd, dated 6 August 2024.

Site Assessment

A site assessment was undertaken by Heidi Robinson (accredited by DEECA to undertake Vegetation Quality Assessments) on 10th of June 2024.

This site assessment inspected the entire area of 117 Packhams Lane, Beaufort.

Site-based information that was measured or observed at this location included:

- The presence and/or extent of native vegetation patches and their Ecological Vegetation Class.
- The presence and diameter of any 'Large trees' as defined by the Vegetation Quality Assessment Manual Guidelines for Applying the Habitat Hectares Scoring Method (Department of Sustainability and Environment 2004).
- The presence and/or markings of any koalas on the site or surrounding area.
- The identification of any significant weed species including those declared under relevant State and national legislation, policy, or strategies, e.g., *Catchment and Land Protection Act 1994* (CaLP Act) and National Weeds Strategy.

Assessment Criteria

Native vegetation conservation status was determined in accordance with the Commonwealth EPBC Act, the Victorian Flora, and Fauna Guarantee Act 1988 (FFG Act), and the Advisory List of Rare or Threatened Plants in Victoria 2014 (DEPI 2014).

Native vegetation is defined in the Victorian Planning Provisions as 'plants that are indigenous to Victoria, including trees, shrubs, herbs, and grasses. For the purpose of the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017), native vegetation is classified into two categories, a Patch of vegetation or a Scattered Tree:

Native Vegetation Patch

A patch of native vegetation is either:

- An area of vegetation where at least 25 per cent of the total perennial understory plant cover is native.
- any area with three or more native canopy trees where the drip line of each tree touches the drip line of at least one other tree, forming a continuous canopy, or
- Any mapped wetland included in the current wetlands map (available on DEECA online tools).

Scattered tree

A scattered tree is a native canopy tree that does not form part of a Native Vegetation Patch.

Note: A canopy tree is a mature tree that is greater than three metres in height and is normally found in the upper layer of a vegetation type.

Vegetation Not Defined within the Native Vegetation Guidelines

Vegetation that is neither a native vegetation patch nor a scattered tree is not applicable to the *Native Vegetation Guidelines* e.g., scattered native shrubs, introduced pasture, planted woodlots, and cultivated gardens.

Ecological Vegetation Communities

An Ecological Vegetation Class (EVC) is a native vegetation type classified based on its floristic, life form, environmental and ecological characteristics (DEPI 2013). The benchmark for an EVC describes the attributes of the vegetation type in its mature natural state, which reflects pre-settlement conditions. Habitat Hectare assessments apply a defined EVC benchmark as per standardised methodology (DSE 2004). The assessment combines 7 site-based measures and 3 landscape-based measures to generate a site condition score between 0 and 1 that represents vegetation quality as a percentage of the optimum benchmark.

Modelled EVCs produced by DEECA and accessible via Nature Kit Online, indicate that the Ecological Vegetation Class of the site is Grassy Woodland (EVC 175) which is listed as 'Endangered' in the Central Victorian Uplands Bioregion.

Site Condition Assessments

Site condition assessments are a key measure of native vegetation impact assessments and offset requirements. Where a native vegetation patch (or habitat zone) is identified, a site condition assessment can be attained by applying one of two methods below:

- The modelled site condition score using the NVIM online tool (basic and intermediate applications only); or
- A Habitat Hectare assessment undertaken by an accredited Native Vegetation Assessor

In this case a habitat hectare assessment was undertaken for the patch of native vegetation

Figure 3: EVC mapping of the site Source NVR 2005 Mapping (Green indicates Heathy Dry Forest and red indicates Grassy Woodland - NVR Map (mapshare.vic.gov.au)

Large Trees

The large tree component assessment involves estimating the number of large trees (dead or alive) in the habitat zone in comparison to the EVC benchmark number per hectare and then qualifying this score depending on the health of the large trees in the habitat zone. Large trees are defined by a minimum DBH threshold measurement as indicated in the EVC bioregional benchmark. Impacts to large trees are a key consideration of the *Native Vegetation Guidelines.* Large trees are accounted for when using the modelled site condition score and via Habitat Hectare assessments.

Table 1: Large tree benchmark size for EVC's within the assessed site.

EVC	Species	Large Tree DBH
Grassy Woodland (EVC 175)	Eucalyptus spp.	≥ 70cms

- DBH Diameter at Breast Height and is the diameter where the truck is 1.3m in height (breast height)

Limitations

The following considerations should be made regarding the limitations of the flora survey:

- It is expected that some other species, particularly orchid, lily and other herbaceous species that can only be observed for a limited season may not have been recorded during this assessment.
- Flora and fauna surveys were undertaken over a short period of time.
- The waypoints for marked tree on site plans (if applicable) was recorded using a Garmin GLO2 and aerial photo interpretation. The accuracy of this mapping is therefore subject to the accuracy of the Garmin GLO2 (generally ± 2 metres) and dependent on the limitations of aerial photo rectification and registration.

The field survey for the site was considered an adequate representation of site condition and sufficient to determine potential impacts associated with the proposed development.

Results

Vegetation Classification, Quality and Quantity

The EVC within the study area to be impacted by the proposal has been modelled as both Heathy Dry Forest EVC 20 and Grassy Woodland EVC 175 within the Central Victorian Uplands Bioregion.

The definition of Heathy Dry Forest (EVC 20) is that it Grows on shallow, rocky skeletal soils on a variety of geologies and on a range of landforms from gently undulating hills to exposed aspects on ridge tops and steep slopes at a range of elevations. The overstorey is a low, open eucalypt forest to 20 m tall, poor in form with an open crown cover. The understorey is dominated by a low, sparse to dense layer of ericoid-leaved shrubs including heaths and peas. Graminoids and grasses are frequently present in the ground layer, but do not provide much cover.

The definition of Grassy Woodland (EVC 175) is a variable open eucalypt woodland to 15 m tall over a diverse ground layer of grasses and herbs. The shrub component is usually sparse. It occurs on sites with moderate fertility on plains or undulating hills on a range of geologies.

The inspection concluded that the study site was representative of EVC 175 as it lacked the denser ericoid-leaved shrub layer present in EVC 20 and had a sparse shrub layer with a diverse ground layer of grasses and herbs, therefore it has been assessed against this benchmark.

The vegetation within the study area was dominated with Messmates *Eucalyptus obliqua* and Scentbarks *Eucalyptus aromaphloia,* and a small number of Yellow Box *Eucalyptus mellidora* trees. To the southern and western edges of the property, Blackwood *Acacia melanoxylon* were present. The shrub layer throughout the site was dominated with Hedge wattle Acacia paradoxa with some Cherry ballart *Exocarpos cupressiformis* and Spreading wattle *Acacia genistifolia* in the western areas of the site.

The groundcover on the site included a mixture of grasses and herbs including Common tussock grass *Poa labilliardierei*, Kneed wallaby grass *Rhtidisperma geniculatum*, Red-anther wallaby grass *Rytidosperma pallidum*, Black-anther Flax-lily *Dianella revoluta*, Variable Sword-sedge *Lepidosperma laterale*, Scented Sundew *Drosera whittakeri ssp. aberrans*, Kidney-weed *Dichondra repens*, Trailing goodenia *Goodenia lanata* and Austral Stork's Bill *Pelargonium austral.*

There were limited weeds on the site and these included Panic Velt-grass *Ehrharta erecta* Cat's Ear *Hypochoeris radicata*, Onion Grass *Romulea rosea* Rat's-tail *Fescue.* Around the existing dwelling and outbuilding, there were numerous exotic trees, shrubs and groundcovers planted.

The proposed footprint of the Accommodation cabins is in an area that is entirely cleared of trees and shrubs and partially cleared of groundcover in patches. Access to this site is to be via an existing entrance on the southern end of Packhams Lane and this extends along an existing partially cleared track up to the cabin location. The effluent field has been located close to the cabin location and within the defendable space. The defendable space includes an area of 32m in all directions from the proposed cabins as per Figure 4. Most of the trees within the defendable space area that require removal to meet the 5m canopy separation are small Messmate trees. All the groundcover species and large trees would be retained within the defendable space.

In accordance with the Request for further information from council, while on site, other locations were assessed for suitability for the two Group accommodation cabins. The request specifically asked for '*in addressing the three-step approach, it is recommended the applicant consider alternative locations closer to the dwelling that could avoid or minimise the clearing of native vegetation*.' The entire site was inspected including sites that were closer to the existing dwelling.

The outcome of the inspection concluded that the chosen site is the most appropriate as it avoids the removal of any large trees. Other sites, which were closer to the existing dwelling would result in between 3-7 large trees being removed for each location along with a dense shrub layer that would need to be removed to meet the defendable space requirements.

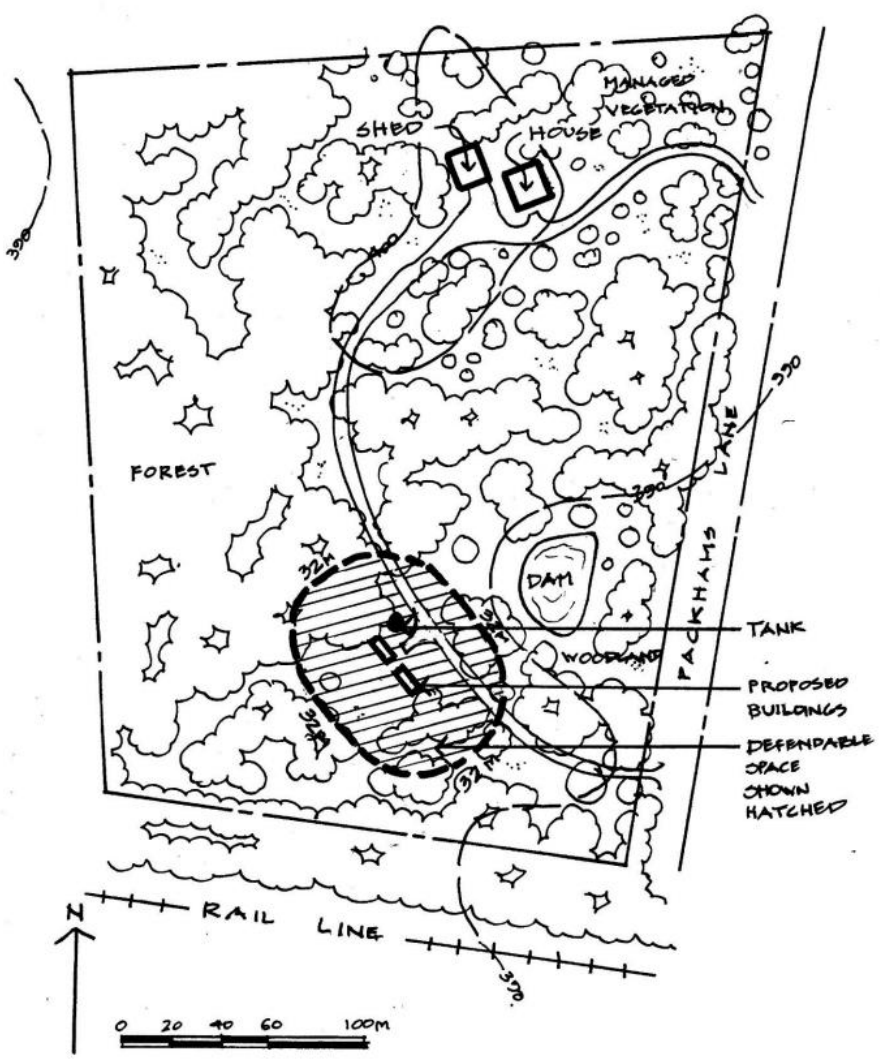


Figure 4: Proposed building envelopes and associated defendable space (Source: BMS prepared by Regional Planning and Design Pty Ltd, dated 12/04/2024)

Vegetation to be calculated for offsets

Offset calculations have included the part of the building footprint for each cabin envelopes and 10m around the building footprint to allow for consequential loss, access, the effluent field and defendable space requirements.

All large trees located within the defendable space can be retained and meet the 5m canopy separation.

Table 1 presents the results of the habitat hectare assessment for the patches of vegetation on the site

Bioregion			Central Victorian Uplands
EVC name			Dry Grassy Forest
EVC Number			175
Conservation rating within Bioregion			Endangered
Assessment Criteria		Maximum Score	Assessed score
Site Condition	Large old trees	10	5
	Canopy cover	5	2
	Lack of weeds	15	7

	Understory	25	15
	Recruitment	10	3
	Organic litter	5	5
	Logs	5	2
	Total	75	39
	Standardised score x 1.36 treeless)		n/a
Landscape Value	Patch size	10	6
	Neighbourhood	10	0
	Distance to core	5	2
Habitat Score		100	47
Habitat score out of 1		1	0.47

Table 1: Habitat Hectare Assessment Results

Figure 5: Offset calculations and proposed entrance locations for each lot

Vegetation Impacts on Public Land

The proposed access into the site is using an existing access from Packhams Lane which will not involve any additional native vegetation to be removed on the roadside.

Rare or Threatened Flora.

No threatened flora species were recorded during the current assessment. There are several threatened species listed under the Flora and Fauna Guarantee Act that have been found in the area including Rough Wattle *Acacia aspera subsp. parviceps*, Ben Major Grevillea *Grevillea floripendula (*listed under the EPBC Act*),* Swamp everlasting *Xenrochrysum palustre (*listed under the EPBC Act*),* Dwarf Boronia *Cyanothamn us nanus var. pubsecns,* Matted Flax-lily *Dianella amoena, (*listed under the EPBC Act*)*, Yarra Gum *Eucalyptus yarransis* and Buxton Gum *Eucalyptus crenulate (*listed under the EPBC Act*)*. None of these species were identified within the impact area for the proposed group accommodation cabins including the defendable space areas and access into the site.

Fauna and Fauna Habitat

The remnant canopy trees and groundcover within the study area would be expected to provide a variety of habitat niches that are likely to be used by a range of arboreal mammals, native birds, and reptiles for nesting, foraging and shelter. Insectivorous birds can forage underneath bark, on leaves and flowers, and in leaf litter on the ground. Mature trees provide potential perching and hunting sites for birds of prey, foraging for arboreal mammals, and dispersal habitat for many other fauna species. Larger birds may use the eucalypt canopy for nesting and perching.

This site is especially important as it provides a linkage between the large patch of vegetation to the south and a large patch of remnant vegetation to the north, connecting the genetic distribution of flora and fauna throughout the broader area of Beaufort.

DISCUSSION

Legislation and Policy for the Protection of Biodiversity

The following section discusses policy and legislation from a national level through to the local level that relates to this study area and the impacts from the proposed subdivision.

Environment Protection and Biodiversity Conservation Act 1999

The Environment Protection and Biodiversity Conservation Act (EPBC Act) is Commonwealth legislation that identifies and protects 'Matters of National Environmental Significance' including places of National or World Heritage, Wetlands of International Importance, listed ecological communities and the Commonwealth marine environment. Potential Matters of National Environmental significance was attained from a database query within 5km of the subject site using the EPBC 'Protected Matters Search Tool'.

Threatened Communities

The modelling used by the Protected Matters Search Tool (PMST) suggests that five threatened ecological communities listed under the EPBC Act are likely to occur within ten kilometres of the study area (Department of Agriculture Water and the Environment 2021a).

These five communities are:

- Grassy Eucalypt Woodland of the Victorian Volcanic Plain (Critically Endangered).
- Natural Temperate Grassland of the Victorian Volcanic Plain (Critically Endangered)
- Seasonal Herbaceous Wetlands (Freshwater) of the Temperate Lowland Plains (Critically Endangered)
- Grey Box (Eucalyptus microcarpa) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia (Endangered) and,
- White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland (Critically Endangered).

The vegetation within the study area did not meet the condition thresholds that define any national or State-significant communities.

There were no wetlands of international importance (RAMSAR) identified to occur within the same catchment as the study area according to the PMST.

Threatened Flora

There was no threatened flora species recorded during the assessment undertaken on the site. There are 4 species listed under the EPBC Act previously recorded within 5kms of the study area and 23 species are likely to occur within 5kms of the study area based on the Protected Matters Search Tool (Department of the Environment and Energy 2018a).

The Ben Major Grevillea *Grevillea floripendula* listed under the EPBC Act has been previously found in the area, with over 97 records of this species found within 5kms of the site, with the last recorded in 2023. Knowledge of this species being in the area prior to going out on the inspection meant that the entire impact area was surveyed for this species. Due to its size of 30cms -1m, it is easy to identify compared with smaller or seasonal plant species (see figure 6). Fortunately, the Ben Major Grevillea was not identified in the area to be impacted by the proposed group accommodation.

There may be other species present on this site that were not detected on the day of the site inspection, however even if these species are found on the site, there is going to be little to no impact on the species due to the majority of the groundcover area being retained and not disturbed by this proposal to the cabins being prefabricated and on wheels.

Appendix 3 of this report provides a discussion of the likihood of rare or threatened flora occurring within the site based on habitat condition, species distribution and known locations within 5kms of the site using both the Victorian Biodiversity Atlas (VBA) and the Protected Matters Search Tool (PMST).

The discussion revealed that the proposed group accommodation is unlikely to trigger permit requirements relevant to the EPBC Act for impacts on flora.

Figure 6: Ben Major Grevillea *Grevillea floripendula to illustrate the habit of the plant (Source iNaturalist)*

Threatened Fauna

No threatened fauna species were recorded during the current assessment. There are 10 species listed under the EPBC Act previously recorded within 5kms of the study area and 25 species are likely to occur within 5kms of the study area based on the Protected Matters Search Tool (Department of the Environment and Energy 2018a). A consolidated list of these species is shown in Appendix 3 which includes their conservation status and likelihood of each species to occur within the impact area. This list was compiled using both the Victorian Biodiversity Atlas (VBA) and the Protected Matters Search Tool (PMST).

Similarly with the threatened flora on the site, the discussion revealed that the proposed group accommodation is unlikely to trigger permit requirements relevant to the EPBC Act for impacts on fauna.

Flora and Fauna Guarantee Act 1988 (FFG Act)

The Flora and Fauna Guarantee (FFG) Act is the primary Victorian biodiversity legislation governing management of publicly owned land and water bodies. The FFG Act identifies and protects threatened native plants, animals and ecological communities in Victoria and identifies threatening processes that impact on biodiversity

There is the potential for some FFG Act listed species to utilise the site for foraging, however the planned works are unlikely to have a significant impact on any of these species as the greater area will also provide suitable habitat for these species and the majority of this clearing is only partial clearing to meet the defendable space requirements. It is unlikely that any FFG flora species are present on the site.

The study area is not listed as critical habitat for any of the FFG species found within 5kms of the site and there is no requirement for additional surveys.

Wildlife Act 1975 and Wildlife Regulations 2013

The Wildlife Act 1975 provides for the protection and conservation of native wildlife within Victoria. It also provides the basis for many wildlife permit/licensing requirements within the state. Under the Act a person must not hunt, take, or destroy endangered, notable, or protected wildlife.

The Wildlife Act 1975 and the Wildlife Regulations 2013 are not triggered by this application.

Catchment and Land Protection Act 1994

The Catchment and Land Protection Act 1994 (CaLP Act) intends to manage land degradation including detrimental environmental or economic impacts of declared noxious weeds and pest animals.

There were no weed species listed under the CaLP Act found on the site. As the site is of high ecological values with limited weeds, the contractors will need to reduce the spread of both noxious and environmental weeds entering the site by adhering to the following points:

· Cleandown protocols when travelling between clean and contaminated areas within the development footprint.
· Cleandown protocols for vehicles and machinery entering or leaving the site.
· Location and management of cleandown areas and facilities, including management of effluent.
· Logbooks detailing adherence to hygiene protocols.
· Material hygiene (soils, gravel, plant material etc.) – ensuring that no materials contaminated with weed propagules (seed, propagative vegetative material), pathogens or other pests are imported into or exported from the site.

Planning and Environment Act 1987 - Planning Controls, Policies and Assessment as it relates to the protection of biodiversity including native vegetation

The Planning and Environment Act 1987 serves to establish a framework for planning land use, development, and protection in Victoria. The Act establishes a planning framework for the use, development and protection of land in Victoria (s1) and includes objectives to protect Victoria's natural resources (s4(1)(b)).

Clause 52.17 - Native Vegetation

Native vegetation removal in Victoria requires a planning permit unless an exemption contained in clause 52.17 or other clauses (e.g. clause 52.12) or a schedule to the clauses apply. The Planning Scheme

(Clause 73.01) defines 'native vegetation' as 'Plants that are indigenous to Victoria, including trees, shrubs, herbs, and grasses'.

The purpose of this Clause is 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.

Native vegetation offsets must be provided for the development footprint for the two Group accommodation cabins, with a 10m buffer around each cabin as per Appendix B2 of the Native Vegetation Assessors Handbook (October 2018).

Native Vegetation offset calculations have also included the impact area for access into the site, the effluent field and the partial removal of vegetation required for the defendable space.

Native Vegetation Impact

The location of the proposed group accommodation cabins has been carefully considered to minimise the impacts on the highest value vegetation on the site.

The total potential impacts on native vegetation included one patch of native vegetation. There will be no large trees impacted by this proposal.

Assessment Category

This application follows the information requirements for Detailed Assessment Pathway under the Department of Environment, Land, Water and Planning's (DELWP) Guidelines for the removal, destruction or lopping of native vegetation (DELWP, 2017).

Extent of Native Vegetation	Location Category		
	Location 1	Location 2	Location 3
Less than 0.5 hectares and not including any large trees	Basic	Intermediate	Detailed

Less than 0.5 hectares and includes one or more larges trees	Intermediate	Intermediate	Detailed
0.5 hectares or more	**Detailed**	**Detailed**	Detailed

Source: Table 3, Guidelines for the removal, destruction or lopping of native vegetation (DEPI 2017)

Location 3 – includes locations where the removal of less than 0.5 hectares of native vegetation could have a significant impact on habitat for a rare or threatened species.
Location 2 – includes locations that are mapped as endangered EVCs and/or sensitive wetlands and coastal areas are not included in Location 3
Location 1 – includes all remaining locations in Victoria.

Offset Requirements

A Native Vegetation Removal Report was generated by DEECA. The resulting condition scores for vegetation proposed to be removed are based on habitat hectare scores from the site assessment, then produces a report through the Ensym system.

The Ensym documents the area of impact as 0.505 hectares and the offset requirements for the proposed removal of native vegetation is outlined below:

Offset requirements if approval is granted

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

General Offset amount [1]	**0.1890 General Habitat Units**
Vicinity	Glenelg Hopkins CMA or PYRENEES SHIRE LGA
Minimum strategic biodiversity value score [2]	0.5471
Large Trees*	0
***The total number of Large Trees that the offset must protect**	**0** Large Trees to be protected in either the General, Species or combination across all habitat units protected

How Offsets will be provided

The client will seek to meet their offset obligations via third party offsets

A Report of available Native Vegetation Credits has been provided as part of this application which demonstrates that there are options to meet the offset as a third-party arrangement (Appendix 1).

Avoid and Minimise Statement

The location of the group accommodation cabins has been carefully considered so that it avoids the removal of all large trees as per the EVC benchmark. Other locations were assessed closer to the existing dwelling but due to the number of large trees and dense shrub layer, all other options closer to the existing dwelling resulted in several large trees needing to be removed and the majority of the shrubs as they cannot be located under the canopy of trees to meet the defendable space requirements.

This assessment has also considered the wastewater disposal and the assessment concluded that the system can be installed without impact on the trees or root zones which is further supported by Provincial Geotechnical Land Capability Assessment Addendum (dated 6/8/24) which states '*We confirm that the effluent/wastewater system can be installed as per the attached plan without the need to remove vegetation and the system can be installed without any impact on root zones'*.

The area of defendable space and a small footprint for the group accommodation cabins will result in the removal of some small trees, however this area is already cleared of shrubs and the majority of the trees to be impacted are small and medium in size.

The group accommodation cabins will be delivered prefabricated, minimising construction activities on the site and ensuring that most of the groundcover remains unaffected by the proposal. In contrast, constructing the cabins directly on the site would lead to significantly greater disturbance and impact.

Access to the Group accommodation location from Packhams Road already exists and is to remain unchanged. This has been included in the offset calculations as it meets the definition of a patch of native vegetation as per the Native Vegetation Guidelines 2017 but due to the limited usage of the group accommodation cabins, it's likely that the vegetation will remain intact along the track.

The client has worked with Provencial Geotechnical Pty Ltd to keep the entire footprint of the effluent field within the defendable space and outside the Tree Protection Zone's (TPZ's) of all the large trees within the defendable space area. The entire footprint of the effluent field has been calculated for offsets however each trench has a 1m separation between the next trench, therefore groundcovers within this area are most likely going to be retained on the site.

In addition to these avoid and minimise efforts, it is also important to recognise that although offset calculations have considered total vegetation loss for defendable space, many of the trees and all the groundcovers would be retained within this area.

It should also be noted that, since this site is zoned as a Farming Zone and agriculture is a permitted use, it could be used for grazing stock. However, introducing stock would significantly harm the site's environmental values, including species habitats and sensitive groundcover species. The current owners are focused on enhancing the environmental quality of the site, with the aim of offering visitors an immersive natural experience. Using the site for group accommodation would result in a more ecologically appropriate outcome, aligning with better land use practices and promoting improved ecological results.

Efforts have been made to avoid and minimise impacts to native vegetation as much as possible without undermining the key objectives of the project. Despite these efforts, hectares of native vegetation and two large trees have been calculated for offsets. This equates to 0.189 General Habitat Units with a Minimum Strategic Score of 0.5471 within the Glenelg Hopkins Catchment Management Authority.

Overview of Information Requirements for Clause 52.17 – Detailed Pathway

Item	Application requirements	Assessment Pathway: Intermediate
1	Information about the native vegetation to be removed, including: the assessment pathway, a description of the native vegetation; maps and offset requirements	Refer to section 'Vegetation Classification and Quality', 'Native Vegetation Impacts'.
2	Topographic and land information relating to the native vegetation to be removed, showing ridges, crests and hilltops, wetlands and waterways, slopes of more than 20 percent, drainage lines, low lying areas, saline discharge areas, and areas of existing erosion, as appropriate.	Refer to Section, Site Description In addition, the impact areas are on a low slope and would be much less than 20 degrees. There are no saline discharge areas or locations of active erosion that were observed onsite or in the vicinity of the planned works.
3	Recent, dated photographs of the vegetation to be removed	Refer to the Appendix 3
4	Details of any other native vegetation approved to be removed, or that was removed without the required approvals, on the same property or on contiguous land in the same ownership as the applicant, in the five-year period before the application for a permit is lodged.	Not applicable
5	An avoid and minimise statement describing the efforts to avoid the removal of and minimise the impacts on the biodiversity and other values of native vegetation and how these efforts focussed on areas of native vegetation that have the most value.	Refer to section 'Native Vegetation Impacts'
6	A copy of any Property Vegetation Plan contained within an agreement made pursuant to section 69 of the Conservation, Forests and Lands Act 1987 that applies to the native vegetation to be removed.	Not applicable
7	Where the removal of native vegetation is to create defendable space, a written statement explaining why the removal of native vegetation is necessary. This is not required when the creation of defendable space is in conjunction with an application under the Bushfire Management Overlay.	Not applicable
8	If the application is under Clause 52.16, a statement that explains how the proposal responds to the Native Vegetation Precinct Plan	Not applicable
9	An offset statement providing evidence that an offset that meets the offset requirements for the native vegetation to be removed has been identified and can be secured in accordance with the Guidelines.	Appendix 1
10	A site assessment report of the native vegetation to be removed, including: • A habitat hectare assessment of any patches of native vegetation, including the condition, extent (in hectares), Ecological Vegetation Class and bioregional conservation status. • The location, number, circumference (in centimetres measured at 1.3 metres above ground level) and species of any large trees within patches. • The location, number, circumference (in centimetres measured at 1.3 metres above ground level) and species of any scattered trees, and whether each tree is small or large.	Refer to section 'Vegetation Classification and Quality'

11	Information about impacts on rare or threatened species habitat, including: • The relevant section of the Habitat importance map for each rare or threatened species requiring a species offset. • For each rare or threatened species that the native vegetation to be removed is habitat for, according to the Habitat importance maps: - the species' conservation status - the proportional impact of the removal of native vegetation on the total habitat for that species - whether their habitats are highly localised habitats, dispersed habitats, or important areas of habitat within a dispersed species habitat.	Refer to the 'Legislation and Policy for the Protection of Biodiversity' section and Appendix 3

Conclusion and recommendations

This report concludes that the chosen site is the most appropriate as it avoids the removal of all large trees. Other sites, which were closer to the existing dwelling would result in between 3-7 large trees being removed for each location along with a dense shrub layer that would need to be removed to meet the defendable space requirements.

The development will impact on one patch of native vegetation, as per clause 52.17 of Pyrenees Planning Scheme

Based on site condition and habitat assessments and analysis of local flora and fauna databases, the planned works will not trigger any permit requirements relevant to the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). No EPBC listed flora, fauna or ecological communities were found during the site assessment. The proposal does not trigger the Flora and Fauna Guarantee Act 1988 (FFG Act).

This assessment has considered local, state, and federal regulations relevant to the proposed loss of native vegetation. The applicant will purchase third party offsets for 0.189 General Habitat Units at a Minimum Strategic Score of 0.5471 within the Glenelg Hopkins Catchment Management Authority.

Overall, it is considered that this impact on the native vegetation has been avoided, through careful design and planning, as much as possible without undermining the feasibility of the development of the site.

References

Agriculture Water and the Environment (2021a). The Protected Matters Search Tool
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DELWP (2017b) *Assessors Handbook – Applications to remove, destroy or lop native vegetation* (the Department of Environment, Land, Water and Planning, December 2017
DELWP (2021) Flora and Fauna Guarantee Act 1988 - Threatened List - June 2021 Department of Environment Land Water and Planning, Victoria.
DELWP (2017c) *Nature Kit Online*. the Department of Environment, Land, Water and Planning, December 2017. http://maps.biodiversity.vic.gov.au/viewer/?viewer=NatureKit
DEPI (2017a) Native Vegetation Gain Scoring Manual. Department of Environment and Primary Industries, Government of Victoria, Melbourne.
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DEPI (2014b) *Ecological Vegetation Class (EVC) Benchmarks for each Bioregion*. Department of Environment and Primary Industries, Government of Victoria. Accessed via: http://www.dse.vic.gov.au/conservation-and-environment/native-vegetation-groups-for-victoria/ecological-vegetation-class-evc-benchmarks-by-bioregion
DSE (2004) Vegetation Quality Assessment Manual–Guidelines for applying the habitat hectares scoring method. Version 1.3. Victorian Government Department of Sustainability and Environment, Melbourne.
VBA (2019) Victorian Biodiversity Atlas, Department of Environment, Land, Water and Planning, Victoria. Accessed:*15 January 2019.*

Appendix 1 - Available Site that Meet the General Offsets

Report of available native vegetation credits

This report lists native vegetation credits available to purchase through the Native Vegetation Credit Register.

This report is **not evidence** that an offset has been secured. An offset is only secured when the units have been purchased and allocated to a permit or other approval and an allocated credit extract is provided by the Native Vegetation Credit Register.

Date and time: 28/08/2024 05:57 **Report ID: 26106**

What was searched for?

General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)	
0.189	0.5471	0	CMA	Glenelg Hopkins
			or LGA	Pyrenees Shire

Details of available native vegetation credits on 28 August 2024 05:57

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-0639	4.563	0	Glenelg Hopkins	Moyne Shire	Yes	Yes	No	Bio Offsets
BBA-1139_05	1.141	0	Glenelg Hopkins	Moyne Shire	No	Yes	No	VegLink
BBA-2467	0.236	11	Glenelg Hopkins	Glenelg Shire	No	Yes	No	Contact NVOR
BBA-3027	1.231	267	Glenelg Hopkins	Pyrenees Shire	Yes	Yes	No	VegLink
BBA-3031	0.202	1	North Central	Pyrenees Shire	No	Yes	No	VegLink
BBA-3031	2.766	92	North Central	Pyrenees Shire	Yes	Yes	No	VegLink
BBA-3041	0.289	252	Glenelg Hopkins	Moyne Shire	Yes	Yes	No	VegLink
TFN-C0228	4.631	0	Glenelg Hopkins	Glenelg Shire	No	Yes	No	Bio Offsets
TFN-C0543	0.407	7	Glenelg Hopkins	Southern Grampians Shire	No	Yes	No	Bio Offsets
VC_CFL-3076_01	0.558	4	North Central	Pyrenees Shire	Yes	Yes	No	Bio Offsets
VC_CFL-3693_01	1.843	583	Glenelg Hopkins	Ararat Rural City	Yes	Yes	No	VegLink
VC_CFL-3727_01	12.327	24	Glenelg Hopkins	Ararat Rural City	Yes	Yes	No	VegLink
VC_CFL-3756_01	25.840	0	Glenelg Hopkins	Ararat Rural City	Yes	Yes	No	VegLink

VC_CFL-3763_01	3.246	266	Glenelg Hopkins	Glenelg Shire	Yes	Yes	No	VegLink
VC_TFN-C2046_01	7.575	1446	Glenelg Hopkins	Southern Grampians Shire	Yes	Yes	No	Ecocentric, Ethos, VegLink

These sites meet your requirements using alternative arrangements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-0667	0.422	0	Glenelg Hopkins	Southern Grampians Shire	Yes	Yes	No	Contact NVOR
BBA-0741	1.691	0	North Central	Pyrenees Shire	Yes	Yes	No	VegLink

These potential sites are not yet available, land owners may finalise them once a buyer is confirmed.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)

There are no potential sites listed in the Native Vegetation Credit Register that meet your offset requirements.

LT - Large Trees *CMA - Catchment Management Authority* *LGA - Municipal District or Local Government Authority*

Appendix 2 – Photos of the Site

Plate 1 – Defendable space area looking in a south-easterly direction

Plate 2 – Defendable space area looking in a north-easterly direction

Plate 3: Defendable space looking in a south-westerly direction

Plate 4: Defendable space looking from the edge of the defendable space from the south-eastern corner

Plate 5: Two Large trees proposed to be retained within the defendable space

Plate 6: Area near the existing dam

Photo 7: Existing access into the site from the north-eastern corner to the cabin location

Photo 8: Existing access into the site looking towards Packhams Road in the south-eastern corner of the site

Plate 9 and 10: Other areas of the property with Large trees and a dense shrub layer

Plate 11 and 12: Other areas of the property with Large trees and a dense shrub layer

Plate 13 – Existing access into the site from Packhams Road

Plate 14 – The existing dwelling and outbuildings on the site

Appendix 3 - Victorian Biodiversity Atlas

Appendix 3 - Victorian Biodiversity Atlas

Species Summary List for EPBC Listed Species within a 5km radius of the study site.

EPBC Act	FFG Status	Occurrence Likelihood
EX – Extinct **CR – Critically Endangered** **EN – Endangered** **VU – Vulnerable**	**Conservation Status in Victoria only**	**Low – Unlikely based on not enough habitat and no recent sighting records** **Moderate – Has low numbers of sighting records and has limited or degraded habitat** **High – Recent sighting records in the area and contains good habitat or conditions to support its growth or survival** **Known – Recorded sightings on the study site (within the last 10 years)** ***NB: This list does not include migratory or marine or fish species from the PMST***

FLORA							
Scientific Name	**Common Name**	**FFG Status**	**EPBC Status**	**Sightings Count**	**Year of last record**	**Occurrence Likelihood**	**Comment**
Amphibromus fluitans	River Swamp Grass		VU			Low	Largely confined to permanent swamps mainly along the Murray River between Wodonga and Echuca. Moist soils that tolerate inundation. Not suitable habitat on this site.
Grevillea floripendula	Ben Major Grevillea		CE	97	2023	Moderate	There are numerous sightings within 5km of the site, and it is possible that this Grevillea will return to the site, but it was not found during the inspection.
Caladenia concolor	Crimson Spider-orchid		VU			Moderate	The species can be found on grassy or heathy open woodlands, on well drained, gravely sand and clay loams (In Victoria the species is known from the Central Uplands (Coates et al., 2002). In 2002 it was estimated that the Victorian population had 150 individuals across 10 sub-populations
Caladenia ornata	Ornate Pink Fingers		VU			Moderate	This species occurs within the Glenelg Hopkins (Victoria) Natural Resource Management Regions and grows in heathlands, woodlands and heathy woodlands in seasonally moist sand and clay loams.

Dianella amoena	Matted Flax-lily	Critically Endangered	EN	9	2015	Low	Inhabits grassland and grassy woodland ecosystems, often on volcanic soils.
Dodonaea procumbens	Trailing Hop-bush		VU			Low	*Dodonaea procumbens* grows in low-lying areas, including in open *Eucalyptus camaldulensis*, *Eucalyptus fasciculosa* and *Eucalyptus leucoxylon* woodlands. Additionally, this species often grows in winter-wet areas in woodland, low open forests, on sands and clay. This site is not suitable for this species
Eucalyptus crenulata	Buxton Gum	Endangered		1	1982	Low	Low records a no species found on site
Glycine latrobeana	Clover Glycine		VU			Moderate	Occurs in grassy woodland; plains grassland, box woodland; dry sclerophyll forest.
Lachnagrostis adamsonii	Adamson's Blown-grass		EN			Low	Confined to saline swamps and depressions but widespread across the Victorian Volcanic Plain. Habitat is not present on this site.
Lepidium aschersonii	Spiny Peppercress		VU			Low	Almost all sites occur about 100–200 km west of Melbourne, mostly within the area bordered by Mortlake, Cressy, Colac and Ararat. It occurs in periodically wet sites and the margins of freshwater and saline marshes and shallow lakes, usually on heavy clay soil (Harris & Smith 2000). Almost all sites receive some degree of soil waterlogging or seasonal flooding.
Lepidium hyssopifolium	Basalt Pepper-cress		EN			Moderate	The native habitat of *Lepidium hyssopifolium* is the growth suppression zone beneath large trees in grassy woodlands and grasslands. Some suitable habitat.
Leucochrysum albicans subsp. tricolor	Hoary Sunray		EN			Low	Occurs in a wide variety of grassland, woodland and forest habitats, generally on relatively heavy soils. Can occur in modified habitats such as semi-urban areas and roadsides. Highly dependent on the presence of bare ground for germination.
Pimelea spinescens subsp. spinescens	Plains Rice-flower		CR			Low	This species occurs on in areas of loamy soil type and can occur on roadside reserve in a grassland dominated by spear grasses and wallaby grasses (with scattered shrubs of Bursaria spinosa (Sweet Bursaria) and Senna artemisioides (Cassia) and within a Buloke grassland area
Prasophyllum suaveolens	Fragrant Leek-orchid		EN			Low	The populations of fragrant leek-orchid occur in habitat that forms part of the Natural Temperate Grassland of the Victorian Volcanic Plain ecological community and the Western (Basalt) Plains Grasslands ecological community (Duncan & Coates 2010)
Prasophyllum validum	Sturdy Leek-orchid,		VU			Low	Occurs in Box and box-ironbark woodland. Soils vary from heavy clays to sandy loams. Not suitable habitat.
Pterostylis chlorogramma	Green-striped Greenhood		VU			Moderate	The green-striped leafy greenhood grows in heathy and shrubby forests near the Victorian coast between Yarram and Edenhope. Could be suitable habitat.
Senecio macrocarpus	Large-fruit Fireweed		VU			Low	Senecio macrocarpus has been collected extensively from western Victoria and occurs in grassland, sedgeland, woodland and shrubland, generally on relatively heavy soils. Not suitable habitat.

Senecio psilocarpus	Swamp Fireweed,		VU			Low	This species occurs on high-quality herb-rich wetlands on plains. During winter such sites can be inundated with up to 60 cm or more of water but are almost dry in summer. A tree canopy is absent from most sites, or rarely present.
Swainsona murrayana	Slender Darling-pea,		VU			Low	Slender Darling-pea is found in grassland, herbland, and open Black-box woodland, often in depressions. This species grows in heavy grey or brown clay, loam, or red cracking clays. It is often associated with low chenopod shrubs with wallaby-grass and spear grass. This site does not have suitable habitat.
Thelymitra orientalis	Hoary Sun-orchid		CR			Low	The Metallic Sun-orchid is distributed in southern Victoria and southeastern South Australia. It was once widespread along coastal areas of Victoria from Gippsland to the far Southwest and extending inland to the Wimmera. Remaining populations are now isolated and mainly confined to parks and reserves. Apart from a few populations in the coastal areas of Gippsland such as the Gippsland Lakes Coastal Park.
Xerochrysum palustre	Swamp Everlasting	Critically Endangered	VU	1	1991	Low	In Victoria, the species is widely but patchily distributed from the South Australian border to near Bairnsdale, generally below 500 m altitude (Walsh & Entwisle 1999). Records from too long ago and only one record.
FISH							
Scientific Name	**Common Name**	**FFG Status**	**EPBC Status**	**Sightings Count**	**Year of last record**	**Occurrence Likelihood**	**Comment**
Nannoperca obscura	Yarra Pygmy Perch		EN			Low	There are records from 42 locations, extending from Dandenong Creek in Victoria through to Lake Alexandrina near the mouth of the Murray River in South Australia. Prefers slow-moving or still waters, such as pools in rivers and streams or in lakes and sites which have abundant submerged and emergent aquatic vegetation, sometimes with wood debris. (DEH 2005; Lintermans 2007; Hammer et al. 2010;). No flowing water on site.
BIRD							
Scientific Name	**Common Name**	**FFG Status**	**EPBC Status**	**Sightings Count**	**Year of last record**	**Occurrence Likelihood**	**Comment**
Anthochaera phrygia	Regent Honeyeater	Critically Endangered		2	1971	Low	Found in box ironbark eucalypt forests and woodland and strongly nomadic. Across Australia there are only about 800 to 1500 Regent Honeyeaters in the wild, with about 100 of these remaining in Victoria. Due to low number its unlikely to be on this site.

Aphelocephala leucopsis	Southern Whiteface		VU	1	1977	Low	Prefers drier foothills north of the divide and inland shrub of the mallee, especially areas with fallen timbe or dead trees and stumps. This site does not contain its preferred habitat
Botaurus poiciloptilus	Australasian Bittern		EN			Low	Lives in freshwater wetlands and dense beds of reeds which are not found on this site.
Calidris acuminata	Sharp-tailed Sandpiper		VU	1	1980	Low	They are found mostly in the south-east and are widespread in both inland and coastal locations. The species also occurs in both freshwater and saline habitats (Cramp 1985; Higgins & Davies 1996).
Calidris ferruginea	Curlew Sandpiper		CR			Low	Generally, occupies littoral and estuarine habitats and mainly found in intertidal mudflats and sheltered coasts. This site does not support its habitat
Callocephalon fimbriatum	Gang-gang Cockatoo		EN			Moderate	In summer they occur in tall mountain woodland with thick shrubby understories and in winter they move to the lower altitudes and try forests. This site could support it in the winter months.
Climacteris picumnus	Brown Treecreeper			15	2021	Moderate	Found in the drier open forests and woodlands, the Brown Treecreeper stays in the same area all year round. This site could support this species
Gallinago hardwickii	Latham's Snipe		VU	3	2017	Moderate	Latham's snipe is a non-breeding visitor to found in all regions of Victoria except for the north-west (Blakers et al. 1984; Emison et al. 1987; Barrett et al. 2003) and feed in soft mudflats or shallow water typically at night, early morning, or evening (BirdLife Australia 2021). The dam area may support this species
Grantiella picta	Painted Honeyeater		VU			Low	Records in Central Victoria are very few and generally where there is abundant mistletoe. There is no mistletoe in the study area
Hirundapus caudacutus	White-throated Needletail		VU			Low	Aerial insectivore that rarely lands to perch, often sleeping on the wing.
Lathamus discolor	Swift Parrot		CR			Low	Winter migrant from Tasmania. Generally, prefers Box Ironbark forests and woodlands inland of the Great Dividing Range during winter. Unlikely due to the low numbers and preference for Box Ironbark forests.

Melanodryas cucullata cucullata	South-eastern Hooded Robin		EN			Moderate	Found all over mainland Australia in lightly timbered woodland, mainly dominated by acacias or eucalypts. Grazes on ground insects. This area could support some of these species.
Neophema chrysostoma	Blue-winged Parrot		VU			Moderate	Range in habitat from coastal, sub-coastal, inland areas to arid zones. They favour grasslands and grassy woodlands and are often found near wetlands. The trees may support them.
Rostratula australis	Australian Painted Snipe		EN			Low	Inhabits many different types of shallow, brackish, or freshwater wetlands, especially temporary ones with muddy margins. This site does not support any wetlands
Stagonopleura guttata	Diamond Firetail	Vulnerable	VU	1	1977	Moderate	Lives in open grassy eucalypt forest.
MAMMAL							
Scientific Name	**Common Name**	**FFG Status**	**EPBC Status**	**Sightings Count**	**Year of last record**	**Occurrence Likelihood**	**Comment**
Dasyurus maculatus maculatus	Spot-tailed Quoll,		EN			Moderate	The Spot-tailed Quoll occupies a range of forest habitats, particularly wet eucalypt forests associated with rocky outcrops, extensive riparian vegetation and high levels of ground dwelling prey. The large trees could support this quoll.
Isoodon obesulus obesulus	Southern Brown Bandicoot (eastern)		EN			Low	The Southern Brown Bandicoot has a patchy distribution. It is found in southern coastal Victoria and the Grampian Range There are strong associations between habitat quality and fire events for this species with favourable characteristics being a mosaic of small scale burnt areas undergoing different stages of post fire renewal.
Petaurus australis australis	Yellow-bellied Glider (south-eastern)		VU			Moderate	In Vic, 75 percent of all yellow-bellied glider (south-eastern) records are in the eastern portion of the state, extending from the east coast to Melbourne and Port Philip bay. The subpopulations in the region of the Vic–SA border are isolated from the main distribution (Carthew 2004; Reese et al. 2007). These isolated western subpopulations comprise 25 percent of Victorian records and include subpopulations around Edenhope, Portland, Timboon, and the Otway Ranges (Reese et al. 2007). The larger trees may support this population.

Pteropus poliocephalus	Grey-headed Flying-fox		VU			Moderate	Roost sites commonly occur in gullies, in vegetation with dense canopy cover and close to water.
REPTILE							
Scientific Name	**Common Name**	**FFG Status**	**EPBC Status**	**Sightings Count**	**Year of last record**	**Occurrence Likelihood**	**Comment**
Aprasia parapulchella	Pink-tailed Worm-lizard		VU			Low	Largely confined to rocky site where it lives in the burrows of ant nests in soil beneath rocks, where it feeds on the eggs and larvae of ants within these nests (Webb and Shine 1994; Jones 1999). Minimal rocks and habitat on this site.
Delma impar	Striped Legless Lizard	Endangered	VU	1	2012	Low	Found in central and south-western Victoria. The striped legless lizard is a grassland specialist, found only in areas of native grassland and nearby grassy woodland and exotic pasture. Habitat is not suitable.
Lissolepis coventryi	Swamp Skink		EN			Low	The Swamp Skink is mainly found within the southern half of Victoria with the population at the Grampians being the most northern. It is often restricted to densely vegetated swamps and associated watercourses, and adjacent wet heaths (Melaleuca or Leptospermum thickets), sedgelands and saltmarshes (Clemann 2000, SAC 2000, Manning 2002). It can occur in association with freshwater and saltmarsh environments. Habitat is not suitable.
INVERTEBRATE							
Scientific Name	**Common Name**	**FFG Status**	**EPBC Status**	**Sightings Count**	**Year of last record**	**Occurrence Likelihood**	**Comment**
Synemon plana	Golden Sun Moth	Vulnerable	VU	2	2015	Moderate	Tussock grasslands preferably dominated by Wallaby Grasses and Spear Grasses. The percentage cover of Wallaby grasses must be greater than 40% to be suitable for Golden Sun Moth. This site is not near know colonies.
AMPHIBIAN							
Scientific Name	**Common Name**	**FFG Status**	**EPBC Status**	**Sightings Count**	**Year of last record**	**Occurrence Likelihood**	**Comment**

Litoria raniformis	Growling Grass Frog	Vulnerable	VU	23	2013	Low	Primarily needs still or slow-moving water with mats of floating and submerged plants which are not present on this site.

Appendix 4 – Native Vegetation Removal Report

Native Vegetation Removal Report

NVRR ID: 359_20240827_6PN

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. Native vegetation information and offset requirements have been determined using spatial data provided by the applicant or their consultant.

Report details

Date created: 27/08/2024

Local Government Area: PYRENEES SHIRE

Shapefile name:
117PackhamsLane_VegRemoval_V3/117PackhamsLane_VegRemoval_V3.shp

Site assessor name: Heidi Robinson

Registered Aboriginal Party: Wadawurrung

Coordinates: 143.42474, -37.42729

Address: 117 PACKHAMS LANE BEAUFORT 3373

Regulator Notes

Removal polygons are located:
This report includes partial removal

Summary of native vegetation to be removed

Assessment pathway	**Detailed Assessment Pathway**		
Location category	Location 2 The native vegetation extent map indicates that this area is typically characterised as supporting native vegetation. Additionally, it is modelled as encompassing an endangered Ecological Vegetation Class, sensitive wetland or sensitive coastal area. 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) *Includes endangered EVCs (ha): 0.106*	**0.505**	*Extent of past removal (ha)*	*0*
		Extent of proposed removal - Patches (ha)	*0.505*
		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 obtain an offset, before the removal of native vegetation, that meets the following requirements:

General Offset amount [1]	**0.1890 General Habitat Units**
Vicinity	Glenelg Hopkins CMA or PYRENEES SHIRE LGA
Minimum strategic biodiversity value score [2]	0.5471
Large Trees*	0
***The total number of Large Trees that the offset must protect**	**0** Large Trees to be protected in either the General, Species or combination across all habitat units protected

NB: values within tables in this document may not add to the totals shown above due to rounding
Appendix 1 includes information about the native vegetation to be removed
Appendix 2 includes information about the rare or threatened species with mapped habitat at the site
Appendix 3 includes the following figures

- Location map
- Strategic Biodiversity Value map
- Condition map
- Endangered EVCs map
- Aerial photograph showing mapped native vegetation
- Property in context
- Habitat Importance maps

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.
3. The Species Offset amount(s) required is the sum of all Species Habitat Units in Appendix 1.

Appendix 1: Description of native vegetation to be removed

The Species-General Offset Test was applied to your proposal. This test determines if the proposed removal of native vegetation has a proportional impact on any rare or threatened species habitats above the Species Offset threshold. The threshold is set at 0.005 per cent of the mapped habitat value for a species. When the proportional impact meets or exceeds the Species Offset threshold, a Species Offset is required. This test is completed for all species with mapped habitat at the site. Multiple Species Offsets will be required if the Species Offset threshold is exceeded for multiple species.

Where a zone requires Species Offset(s), the Species Habitat Units for each species in that zone are calculated by the following equation in accordance with the Guidelines: ***Species Habitat Units = extent without overlap x condition score x species landscape factor x 2, where the species landscape factor = 0.5 + (habitat importance score/2)***

The Species Offset amount(s) required is the sum of all Species Habitat Units per zone.

Where a zone does not require a Species Offset, the General Habitat Units in that zone 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**	**Bioregional conservation status**	**Partial Removal**	**Condition score**	**Large Tree(s)**	**Polygon extent (ha)**	**Extent without overlap (ha)**	**SBV score**	**HI Score**	**Habitat Units**	**Offset Type**
1-A	Patch	-	CVU_0020	Least Concern	yes	0.470	-	0.073	0.073	0.690	-	0.022	General
2-A	Patch	-	CVU_0020	Least Concern	no	0.470	-	0.098	0.098	0.683	-	0.058	General
3-A	Patch	-	CVU_0020	Least Concern	yes	0.470	-	0.001	0.001	0.690	-	0.000	General
4-A	Patch	-	CVU_0896	Endangered	no	0.470	-	0.033	0.033	0.690	-	0.020	General

Information provided by or on behalf of the applicant							Information calculated by NVR Map						
Zone	Type	DBH (cm)	EVC code	Bioregional conservation status	Partial Removal	Condition score	Large Tree(s)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	HI Score	Habitat Units	Offset Type
5-A	Patch	-	CVU_0020	Least Concern	yes	0.470	-	0.227	0.227	0.681	-	0.067	General
6-A	Patch	-	CVU_0896	Endangered	yes	0.470	-	0.027	0.027	0.690	-	0.008	General
7-A	Patch	-	CVU_0896	Endangered	yes	0.470	-	0.046	0.046	0.682	-	0.014	General

Appendix 2: Information about impacts to rare or threatened species' habitats on site

This table identifies all rare or threatened species with mapped habitat at the site and the proportional impact associated with the proposed native vegetation removal.

Species common name	Species scientific name	Taxon ID	Conservation status	Group	Habitat impacted	Proportional impact (%)
White Sunray	Leucochrysum albicans subsp. tricolor	504581	Endangered	Dispersed	Habitat importance map	0.0002
Button Wrinklewort	Rutidosis leptorhynchoides	502982	Endangered	Dispersed	Habitat importance map	0.0001
Large-headed Fireweed	Senecio macrocarpus	503116	Endangered	Dispersed	Habitat importance map	0.0001
Emerald-lip Greenhood	Pterostylis smaragdyna	503915	Rare	Dispersed	Habitat importance map	0.0001
Flat Bluebell	Wahlenbergia planiflora subsp. planiflora	504064	Vulnerable	Dispersed	Habitat importance map	0.0001
Speckled Warbler	Chthonicola sagittatus	10504	Vulnerable	Dispersed	Habitat importance map	0.0000
Regent Honeyeater	Anthochaera phrygia	10603	Critically endangered	Dispersed	Habitat importance map	0.0000
Brown Toadlet	Pseudophryne bibronii	13117	Endangered	Dispersed	Habitat importance map	0.0000
Golden Sun Moth	Synemon plana	15021	Critically endangered	Dispersed	Habitat importance map	0.0000
Small Milkwort	Comesperma polygaloides	500798	Vulnerable	Dispersed	Habitat importance map	0.0000
Golden Cowslips	Diuris behrii	501061	Vulnerable	Dispersed	Habitat importance map	0.0000
Yarra Gum	Eucalyptus yarraensis	501326	Rare	Dispersed	Habitat importance map	0.0000
Tiny Bog-sedge	Schoenus nanus	503050	Rare	Dispersed	Habitat importance map	0.0000
Half-bearded Spear-grass	Austrostipa hemipogon	503985	Rare	Dispersed	Habitat importance map	0.0000

Species common name	Species scientific name	Taxon ID	Conservation status	Group	Habitat impacted	Proportional impact (%)
Wimmera Scentbark	Eucalyptus sabulosa	505174	Rare	Dispersed	Habitat importance map	0.0000
Grey Grass-tree	Xanthorrhoea glauca subsp. angustifolia	507229	Endangered	Dispersed	Habitat importance map	0.0000

Habitat Group

- Highly localised habitat means there is 2,000 hectares or less mapped habitat for the species.
- Dispersed habitat means there is more than 2,000 hectares of mapped habitat for the species.

Habitat Impacted

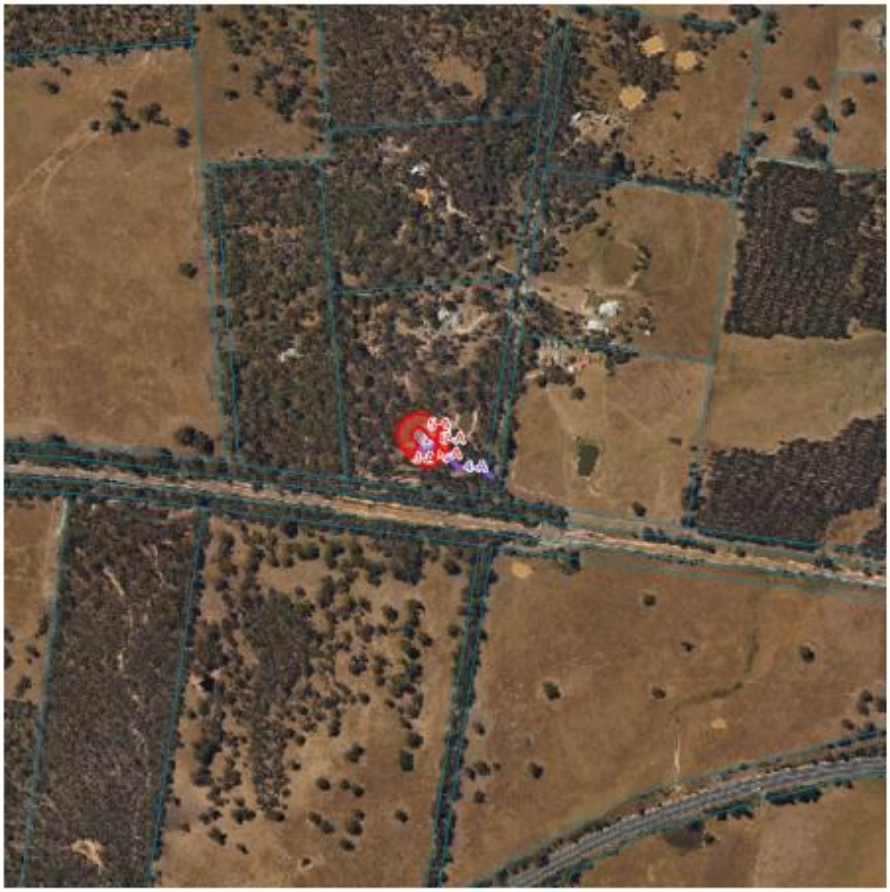
The Species General Offset test, as described in Section 5.3.1 of the Guidelines, is used to determine if proposed native vegetation removal will result in a proportionally significant impact on the habitat value of rare or threatened species. The test is applied where the native vegetation proposed for removal:

- Intersects the Habitat Importance Map for a rare or threatened species; or
- Intersects the 'top ranking' modelled habitat for a rare or threatened species with dispersed habitat, as identified in its Top Ranking Habitat Importance Map.

Top Ranking Maps consist of the 2,000 hectares of habitat with the highest Habitat Importance Scores for each dispersed species.
The 'Habitat impacted' column identifies whether the Habitat Importance Map or its Top Ranking Map was used to determine the proportional impact for a species with dispersed habitat.

Appendix 3: Images of mapped native vegetation

1. Property in context



Proposed Removal
Past Removal
Partial Removal
Property Boundaries

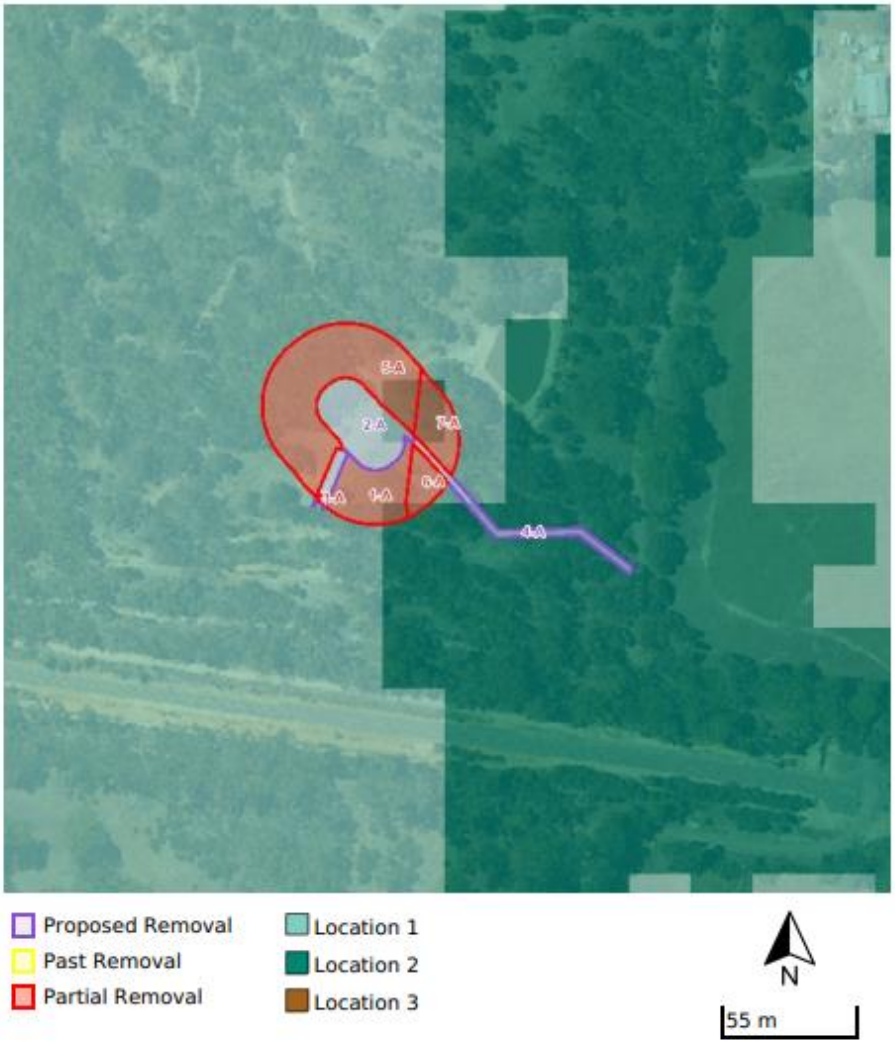
N

200 m

2. Aerial photograph showing mapped native vegetation

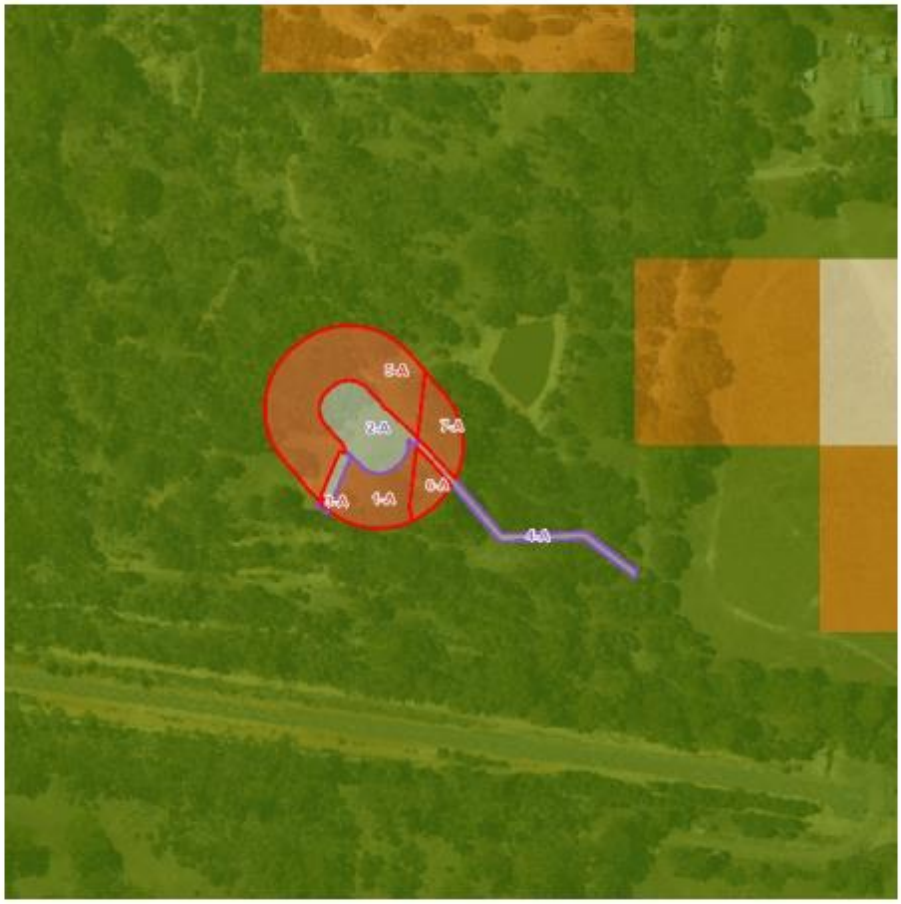
Page 9

3. Location Risk Map



4. Strategic Biodiversity Value Score Map

5. Modelled Condition Score Map



6. Modelled Endangered EVCs

7. Habitat Importance maps

Not Applicable

Regional Planning & Design Pty Ltd

Sam Thompson
Director
BApp Sci (Hons)
Landscape Architecture RMIT 1986

Bushfire Management Statement

117 Packhams Lane
Beaufort Ref No.23.343

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Disclaimer

This report has been made with careful consideration and with the best information available to Regional Planning and Design Pty Ltd at the time of writing. Before relying on information in this report, users should evaluate the accuracy, completeness and relevance of the information provided for their purposes. Regional Planning and Design Pty Ltd do not guarantee that it is without flaw or omission of any kind and therefore disclaim all liability for any error, loss or other consequence that may arise from you relying on any information in this report.

Requirements detailed in this document do not guarantee survival of the buildings or the occupants. The client is strongly encouraged to develop and practice a bushfire survival plan.

Information and assistance including a template for a Bushfire Survival Plan is provided as part of the 'Fire Ready Kit' available through the CFA website at http://www.cfa.vic.gov.au or through your local CFA Regional office.

Version Control

Report Version	Description	Date Completed	Issued to
A	Issued as a draft for discussion	14/12/2023	Client
B	Issued for discussion	20/12/2023	CFA
C	Issued as a final version	8/4/2024	Client

1 SUMMARY

Summary	
Proposal	Construction of two small buildings to be used for group accommodation
Date of site visit:	7th November 2023
Broad landscape setting (Technical Guide Planning Permit Applications – Bushfire Management Overlay)	3
Access requirements can be met	3.5 m wide driveway with 4 m vertical and 4.5 m horizontal clearance. Turning area required
Static water supply requirements	10 000 litres in a non combustible tank with CFA access to the outlet within 60 metres of all habitable buildings
Defendable Space requirements can be met	Column C within the property boundaries based on the hazard of forest
Proposed BAL construction level	29
Is native vegetation removal required:	Yes

2 INTRODUCTION

This Bushfire Management Statement (BMS) has been prepared to enable Inception Planning to respond to the requirements of Clause 44.06 *Bushfire Management Overlay* (known from this point on as Clause 44.06), and associated Clause 53.02 *Bushfire Protection: Planning Requirements* (known from this point on as Clause 53.02) for the proposed group accommodation at 117 Packhams Lane Beaufort.

Methodology
Clause 53.02-4 applies to this application as the application is for accommodation

The BMS is in two parts

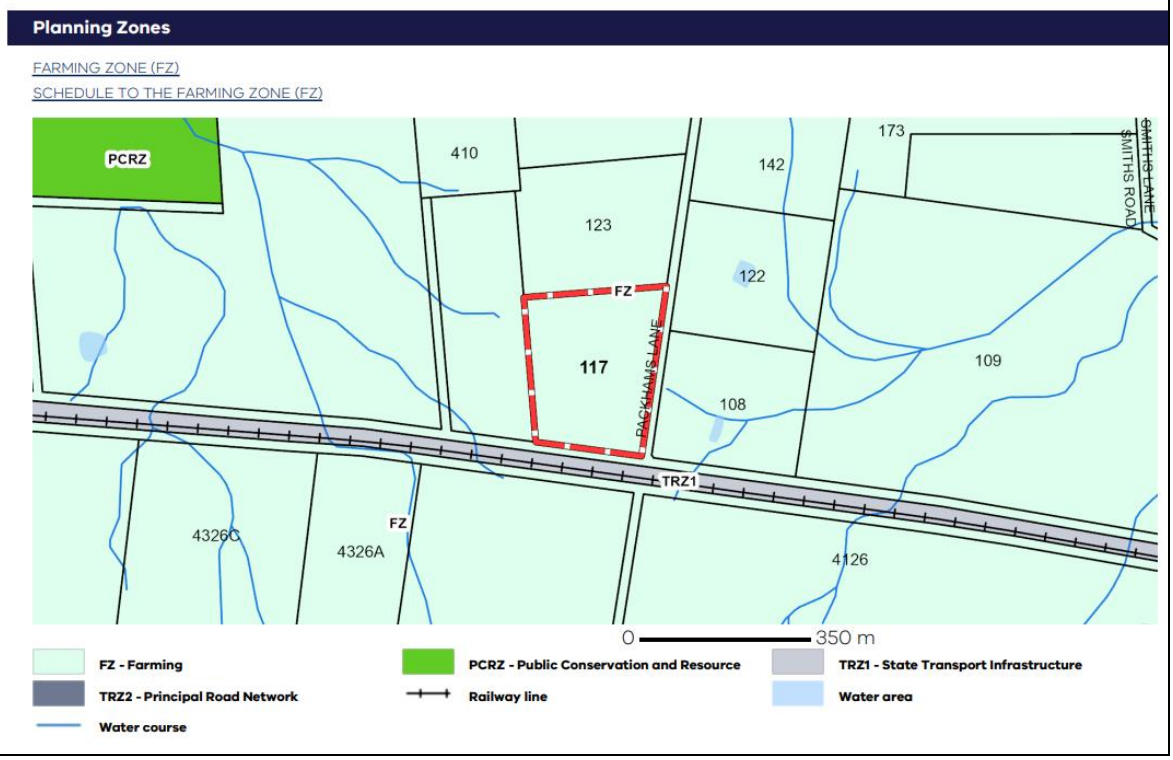
Part 1 Site description , hazard assessment and locality description

Part 2 A Bushfire Management Statement describing how the proposed development responds to the requirements in Clause 53.02 and 44.06.

3 ZONING AND OVERLAYS

Clause Number	Name
32.09	Farming Zone
44.06	Bushfire Management Overlay
53.02	Planning for Bushfire
45.05	Restructure Overlay

Figure 1 Zoning



4 LOCATION

The site is located in the Farming area of Beaufort, approximately 4 kilometres to the east of the town centre (See Figure 2). There are extensive areas of forest to the north west and south west.

The site could be vulnerable to long runs of fire from the north west and then south west following a wind change, which often occurs on high fire risk days in summer. This is described in further detail in the Bushfire Hazard Landscape Assessment

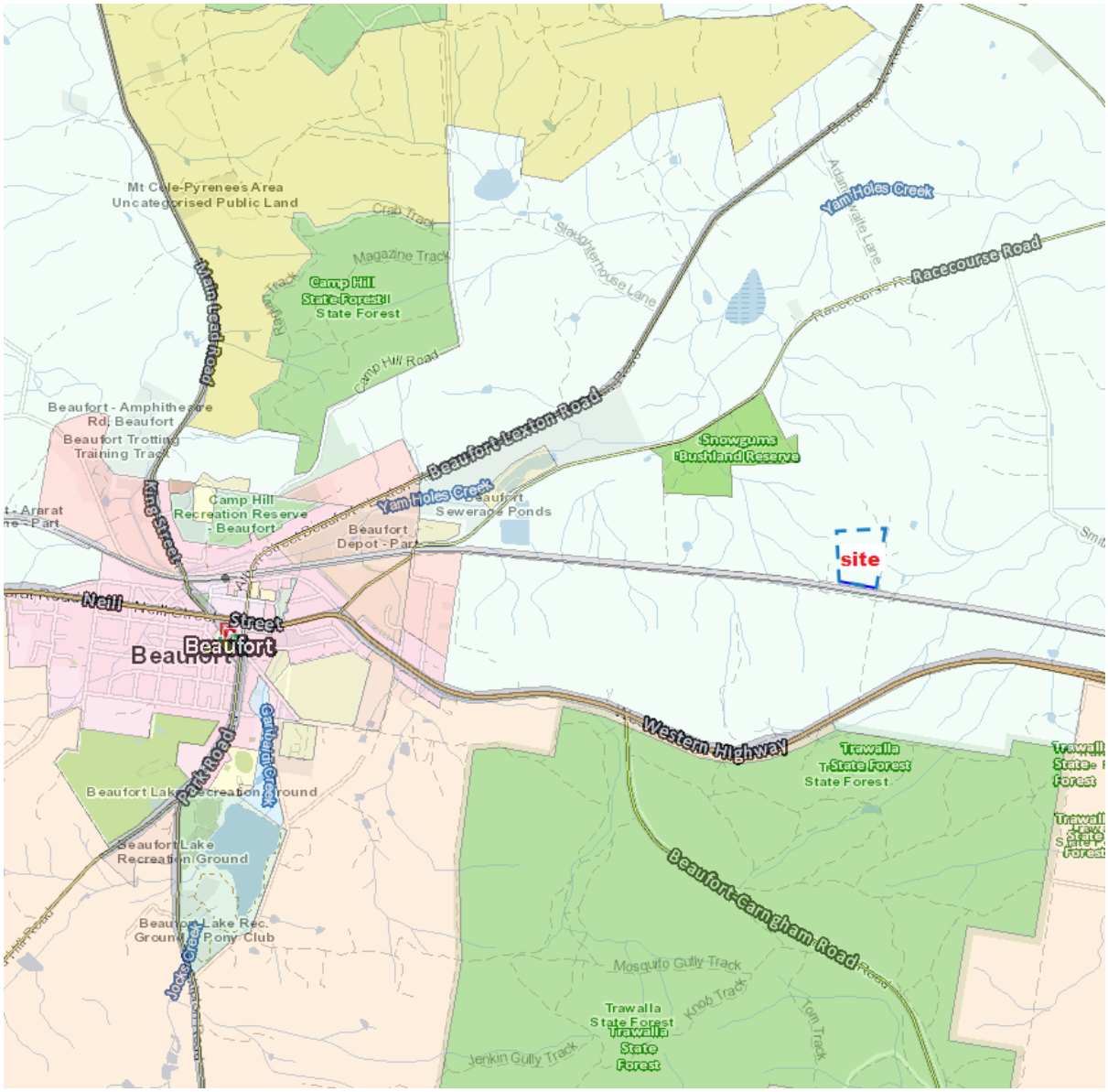


FIGURE 2 LOCATION

5 SITE DESCRIPTION

Site shape, dimensions, size , existing use and buildings and works	
The shape of the site is:	Rectangular with angled north and west boundaries
The dimensions of the site are:	See Figure 3
The site has a total area of:	8 ha
The current use of the site is	Rural living
The buildings or works located on the site are:	One dwelling and shed in the northern part of the site
Site topography	There is a south sloping ridgeline in the central part of the site. Land slopes to the north east on overall 0 to 5 degree down slopes. To the east and west of the ridge
Vegetation	The site is mostly covered in forest with patches of grassland (photos 4 to 7) and managed gardens around the dwelling in the north east part (photos 1 to 3)
Services and infrastructure	Mains power is connected to the site.

Site Photo

Photo 1 Looking north west to the dwelling in the north east part of the site

Site Photos

Photo 2 Looking north to the shed in the north east part of the site

Photo 3 Looking north across modified vegetation in the north east part of the site

Site Photos

Photo 4 Looking south from the proposed group accommodation in the southern part of the site

Photo 5 Looking east across the dam in the southern part of the site to the north east of the proposed group accommodation

Site Photos

Photo 6 Looking north west from the proposed group accommodation in the southern part of the site

Photo 7 Looking west through forest in the south western part of the site

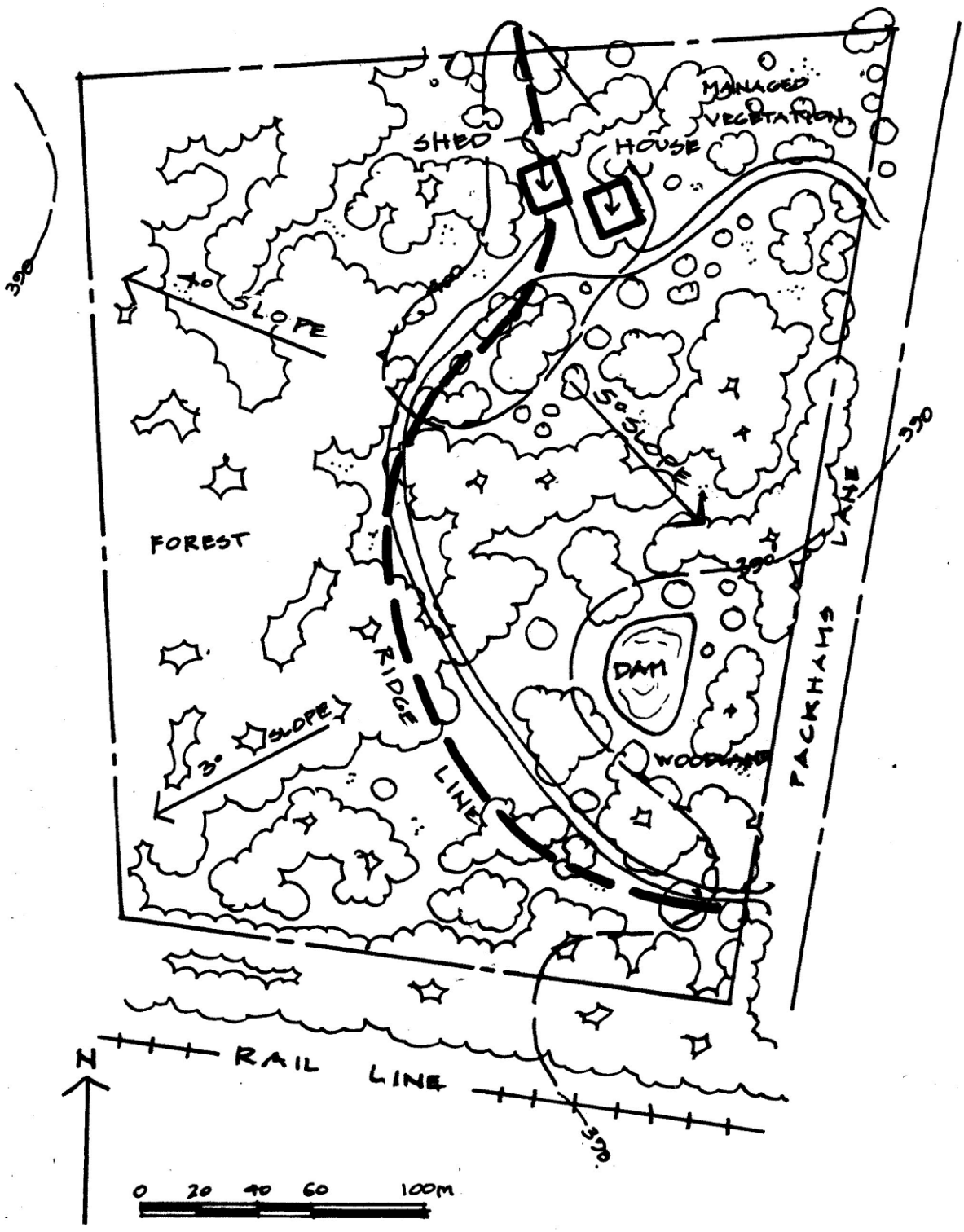


FIGURE 3 EXISTING CONDITIONS

FIGURE 4 EXISTING CONDITIONS AERIAL PHOTO

6 ACCESS

The site has access from Packhams Lane on the east boundary (photos 8 and 9). There is good access though managed farmland to the south beyond fragmented forest and woodland

Access Photos

Photo 8 Looking north along Packhams Lane on the south east boundary

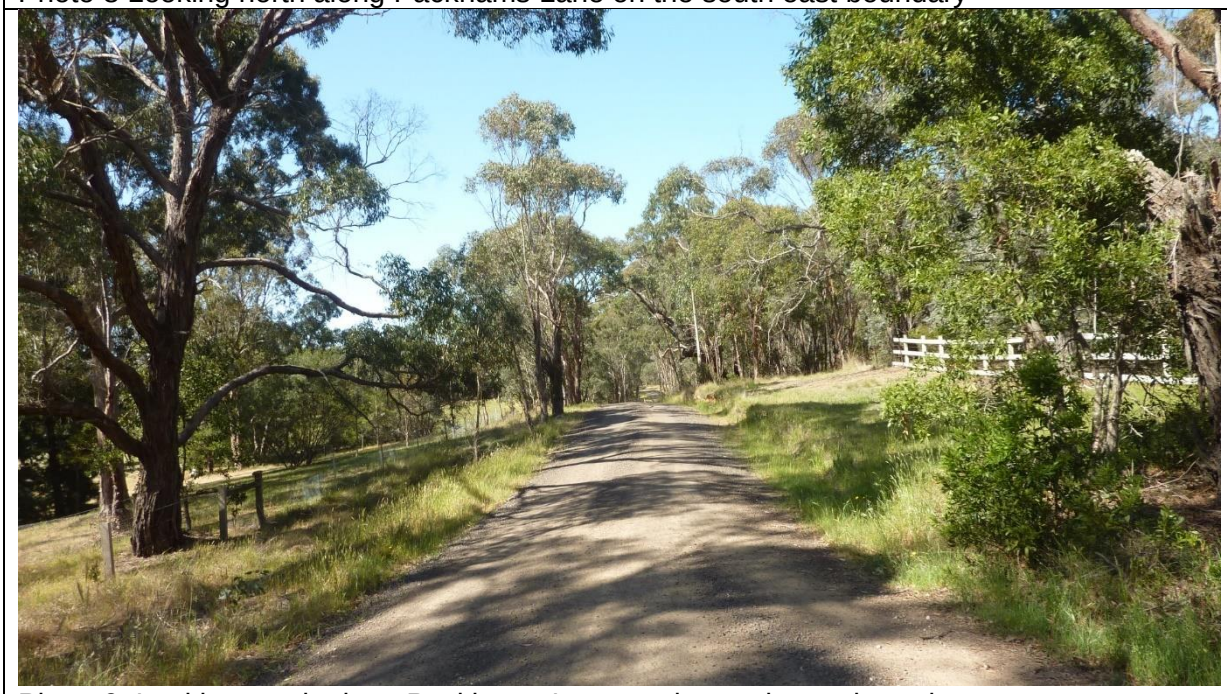


Photo 9 Looking south along Packhams Lane on the north east boundary

7 BUSHFIRE HAZARD SITE ASSESSMENT

As shown in Figure 5 and described in Appendix 1 there is managed grassland and modified vegetation to the east (photos 10 and 11) with forest to the north, south and west (photos 12, 13 and 14). To the south is woodland and grassland beyond forest along the rail line (photo 15).

FIGURE 5 150 METRE ASSESSMENT AERIAL PHOTO

Assessment photos

Photo 10 Looking north east across grassland beyond forest and woodland in the road verge to the east of the site

Photo 11 Looking south east across grassland and modified vegetation beyond forest and woodland in the road verge to the east of the site

Assessment photos

Photo 12 Looking north through forest to the north of the site

Photo 13 Looking west through to the west of the site

Assessment photos

Photo 14 Looking west through forest to the south of the site to the north of the rail line

Photo 15 Looking south west across grassland and woodland beyond forest to the south of the site

8 BUSHFIRE HAZARD LANDSCAPE ASSESSMENT

The surrounding landscape corresponds to Broader Landscape Type 3 as assessed in accordance with the *Technical Guide ,Planning Permit Applications – Bushfire Management Overlay* (DTPLI, 2017). The terrain is undulating and there are areas of forest to the north, west and south.

On high fire danger days there are often strong north and north westerly winds followed by a gusty south west change which can turn the east flank of a fire approaching from the north west into a long fire front.

A spot fire could start within the grassland and woodland to the east. The areas to the east of the site is less likely to form part of a long rapidly moving fire as strong winds from the east are not generally experienced on high fire danger days in central Victoria.

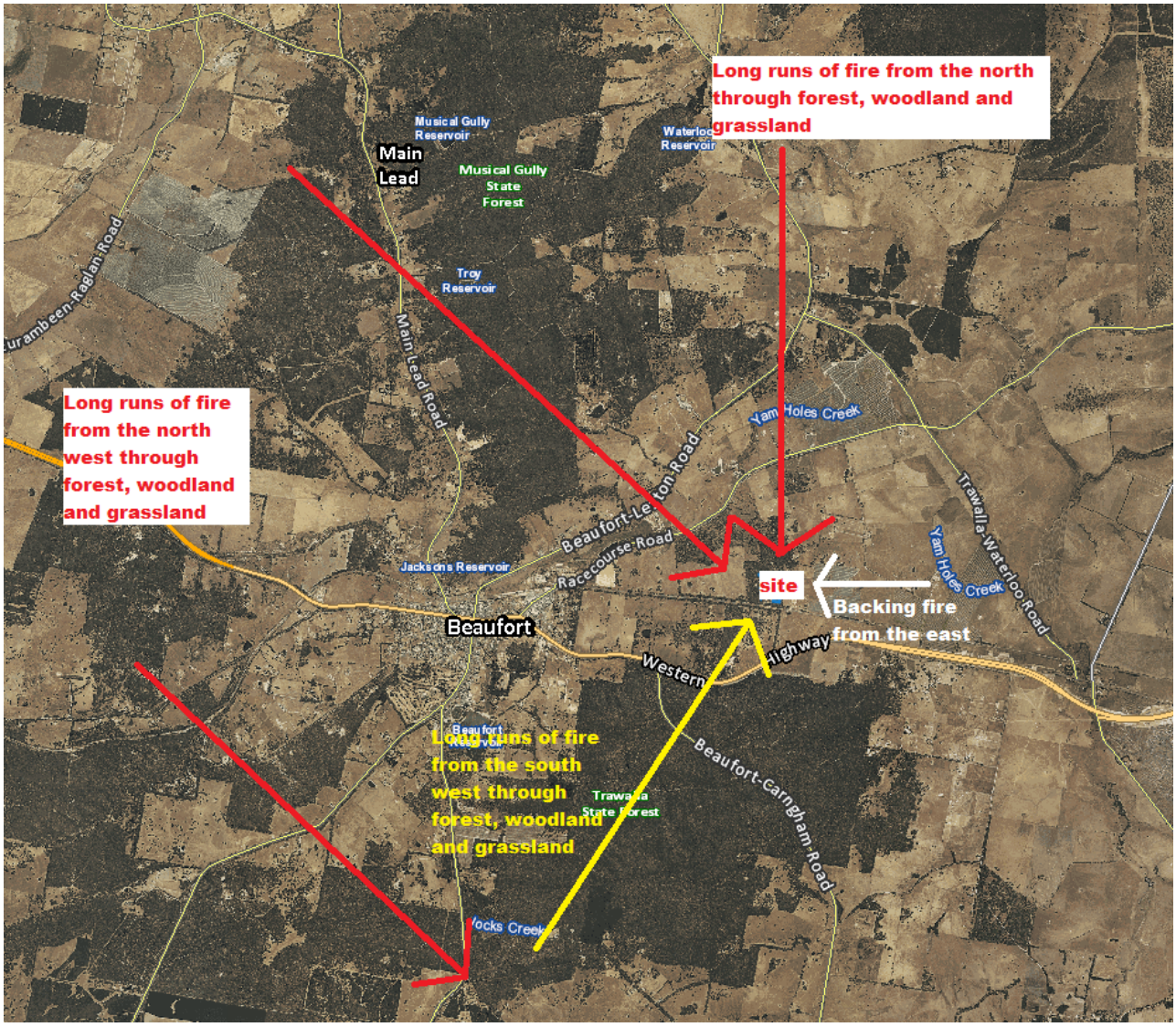


FIGURE 6 BUSHFIRE CONTEXT PLAN

As shown in Figure 7 below and Figure 8 on the following page, a fire from the north west and south west will increase intensity when it reaches forest immediately around the site.

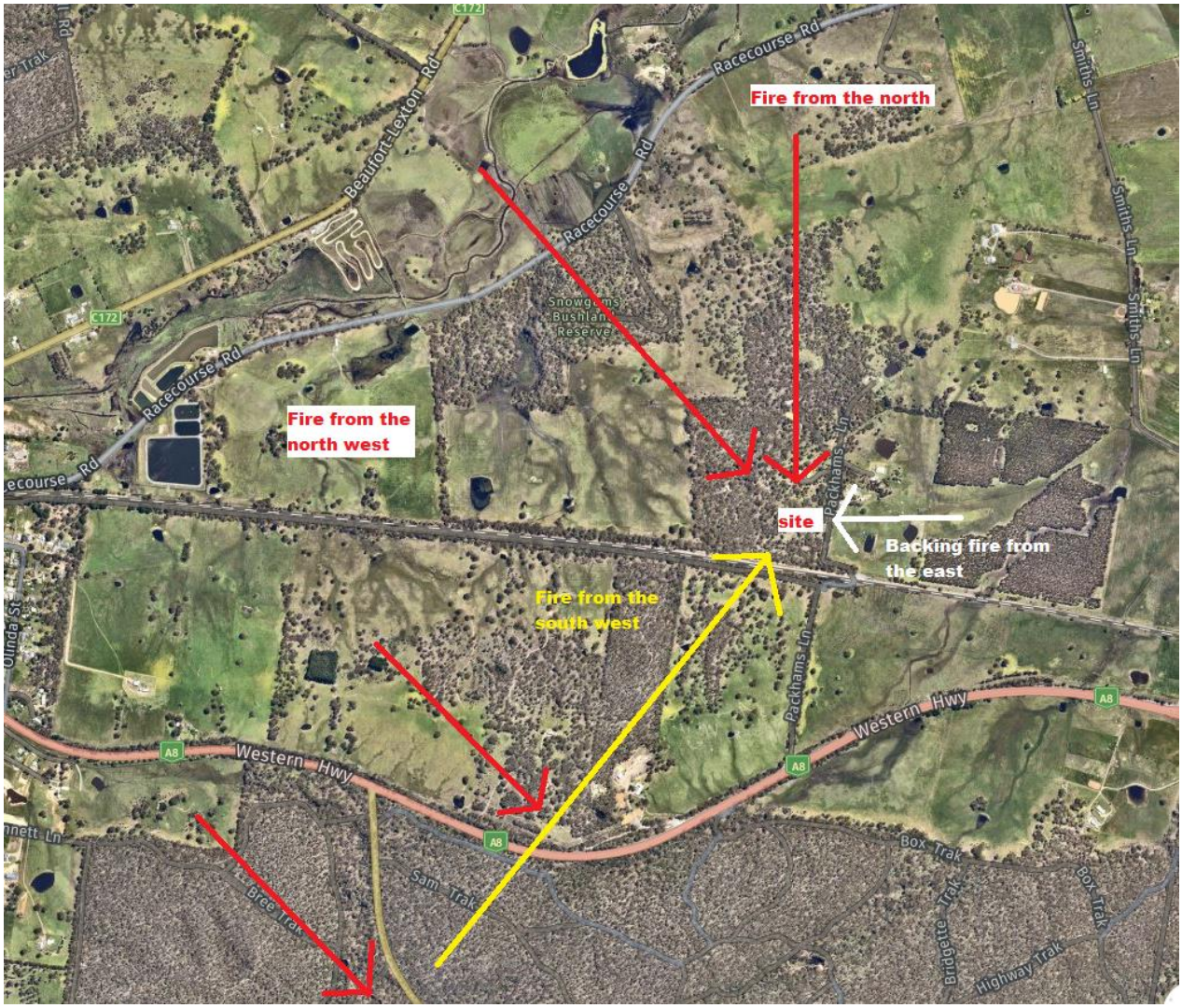


FIGURE 7 BUSHFIRE LOCAL CONTEXT

FIGURE 8 NEIGHBOURHOOD CONTEXT

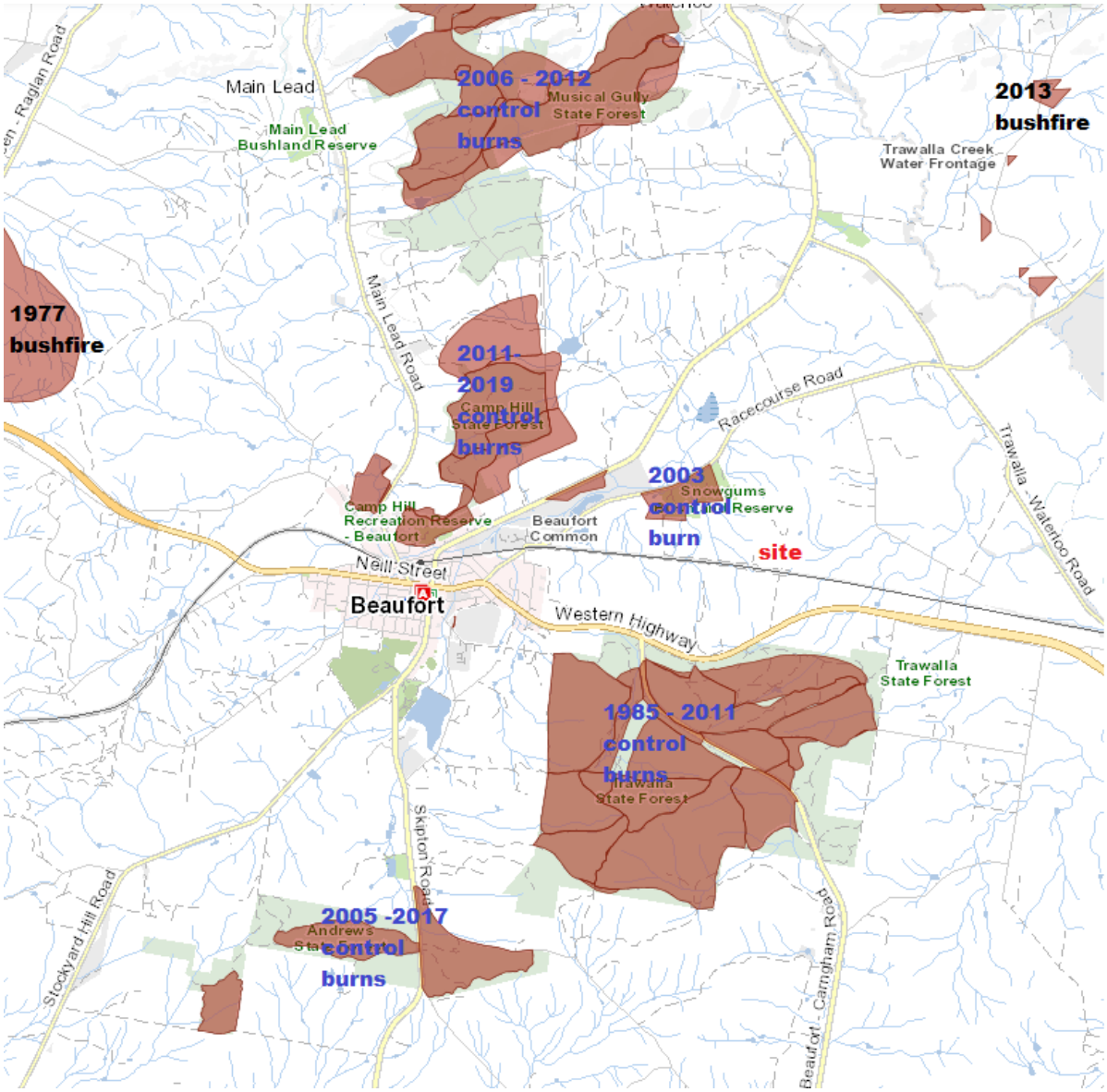
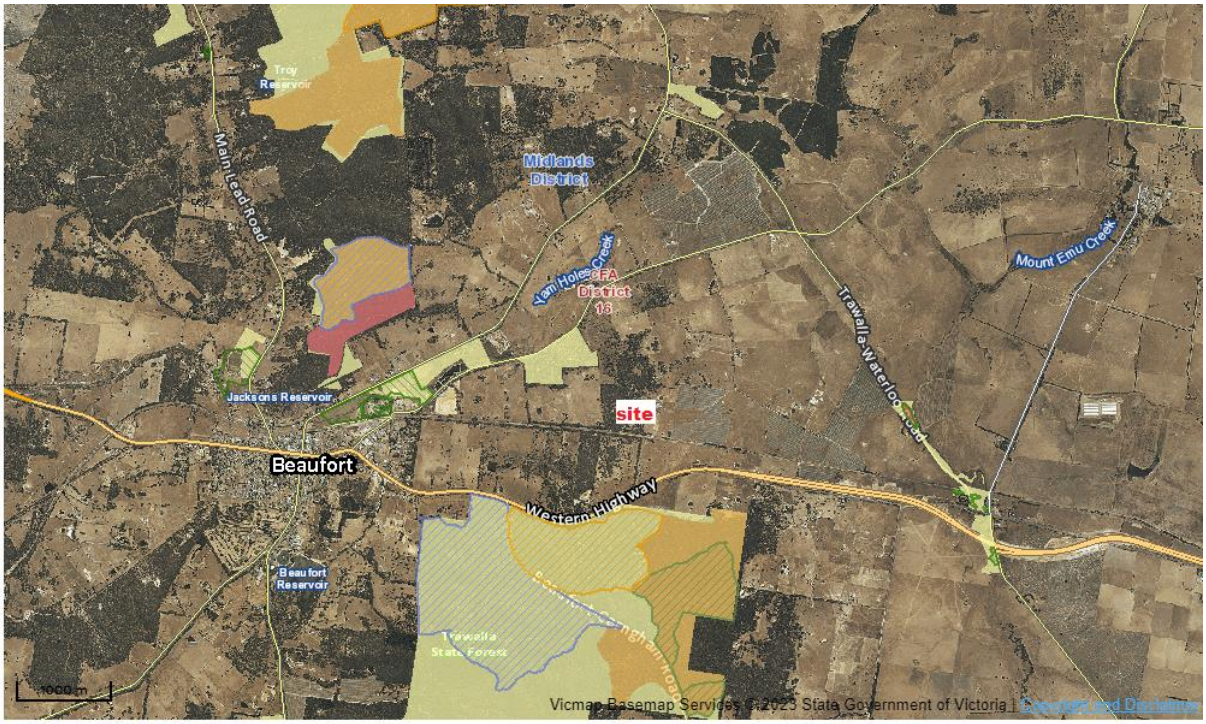


FIGURE 9 BUSHFIRE HISTORY MAP

The Fire History Map above shows there have been substantial wildfires close to the site was in the last 50 years. There have been fuel reduction burns around the site, and Figure 10 shows there are planned burns to reduce the fuel load in forest to the south west

As shown on Figure 10 Land to the east and north west is designated Landscape Management and Asset Protection Zones which aim to reduce the overall fuel load and fire risk

In summary, the extensive control burns reduces the risk, however, the site is still highly vulnerable to fire



Legend

- 2023-26 Strategic Fuel Breaks
- 2023-24 Mechanical Fuel Treatments

Planned Burns

- 2023-2024
- 2024-2025
- 2025-2026

Fire Management Zones

- 1 - Asset Protection Zone
- 2 - Bushfire Moderation Zone
- 3 - Landscape Management Zone
- 4 - Planned Burn Exclusion Zone
- CFA District Boundaries
- DELWP District Boundaries

FIGURE 10 PLANNED BURNS AND MANAGEMENT ZONES

THE PROPOSAL

It is proposed to construct two buildings in the south east part of the site. As shown on Figure 11 on the following page. In the proposed location, Table 3 defendable space would require substantial native vegetation removal includes surrounding unmanaged land beyond the property boundaries that does not meet the Table 6 defendable space standards. Therefore Alternative Measure 3.6 applies, with BAL 29 construction standards.

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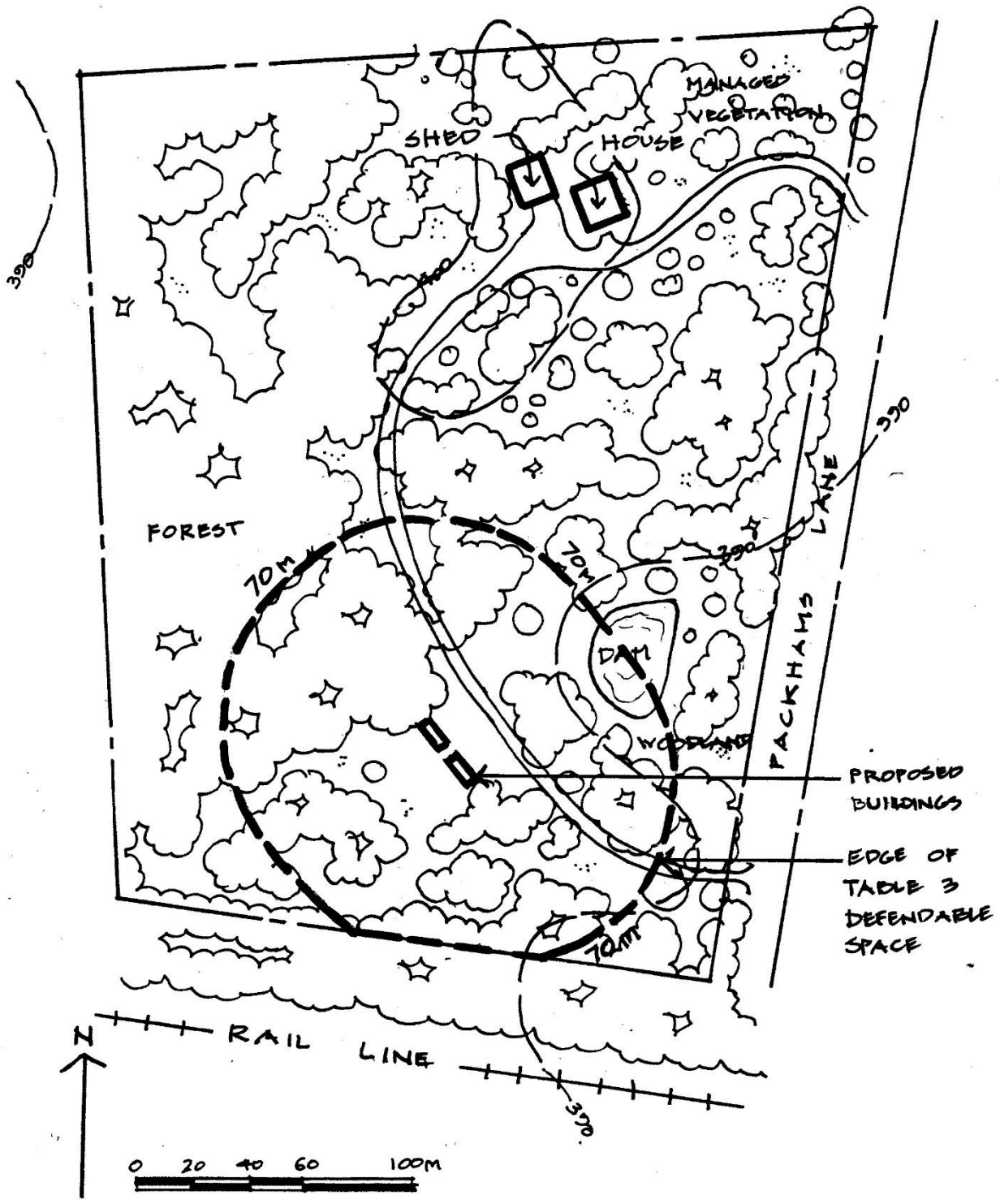

FIGURE 11 TABLE 3 DEFENDABLE SPACE

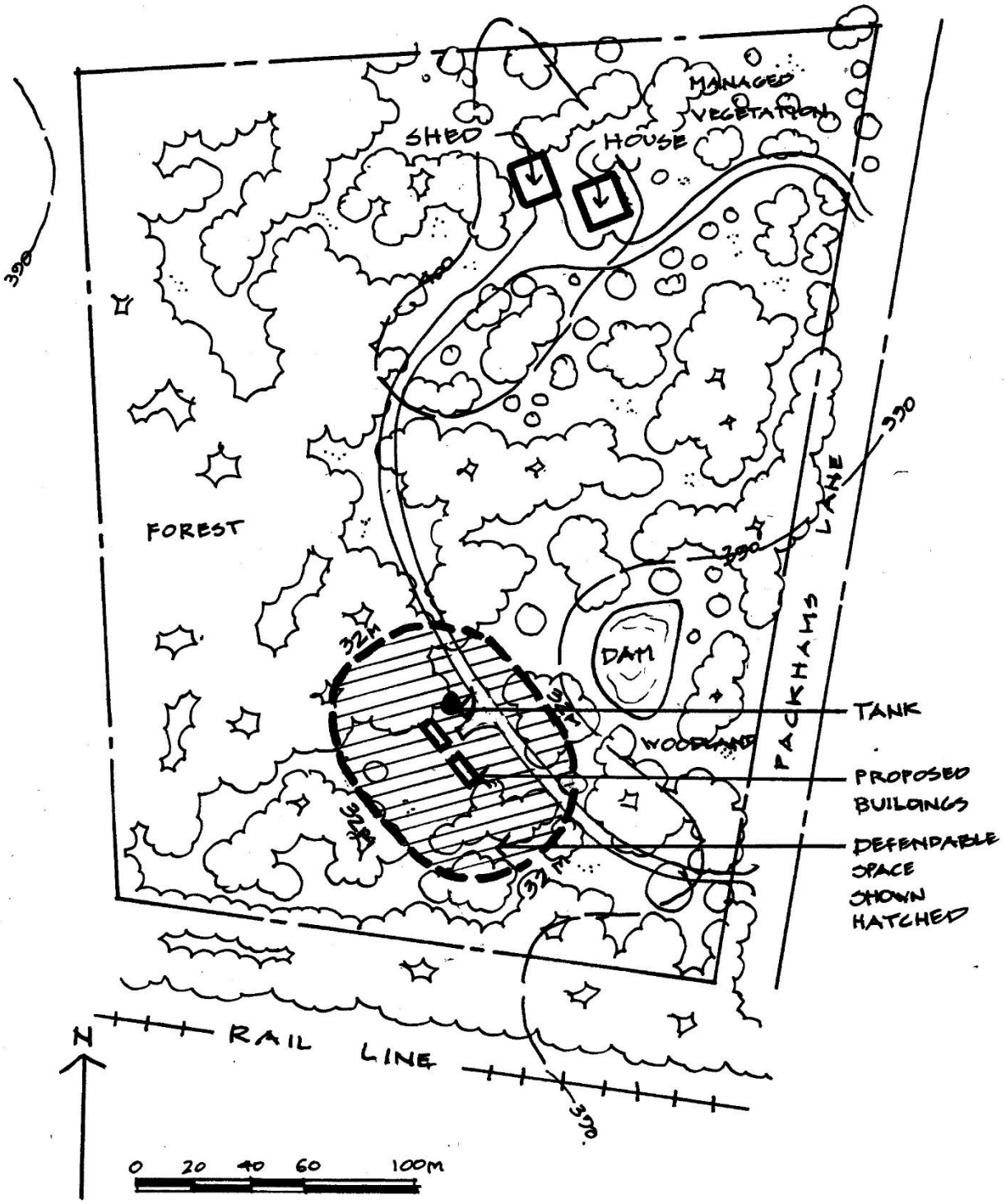

FIGURE 11 DEFENDABLE SPACE, ACCESS AND WATER SUPPLY

SCHEDULE OF BUSHFIRE PROTECTION WORKS

Defendable space

The area of defendable space will extend for the distance of 32m from the edges of the buildings, shown hatched, where vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres, apart from trees numbered 1,2,3 and 4.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Construction standards

The buildings will be designed and constructed a minimum Bushfire Attack Level of (BAL) 29.

Water supply

The tank on site will hold 10 000 litres of effective water supply for fire fighting purposes which meets the following requirements:

-Is stored in an above ground water tank constructed of concrete or metal.
-All fixed above-ground water pipes and fittings required for fire fighting purposes must be made of corrosive resistant metal.
- Include a separate outlet for occupant use.

The water supply must also

- Incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64 mm CFA 3 thread per inch male fitting).
- The outlet/s of the water tank must be within 4m of the access way and 60m of all parts of the building and be unobstructed.
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided.
- Any pipework and fittings must be a minimum of 65 mm (excluding the CFA coupling).

Access

The driveway shown on the plan is will provide access for trucks for fire fighting purposes which meets the following requirements:

- Curves must have a minimum inner radius of 10m.
- The average grade must be no more than 1 in 7 (14.4 per cent) (8.1 degrees) with a maximum of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50m.
- Have a minimum trafficable width of 3.5m of all weather construction.
- Be clear of encroachments for at least 0.5m on each side and 4m above the access way.
- Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.

-A turning area will be provided for fire fighting vehicles close to the building by one of the following:

- A turning circle with a minimum radius of eight metres.
- A driveway encircling the buildings.
- The provision of other vehicle turning heads (such as a T or Y head) which meet the specification of Austroad Design for an 8.8 metre Service Vehicle.

9 BUSHFIRE MANAGEMENT STATEMENT

Clause 53.02 contains a range of sub clauses with objectives, approved measures (AM), alternative measures (AltM) and decision guidelines. The table below details which clauses are relevant to this application. The following section demonstrates how the requirements have been met for the relevant standards.
Relevant clauses and measures applicable to the proposed development.

Clause	Approved Measure	Achieved / Applicable	Justification
Clause 53.03-3 – Dwellings in existing settlements – Bushfire protection objective	AM 1.1	Not applicable	As the proposed buildings are to be used for group accommodation, the proposal needs to address clause 53.02- 4
	AM 1.2	Not applicable	
	AM 1.3	Not applicable	
Clause 53.02-4.1 Landscape, siting and design objectives	AM 2.1	Applicable	This development addresses this clause.
	AM 2.2	Applicable	
	AM 2.3	Applicable	
Clause 53.02-4.2 Defendable space and construction objectives	AM 3.1	Not Applicable	This proposal is for use for group accommodation
	AM 3.2	Applicable	This development addresses this clause
	AltM 3.3	Not Applicable	The defendable space is contained within the boundaries
	AltM 3.4	Not Applicable	Table 2 Used
	AltM 3.5	Not Applicable	This proposal is for use for group accommodation
	AltM 3.6	Applicable	Applies to proposed buildings
Clause 53.02-4.3 Water supply and access objectives	AM 4.1	Not Applicable	Accommodation is proposed
	AM 4.2	Applicable	Accommodation is proposed
Clause 53.02-4.4 Subdivision objectives	AM 5.1	Not Applicable	There is no subdivision proposed
	AM 5.2	Not Applicable	
	AM 5.3	Not Applicable	
	AM 5.4	Not Applicable	
	AM 5.5	Not Applicable	

9.1.1 53.02-2.1 Landscape, siting and design objectives

Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.
Development is sited to minimise the risk from bushfire.
Development is sited to provide safe access for vehicles, including emergency vehicles.
Building design minimises vulnerability to bushfire attack.

Approved Measure	Requirement
AM 2.1	**The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.** **Response:** The site is located in Beaufort's Farming area . There is a mix of dwellings on lots that support areas of forest, managed gardens and woodland to the north, south, east and west. There is good access to the Western Highway to the south . The woodland and forest surrounding the site is fragmented with areas of managed grassland and farmland which will help reduce the fuel load and risk This site is able to meet the defendable space requirements for BAL 29 as per the Method 1 assessment of AS 3959-2018 within the property boundaries based on the hazard of forest in all directions
AM 2.2	**Buildings are sited to ensure the site best achieves the following:** **The maximum separation distance between the building and the bushfire hazard.** • **The building is in close proximity to a public road.** • **Access can be provided to the building for emergency service vehicles.** **Response:** The development can achieve BAL 29 defendable space within the property boundaries.(Appendix 1) The proposed group accommodation will have a short driveway connecting to Packhams Lane on the south east boundary, providing adequate access for emergency vehicles. There is good access through mostly managed farmland to the Freeway to the south
AM 2.3	**A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building** **Response:** Buildings will be required to meet a BAL of 29. The construction requirements minimise the ability for ember penetration and radiant heat exposure to compromise the building integrity.

9.1.2 53.02-2.2 Defendable space and construction objective
Defendable space and building construction mitigate the effect of flame contact, radiant heat and embers on buildings

Approved Measure	Requirement
AM 3.2	**A building used for accommodation (other than a dwelling or dependent person's unit), a child care centre, an education centre, a hospital, leisure and recreation or a place of assembly is:** **Provided with defendable space in accordance with Table 3 and Table 6 to Clause 53.02-5 wholly within the title boundaries of the land.** **Constructed to a bushfire attack level of BAL12.5.** **Response:** The site is proposed to be used for short term group accommodation. It is not possible to achieve Table 3 defendable space (70 metres) around the buildings within the title boundaries without a significant loss of native vegetation . Therefore AltM 3.6 applies.

Approved Measure	Requirement
AltM 3.6	**A building used for accommodation (other than a dwelling or dependent person's unit), child care centre, education centre, hospital, leisure and recreation or place of assembly may provide defendable space in accordance with Table 2 Columns A, B or C and Table 6 to Clause 53.02-5 where it can be demonstrated that:** **An integrated approach to risk management has been adopted that considers:** **The characteristics of the likely future occupants including their age, mobility and capacity to evacuate during a bushfire emergency.** **The intended frequency and nature of occupation.** **The effectiveness of proposed emergency management arrangements, including a mechanism to secure implementation.** **Less defendable space and a higher construction standard is appropriate having regard to the bushfire hazard landscape assessment.** **Response** The buildings will be constructed to BAL 29. Less defendable space is considered acceptable as there is managed residential land for the distance of almost 100 metes around the site. The site will be used by persons who are generally mobile (arriving by private vehicle and able to evacuate if required). A Bushfire Emergency Management Plan will be prepared prior to building works commencing. The key objective of this plan will be to ensure that human life is prioritised in the event of a bushfire impacting the site. A property manager would adopt the role of Chief Warden (who is not likely to reside on site) and be responsible for coordinating the emergency procedures which will include: • Managing and overseeing of any emergency procedures (ensuring they have a list and contact numbers of all guests and travelling to site if any guests are on site in a bushfire event) • Ensuring the site is properly prepared prior to the bushfire season; • Reviewing the effectiveness of emergency procedure exercises and arrange for procedure improvements; and • Accounting for all persons during the emergency procedures It is not proposed to occupy the buildings on days when the Australian Fire Danger Rating System (AFDRS) Fire Behaviour Index (FBI) is forecast to exceed 75. If bookings have been made, guests would be notified prior to travelling to the site. (High fire danger days are generally forecast several days in advance) Persons would be evacuated to the town centre of Beaufort to the west or Ballarat to the east. Triggers for evacuation would be an uncontrolled bush or grass fire within 10 kilometres of the site or on days when the AFDRS FBI is 75 or above.

53.02-2.3 Water supply and access objectives

A static water supply is provided to assist in protecting property.
Vehicle access is designed and constructed to enhance safety in the event of a bushfire.

Approved Measure	Requirement
AM 4.2	**A building used for accommodation (other than a dwelling or dependent person's unit), child care centre, education centre, hospital, leisure and recreation or place of assembly is provided with:** **A static water supply for fire fighting and property protection purposes of 10,000 litres per 1,500 square metres of floor space up to 40,000 litres.** **Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-3.** **An integrated approach to risk management that ensures the water supply and access arrangements will be effective based on the characteristics of the likely future occupants including their age, mobility and capacity to evacuate during a bushfire emergency. The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies** **Response:** The proposal will provide a fire resistant concrete or steel tank which will hold 10000 litres of water for each 1500 square metres of floor area. CFA will need to be able to drive to within 4 metres of the outlet which will be located within 60 metres of all of the proposed accommodation buildings. The access driveway will have a minimum width of 3.5 metres with 4 metres vertical and 4.5 metres of horizontal clearance. The driveway will be capable of providing access for a 15 tonne truck.

10 CONCLUSION

53.02 -4.5 Decision guidelines
The proposed development meets the decision guidelines as follows:

The State Planning Policy Framework (SPPF) outlines the broad framework for bushfire protection policy and provisions in the planning scheme. The following policy is included in this;

Clause 13.02-1 S *Bushfire planning*
Objective
To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

Strategies
Protection of human life
Give priority to the protection of human life by:

Prioritising the protection of human life over all other policy considerations.

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.

Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process

This proposal has been prepared having regard for this over arching policy

The bushfire hazard landscape and site assessment, and bushfire management statement submitted with the application meets the objectives of Clause 53.02.

Land surrounding the site is a mix of woodland, forest, managed and modified vegetation. The proper establishment and maintenance of defendable space on site will reduce the overall bushfire risk.

The proposed measures can be practically implemented and maintained in conjunction with the proposed use of the land for group accommodation purposes.

11 REFERENCES

CFA (2014). *Vegetation Classes: Victorian Bushfire Management Overlay*. Country Fire Authority, Burwood East, Victoria.

CFA (2011). *Landscaping for Bushfire: Garden design and plant selection*. Country Fire Authority, Burwood East, Victoria.

CFA (2012). *FSG LUP 0002 Requirements for water supply and access in the Bushfire Management Overlay (BMO).* Country Fire Authority, Burwood East, Victoria.

Standards Australia (2009). *AS 39359-2009 Construction of Buildings in Bushfire Prone Areas.* Standards Australia, North Sydney, New South Wales.

DELWP (2017) *Planning Permit Applications – Bushfire Management Overlay Technical Guide* Department of Environment, Land, Water and Planning

DELWP (2018) *Clause 13.02-1S Bushfire planning* Department of Environment, Land, Water and Planning
http://planning-schemes.delwp.vic.gov.au/schemes/vpps/13_02-1S.pdf

DELWP (2018) *Clause 44.06 Bushfire Management Overlay* Department of Environment, Land, Water and Planning
http://planning-schemes.delwp.vic.gov.au/schemes/vpps/44_06.pdf

DELWP (2018) *Clause 53.02 Bushfire Planning* Department of Environment, Land, Water and Planning
http://planning-schemes.delwp.vic.gov.au/schemes/vpps/53_02.pdf

DELWP (2018) *Clause 52.12 Bushfire Protection Exemptions.* Department of Environment, Land, Water and Planning
http://planning-schemes.delwp.vic.gov.au/schemes/vpps/52_12.pdf

DELWP (2018) Bushfire Fuel and Risk Management
https://www.ffm.vic.gov.au/bushfire-fuel-and-risk-management/joint-fuel-management-program

Nearmap
http://maps.au.nearmap.com

APPENDIX 1– BUSHFIRE SITE ASSESSMENT

	East	South	North	West
Vegetation Type	Forest	Forest	Forest	Forest
The effective slope under the vegetation	0 - 5 degrees	0 - 5 degrees	0 - 5 degrees	0 - 5 degrees
Distance to vegetation	2 m	22 m	21 m	0 m
Table 3 Defendable space	70 m	70 m	70 m	70 m
Column C, Table 2 Defendable space	32 m	32 m	32 m	32 m

APPENDIX 2 DEFENDABLE SPACE CHECKLIST FOR SITE (TABLE 6, CLAUSE 53.02-3)

Requirement	Compliance	Comment	Is a permit required to remove vegetation
All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.	**No**	Leaf litter to be removed	**No**
Grass must be short cropped and maintained during the declared fire danger period.	**Yes**		**No**
Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.	**Yes**		**No**
Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.	**No**	Shrubs to be removed	**Yes**
Shrubs must not be located under the canopy of trees.	**No**		**Yes**
Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.	**No**		**Yes**
Trees must not overhang or touch any elements of the building.	**No**	Trees to be removed	**Yes**
The canopy of trees must be separated by at least 5 metres.	**No**	Trees to be removed	**Yes**
There must be a clearance of at least 2 metres between the lowest tree branches and ground level.	**No**	Trees to be removed	**Yes**

APPENDIX 3 ACCESS AND WATER SUPPLY REQUIREMENTS

Table 4 Water supply requirements

Capacity, fittings and access

Lot sizes (square meters)	Hydrant available	Capacity (litres)	Fire authority fittings and access required
Less than 500	Not applicable	2,500	No
500-1,000	Yes	5,000	No
500-1,000	No	10,000	Yes
1,001 and above	Not applicable	10,000	Yes

Note 1: A hydrant is available if it is located within 120 metres of the rear of the building

Fire Authority requirements

Unless otherwise agreed in writing by the relavant fire authority, the water supply must:

- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a seperate outlet for occupant use.

Where a 10,000 litre water supply is required, fire authority fittings and access must be provided as follows:

- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

Table 5 Vehicle access design and construction

Vehicle access (or part thereof) of a length specified in Column A implements the design and construction requirements specified in Column B.

Column A	Column B
Length of access is less than 30 metres	There are no design and construction requirements if fire authority access to the water supply is not required under **AM4.1**.
Length of access is less than 30 metres	Where fire authority access to the water supply is required under **AM4.1** fire authority vehicles should be able to get within 4 metres of the water supply outlet.
Length of access is greater than 30 metres	The following design and construction requirements apply: ▪ All-weather construction. ▪ A load limit of at least 15 tonnes. ▪ Provide a minimum trafficable width of 3.5 metres. ▪ Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically. ▪ Curves must have a minimum inner radius of 10 metres. ▪ The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres. ▪ Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.
Length of access is greater than 100 metres	A turning area for fire fighting vehicles must be provided close to the building by one of the following: ▪ A turning circle with a minimum radius of eight metres. ▪ A driveway encircling the dwelling. ▪ The provision of other vehicle turning heads – such as a T or Y head – which meet the specification of Austroad Design for an 8.8 metre Service Vehicle.
Length of access is greater than 200 metres	▪ Passing bays must be provided at least every 200 metres. ▪ Passing bays must be a minimum of 20 metres long with a minimum trafficable width of 6 metres.

Note 1: The length of access should be measured from a public road to either the building or the water supply outlet, whichever is longer.

Schedule of Bushfire Protection Measures

Defendable space

The area of defendable space will extend for the distance of 32m from the edges of the buildings, shown hatched, where vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres, apart from trees numbered 1,2,3 and 4.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Construction standards

The buildings will be designed and constructed a minimum Bushfire Attack Level of (BAL) 29.

Water supply

The tank on site will hold 10 000 litres of effective water supply for fire fighting purposes which meets the following requirements:

-Is stored in an above ground water tank constructed of concrete or metal.

-All fixed above-ground water pipes and fittings required for fire fighting purposes must be made of corrosive resistant metal.

- Include a separate outlet for occupant use.

The water supply must also

- Incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64 mm CFA 3 thread per inch male fitting).
- The outlet/s of the water tank must be within 4m of the access way and 60m of all parts of the buildng and be unobstructed.
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided.
- Any pipework and fittings must be a minimum of 65 mm (excluding the CFA coupling).

Access

The driveway shown on the plan is will provide access for trucks for fire fighting purposes which meets the following requirements:

- Curves must have a minimum inner radius of 10m.
- The average grade must be no more than 1 in 7 (14.4 per cent) (8.1 degrees) with a maximum of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50m.
- Have a minimum trafficable width of 3.5m of all weather construction.
- Be clear of encroachments for at least 0.5m on each side and 4m above the access way.
- Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.

-A turning area will be provided for fire fighting vehicles close to the building by one of the following:

- A turning circle with a minimum radius of eight metres.
- A driveway encircling the building.
- The provision of other vehicle turning heads (such as a T or Y head) which meet the specification of Austroad Design for an 8.8 metre Service Vehicle.

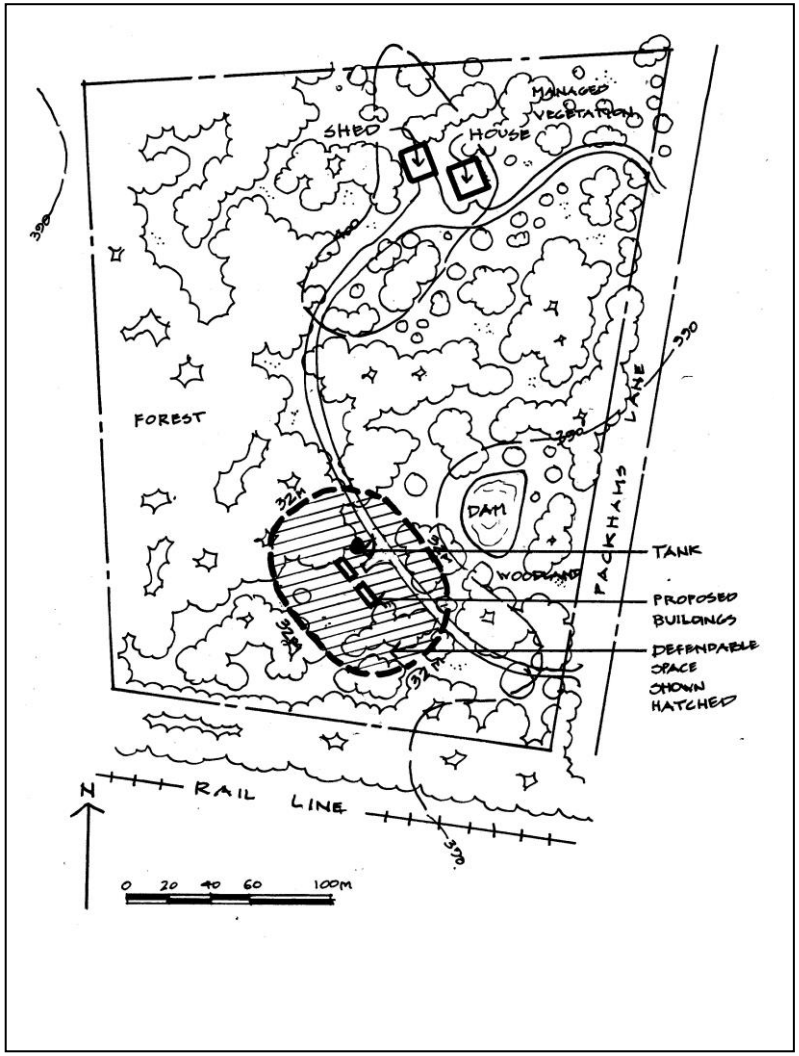

FIGURE 13 BUSHFIRE MANAGEMENT PLAN
117 Packhams Lane Beaufort
Version C 8/4/2024

PROVINCIAL GEOTECHNICAL PTY. LTD.

CONSULTING GEOLOGISTS

A.B.N. 88 090 400 114

LAND CAPABILITY ASSESSMENT REPORT

Site Address:	117 Packhams Lane BEAUFORT, VICTORIA
Client:	INCEPTION PLANNING PO BOX 339W BALLARAT WEST VIC 3350
Date:	18th February 2024
File No:	22284A
Author:	Andrew P Redman
Contact:	Provincial Geotechnical Pty Ltd E: admin@pgvic.com.au T: 03 5223 1566

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LIST OF APPENDICES

1. INTRODUCTION

THE CONSULTANTS

Provincial Geotechnical Pty Ltd has been engaged to undertake a Land Capability Assessment (LCA) for a site at 117 Packhams Lane, Beaufort, Victoria.

The field investigation and report have been undertaken and prepared by suitably experienced staff.

Andrew Redman BSc Geology. undertook the site investigation and prepared this report.

Provincial Geotechnical Pty Ltd has appropriate professional indemnity insurance for this type of work.

REPORT SUMMARY

I understand that this report will accompany an application for a Septic Tank Permit to Install submitted to Pyrenees Shire Council for an onsite wastewater management system for two proposed single bedroom cabins that are to be established on the existing property.

This document provides information about the site and soil conditions. It also provides a detailed Land Capability Assessment for the site and includes a conceptual design for a suitable onsite wastewater management system, including recommendations for monitoring and management requirements. A number of options are provided for both the treatment system and Land Application Area (LAA).

In my opinion this site can sustain a conventional septic tank system with primary treated waste distribution by absorption trenches.

If preferred, effluent could also be treated to secondary level by an AWTS, single-pass sand filter or suitable EPA approved alternative and land application by sub-surface irrigation or other EPA approved method.

Council and/or Referral Authorities may require secondary treatment prior to disposal as policy regardless of the results of the Land Capability Assessment.

SITE OVERVIEW

The allotment is already developed with an existing dwelling to the north of the proposed site.

The client proposes to establish 2 No. single bedroom cabins on the allotment.

The site has slight fall to the south-east.

There is sufficient land available for sustainable onsite effluent management that maintains satisfactory buffers to protect nearby surface waters and floodways.

I note a dam to the north-east of the building envelope but the Land Application Area can meet the 60m upslope buffer from this feature as the proposed LAA is downslope of the high bank mark.

SITE OVERVIEW CONTINUED

I did not observe any other sensitive environmental receptors within a 60m downslope setback from the recommended Land Application Area envelope.

2. DESCRIPTION OF THE DEVELOPMENT

Site Address: 117 Packhams Lane, Beaufort, Victoria.

A Planning Property Report provides a locality plan and indicates the location of the site of the proposed development (Appendix i).

Client/Agent: Inception Planning.

Postal Address: PO Box 339W, Ballarat West, Victoria, 3350.

Contact: Sarah Fisher, Inception Planning, 0407 180 592.

Council Area: Pyrenees Shire Council

Zoning: Township Zone.

Allotment Size: 8.23 Hectares.

Domestic Water Supply: Assume reticulated supply not available.

Anticipated Wastewater Load: Assume a residence with full water-reduction fixtures at maximum occupancy. Wastewater generation = 100L/person/day (source Table 4 of the EPA Code of Practice 891.4). A Proposed Floor Plan is appended (Appendix ii).

Availability of Sewer: The area is unsewered and highly unlikely to be sewered within the next 10-20 years, due to low development density in the area and the considerable distance from existing wastewater services.

3. SITE AND SOIL ASSESSMENT

I undertook a site investigation on the 19th January 2024.

3.1 SITE KEY FEATURES

Table 1 summarises the key features of the site in relation to effluent management proposed for the site.

NOTE:

- The site experiences minor stormwater run-on.
- There is no evidence of a shallow watertable or other significant constraints, and
- The risk of effluent transport offsite is low.

Both aerial and site photographs are appended to provide current site context (Appendix iii).

3.2 TABLE 1: RISK ASSESSMENT OF SITE CHARACTERISTICS

Feature	Description	Level of Constraint	Mitigation Measures
Buffer Distances	All relevant buffer distances in Table 5 of the EPA Code of Practice (2016) are achievable from the proposed effluent management area.	Major	Locate Land Application Area appropriately.
Climate	Average annual rainfall 677.8mm Beaufort (Climate Station No.089005) (Appendix iv).	Minor	NN
Drainage	No visible signs of surface dampness, spring activity or hydrophilic vegetation in the proposed effluent management area or surrounds.	Nil	NN
Erosion & Landslip	No evidence of sheet or rill erosion; the erosion hazard is low. No evidence of landslip and landslip potential is low.	Minor	NN
Exposure & Aspect	Recommended Land Application Area cleared with very good all round aspect and has a very good sun and wind exposure.	Nil	NN
Flooding	The proposed effluent management area is located above the 1:100 year flood level (source WSC).	Minor	NN
Groundwater	No signs of shallow groundwater tables to 1.5m depth.	Nil	NN
Imported Fill	No imported fill material on site.	Minor	NN
Land Available for LAA	Considering all the constraints and buffers, the site has ample suitable land for land application of treated effluent.	Nil	NN
Landform	Broad hillsides.	Nil	NN
Rock Outcrops	No evidence of surface rocks or outcrops.	Nil	NN
Run-on & Runoff	Minor stormwater run-on and minor run-off hazard.	Nil	NN
Slope	The proposed effluent management area has slight fall to the south-east.	Nil	NN
Surface Waters	Applicable. Waterway to north-east of building envelope.	Major	Locate Land Application Area appropriately.
Vegetation	Mixture of grasses on Land Application Area. Scattered trees.	Minor	NN

NN: Not needed

3.3 SITE ASSESSMENT RESULTS

Considering the most constraining site features the overall land capability of the site to sustainably manage all effluent onsite is still satisfactory. The proposed effluent management area is located above the 1:100 flood level and by using secondary treatment and disposal via irrigation there will be ample protection of surface waters and groundwater.

3.4 SOIL KEY FEATURES

The site's soils have been assessed for their suitability for onsite wastewater management by a combination of soil survey and desktop review of published soil survey information.

The soils on site have been derived from Cambrian Sediments (MapCode -Ca) which is the regional geological setting. Appended is a Geovic Map indicating the site location (Appendix v).

3.5 SOIL SURVEY AND ANALYSIS

A soil survey was carried out at the site to determine suitability for application of treated effluent. Soil investigations were conducted at 3 locations within the vicinity of the proposed building envelope, as shown in the Test Site Location Plan (Appendix vi), using a manual earth auger. This was sufficient to adequately characterise the soils as only minor variation would be expected throughout the area of interest.

Two soil types were encountered in these investigations. Full profile descriptions are provided in the Borelogs (Appendix vii). Samples of all discrete soil layers for each soil type were collected for subsequent laboratory analysis of pH, electrical conductivity and Emerson Aggregate Class where it was deemed necessary. Table 2 describes the soil constraints in detail for each of the soils encountered.

Soils in the vicinity of the nominated effluent envelope are characterised as clay loam topsoils overlying a light clay. The A1 horizon has a weak structure.

Considering the physical and chemical characteristics of the subsoil in this area of the site, in my opinion effluent application via an absorption trench is a suitable and viable disposal system for this site.

Full Laboratory data results are appended (Appendix viii).

Table 2 below provides an assessment of the physical and chemical characteristics of the soil type present.

3.6 TABLE 2: RISK ASSESSMENT OF SOIL CHARACTERISTICS

Feature	Assessment	Level of Constraint	Mitigation Measures
Cation Exchange Capacity (CEC)	16.4 MEQ%. No evidence of restricted plant growth on site.	Minor	NN
Electrical Conductivity (ECe)	0.354 dS/m. No evidence of restricted plant growth on site.	Minor	NN
Emerson Aggregate Class	Topsoil: Not tested	Nil	NN
	Subsoil: Class 7	Moderate	Apply gypsum to trench base at 0.5kg/m².
pH	4.4 No evidence of restricted plant growth on site.	Nil	NN
Rock Fragments	<1% coarse fragments in the B1 horizon. No coarse fragments throughout the remainder of the profile.	Minor	NN
Sodicity (ESP)	11.0%. No evidence of restricted plant growth on site.	Moderate	Apply gypsum to trench base at 0.5kg/m².
Sodium Absorption Ratio (SAR)	0.48 No evidence of restricted plant growth on site.	Minor	NN
Soil Depth	Topsoil: 700mm to 900mm.	Minor	NN
	Subsoil: Total soil depth 1500mm. No hardpans occur.	Minor	NN
Soil Permeability & Design Loading Rates	Topsoil: Clay Loam; 10mm/day Design Loading Rate (DLR) for absorption trenches (Code, 2016).	Minor	NN
	Subsoil: Light Clay; 5mm/day DLR for absorption trenches (Code of Practice, 2016).	Minor	NN
Soil Texture & Structure	Topsoil (<900mm): Clay Loam (Category 4b)	Minor	NN
	Subsoil (>1000mm): Light Clay (Category 5b) in accordance with AS/NZS/NZS 1547:2012	Minor	NN
Watertable Depth	Groundwater not encountered. Deepest borehole terminated at 1.5m.	Minor	NN

3.7 OVERALL LAND CAPABILITY RATING

For the soils in the proposed land application area a number of features present a moderate to major constraint and require a mitigation measure.

Based on the results of the site and soil assessment tabled above and provided in the Appendices, the overall land capability of the proposed effluent management area is not constrained.

4. WASTEWATER MANAGEMENT SYSTEM

The following sections provide an overview of a suitable onsite wastewater management system, with sizing and design considerations and justification for its selection. Detailed design for the system should be undertaken at the time of the building application and submitted to Council.

4.1 LAND APPLICATION

A range of possible land application systems have been considered, such as absorption trenches, evapotranspiration/absorption (ETA) beds, surface and subsurface irrigation, and sand mounds.

The system of conventional absorption trenches for primary treated waste may be used.

Should the client prefer to secondary treat the effluent, disposal via shallow subsurface irrigation is an alternative recommended method.

4.2 SIZING THE DISPOSAL SYSTEM

ABSORPTION TRENCHES: Primary Treated Effluent

To determine the necessary size of the Land Application Area, preliminary water and nutrient balance modeling has been considered.

The formula for sizing is expressed as follows:

The formula for sizing the length and area of trench and the required using the nominated area method using daily flow rate of for example 400L/day and a Design Loading Rate of 5mm/day can be expressed as:

L = Q/(DLR x W)

L = Length of require trench (m)
Q = daily flow (L/day)
DLR = Design Loading Rate (m/day)
W = Width of trench

L = 400/(5 x 1)
= 80m

ABSORPTION TRENCHES: Primary Treated Effluent continued

Calculate trench basal area required:

A = L x W
= 80 x 1
= 80m^2

The nominated area method is used to calculate the area required to balance all inputs and outputs, without the need for wet weather storage. As a result of these considerations the following table of trench lengths are recommended for the relevant number of bedrooms proposed to achieve zero wet weather storage.

Minimum trench area required for absorption per cabin.

Number of Bedrooms	Number of Occupants	Total Daily Wastewater Flow	Trench Basal Area Size	Trench Configuration
1	2	200	40m²	2x20m

4.3 SITING AND CONFIGURATION OF THE LAND APPLICATION AREA

Considering the allotment's size there is considerable space for location of the effluent disposal trenches on the site.

Due to the presence of a sensitive environmental receptor to the north-east of the site, the waste water disposal envelope must be placed in a location on site that is not in the waterway and upslope catchment. Therefore I recommend it be placed in the location investigated downslope of the building envelope fronting the roadway. There is sufficient land to accommodate this requirement.

Whilst there is ample area for application of effluent, it is important that buffer distances be adhered to. It is important to note that buffers are measured as the overland flow path for run-off water from the effluent disposal area.

4.4 DISPOSAL SYSTEM DESCRIPTION

Disposal design can be adopted from Absorption/Transpiration System designs within AS/NZS 1547:2012.

If irrigation of secondary treated waste is proposed the design should also be sourced from AS/NZ 1547:2012.

4.5 BUFFER DISTANCES

Buffer distances from Land Application Areas are required to help prevent human contact, maintain public amenity and protect sensitive environments. Council generally adopts the following nominal buffers, described in EPA Code of Practice 891.4 July 2016:

- 20 metres upslope from potable or non-potable groundwater bores;
- 100 metres upslope from watercourses in a potable water supply catchment.
- 6 metres if area up-gradient and 3 metres if area down-gradient of property boundaries, swimming pools and buildings.
- 60 metres upslope from surface waters (non potable)

All nominal buffers are achievable.

Stormwater run-on is not expected to be a concern for the proposed disposal area, due to the landform of the site and its relatively gentle slopes. However, upslope diversion berms or drains may be constructed if this is deemed to be necessary during installation of the system or in the future. Stormwater from roofs and other impervious surfaces must not be disposed of into the wastewater treatment system or onto the effluent management system.

5. MONITORING, OPERATION AND MAINTENANCE

Maintenance is to be carried out in accordance with the certificate of approval and Council's permit conditions. The system proposed above will only function adequately if appropriately maintained.

To ensure the land application system functions adequately, residents must:

- Regularly harvest (mow) vegetation within the Land Application Area and remove this to maximise uptake of water and nutrients.
- Not erect any structures over the Land Application Area.
- Minimise vehicle access to the Land Application Area to prevent compaction.
- Ensure that the Land Application Area is kept level by filling any depressions with good quality topsoil (not clay).
- Good water conservation is an important aspect in the overall management of onsite systems. It will be important for the ongoing performance of both the treatment and application system that they are not overloaded hydraulically. AAA rated plumbing is recommended for all future water fixtures.

6. STORMWATER MANAGEMENT

As mentioned above, stormwater run off is not expected to be a concern in this case. However, the construction and maintenance of diversion drains would provide precaution against the flow of surface water on to the Land Application Area. Roof stormwater must not be disposed in the Land Application Area.

7. CONCLUSION

As a result of my investigation I am of the opinion that an onsite wastewater management system can be installed to meet the needs of the proposed 2 No. new cabins on the property.

Specifically, I recommend the following as a minimum requirement:

- Primary treatment of wastewater.
- Location of the Land Application Area as per the recommendations contained in this report.
- Land application of wastewater into an absorption trench area relevant to the number of bedrooms proposed. Trenches 30 metres long and 1 metre wide with 3 metre spacings are recommended.
- Application of gypsum to trench base at 0.5kg/m².
- Installation of water saving devices in the new cabins to reduce the effluent load for onsite disposal.
- Use of low phosphorus and low sodium (liquid) detergents to improve effluent quality and maintain soil properties.
- Operation and management of the treatment and disposal system in accordance with the recommendations made in this report.
- Cabins are not to include laundry facilities.

8. REFERENCES

Municipal Association of Victoria, Department of Environment and Sustainability and EPA Victoria (2013) *Victorian Land Capability Assessment Framework.*

Environment Protection Authority (1991). *Guidelines for Wastewater Irrigation* Publication 168.

Standards Australia / Standards New Zealand (2012). AS/NZS 1547:2012 *On-site domestic-wastewater management*.

Isbell, R.F. (1996). The Australian Soil Classification. CSIRO Publishing, Melbourne.

Environment Protection Authority (2003). *Guidelines for Environmental Management: Use of Reclaimed Water* Publication 464.2.

Environment Protection Authority (2016). Publication 891.4 *Code of Practice for Onsite Wastewater Management.*

Geary, P. and Gardner, E. (1996). On-site Disposal of Effluent. In Proceedings from the one day conference *Innovative Approaches to the Management of Waste and Water*, Lismore 1996.

ANDREW REDMAN BSc. Geology
GEOLOGIST.
AR: hs

APPENDICES

i. Planning Property Report
ii. Proposed Floor Plan
iii. Aerial & Site Photographs
iv. Bureau of Meteorology Climate Report for Beaufort
v. Geology Map
vi. Test Site Location Plan
vii. Borelog Descriptions
viii. Laboratory Analysis Results

APPENDIX i

PLANNING PROPERTY REPORT

PROPERTY REPORT

VICTORIA State Government | Energy, Environment and Climate Action

From www.land.vic.gov.au at 16 January 2024 10:40 AM

PROPERTY DETAILS

Address:	**117 PACKHAMS LANE BEAUFORT 3373**
Crown Description:	**Allot. 57 Sec. 5 PARISH OF BEAUFORT**
Standard Parcel Identifier (SPI):	**57~5\PP2096**
Local Government Area (Council):	**PYRENEES** www.pyrenees.vic.gov.au
Council Property Number:	**501052485**
Directory Reference:	**Vicroads 57 H8**

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.

Area: 82273 sq. m (8.23 ha)
Perimeter: 1163 m
For this property:
— Site boundaries
— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at Title and Property Certificates

UTILITIES

Rural Water Corporation:	**Southern Rural Water**
Urban Water Corporation:	**Central Highlands Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legislative Council:	**WESTERN VICTORIA**
Legislative Assembly:	**RIPON**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

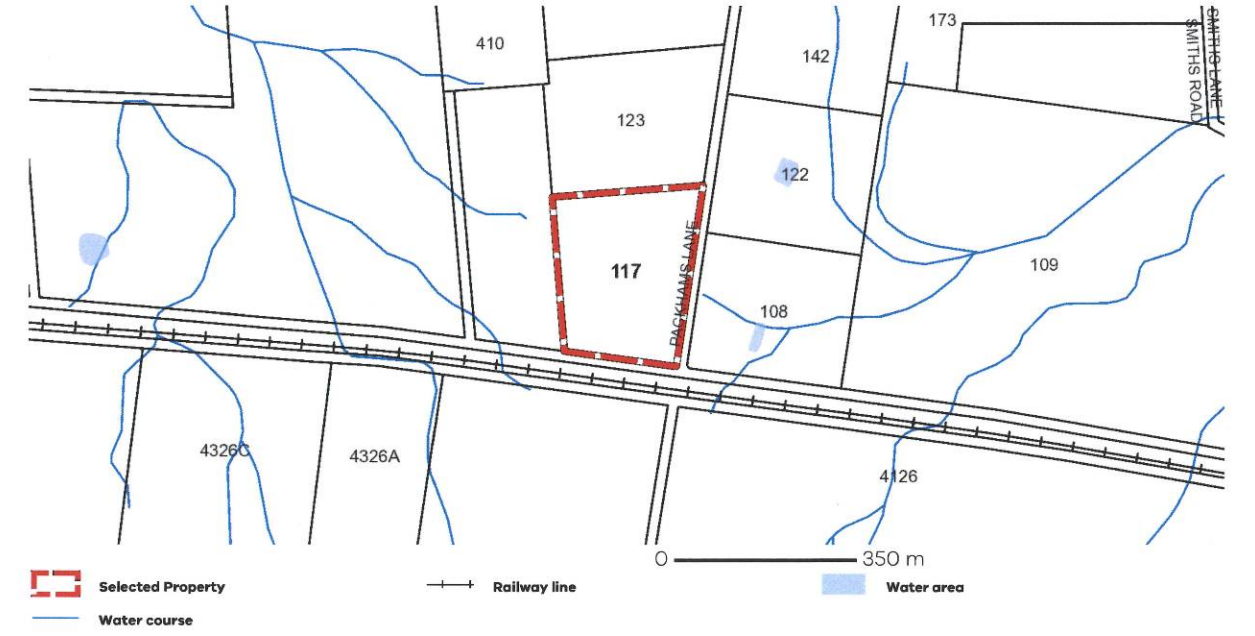
The Planning Property Report for this property can found here - Planning Property Report

Planning Property Reports can be found via these two links
Vicplan https://mapshare.vic.gov.au/vicplan/
Property and parcel search https://www.land.vic.gov.au/property-and-parcel-search

PROPERTY REPORT

VICTORIA State Government | Energy, Environment and Climate Action

Area Map



PLANNING PROPERTY REPORT

VICTORIA State Government | Environment, Land, Water and Planning

From www.planning.vic.gov.au at 18 February 2024 10:14 AM

PROPERTY DETAILS

Address:	**117 PACKHAMS LANE BEAUFORT 3373**
Crown Description:	**Allot. 57 Sec. 5 PARISH OF BEAUFORT**
Standard Parcel Identifier (SPI):	**57~5\PP2096**
Local Government Area (Council):	**PYRENEES** www.pyrenees.vic.gov.au
Council Property Number:	**501052485**
Planning Scheme:	**Pyrenees** Planning Scheme - Pyrenees
Directory Reference:	**Vicroads 57 H8**

UTILITIES

Rural Water Corporation:	**Southern Rural Water**
Urban Water Corporation:	**Central Highlands Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legislative Council:	**WESTERN VICTORIA**
Legislative Assembly:	**RIPON**

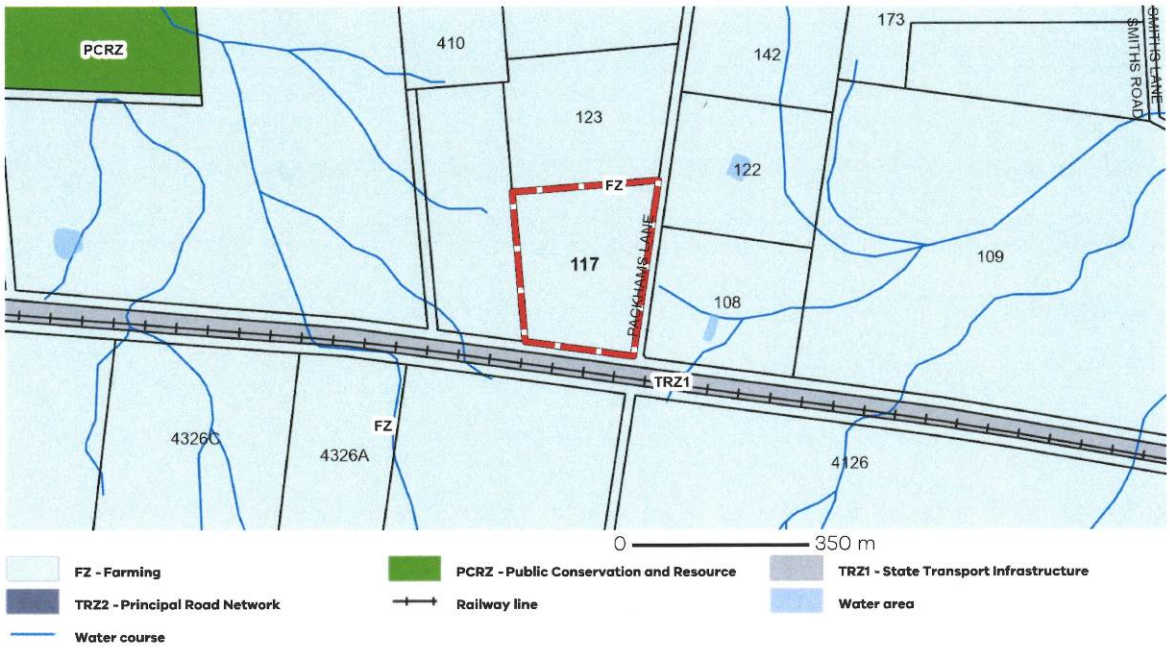
OTHER

Registered Aboriginal Party: **Wadawurrung Traditional Owners Aboriginal Corporation**

View location in VicPlan

Planning Zones

FARMING ZONE (FZ)
SCHEDULE TO THE FARMING ZONE (FZ)



FZ - Farming
PCRZ - Public Conservation and Resource
TRZ1 - State Transport Infrastructure
TRZ2 - Principal Road Network
Railway line
Water area
Water course

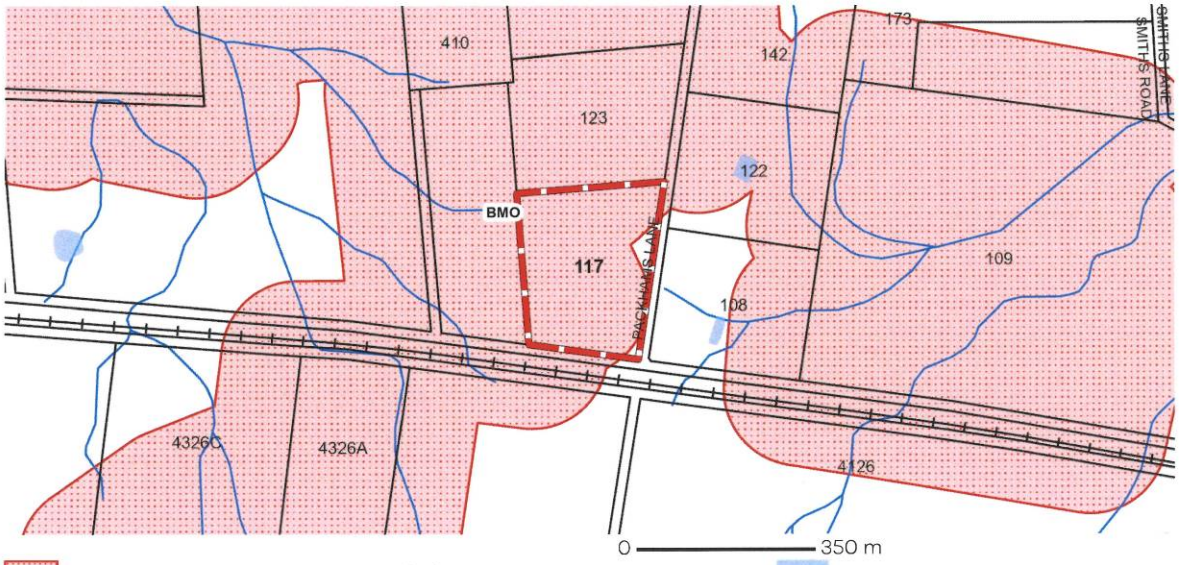
Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

PLANNING PROPERTY REPORT

VICTORIA State Government | Environment, Land, Water and Planning

Planning Overlays

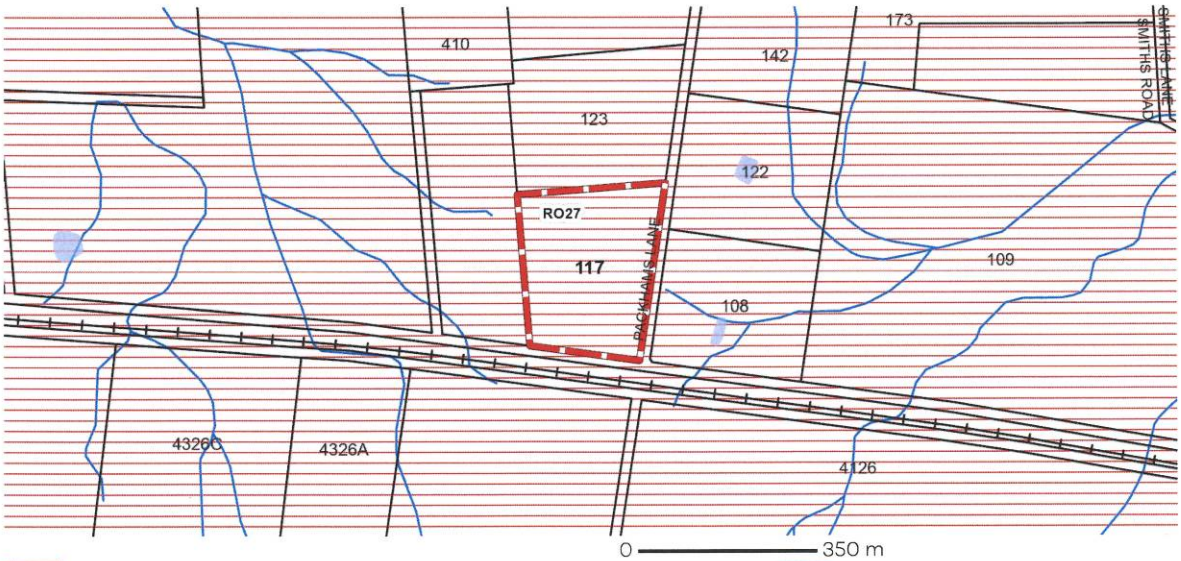
BUSHFIRE MANAGEMENT OVERLAY (BMO)



BMO - Bushfire Management Overlay
Railway line
Water area
Water course

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

RESTRUCTURE OVERLAY (RO)
RESTRUCTURE OVERLAY - SCHEDULE 27 (RO27)



RO - Restructure Overlay
Railway line
Water area
Water course

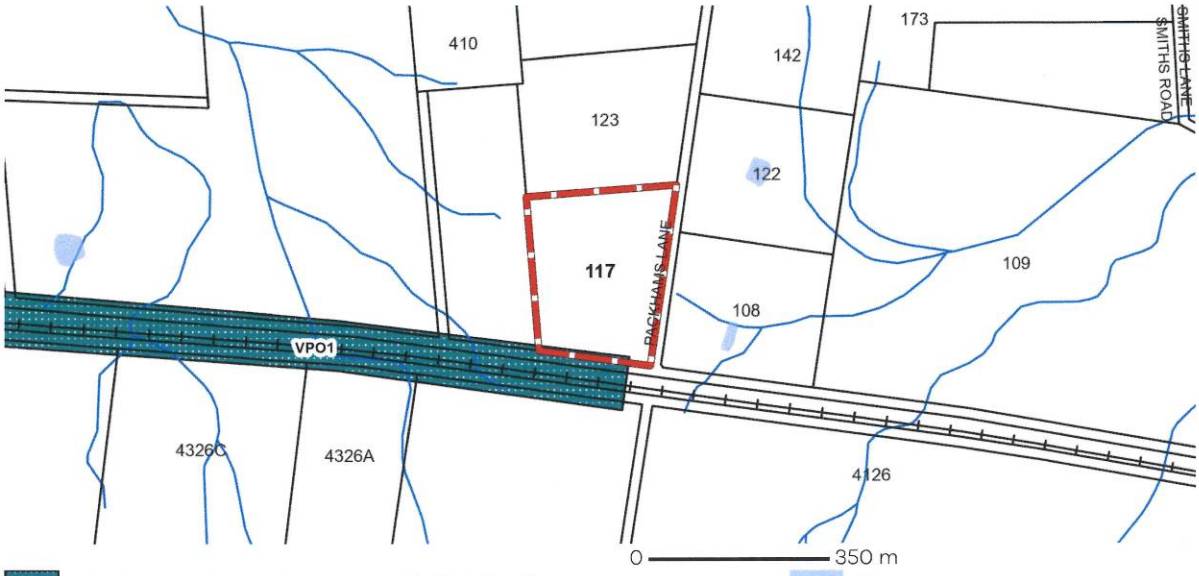
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

PLANNING PROPERTY REPORT

VICTORIA State Government | Environment, Land, Water and Planning

Planning Overlays

VEGETATION PROTECTION OVERLAY (VPO)
VEGETATION PROTECTION OVERLAY - SCHEDULE 1 (VPO1)



VPO - Vegetation Protection Overlay | Railway line | Water area | Water course

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

PUBLIC ACQUISITION OVERLAY (PAO)

PAO - Public Acquisition Overlay | Railway line | Water area | Water course

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

PLANNING PROPERTY REPORT

VICTORIA State Government | Environment, Land, Water and Planning

Further Planning Information

Planning scheme data last updated on 7 December 2023.

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 https://mapshare.maps.vic.gov.au/vicplan

For other information about planning in Victoria visit https://www.planning.vic.gov.au

PLANNING PROPERTY REPORT

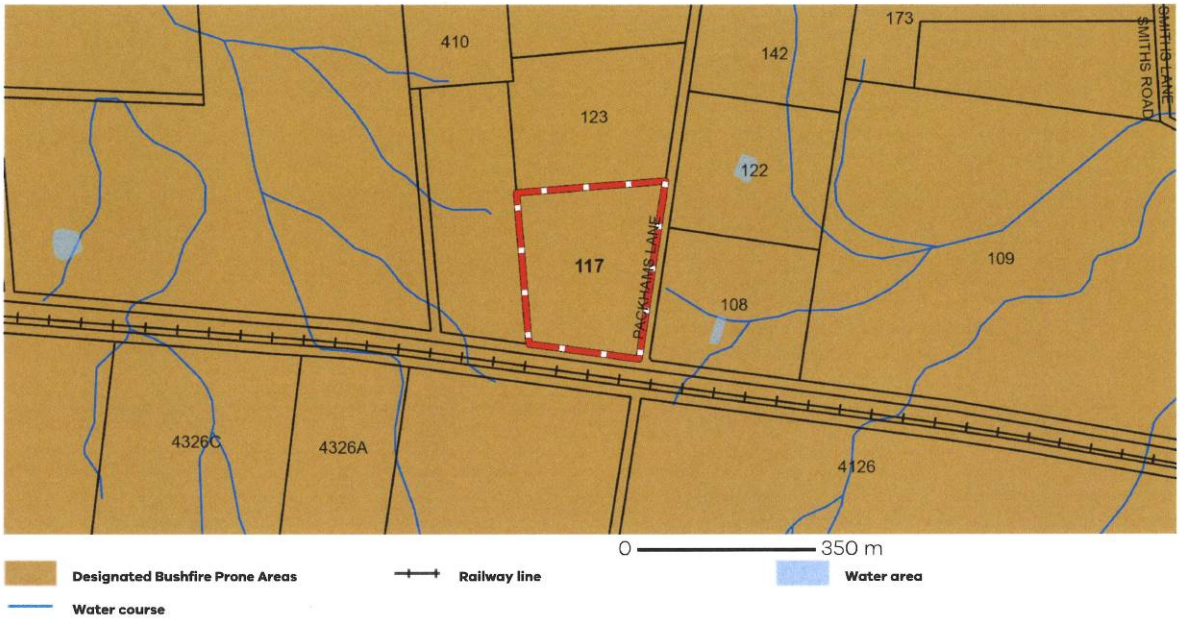
VICTORIA State Government | Environment, Land, Water and Planning

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at https://mapshare.vic.gov.au/vicplan/ or at the relevant local council.

Create a BPA definition plan in VicPlan to measure the BPA.

Information for lot owners building in the BPA is available at https://www.planning.vic.gov.au

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website https://www.vba.vic.gov.au. Copies of the Building Act and Building Regulations are available from http://www.legislation.vic.gov.au. For Planning Scheme Provisions in bushfire areas visit https://www.planning.vic.gov.au

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see Native Vegetation (Clause 52.17) with local variations in Native Vegetation (Clause 52.17) Schedule

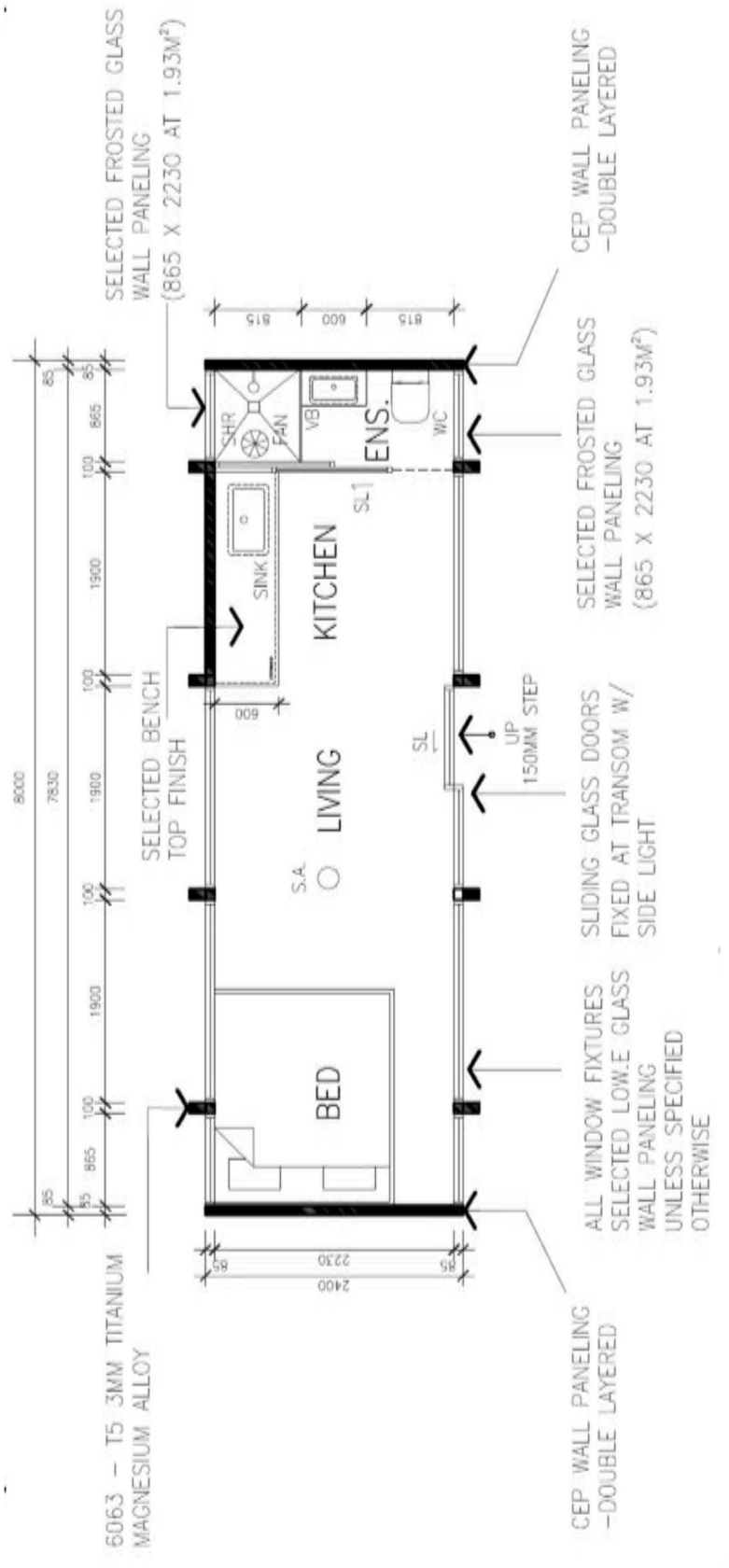
To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system https://nvim.delwp.vic.gov.au/ and Native vegetation (environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit NatureKit (environment.vic.gov.au)

APPENDIX ii

PROPOSED FLOOR PLAN

Approximate floor plan of the mobile tiny house



APPENDIX iii

AERIAL & SITE PHOTOGRAPHS

AERIAL PHOTOGRAPH

(Approximate Location)

Client: INCEPTION PLANNING
File No: 22284A
Date: 19/01/2024
Site: 117 Packhams Lane, BEAUFORT

SUBJECT SITE

SITE PHOTOGRAPHS

SITE PHOTOGRAPHS

APPENDIX iv

BUREAU OF METEOROLOGY CLIMATE REPORT FOR BEAUFORT

Monthly Rainfall (millimetres)

BEAUFORT

Station Number: 089005 · State: VIC · Opened: 1922 · Status: Open · Latitude: 37.45°S · Longitude: 143.37°E · Elevation: 407 m

Statistics for this station calculated over all years of data

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean	40.1	38.7	39.9	52.6	63.1	66.7	66.3	73.8	70.2	66.8	55.2	47.4	677.8
Lowest	0.0	0.0	2.3	0.3	2.9	13.4	19.6	8.1	17.1	0.0	1.8	0.8	330.6
5th percentile	3.9	2.2	7.5	10.0	20.3	20.0	30.9	32.4	27.3	15.2	17.2	8.0	487.9
10th percentile	6.4	3.5	9.2	15.3	25.8	30.5	37.2	37.6	32.8	22.3	23.0	13.9	525.2
Median	29.9	28.5	32.0	43.8	58.5	62.8	63.2	73.8	67.4	65.6	51.0	36.3	675.0
90th percentile	81.4	87.2	82.6	107.8	97.9	104.3	101.1	105.1	115.7	108.6	103.6	96.9	836.5
95th percentile	113.6	116.1	111.7	118.0	117.5	118.9	107.3	115.8	123.4	123.7	111.8	120.2	871.3
Highest	233.7	183.1	165.2	152.4	165.4	197.6	193.6	184.4	191.2	200.2	165.1	156.2	988.0

Statistics calculated over the period 1961-1990

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean	41.8	34.6	38.6	51.9	67.8	55.6	67.1	76.6	67.1	71.8	51.0	43.8	667.5
Lowest	2.5	0.0	7.0	7.4	15.2	13.4	24.7	23.4	18.3	17.3	16.6	0.8	333.8
5th Percentile	6.4	1.2	9.9	10.0	23.2	20.8	36.5	36.5	25.7	19.6	21.6	9.0	448.6
10th percentile	8.6	3.0	18.2	11.0	27.9	27.1	38.8	42.3	27.6	25.6	25.2	14.0	552.2
Median	28.9	20.8	31.6	47.9	65.8	55.5	65.4	78.3	66.2	70.1	50.7	36.0	644.6
90th percentile	94.6	75.9	78.0	107.8	112.5	83.3	95.5	96.4	100.3	103.8	84.2	87.8	834.8
95th percentile	114.4	102.8	94.1	110.4	117.3	102.4	99.9	101.6	122.7	126.9	90.5	109.6	849.8
Highest	233.7	183.1	110.2	117.7	130.6	124.4	114.3	137.0	140.7	200.2	106.6	137.2	953.9

1) Calculation of statistics

Summary statistics, other than the Highest and Lowest values, are only calculated if there are at least 20 years of data available.

2) Gaps and missing data

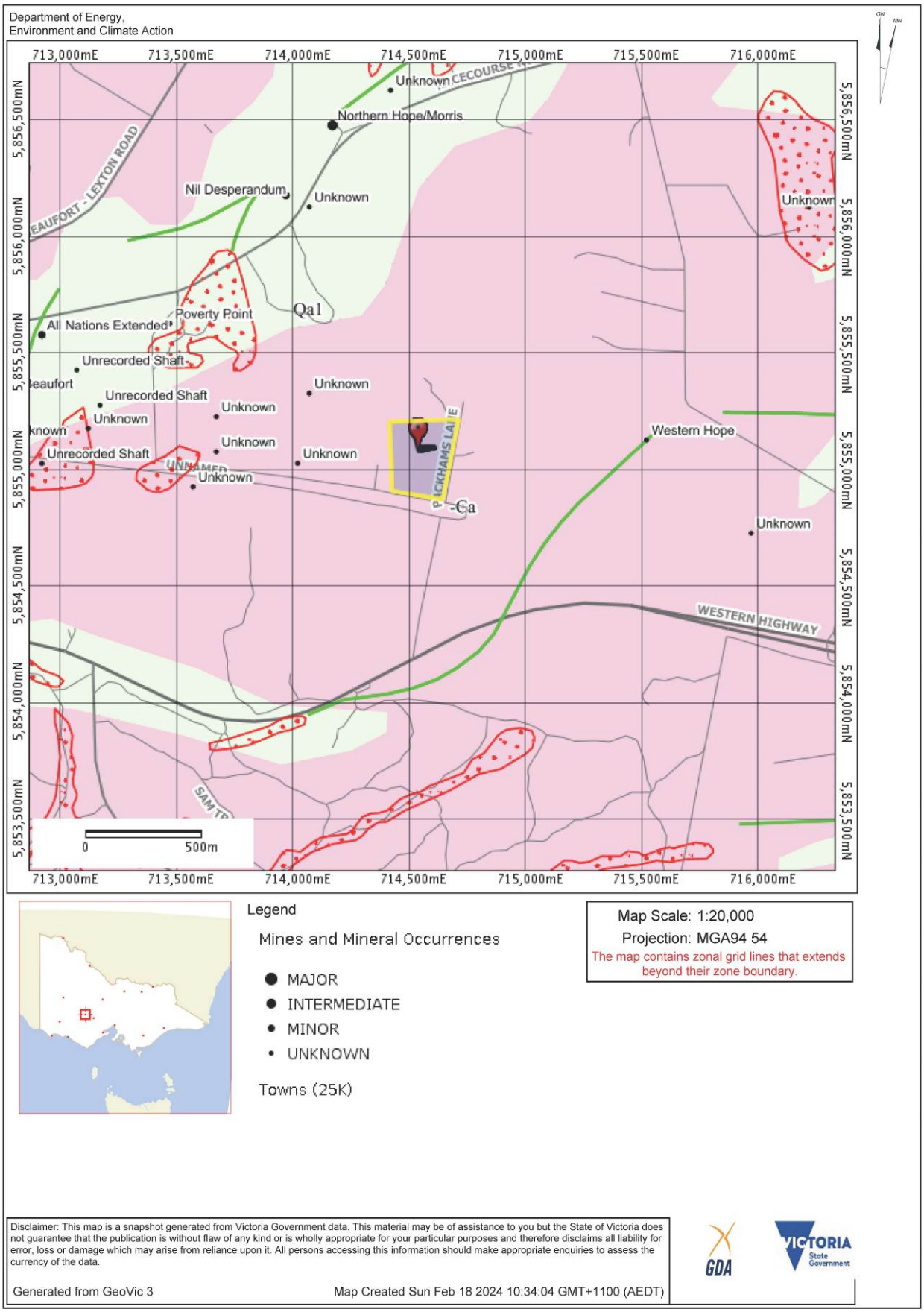
Gaps may be caused by a damaged instrument, a temporary change to the site operation, or due to the absence or illness of an observer.

3) Further information

http://www.bom.gov.au/climate/cdo/about/about-rain-data.shtml.

APPENDIX v

GEOLOGY MAP


Department of Energy,
Environment and Climate Action
713,000mE
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5,856,500mN
5,856,000mN
5,855,500mN
5,855,000mN
5,854,500mN
5,854,000mN
5,853,500mN
Unknown
CECOURSEY
Northern Hope/Morris
BEAUFORT - LEXTON ROAD
Nil Desperandum
Unknown
Unknown
Poverty Point
Qa1
All Nations Extended
Unrecorded Shaft
Beaufort
Unrecorded Shaft
Unknown
Unknown
Unknown
Unknown
Unrecorded Shaft
Unknown
Unknown
Unknown
PICKHAMS LANE
Qa
Western Hope
Unknown
WESTERN HIGHWAY
0
500m
Legend
Mines and Mineral Occurrences
MAJOR
INTERMEDIATE
MINOR
UNKNOWN
Towns (25K)
Map Scale: 1:20,000
Projection: MGA94 54
The map contains zonal grid lines that extends beyond their zone boundary.
Disclaimer: This map is a snapshot generated from Victoria Government data. This material may be of assistance to you but the State of Victoria does 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 error, loss or damage which may arise from reliance upon it. All persons accessing this information should make appropriate enquiries to assess the currency of the data.
Generated from GeoVic 3
Map Created Sun Feb 18 2024 10:34:04 GMT+1100 (AEDT)
GDA
VICTORIA
State Government

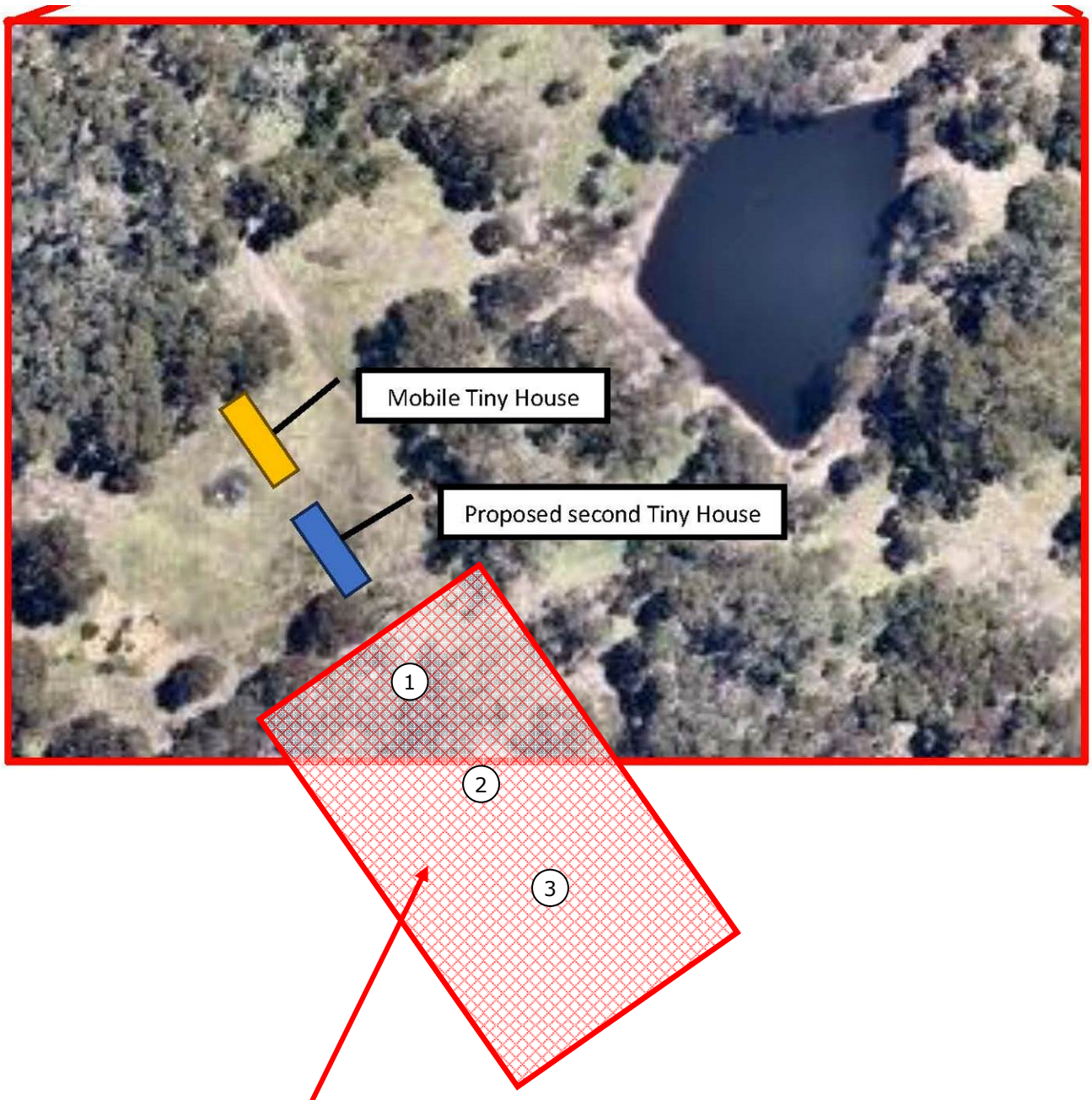
APPENDIX vi

TEST SITE LOCATION PLAN

TEST SITE LOCATION PLAN

◯ - Approximate borehole locations

Client: INCEPTION PLANNING
File No: 22284A
Date: 19/01/2024
Site: 117 Packhams Lane, BEAUFORT



APPENDIX vii

BORELOG DESCRIPTIONS

PROVINCIAL GEOTECHNICAL PTY. LTD.

CLIENT:	INCEPTION PLANNING	***REFERENCE NUMBER:*** 22284A	***DATE:*** 19/01/2024
PROJECT ADDRESS:	117 Packhams Lane, BEAUFORT	***GEOLOGIST:***	Andrew Redman
		DRILLING METHOD:	100mm diameter drill rig or hand auger

TEST SITE 1 EXCAVATION METHOD: HYDRAULIC DRILLING RIG				**TEST SITE 2 EXCAVATION METHOD: HYDRAULIC DRILLING RIG**				**TEST SITE 3 EXCAVATION METHOD: HYDRAULIC DRILLING RIG**			
Depth mm	SOIL PROFILE	Fill	CAT	Depth mm	SOIL PROFILE	Fill	CAT	Depth mm	SOIL PROFILE	Fill	CAT
100	**SILTY CLAY (Clay Loam)**		**4b**	100	**SILTY CLAY (Clay Loam)**		**4b**	100	**SILTY CLAY (Clay Loam)**		**4b**
200	**weakly structured**			200	**weakly structured**			200	**weakly structured**		
300	**brown**			300	**brown**			300	**brown**		
400	**dry; firm**			400	**dry; firm**			400	**dry; firm**		
500				500				500			
600				600				600			
700				700				700			
800	**SLIGHTLY SILTY CLAY**		**5b**	800				800			
900	**(Light Clay)**			900	**SLIGHTLY SILTY CLAY**		**5b**	900			
1000	**moderately structured**			1000	**(Light Clay)**			1000	**SLIGHTLY SILTY CLAY**		**5b**
1100	**orange brown**			1100	**moderately structured**			1100	**(Light Clay)**		
1200	**moist; stiff**			1200	**orange brown**			1200	**moderately structured**		
1300				1300	**moist; stiff**			1300	**orange brown**		
1400				1400				1400	**moist; stiff**		
1500				1500				1500			
1600	**END BORE HOLE**			1600	**END BORE HOLE**			1600	**END BORE HOLE**		
1700				1700				1700			
1800				1800				1800			
1900				1900				1900			
2000				2000				2000			
2100				2100				2100			
2200				2200				2200			
2300				2300				2300			
2400				2400				2400			
2500				2500				2500			

APPENDIX viii

LABORATORY ANALYSIS RESULTS

Groundswell laboratories

" A New Force in Analytical Testing"

CERTIFICATE OF ANALYSIS

Client Name :	Provincial Geotechnical	**Groundswell Batch # :**	GS24014
Client Address :	91 Nicholas Street, Newtown, Victoria, 3220	**Project Name :**	117 Packhams Lane, Beaufort VIC
Client Phone # :	03 5223 1566	**Project # :**	22284A
Client Fax # :	03 5224 4560	**Date Samples Received :**	22/01/2024
Project Manager :	Andrew Redman	**Sample Matrix :**	Soil
E-mail :	admin@pgvic.com.au	**Sample # Submitted :**	1
Project Sample Manager :	Andrew Redman	**Groundswell Quote # :**	Not Applicable
E-mail :	admin@pgvic.com.au	**Date CofA Issued :**	2/02/2024

Paul Woodward
Managing Director
paul@groundswelllabs.com.au

Reference AF56.Rev4 Date Issued : 19/5/2014

Soil Analysis Results

Client Sample ID			Sample 1				
Laboratory Sample Number			GS24014-1				
Date Sampled			19/01/2024				
Analytes	**Units**	**LOR**					
pH	pH Units	0.1	4.4				
Electrical Conductivity @ 25°C	dS/m	0.005	0.354				
Exchangeable Calcium	mg/Kg	1	279				
Exchangeable Magnesium	mg/Kg	1	1550				
Exchangeable Potassium	mg/Kg	1	165				
Exchangeable Sodium	mg/Kg	1	415				
CEC	MEQ%	0.1	16.4				
ESP	%	0.1	11.0				
Sodicity Rating	---	---	Sodic				
SAR		0.01	0.48				

Reference AF56.Rev4 Date Issued : 19/5/2014

Comments :

1- pH & electrical conductivity determined & reported on a 1:5 soil:water extraction

2- CEC determined by soil chemical method 15B1 'Exchangeable bases and cation exchange capacity - 1M amonium chloride at pH 7.0, no pre-treatment for soluble salts'

3- ESP, sodicity rating & SAR determined by calculation using the exchangeable cation results

4- Measurement Uncertainty available upon request

Groundswell Laboratories Pty Ltd ABN 24 133 248 923
116 Moray Street, South Melbourne, Victoria, 3205 Ph (03) 8669 1450 Fax (03) 8669 1451 E-mail : paul@groundswelllabs.com.au

Soil Analysis Results

Client Sample ID			Sample 1	Sample 1			
Laboratory Sample Number			GS24014-1	GS24014-1			
Date Sampled			19/01/2024	19/01/2024			
Analytes	**Units**	**LOR**					
Sample Type	---	---	Air Dried Aggregates	Re-moulded Ped			
Emerson Aggregate Class - 2 Hours	---	---	No Slaking / No Swelling	No Slaking / No Swelling			
Emerson Class Number	---	---	Class 8	Class 8			
Emerson Aggregate Class - 20 Hours	---	---	Slaking / No Dispersion	Slaking / No Dispersion			
Emerson Class Number	---	---	Class 7	Class 7			
Addition of 1M HCl	---	---	---	Carbonate & Gypsum Absent			
1:5 Soil:Water 10 minute extraction	---	---	---	Complete Flocculation / Clear			
Emerson Class Number	---	---	---	Class 6			

Reference AF56.Rev4 Date Issued : 19/5/2014

Comments :

1- Classification conducted in accordance with Emmerson 'A clasification of soil aggregates based on their coherence in water', 1967 & AS1289.C8.1-1980

Groundswell Laboratories Pty Ltd ABN 24 133 248 923
116 Moray Street, South Melbourne, Victoria, 3205 Ph (03) 8669 1450 Fax (03) 8669 1451 E-mail : paul@groundswelllabs.com.au

Inorganics Quality Control Report

Client Sample ID							
Laboratory Sample Number							
QC Parameter			Method Blank		Laboratory Control Standard (LCS)		
			Method Blank	Within GSL Acceptance Criteria (<LOR) (Pass/Fail)	LCS (%R)	LCS (%R) Acceptance Criteria	Within GSL Acceptance Criteria (Pass/Fail)
Analyte	Units	LOR					
pH	pH units	0.1	NA	NA	7.03	7.00 ± 0.1 pH Unit	Pass
Conductivity	dS/m	0.005	<0.005	Pass	103%	80-120%	Pass
Exchangeable Calcium	mg/Kg	1	<1	Pass	101%	70-130%	Pass
Exchangeable Magnesium	mg/Kg	1	<1	Pass	108%	70-130%	Pass
Exchangeable Potassium	mg/Kg	1	<1	Pass	109%	70-130%	Pass
Exchangeable Sodium	mg/Kg	1	<1	Pass	83%	70-130%	Pass
CEC	MEQ%	0.1	NA	NA	NA	NA	NA
ESP	%	0.1	NA	NA	NA	NA	NA
SAR	---	0.01	N A	NA	NA	NA	NA

Reference AF56.Rev4 Date Issued : 3/11/2010

Comments :

1- Exchangeable cations LCS values based on independent water standards

2- NA = Not Applicable

Groundswell Laboratories Pty Ltd ABN 24 133 248 923
116 Moray Street, South Melbourne, Victoria, 3205 Ph (03) 8669 1450 Fax (03) 8669 1451 E-mail : admin@groundswelllabs.com.au

PROVINCIAL GEOTECHNICAL PTY. LTD.
CONSULTING GEOLOGISTS
A.B.N. 88 090 400 114

PRINCIPAL: ANDREW P. REDMAN BSc.

GEELONG
91 Nicholas Street, NEWTOWN VIC 3220
P.O. BOX 1161, GEELONG VIC 3220
Phone: (03) 5223 1566

BALLARAT
P. O. BOX 1124, BAKERY HILL VIC 3354
Phone: (03) 5338 1770

E-MAIL: admin@pgvic.com.au

22nd January 2023

Our Reference: 22284A

Groundswell Laboratories
116 Moray Street
SOUTH MELBOURNE VIC 3205

Dear Sir/Madam,

Re: 117 Packhams Lane, Beaufort, Victoria.

Please perform the following soil tests:

i Emerson Aggregate Class
ii Cation Exchange Capacity
iii Electrical Conductivity (EC)
iv pH
v Sodicity – Exchangeable Sodium Percentage (ESP)
iv Sodium Absorption Ratio (SAR)

For the following One (1) sample from one (1) location:

DATE	SAMPLE	TEST SITE	DEPTH (mm)	MATERIAL	LAB ID
19/01/2024	1	1	500mm	SOIL	

Yours sincerely,

ANDREW REDMAN BSc.
GEOLOGIST.
AR: hs

Group Accommodation location

Vehicle access

Site Plan *DO NOT SCALE*

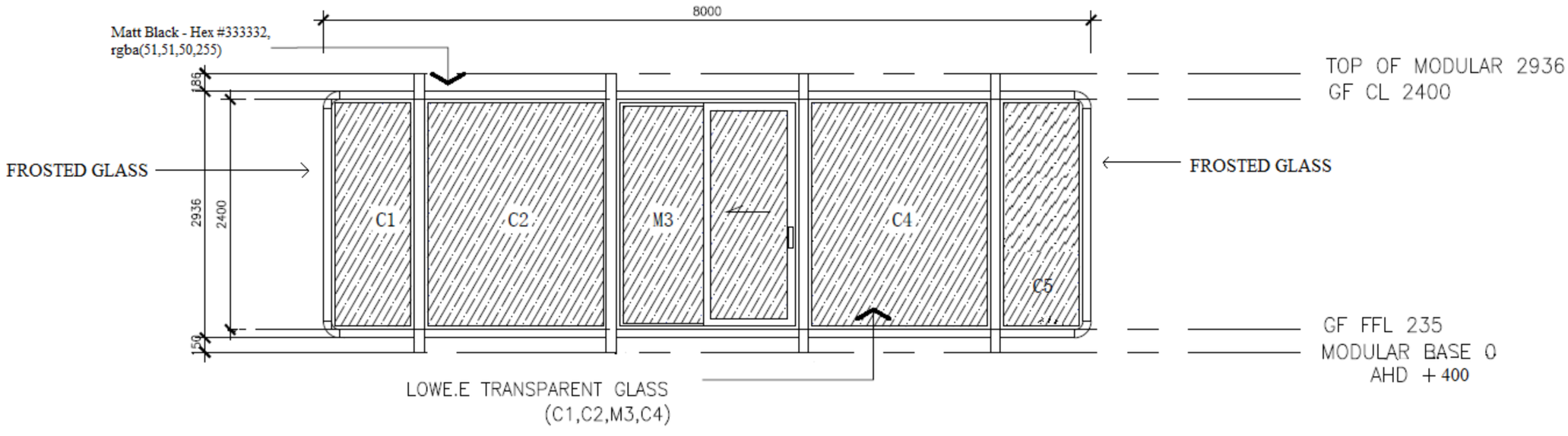
DATE	AMENDMENT	DRAWN

INCEPTION PLANNING
TOWN PLANNING CONSULTANCY

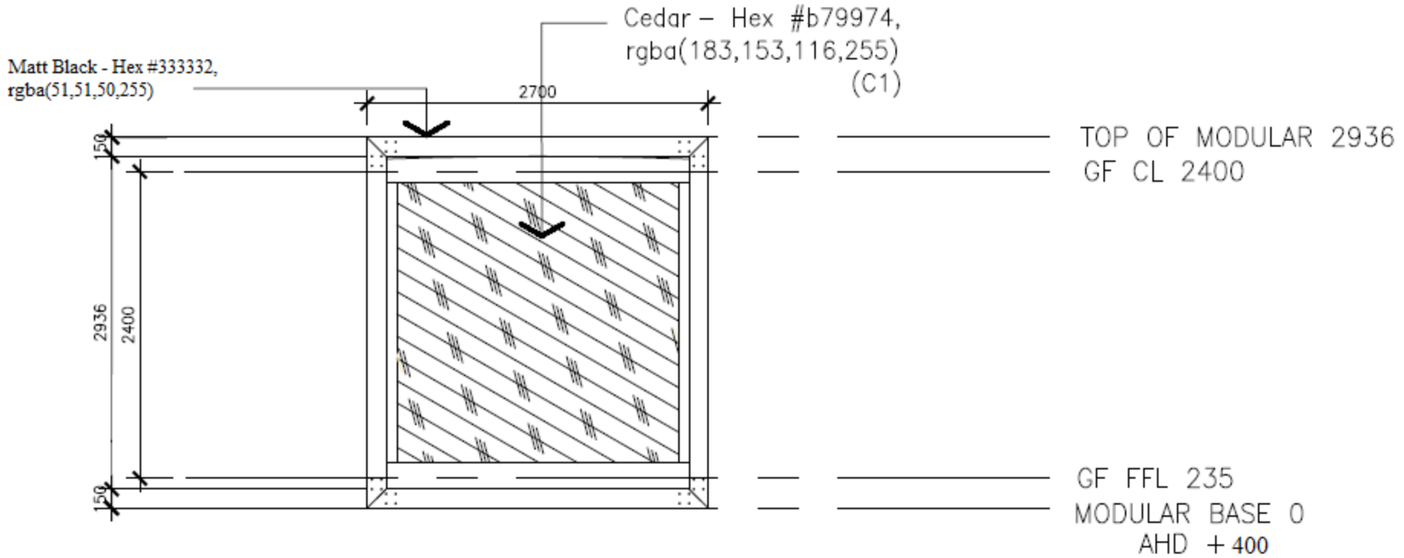
T: 03 4317 4984
P: PO Box 339w Ballarat West
E: info@inceptionplanning.com.au
W: www.inceptionplanning.com.au

117 Packhams Lane Beaufort

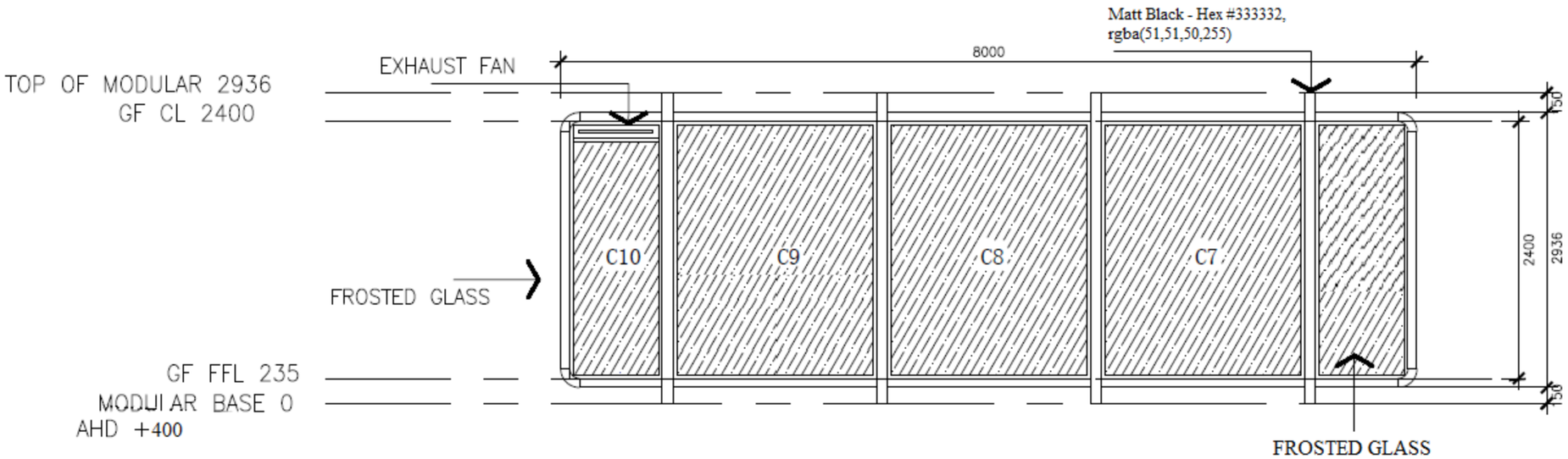
DRAWN:	DATE:			SHEET:
	8/4/24			1 of 5


8000
Matt Black - Hex #333332,
rgba(51,51,50,255)
186
2936
2400
150
FROSTED GLASS
C1
C2
M3
C4
C5
FROSTED GLASS
TOP OF MODULAR 2936
GF CL 2400
GF FFL 235
MODULAR BASE 0
AHD + 400
LOWE.E TRANSPARENT GLASS
(C1,C2,M3,C4)

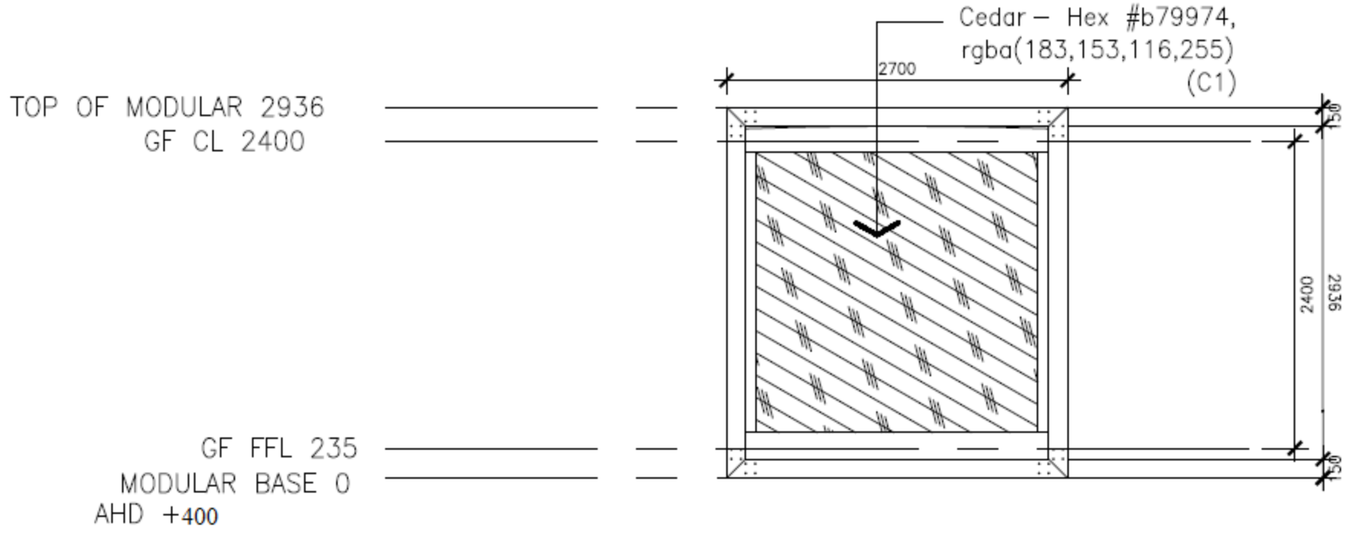
EAST


Cedar – Hex #b79974,
rgba(183,153,116,255)
(C1)
Matt Black - Hex #333332,
rgba(51,51,50,255)
2700
150
2936
2400
150
TOP OF MODULAR 2936
GF CL 2400
GF FFL 235
MODULAR BASE 0
AHD + 400

NORTH


Matt Black - Hex #333332,
rgba(51,51,50,255)
EXHAUST FAN
8000
TOP OF MODULAR 2936
GF CL 2400
150
2400
2936
150
C10
C9
C8
C7
FROSTED GLASS
GF FFL 235
MODULAR BASE 0
AHD +400
FROSTED GLASS

WEST

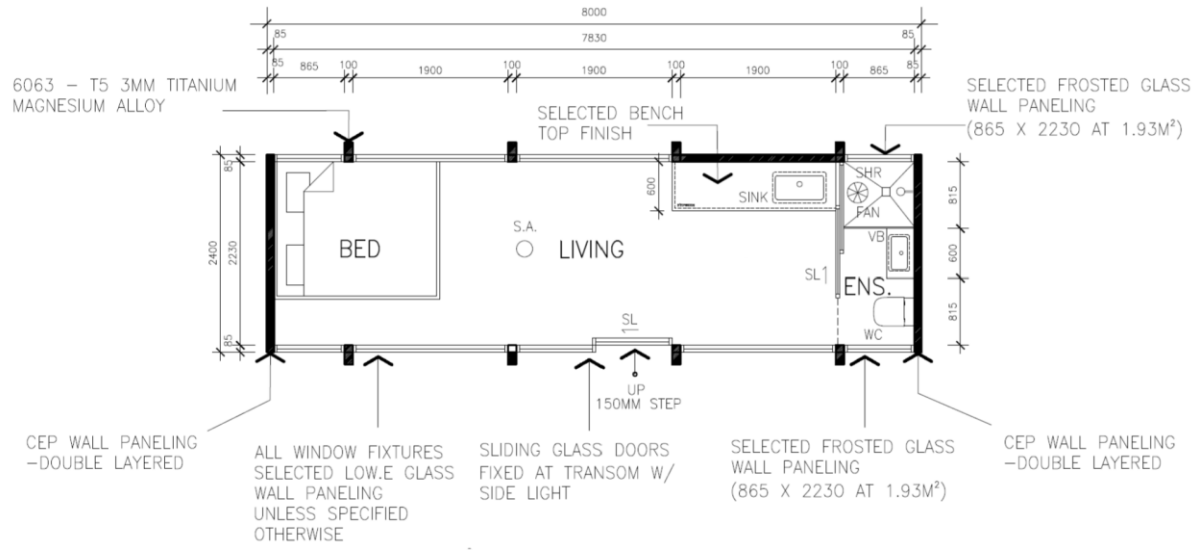

Cedar – Hex #b79974,
rgba(183,153,116,255)
(C1)
2700
150
2400
2936
150
TOP OF MODULAR 2936
GF CL 2400
GF FFL 235
MODULAR BASE 0
AHD +400

SOUTH

8m Elsewhere Pod – Beaufort

[redacted]

Plan View



Structure

- Material: Aluminium Alloy
- Mat Spec: 6063 – T5
- Thickness: 3mm
- Section: 100mm x 150mm

Solid Panels

- Material: CEP Wall Panelling – 2 layers (Aluminium/PVC/Aluminium)
- Mat Spec: Aluminium Alloy 1100 / PVC DG-700
- Thickness: 2 x 15mm panels with a 40mm cavity (total thickness 70mm)
- Size: 2,230mm x 2,230mm

Glass Panels

- Material: Double glazed glass (argon filled spacer)
- Mat Spec: Tempered glass
- Thickness: 6mm + 12A + 6mm
- Size: 1,900mm x 2,230mm

Frosted Glass Panels

- Material: Double glazed frosted glass (argon filled spacer)
- Mat Spec: Tempered glass
- Thickness: 6mm + 12A + 6mm
- Size: 865mm x 2,230mm

Glenrowan

Material	Colour	Image
CEP Panels	Cedar - Hex #b79974, rgba(183,153,116,255)	
Structural Ribs – Titanium Magnesium Alloy – Code 6063 – T5	Matt Black - Hex #333332, rgba(51,51,50,255)	
Glass	“Low-E”	

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

VOLUME 10063 FOLIO 968

Security no : 124113973948B
Produced 07/04/2024 11:05 AM

LAND DESCRIPTION

Crown Allotment 57 Section 5 Parish of Beaufort.
PARENT TITLE Volume 03965 Folio 930
Created by Application No. 068273E 17/03/1992

REGISTERED PROPRIETOR

Estate Fee Simple
Jo [redacted]

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU527621H 01/07/2021
BENDIGO AND ADELAIDE BANK LTD

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

DIAGRAM LOCATION

SEE TP063695S 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: 117 PACKHAMS LANE BEAUFORT VIC 3373

ADMINISTRATIVE NOTICES

NIL

eCT Control 18057S BENDIGO BANK
Effective from 01/07/2021

DOCUMENT END

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	**TP063695S**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**07/04/2024 11:05**

	TITLE PLAN		EDITION 1	TP 63695S

Location of Land

Parish: BEAUFORT
Township:
Section: 5
Crown Allotment: 57
Crown Portion:

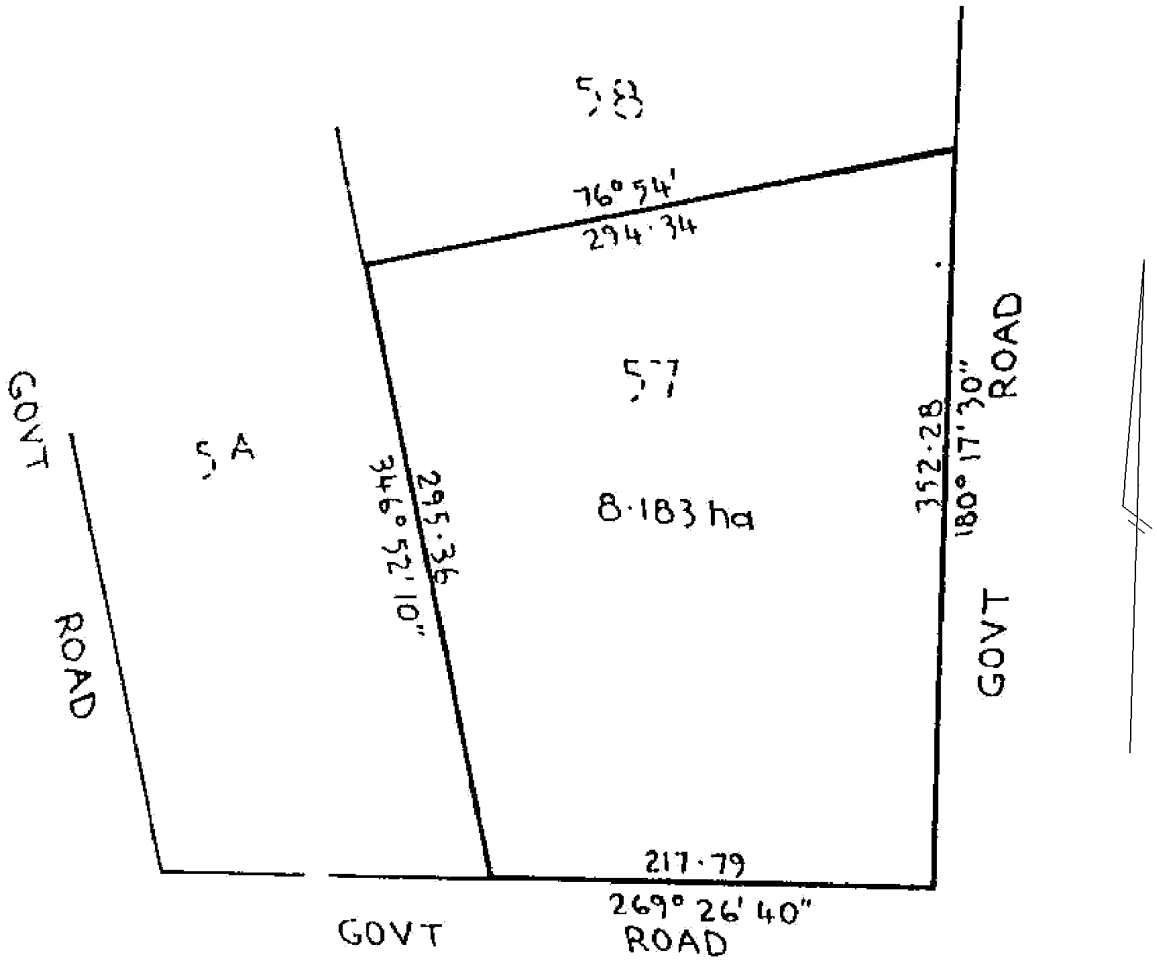
Last Plan Reference:
Derived From: VOL 10063 FOL 968
Depth Limitation: 15.24 m

Notations

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

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 24/06/1999
VERIFIED: BC



LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets