

Proposed Planning Scheme Amendment and
Subdivision of 113A Jupiter Boulevard,
Venus Bay.

Planning Report

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1 Introduction

This report supports an application by Jacob and Fenna van der Meulen the owners of the subject land at No 113A Jupiter Boulevard, Venus Bay for an amendment to the South Gippsland Planning Scheme to replace the Farming Zone with the Low Density Residential Zone, the Special Use Zone and the Township Zone.

A concurrent application for a planning permit for a subdivision of the site as envisaged in an amendment has been lodged with the Council under Section 96A of the *Planning and Environment Act 1987*. This includes the creation of nine lots within the proposed Low Density Residential Zone, the Special Use Zone and the Township Zone and the placement of title boundaries to match the proposed zone boundaries.

This report examines in detail the statutory and strategic planning requirements and issues relevant to such a proposal.

2 The Subject Land

The subject site comprises approximately 12 hectares and is located on the southern side of Inlet View Road and centrally within a subdivision known as Venus Bay – Estate 1. A locality plan showing the subject land and its surrounds is shown in appendix 1.

The site comprise four tiles as described below.

Title Description	Volume/Folio	Registered Proprietor	Area (ha)
Lot 2 PS 648056H	11422/070	Jacob and Fenna van der Meulen	10.72
Lot 1 TP 172550M	11422/072	Jacob and Fenna van der Meulen	0.82
Lot 1 PS 648056H	11422/069	Jacob and Fenna van der Meulen	0.26
Res 1 PS 54175	09900/605	President Councillors and Ratepayers of the Shire of Woorayl	0.29
		TOTAL	12.09

It is an irregular shaped lot located between the subdivided area of Venus Bay and the foreshore reserve to the south. It also has frontages to Centre Road, Ockenga Close and Jupiter Boulevard.

Res 1 PS54175 is a former reserve of the original subdivision of the area that is in the process of sale to the owners of the site under a separate process under the Local Government Act.

An agreement made under Section 173 of the Planning and Environment Act applies to Lots 1 & 2 PS 648056H. The agreement provides that neither of the lots can be further subdivided so as to create a smaller lot for an existing dwelling.

The proposed amendment and subdivision provides for the further subdivision of lot 2, however the subdivision is not for the purpose of creating a smaller lot for an existing dwelling. As such, the proposal is not in conflict with the agreement.

A copy of the titles and Section 173 Agreement are also shown in appendix 2.

3 Site Context and Description

3.1 Regional context

The South Gippsland Shire is located about 100 kilometres south east of metropolitan Melbourne. It is situated on the south western boundary of the Gippsland region and abuts five municipalities: Baw Baw and Latrobe City to the north, Wellington to the east, Bass Coast to the south-west and Cardinia to the west. The Strzelecki Ranges form much of the Shire's northern boundary, while the coastline delineates the southern boundary.

The Shire's population of 27,506 (ABS 2011 Estimated Resident Population) is spread across 26 settlements and 41 localities. The largest town within the Shire is Leongatha with a population of 5,332 (2011 ABS Census). Other significant towns are Korumburra 4,373, Mirboo North 2,296 and Foster 6,667 (2011 ABS Census).

There is considerable seasonal variation in the number of persons within the municipality due to the holiday homes (especially in the coastal towns such as Venus Bay) and the large influx of tourists during the summer months

Just over half the Shire's population live outside urban areas and there is also strong demand for dwellings outside the town areas by those seeking a more remote rural lifestyle.

The Shire contains areas of State, national and international natural significance, such as Wilson's Promontory National Park, Cape Liptrap Coastal Park, the Strzelecki Ranges, and Corner Inlet and Nooramunga Marine parks.

The Shire is characterised by a diverse topography of ranges, plains, low lying land and coastal areas. This has created some of Victoria's most picturesque landscapes ranging from the natural ruggedness and beauty of the coastline and beaches (including Wilson's Promontory, Cape Liptrap, Andersons Inlet, Waratah Bay and Corner Inlet), to the rolling hills of the agricultural districts and the tall tree forests of the Strzelecki Ranges.

Tourism also plays an important role in the Shire's economy, particularly within the major towns and coastal areas. The Shire's outstanding natural features, heritage significance and agricultural production leave it well placed to achieve growth in agri-tourism and eco-tourism.

3.2 Township context

Venus Bay is a small coastal hamlet situated 4km east of Tarwin Lower and 35km south of Leongatha. This hamlet was created from the donation of land by a local farmer and established in three parts, commonly known as the first, second and third estates. All the estates are situated between large sand dunes and Anderson Inlet.

Venus Bay's permanent population at the 2011 Census was 589 persons. This figure is said to triple during holiday period when most of the housing is occupied. At the 2011 Census Venus Bay contained 1586 dwellings, of which approximately 20% were permanently occupied.

Venus Bay provides limited convenience and community facilities and is reliant on Leongatha and Wonthaggi for major retail, industrial and commercial facilities. The settlement is also reliant on tank water and on-site waste-water disposal systems.

Venus Bay as a small coastal hamlet that essentially has three roles;

- Primarily, it is a holiday destination for people from Melbourne and the surrounding district;
- Secondly, it plays the role of a small hamlet for a permanent year round population; and
- Thirdly, it is a destination for day-trippers to Anderson Inlet and Cape Liptrap Coastal Park.

The land form of Venus Bay is characterised by its location on an old sand dune system and by its position in relation to the current sand dune system. The edges of the old sand dune system can be seen to the north and east of Venus Bay characterised by the pronounced slope and height variation between the sandy soil and the flood plain of the Tarwin River. Essentially all three estates are located on the old sand dune system, and very little of this old sand dune remains undeveloped.

The current sand dune system which includes part of Cape Liptrap Coastal Park also influences the sense of place and character of Venus Bay. The current sand dunes situated to the south of the hamlet are 400-500 metres wide, 30 metres high and covered with coastal vegetation. The sand dunes form a visual and physical barrier ensuring that no dwellings have an ocean view or can be seen from the beach. This creates a distinct separation between the hamlet and beach and enhances the sense of isolation experienced while on the beach.

The dune area is a typical representation of coastal vegetation in Victoria including Coastal Tea-Tree, Coast Banksia, Coast Wattle, Coast Beard-heath, Spinifex and Marrum Grass. The beaches are potential breeding areas for shorebirds, particularly Pied Oyster Catches and Red Capped Plovers. A diverse range of mammals, such as koalas, possums, wombats, and echidnas can be found in and around the local area.

The principal streets and roads are fully constructed and asphalt-sealed with grassed swale drains. Minor streets are unsealed and surfaced with light coloured sandy gravel. In many parts of the hamlet there are some pockets of Tea Tree which provides screening for many existing dwellings. In other areas where vegetation clearing is more dominant, dwellings become more easily identified revealing variations in building design and character.

A majority of the dwellings in Venus Bay are simple in terms of design and built form. Many of the older dwelling stocks consist of single storey weatherboard and fibro cement sheet buildings nestled within established vegetation. However, there is also evidence of more contemporary dwelling designs emerging that have been established on higher ground to take advantage of views across Anderson Inlet.

The southern beaches are the primary attractions of Venus Bay, and the feeling of isolation is especially felt at the far end of the hamlet where Point Smythe leads into Cape Liptrap Coastal Park.

The Anderson Inlet shoreline is fringed by mangroves and salt marsh, with seagrass in the intertidal and subtidal zones. Anderson Inlet is used year round by thousands of birds for breeding and feeding, and is subject to two international wader bird agreements including the Japanese Migratory Bird Agreement and the Chinese Migratory Bird Agreement (JAMBA and CAMBA). The inlet has also been recognised as having all the required criteria to be listed as a RAMSAR site.

There is no reticulated water supply or sewerage available in Venus Bay.

3.3 Site context

The site comprises four parcels and is located in the central portion of Venus Bay in an area known as Estate 1 as shown on the locality plan in appendix 1

The larger parcel is occupied by a caravan park in its eastern portion operated under a long-term lease. The caravan park is accessed from Jupiter Boulevard. The western portion is vacant and contains scattered coastal vegetation. This portion of the site has been used for limited grazing activities in the past.

A small lot is located at the eastern edge of the site which fronts Centre Road and is partly occupied by the caravan park. The lot exhibits steep terrain typical of parts of Venus Bay in part of the site. The site also contains some remnant vegetation.

A small lot is also located at the western edge of the site fronting Inlet View Road. This lot was a former reserve on the original plan of subdivision, but was never used for this purpose. The lot has recently been sold to the applicant by the Council under a separate process under the Local Government Act. The lot contains extensive remnant vegetation.

A small lot is located on the western side of Ockenga Close which contains the residence of Mr & Mrs van der Meulen.

The site is bordered by residential lots to the north which front Inlet View Road. Low density residential lots are located to the north of Inlet View Rd. The south-west portion of the site is bordered by residential lots and a small commercial area on Jupiter Boulevard. The southern portion of the site borders a coastal reserve, which is part of the Cape Liptrap Coastal Park. The coastal dune landform of the coastal reserve spills over into the subject land and most of the township.

The subject land is part of the coastal dune landform and consists of undulating to hilly sand dune topography other than in the immediate caravan park area, which is relatively flat.

The land is close to the existing commercial area of Venus Bay. It is also within walking distance of the south coast beach areas.

4 Current planning controls

4.1 Zone controls

The subject land is mainly included within the Farming Zone of the South Gippsland Planning Scheme. The existing small lot at the western end of the site is included in the Township Zone. The adjoining land to the north, east and west is included in the Township Zone. The land further to the north is included in the Low Density Residential Zone. The land to the south is the Venus Bay foreshore reserve and is included in the Public Conservation and Resource Zone.

The abutting roads are not in a Road Zone.

Plans showing the existing zone and overlay controls on the land are shown in appendix 3.

The purpose of the Farming Zone is:

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To provide for the use of land for agriculture.

To encourage the retention of productive agricultural land.

To ensure that non-agricultural uses, particularly dwellings, do not adversely affect the use of land for agriculture.

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

To protect and enhance natural resources and the biodiversity of the area.

The objectives of the Farming Zone are focused on agricultural activities which is not particularly relevant to land which has limited agricultural potential due to the caravan park use, extensive vegetation cover and difficult terrain in parts of the site. Many agricultural uses would also be undesirable in close proximity to residential uses.

4.2 Overlay controls

The subject land is affected by the Environmental Significance Overlay – Schedule 3 which generally relates to the undeveloped areas near existing coastal settlements in the shire.

The statement of environmental significance and environmental objectives are:

1.0 Statement of Environmental Significance

South Gippsland contains some of Victoria's most significant coastal areas. Wilsons Promontory, Corner Inlet, Waratah Bay, Shallow Inlet, Walkerville, Cape Liptrap, Venus Bay and Andersons Inlet are all important coastal areas. They are important for their environmental, economic, recreational, cultural, heritage values and rugged appeal. While obviously of immense interest, it is important that the coast is protected from inappropriate development and mismanagement of both coastal and inland areas.

2.0 Environmental Objectives to be achieved

To protect and enhance the natural beauty of the coastal area.

To protect and enhance the environmental quality of the coastal area.

To minimise the risk of erosion, pollution and destruction of the environment through poorly managed development.

To ensure that development adjacent to coastal areas is compatible with the environment and does not result in adverse impacts on coastal processes.

Although it adjoins the coastal reserve, the subject land is located approximately 400 metres from the beach area and has a distinctly urban context. The proposal will be compatible with the environmental values of the area and will not impact on coastal processes.

The subject land is also affected by a Bushfire Management Overlay (BMO) which also relates to this part of the township. The purpose of the Overlay is;

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.*

- *To identify areas 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.*

A Bushfire Management Statement for the application has been prepared by Jardine Johnstone and a copy of the Statement is provided with the application.

The Statement concludes that the proposed subdivision is capable of meeting the requirements of the clause, subject to provision of standard bushfire protection measures on the site.

4.3 Ministerial Direction No. 13

The direction relates to Managing Coastal Hazards and the Coastal impacts of Climate Change, and has the following purpose;

The purpose of this Direction is to set out the general requirements for consideration of the impacts of climate change within coastal Victoria as part of an amendment which would have the effect of allowing non-urban land to be used for an urban use and development.

The Direction applies to any planning scheme amendment that provides for the rezoning of non-urban land for urban use and development of all land:

- Abutting the coastline or a coastal reserve.
- Less than 5 metres Australian Height Datum within one kilometre of the coastline including the Gippsland Lakes.

The rezoning involves the rezoning of non-urban land abutting a coastal reserve for urban use however the site is situated at 10m to 20m AHD which is well above the 5m AHD threshold.

The site is situated approximately 400 metres from high water mark and is separated by an extensive dune system. As such, it is unlikely that the site will be impacted by any coastal hazard arising from climate change. The site is not included within the Land Subject to Inundation Overlay that was recently introduced into the planning scheme as a result of the consideration of such issues.

5 Proposed Planning Scheme Changes

The proposed changes to the South Gippsland Planning Scheme are summarised below.

5.1 Zone Controls

The existing Farming Zone is not considered to be an appropriate zone for the conduct of the caravan park and for guidance about the future use and development of the balance of the site. The Farming Zone objectives focus strongly on agricultural activities which have little relevance to the continued operation of a caravan park.

It is therefore proposed to replace the Farming Zone on the site with the following zones:

- To include the portion of the site leased for operation as a caravan park within the Special Use Zone and to include a Schedule to the Zone to provide for more specific and relevant planning controls for the long term operation of a caravan park in this area.
- To include the currently undeveloped western portion of the site within the Low Density Residential Zone to provide for the creation of six lots of approximately 4,000 to 6,000 sq.m. in area.
- To include three small parcels outside of the caravan park lease area fronting Ockenga Close and Central Road within the Township Zone to provide for single lots in each location. These lots border land in the Township Zone and are considered to be suitable for the use for a single dwelling. One of these parcels contains the van der Meulen residence and the Township Zone is considered to be more relevant to the use of this land for a dwelling.

The existing small lot at the western end of the site that was originally set out as a reserve is currently included in the Township Zone, however it is proposed to include this lot within the Low Density Residential Zone to be consistent with the adjoining land.

It is also proposed to rezone Ockenga Close and the road link to the caravan park off Jupiter Boulevard to the Township zone in order to be consistent with the above rezonings and the existing zones in the area.

A plan showing the proposed rezonings is shown in appendix 4.

5.2 Overlay Controls

The Significant Landscape Overlay applies only to lands in non-urban areas and it is therefore proposed to delete the Significant Landscape Overlay from the portions of the site that are proposed to be included in the Low Density Residential Zone and the Township Zone. It is proposed to replace this Overlay with the Design and Development Overlay – Schedule 5 (DDO5), and the Environmental Significance Overlay – Schedule 7, which generally apply to the urban area of Venus Bay.

The ESO3 will remain on the SUZ area.

A plan showing the proposed Overlay changes is shown in appendix 4.

DDO5 sets out various design objectives and in relation to the site will require a permit to be granted for buildings and works which do not meet certain parameters. A permit is required for subdivision.

DESIGN OBJECTIVES

Built Form / Landscape Character

All Areas

To protect and manage the coastal village character of Venus Bay.

To encourage single storey development, and recessive second storey development that is respectful of the typical built form and the coastal landscape setting.

To encourage building heights which do not protrude above the existing tree canopy.

To discourage boundary fencing forward of building frontages other than timber post and wire fence.

To minimise the dominance of car parking structures and outbuildings associated with residential development, on views from the street and other sensitive viewing locations.

To ensure that the style, scale, height, mass and form of new commercial development is consistent with that of adjoining sites and respects the low profile coastal character of Venus Bay.

Township Zone

To encourage low scale development that is sited so to be screened by and nestled within indigenous vegetation.

To retain and enhance the vegetation dominated coastal scrub character.

Low Density Zone

To ensure that new development demonstrates a high standard of contemporary design and innovation, and respect the low scale and typical mass and form of the area.

To maintain the reclusive, well vegetated character of the area.

Siting and setbacks

To ensure that new development is sited and designed so as to maximise the degree to which it is absorbed in the landscape.

To ensure that new development is appropriately set back from sensitive environmental boundaries.

Site Coverage

To minimise building site coverage and the use of impervious paving materials, in order to preserve the spacious landscape setting of the area.

Views

To minimise the visual impact of development from key viewing locations, particularly township approaches and high points in the dunal landscape.

To maintain or re-establish vegetation dominated views throughout the area.

To maintain views across the flood plain towards the Tarwin River and Anderson Inlet.

To prevent the interruption of views by inappropriate or poorly designed development or that which is sited in prominent locations.

Landscaping and Environment

To preserve the pattern of well-vegetated and generous front setbacks that screen and soften the appearance of development from the street.

To encourage informal driveways and crossovers and the use of permeable materials (e.g. gravel, permeable paving) to minimise the visual impact on the street and property frontages.

To encourage the planting of indigenous vegetation in new landscaping.

To encourage the integration of best practice water sensitive urban design into the landscape treatments of new development.

Materials and design detail

To ensure that buildings demonstrate a high standard of design and utilise materials, colours and finishes that are in keeping with the natural environment.

Permit requirement – Township Zone

A permit is not required to construct a building or carry out works other than for:

- A building with a height of more than 6.5 metres from natural ground level.
- A building that has setbacks of less than 7.5 metres from the front property boundary and 3 metres from any side boundary on a secondary street frontage..
- A development that does not achieve the following site coverage requirements:
 - A building site coverage of no more than 40 per cent;
 - A paved area (permeable paving) of no more than 20 per cent; and
 - An area free of buildings or impervious surfaces of at least 40 per cent.
- Buildings or additions to buildings where the total building floor space on the site is greater than 250 square metres.
- Buildings and works where the external materials, colours and finishes are not low reflective, subdued tones to the satisfaction of the Responsible Authority.
- A front boundary fence, or side boundary fence forward of the building frontage, that is constructed of materials other than timber post and wire.

Permit requirement – Low Density Residential Zone

A permit is not required to construct a building or carry out works other than for:

- A building with a height of over 7.5 metres from natural ground level.
- A building that has setbacks of less than 12 metres from the front property boundary and 3 metres from a side boundary or rear boundary.
- A development that does not achieve the following site coverage requirements:
 - A paved area (permeable paving) of no more than 20 per cent; and
 - An area free of buildings or impervious surfaces of at least 40 per cent.
- Buildings or additions to buildings where the total building floor space on the site is greater than 300 square metres.
- Buildings and works where the external materials, colours and finishes are not low reflective, subdued tones to the satisfaction of the Responsible Authority..

- A boundary fence constructed of materials other than timber post and wire.

A permit is required for all other buildings and works.

ESO7 is aimed at minimising impacts of development on the easily erodible coastal environs and will require a permit to be granted for buildings and works which require certain earthworks. A permit is also required for subdivision.

Statement of Environmental Significance

South Gippsland contains some of Victoria's most significant coastline areas. The settlements of Venus Bay, Sandy Point, Tarwin Lower and Waratah Bay are situated along this coastline and contribute to the areas appeal by providing accommodation opportunities in environmentally significant areas. They are characterized by their predominance of native vegetation, easily erodable soils and their proximity to foreshore reserves, coastal parks and other public land and their rugged appeal.

Environmental Objectives to be achieved

- To protect and enhance the natural beauty of the coastal townships.
- To protect and enhance the environmental quality of the townships.
- To minimise the risk of erosion, and destruction of the environment through poorly managed development.
- To ensure that development adjacent to coastal areas is compatible with the environment and does not result in adverse impacts on coastal processes.

Permit requirement

A permit is not required to construct a building or carry out works other than for:

- A building or extension to a building where the difference between finished ground level and natural ground level as a result of excavation or filling exceeds 1 metre.

A permit is not required to remove, destroy or lop non-native vegetation.

Decision Guidelines

Before deciding on an application, the responsible authority must consider:

- The environmental objectives of this schedule.
- Whether the proposal will assist in achieving the Vision, Objectives and Strategies for Venus Bay, Waratah Bay, Sandy Point and Tarwin Lower contained in Clause 21.04.
- Whether the proposal will assist in the maintenance and improvement of the stability of the coastal dunes and coastlines.
- The impact of the proposal on the extent of natural vegetation retained on the site.
- The impact of the proposal on the conservation of any areas of environmental importance or significance.
- Whether opportunities exist to avoid excavation by the use of alternative building designs, including split level and staggered building forms that follow the natural slope of the land.
- Whether the development of the land will be detrimental to the natural environment.

- Any relevant coastal study adopted by the Shire of South Gippsland.
- The views of the Department of Sustainability and Environment in respect to:
 - Applications which immediately abut Crown land.
 - Applications which in the opinion of the responsible authority may adversely affect coastal processes, dune systems (including tertiary systems), or have any possible effect on aquatic habitat and flora and fauna habitat.
 - Applications which in the opinion of the responsible authority may cause or otherwise cause erosion, land degradation or affect land stability on either the subject land or on adjoining land.
 - Applications which in the opinion of the responsible authority may adversely affect wildlife habitat and sites of biological or zoological significance.

The introduction of DDO5 and ESO7 to the parts of the site proposed to be included in the urban zones site will provide a superior framework for the consideration of buildings and works applications and will complement the proposed zones. This will result in a more relevant set of controls for the site that are consistent with those that exist in the balance of the township.

The Bushfire Management Overlay will remain on the whole site.

6 Proposed subdivision

6.1 Low Density Residential Zone lots

It is proposed to subdivide the land proposed to be included in the Low Density Residential Zone into six lots as shown in the subdivision plan in appendix 5. Concept plans for each of the lots are also included in the appendix.

The lots range in size from 4,074 to 6,047 sq.m.

A building envelope has been placed on each lot in order to minimise vegetation removal and to comply with bushfire planning requirements. A concept plan for each of the lots is also shown in appendix 5.

Four of the lots will be served by a small access way off Inlet View Road. The other two lots will have direct access to Inlet View Road. This arrangement minimises the length of access road and the amount of vegetation proposed to be removed. The parcel comprising the former reserve will not contain a dwelling and will be used solely for access purposes, thus minimising the removal of vegetation.

Geotechnical and percolation tests have been conducted on each of the proposed lots which identified that they are capable of development for a single dwelling. The liquid waste treatment is recommended as a surface spray irrigation system which will have sustainability benefits in terms of water use.

The proposed subdivision has been evaluated below in accordance with the planning controls after the proposed amendment is approved.

Low Density Residential Zone

The purpose of the Low Density Residential Zone is:

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.

The proposed subdivision is consistent with the zone purpose.

Clause 32.03-3 provides that a permit is required to subdivide land. Each lot must be at least:

- 0.4 hectare where reticulated sewerage is not connected.
- 0.2 hectare for each lot with connected reticulated sewerage

Reticulated sewerage is not available and all of the proposed lots are in excess of 0.4 hectare.

Clause 32.03-6 sets out decision guidelines for applications in the zone.

General

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

- *The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*

The planning policy frameworks are discussed later in this report

Subdivision

- *The protection and enhancement of the natural environment and character of the area including the retention of vegetation and faunal habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.*

The site contains vegetation as described in the flora and fauna report.

The subdivision layout has been conceived to minimise vegetation removal by:

- Locating boundaries in cleared areas as far as possible
- Locating building envelopes in cleared areas as far as possible
- Minimising the length of access roads.
- *The availability and provision of utility services, including sewerage, water, drainage, electricity, gas and telecommunications.*

Sewerage, water and gas services are not available to the site. This is consistent with the balance of the Township.

- *In the absence of reticulated sewerage:*
 - *The capability of the lot to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.*
 - *The benefits of restricting the size of lots to the minimum required to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria).*

Reticulated sewerage is not available. Percolation tests have been conducted on each of the proposed lots which identified that they are capable of development for a single dwelling.

- *The benefits of restricting the size of lots to generally no more than 2 hectares to enable lots to be efficiently maintained without the need for agricultural techniques and equipment.*

The lot sizes are less than 2 hectares and are appropriate for their low density residential context and will not require maintenance for agricultural pursuits.

- *The relevant standards of Clauses 56.07-1 to 56.07-4.*

The standards relate to water management and an assessment of the clause is contained in appendix 6. The proposal is consistent with the standards.

Design and Development Overlay – Schedule 5

A permit is required for subdivision under the provisions of the Overlay.

The objectives of DDO5 are outlined in Section 5.2 of this report.

Clause 4.0 of DDO5 provides that an application for subdivision is considered to meet the design objectives where:

- *The proposed subdivision maintains the existing character of the area.*
- *The existing informality of the current road and drainage system is maintained, while achieving improved management of stormwater and runoff and providing for anticipated increases in traffic demand.*

The proposed subdivision is entirely consistent with the character of the area as it will provide for development on large lots that will preserve the pattern of well-vegetated lots that screen and soften the appearance of development from the street.

The road and drainage system will focus on minimising hard paving and runoff and utilising the sandy soils base to absorb the runoff.

The traffic generation of just six additional lots to Inlet View Road will be minimal and will not have an appreciable impact on the road which serves as a local collector road for the area

Environmental Significance Overlay – Schedule 7

A permit is required for subdivision and the removal of native vegetation under the provisions of the Overlay.

The environmental objectives of DDO7 are outlined in Section 5.2 of this report.

The proposed subdivision is entirely consistent with the natural beauty of the area as it will provide for development on large lots that will preserve the pattern of well-vegetated lots that screen and soften the appearance of development from the street.

The proposed subdivision will not have any adverse environmental impacts, including the disposal of liquid wastes, which can be accommodated on-site.

The vegetation removal aspects of the proposal have been considered in the Flora and Fauna Assessment of Brett Lane & Associates.

The access road, building envelopes and driveways have been positioned to minimise gradients and subsequent erosion activity. Particular consideration can be given to other erosion issues when applications are subsequently lodged for dwellings on the lots.

Bushfire Management Overlay

A permit is required to subdivide land under the Overlay provisions.

An application to subdivide land must meet the requirements of Clause 52.47 unless a schedule to this overlay specifies different approved measures or additional alternative measures and decision guidelines to those set out in Clause 52.47.

An application must also be accompanied by a Bushfire Management Statement that considers the requirements of clause 52.47. A Bushfire Management Statement for the application has been prepared by Jardine Johnstone and a copy of the Statement is provided with the application.

The Statement concludes that the proposed subdivision is capable of meeting the requirements of the clause, subject to provision of standard bushfire protection measures on the site.

Clause 52.17

A permit is required under Clause 52.17 of the Planning Scheme for the destruction, lopping or removal of native vegetation on land which has an area of 0.4 hectares or more.

Vegetation will need to be removed for the dwelling building envelopes, driveways and crossovers and partial removal throughout the remainder of the defendable space envelopes, as the study area is located within a Bushfire-prone Area.

Clause 52.48-5 of the South Gippsland Planning Scheme however, provides a planning permit exemption for the removal of vegetation for defendable space.

The Flora and Fauna Assessment of Brett Lane & Associates considers the impacts and requirement for this vegetation removal and sets out the necessary offsets.

6.2 Proposed Township Zone lots

The proposed lots are shown on the Plan of subdivision in appendix 5. Concept plans for the lots are also shown in the appendix.

An additional lot is proposed at the end of Ockenga Close. The lot comprises 1,320 sq.m. and is predominantly cleared and contains existing outbuildings. Most of the lot is relatively flat and the lot boundary essentially follows site features and the caravan park lease boundary. Geotechnical and percolation tests undertaken on this lot indicate that it is large enough to contain a single dwelling.

The lot exhibits a much flatter terrain and is also larger than the adjoining developed lots in the Township Zone.

A lot is also proposed at the eastern edge of the site fronting Centre Road. This lot is essentially a boundary realignment of a lot that already exists in this location. The existing lot is 8,000 sq.m. in area and is partly occupied by the caravan park lease. The western boundary of the lot is

proposed to be realigned to exclude the lease area which will result in a proposed lot of 4,874 sq.m.

The lot is steep in part and contains extensive vegetation, however it is large enough to identify a suitable building envelope that will satisfy liquid waste disposal and bushfire management requirements.

Geotechnical and percolation tests have been conducted on each of the proposed lots which identified that they are capable of development for a single dwelling. The liquid waste treatment is recommended as a surface spray irrigation system which will have sustainability benefits in terms of water use.

The proposed lots adjoin other lands which comprise much smaller lots that are currently included in the Township Zone, and are considered to be entirely suitable in this context.

It needs to be recognised that the proposed Township zone lots are part of a restructuring of the site and do not result in any additional lots being created to those now existing. The additional lot off Ockenga Close is essentially a replacement of the existing lot currently in the Township Zone that exists at the western end of the site. This lot is proposed to be rezoned to the Low Density Residential Zone to enable it to be more effectively utilised in the six lot subdivision in this area.

The proposed subdivision has been evaluated below in accordance with the planning controls after the proposed amendment is approved.

Township Zone

The purpose of the Township Zone is;

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To provide for residential development and a range of commercial, industrial and other uses in small towns.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To implement neighbourhood character policy and adopted neighbourhood character guidelines.*
- *To allow educational, recreational, religious, community and a limited range of other non residential uses to serve local community needs in appropriate locations.*

The proposed lots are consistent with the zone purpose in that they will provide for residential development that respects the neighbourhood character of the area.

Design and Development Overlay – Schedule 5

A permit is required for subdivision under the provisions of the Overlay.

The design objectives of DDO5 are outlined and discussed above.

The proposed lots are entirely consistent with the design objectives as they will provide for development on large lots that will preserve the pattern of well-vegetated lots that screen and soften the appearance of development from the street. In this respect, the lots are considerably larger than the adjoining lots in the Township zone.

The traffic generation of the lots will be minimal and will not have an appreciable impact on the road system of the area.

Environmental Significance Overlay – Schedule 7

A permit is required for subdivision and native vegetation removal under the provisions of the Overlay.

The environmental objectives of DDO7 are outlined in Section 5.2 of this report.

The proposed subdivision is entirely consistent with the natural beauty of the area as it will provide for development of larger lots that will preserve the pattern of well-vegetated lots that screen and soften the appearance of development from the street.

The vegetation removal aspects of the proposal have been considered in the Flora and Fauna Assessment of Brett Lane & Associates.

The proposed subdivision will not have any adverse environmental impacts, including the disposal of liquid wastes, which can be accommodated on-site.

The building envelopes and driveways have been positioned to minimise gradients and subsequent erosion activity. Particular consideration can be given to other erosion issues when applications are subsequently lodged for dwellings on the lots.

Bushfire Management Overlay

A permit is required to subdivide land under the Overlay provisions.

A Bushfire Management Statement for the subdivision has been prepared by Jardine Johnstone and a copy of the Statement is provided with the application.

The Statement concludes that the proposed subdivision is capable of meeting the requirements of the clause, subject to provision of standard bushfire protection measures on the site.

7 Environmental impacts

7.1 Flora and Fauna

A Flora and Fauna Assessment of the site has been carried out by Brett Lane & Associates.

The Assessment indicates that the majority of the study area supported remnant native vegetation, in the form of modified Coast Banksia Woodland (Ecological Vegetation Class (EVC 2), where the Coast Banksia canopy had been much reduced and the community was instead dominated by Coast Tea-tree, Coast Wattle, Coast Beard-heath, Sea-berry Saltbush and introduced Panic Veldt-grass. The balance of the study area had been all but cleared of native vegetation in the past for domestic stock grazing and instead supported a variety of agricultural and environmental weeds typical of the locality.

The assessment concludes that the proposed development is not considered to result in a significant impact on any of the Commonwealth *Environment Protection and Biodiversity*

Conservation Act 1999, EPBC Act and the state *Flora and Fauna Guarantee Act 1988* listed fauna species, which were considered likely to occur, or potentially to occur in the study area.

The vegetation removal considerations have been considered in the Assessment and the appropriate offsets have been identified.

7.2 Archaeological impacts

A desktop due diligence assessment of the archaeological values of the site was undertaken by Benchmark Heritage Management Pty Ltd. No Aboriginal cultural material was identified within the Activity Area during the field investigation comprising a surface scatter. No caves, rock shelter or cave entrances were noted in the activity area.

A Cultural Heritage Management Plan (CHMP) is required under Section 47 of the Victorian Aboriginal Heritage Act 2006 if any high impact activity is planned in an identified area of cultural heritage sensitivity, or within an area of cultural heritage sensitivity (as defined in the Victorian Aboriginal Heritage Regulations 2007):

A CHMP is not required in this case as all or part of the activity area for the activity is not within an area of cultural heritage sensitivity.

The assessment advises that there are no historic sites in the study area and the study area is considered to have very low potential sensitivity for historic archaeological sites.

In summarising the current knowledge of the geographic region in which the Study Area is located, the following predictive statements should be taken into account:

- There are no registered Aboriginal Cultural Heritage Places located in the Study Area and 8 ACHPs are located within 500m of the study area;
- Previous archaeological assessments in the region have indicated that Aboriginal archaeological sites within the region are likely to be located on high ground adjacent to riverine environments. Sites are more likely to be situated on the crests and upper slopes, adjacent to creek lines and swamps, than the lower slopes;
- There would have been a range of plant, animal and mineral resources available for Indigenous people living in, or in the region of, the Study Area;
- Artefact scatters are the most likely predominant site types.
- The Study Area was most likely subject to burning-off following land-clearing. Thus any surface sites and shallow sub-surface sites existing at the time are likely to have been highly disturbed and distributed.
- Aboriginal cultural heritage sites will be no more than 4000 years old;

A standard assessment of the Study Area was undertaken. The ground survey indicated that no visible remnant native vegetation remains in the Study Area. The majority of the Study Area contains introduced tree species, grass and weeds which is typical of the region.

The Study Area has been cleared of native vegetation and has since been overgrown with Tea tree. This would have contributed to soil erosion and the movement of any Aboriginal cultural

material that may have existed on the ground surface; thus the removal of topsoils and the destruction of any surface or near surface Aboriginal cultural materials.

No new Aboriginal archaeological places were identified within the Study Area during the ground survey (this includes artefact scatters, shell deposits scarred trees or rock shelters).

The subsequent development of the land is therefore likely to have minimal impact on the cultural and heritage values of the area.

7.3 Landscape impacts

The site is relatively visually enclosed due to;

- The undulating terrain of the dune system that exists around the boundaries of the site in the foreshore area and along Inlet View Road.
- The lack of exposure to road frontages.
- The strong vegetation cover of the area.

Also, much of the remnant vegetation on each of the proposed lots will remain which will provide for effective screening of the built form. As such, the additional development that will be enabled by the proposed amendment will have minimal visual impacts.

The sand dunes form a visual and physical barrier ensuring that no dwellings have an ocean view or can be seen from the beach.

7.4 Drainage and Water Management

The site comprises a sandy soil base and is unlikely to result in any appreciable runoff other than from hard surfaces. Surface water can be readily absorbed into the sandy soils.

7.5 Coastal Vulnerability

The site is located approximately 400 metres from high water mark and is situated behind an extensive coastal dune system. The site levels are between 10m to 20m AHD which are well above predicted sea level rise.

7.6 Traffic management

Inlet View Road is a major feeder road of Venus Bay and the creation of six additional lots will not have any appreciable impact on its operation. This sight distance of the entry point to Inlet View Road is satisfactory.

8 Economic and social impacts

8.1 Residential Land Demand

The council's Housing and Settlement Strategy confirms that there is generally a strong demand for lifestyle lots in coastal areas of the South Gippsland Shire. Whilst the low number of lots in this proposal will not appreciably impact on the Shires overall supply of residential land, they will nevertheless make a modest contribution in catering for the strong demand for lifestyle blocks in coastal areas.

It is of note that the existing 29 Low Density Residential Zone lots in Venus Bay are fully developed.

The proposal is not necessarily aimed at providing a contribution to residential land supply in the area, but is more focused on determining more appropriate planning controls for the site.

8.2 Economic activity

The impacts from subdivision and infrastructure works on the site arising from a rezoning are expected to be positive. These works will result in an expenditure of approximately \$1.0m, most of which will be expended in the local and regional community.

Additional local economic activity of around \$1.8m will result from dwelling construction on the lots which will be of benefit to one of the area's main industries.

The future dwelling occupant's expenditure on goods and services locally will also contribute to the local economy and assist in the viability of local goods and service currently provided in the area.

The South Gippsland Shire Council will also benefit from increased rate revenues from a broadened municipal rate base. The additional annual rates from the subject land are likely to be in the order of \$5,000 to \$10,000 depending on the rate of housing development on the site.

The proposed development is therefore expected to have a positive economic impact.

8.3 Agricultural impacts

The State and Local Planning Policies are concerned about the unplanned loss of agricultural land. In this case the site is relatively small by agricultural standards in the shire and is also isolated from other rural lands, being surrounded by urban development and the coastal reserve to the south.

The subject land is not currently used for agricultural production. Indeed, the land is not suited to many full scale or intensive agricultural pursuits due to its close proximity to the Venus Bay urban area and the surrounding environmental features.

One of the concerns of the operation of rural agricultural land is the interface issues that can arise between rural and non-rural uses. There are numerous farm practices that are considered essential to rural industry but may cause aggravation to neighbours who have little knowledge or tolerance to such activities. In respect to grazing and cropping production these can include:

- Spray drift when treating crops or pastures;

- Drainage water runoff contributing to nutrient and chemical loadings;
- Odour associated with spreading organic manures such as poultry litter;
- Dust arising from cultivation or through the spreading of lime;
- Noise associated with machinery activity particularly at night; and
- The loss of visual amenity through the construction of farm buildings such as hay or machinery storage sheds.

The rezoning of the land as proposed will mean that the sort of agricultural uses on the site outlined above will not be allowed on the site. This will result in a more appropriate buffer arrangement for the township and will assist in minimising the interface issues.

The loss of the land from its potential agricultural use will also be negligible in the context of the areas agricultural productivity.

8.4 Social impacts

Based on the review of local planning policy in it is apparent that the South Gippsland Shire is concerned with the following key impacts of development:

- The need to preserve a high quality environment, both in terms of built environment and natural environment
- The need to provide local employment opportunities
- The need to protect the coastline and limit development in that area;

Having regard to the above, the proposed development is considered to have a positive social impact for the following reasons:

- It will create additional direct jobs during the development phase. These are estimated to be in the order of 5-10 EFT positions for approximately a one year period.
- It will create additional direct jobs on an ongoing basis through the construction of dwellings on the site. The building industry is one of the major employers in the South Gippsland Shire and the supply of residential lots consistent with the demand will ensure that this industry can continue to operate at optimum levels.
- Additional "spin-off" jobs will be created throughout the community on an on-going basis to supply the goods and services for the future residents of the subject land.
- The additional population in the area will assist in providing a critical mass to support the existing commercial and community infrastructure.
- The enhanced vegetation and drainage management and treatment system on the land will assist in protecting and improving the quality of natural coastal systems.

There could be potential for a negative perception of the impacts of the extent of the vegetation removal necessary for development of the lands proposed to be rezoned. This situation needs to be considered in the context that the current Farming Zone provisions would allow the land to be used for grazing or other agricultural activities without a planning permit, which would have the potential to destroy most of the vegetation on the site.

8.5 Infrastructure

Venus Bay is not well served by existing infrastructure with reticulated water and sewerage not being available.

An electricity supply is available and some of the roads in the area are sealed. Underground drainage is not required in many parts of the area do to the absorptive capacity of the sandy soils. Telephone services are available.

The proposed development will essentially be self-sustainable in terms of water supply and liquid waste disposal. Rainwater will be harvested by roof collection and tanks. The recommended waste treatment system involves the surface spray of treated wastewater on the site, which will provide an irrigation supply for garden and grassed areas.

The introduction of a net six additional lots in Venus Bay will have a negligible impact on the infrastructure of the area.

9 State Planning Policy Framework

The relevant parts of the State Planning Policy Framework are outlined and discussed below.

10 OPERATION OF THE STATE PLANNING POLICY FRAMEWORK

10.01 Purpose

The purpose of State policy in planning schemes is to inform planning authorities and responsible authorities of those aspects of State planning policy which they are to take into account and give effect to in planning and administering their respective areas. The State Planning Policy Framework provides a context for spatial planning and decision making by planning and responsible authorities.

The State Planning Policy Framework is dynamic and will be built upon as the government develops and refines policy, and changed as the needs of the community change.

The planning policies are directed to land use and development, as circumscribed by the *Planning and Environment Act 1987*, a primary objective of which is to provide for the fair, orderly, economic and sustainable use and development of land.

10.04 Integrated decision making

Society has various needs and expectations such as land for settlement, protection of the environment, economic well-being, various social needs, proper management of resources and infrastructure. Planning aims to meet these by addressing aspects of economic, environmental and social well-being affected by land use and development.

Planning authorities and responsible authorities should endeavour to integrate the range of policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations.

Consistent with the objectives of local government under the Local Government Act 1989, municipal planning authorities are required to identify the potential for regional impacts in their decision-making and co-ordinate strategic planning with their neighbours and other

public bodies to achieve sustainable development and effective and efficient use of resources.

The amendment will have economic, environmental and social benefits and will provide for a superior planning outcome that will result in a net community benefit and sustainable development for the benefit of present and future generations. The net community benefit will be achieved by:

- The introduction of more relevant controls that will reinforce and enable the continuation of the caravan park use on the site.
- The introduction of planning controls that will remove the potential for adverse agricultural activities from being carried out in close proximity to residential areas.
- Providing for relatively limited development of the site that is consistent with the environmental values of the area and its township context.

11 SETTLEMENT

Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

Planning is to recognise the need for, and as far as practicable contribute towards:

- Health and safety.
- Diversity of choice.
- Adaptation in response to changing technology.
- Economic viability.
- A high standard of urban design and amenity.
- Energy efficiency.
- Prevention of pollution to land, water and air.
- Protection of environmentally sensitive areas and natural resources.
- Accessibility.
- Land use and transport integration.

Planning is to prevent environmental problems created by siting incompatible land uses close together.

Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns, and investment in transport and communication, water and sewerage and social facilities.

The proposed amendment will facilitate development by the introduction of more appropriate and relevant planning controls for the site, which is part of an existing settlement.

11.02 Urban growth

11.02-1 Supply of urban land

Objective

To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

Strategies

Ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development.

Ensure that sufficient land is available to meet forecast demand.

Plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis.

Planning for urban growth should consider:

- Opportunities for the consolidation, redevelopment and intensification of existing urban areas.
- Neighbourhood character and landscape considerations.
- The limits of land capability and natural hazards and environmental quality.
- Service limitations and the costs of providing infrastructure.

Monitor development trends and land supply and demand for housing and industry.

Maintain access to productive natural resources and an adequate supply of well-located land for energy generation, infrastructure and industry.

Restrict low-density rural residential development that would compromise future development at higher densities.

The analysis work undertaken in this proposal has indicated that the site is not suited to urban expansion due to physical, environmental and servicing constraints. As such, the proposal will not compromise future development at higher densities.

The proposed amendment therefore fundamentally seeks to reinforce the long term use of the site for a caravan park and to provide for more appropriate zones that are compatible with the existing urban context of the area and the site's natural values.

The six additional lots will not have an appreciable impact on the supply of residential land in the Shire or in Venus Bay. In this respect, the additional lots are essentially part of an enabling mechanism to provide for more relevant planning controls on the site.

11.02-3 Structure planning

Objective

To facilitate the orderly development of urban areas.

Strategies

Ensure effective planning and management of the land use and development of an area through the preparation of strategic plans, statutory plans, development and conservation plans, development contribution plans and other relevant plans.

Undertake comprehensive planning for new areas as sustainable communities that offer high-quality, frequent and safe local and regional public transport and a range of local activities for living, working and recreation.

Facilitate the preparation of a hierarchy of structure plans or precinct structure plans that:

- Take into account the strategic and physical context of the location.
- Provide the broad planning framework for an area as well as the more detailed planning requirements for neighbourhoods and precincts, where appropriate.

- Provide for the development of sustainable and liveable urban areas in an integrated manner.
- Assist the development of walkable neighbourhoods.
- Facilitate the logical and efficient provision of infrastructure and use of existing infrastructure and services.

Develop Growth Area Framework Plans that will:

- Identify the long term pattern of urban growth.
- Identify the location of broad urban development types, for example activity centre, residential, employment, freight centres and mixed use employment.
- Identify the boundaries of individual communities, landscape values and as appropriate the need for discrete urban breaks and how land uses in these breaks will be managed.
- Identify transport networks and options for investigation, such as future railway lines and stations, freight activity centres, freeways and arterial roads.
- Identify the location of open space to be retained for recreation and/or biodiversity protection and/or flood risk reduction purposes guided and directed by regional biodiversity conservation strategies.
- Show significant waterways as opportunities for creating linear trails, along with areas required to be retained for biodiversity protection and/or flood risk reduction purposes.
- Identify appropriate uses for areas described as constrained, including quarry buffers.

The Council has prepared a Framework Plan for Venus Bay which indicates that the site is suited for long term urban expansion of the township. The analysis work undertaken in this proposal has indicated that the site is not suited conventional urban expansion due to physical, environmental and servicing constraints.

The proposed amendment therefore fundamentally seeks to reinforce the long term use of the site for a caravan park and to provide for more appropriate planning controls that are compatible with the existing urban context of the area and the sites natural values. This will enable more site responsive development to take place.

11.05-5 Coastal settlement

Objective

To plan for sustainable coastal development.

Strategies

Support a network of diverse coastal settlements which provides for a broad range of housing types, economic opportunities and services.

Encourage urban renewal and redevelopment opportunities within existing settlements to reduce the demand for urban sprawl.

Identify a clear settlement boundary around coastal settlements to ensure that growth in coastal areas is planned and coastal values protected. Where no settlement boundary is identified, the extent of a settlement is defined by the extent of existing urban zoned land and any land identified on a plan in the planning scheme for future urban settlement.

Direct residential and other urban development and infrastructure within defined settlement boundaries of existing settlements that are capable of accommodating growth.

Avoid linear urban sprawl along the coastal edge and ribbon development within rural landscapes and protect areas between settlements for non-urban use.

Avoid development on ridgelines, primary coastal dune systems and low lying coastal areas.

Encourage opportunities to restructure old and inappropriate subdivisions to reduce development impacts on the environment.

Ensure a sustainable water supply, stormwater and sewerage treatment for all development.

Minimise the quantity and enhance the quality of storm water discharge from new development into the ocean, bays and estuaries.

The site is relatively remote from the foreshore area and is essentially a part of the Venus Bay township. The proposed amendment will provide for more relevant planning controls that will adequately protect the coastal areas.

11.08 Gippsland regional growth

11.08-1 A diversified economy

Objective

To strengthen economic resilience by growing a more diverse economy and building on the region's traditional strengths through new investment, innovation and value-adding.

Strategies

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11.08-2 Planning for growth

Objective

To promote a healthy environment by valuing Gippsland's environmental and heritage assets, and by minimising the region's exposure to natural hazards and risks.

Strategies

Limit the impact of urban growth on the use and security of water resources and minimise risks to the environment.

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Protect significant inland and coastal landscapes, and cultural heritage assets, and reduce the impact of urban growth on high value coastal and waterway assets such as the Gippsland Lakes, Corner Inlet, Anderson Inlet, Mallacoota Inlet and their source rivers.

....

The proposal is consistent with the Gippsland growth strategy as it will provide for a more sustainable future for the development of the site in a manner that will protect the areas cultural and environmental values.

12 ENVIRONMENTAL AND LANDSCAPE VALUES

Planning should help to protect the health of ecological systems and the biodiversity they support (including ecosystems, habitats, species and genetic diversity) and conserve areas with identified environmental and landscape values.

Planning must implement environmental principles for ecologically sustainable development that have been established by international and national agreements. Foremost amongst the national agreements is the Intergovernmental Agreement on the Environment, which sets out key principles for environmental policy in Australia. Other agreements include the National Strategy for Ecologically Sustainable Development, National Greenhouse Strategy, the National Water Quality Management Strategy, the National Strategy for the Conservation of Australia's Biological Diversity, the National Forest Policy Statement and National Environment Protection Measures.

Planning should protect sites and features of nature conservation, biodiversity, geological or landscape value.

The site is relatively visually enclosed due to;

- The undulating terrain of the dune system that exists around the boundaries of the site in the foreshore area and along Inlet View Road.
- The lack of exposure to road frontages.
- The strong vegetation cover of the area.

Also, much of the remnant vegetation on each of the proposed lots will remain which will provide for effective screening of the built form. As such, the additional development that will be enabled by the proposed amendment will have minimal visual impacts.

The sand dunes form a visual and physical barrier ensuring that no dwellings have an ocean view or can be seen from the beach.

Vegetation removal is being kept to a minimum consistent with basic access requirements and bushfire protection.

12.01-2 Native vegetation management

Objective

To ensure that permitted clearing of native vegetation results in no net loss in the contribution made by native vegetation to Victoria's biodiversity.

Strategies

Apply the risk-based approach to managing native vegetation as set out in Permitted clearing of native vegetation – Biodiversity assessment guidelines (Department of Environment and Primary Industries, September 2013). These are:

- Avoid the removal of native vegetation that makes a significant contribution to Victoria's biodiversity.
- Minimise impacts on Victoria's biodiversity.
- Where native vegetation is permitted to be removed, ensure that an offset is provided in a manner that makes a contribution to Victoria's biodiversity that is equivalent to the contribution made by the native vegetation to be removed.

The Flora and Fauna Assessment of Brett Lane & Associates sets out a response to the Clause and sets out the offsets required to satisfy the objective.

12.02 Coastal areas

12.02-1 Protection of coastal areas

Objective

To recognise and enhance the value of the coastal areas to the community and ensure sustainable use of natural coastal resources.

Strategies

Coordinated land use and planning with the requirements of the Coastal Management Act 1995 to:

□ Provide clear direction for the future sustainable use of the coast, including the marine environment, for recreation, conservation, tourism, commerce and similar uses in appropriate areas.

- Protect and maintain areas of environmental significance.
- Identify suitable areas and opportunities for improved facilities.

Apply the hierarchy of principles for coastal planning and management as set out in the Victorian Coastal Strategy 2008, which are:

Principle 1: Provide for the protection of significant environmental and cultural values.

Principle 2: Undertake integrated planning and provide clear direction for the future.

Principle 3: Ensure the sustainable use of natural coastal resources.

When the above principles have been considered and addressed:

Principle 4: Ensure development on the coast is located within existing modified and resilient environments where the demand for development is evident and the impact can be managed

The development arising from the proposed amendment will be located within an existing modified and resilient environment where impacts can be adequately managed.

12.02-2 Appropriate development of coastal areas

Objective

To ensure development conserves, protects and seeks to enhance coastal biodiversity and ecological values.

Strategies

Ensure development is sensitively sited and designed and respects the character of coastal settlements.

Encourage revegetation of cleared land abutting coastal reserves.

Maintain the natural drainage patterns, water quality and biodiversity within and adjacent to coastal estuaries, wetlands and waterways.

Avoid disturbance of coastal acid sulfate soils.

Protect cultural heritage places, including Aboriginal places, archaeological sites and historic shipwrecks.

The development arising from the proposed amendment will have minimal impacts on the nearby coastal areas.

13 ENVIRONMENTAL RISKS

Planning should adopt a best practice environmental management and risk management approach which aims to avoid or minimise environmental degradation and hazards.

Planning should identify and manage the potential for the environment, and environmental changes, to impact upon the economic, environmental or social well-being of society.

13.01 Climate change impacts

13.01-1 Coastal inundation and erosion

Objective

To plan for and manage the potential coastal impacts of climate change.

Strategies

In planning for possible sea level rise, an increase of 0.2 metres over current 1 in 100 year flood levels by 2040 may be used for new development in close proximity to existing development (urban infill).

Plan for possible sea level rise of 0.8 metres by 2100, and allow for the combined effects of tides, storm surges, coastal processes and local conditions such as topography and geology when assessing risks and coastal impacts associated with climate change.

Consider the risks associated with climate change in planning and management decisionmaking processes.

For new greenfield development outside of town boundaries, plan for not less than 0.8 metre sea level rise by 2100.

Ensure that land subject to coastal hazards are identified and appropriately managed to ensure that future development is not at risk.

Ensure that development or protective works seeking to respond to coastal hazard risks avoids detrimental impacts on coastal processes.

Avoid development in identified coastal hazard areas susceptible to inundation (both river and coastal), erosion, landslip/landslide, acid sulfate soils, bushfire and geotechnical risk.

The development arising from the proposed amendment is not within an area considered to be at risk from predicted sea level rise.

Testing of the licensed bores on the site indicate that there are no acid sulfate soils on the site.

13.05 Bushfire

13.05-1 Bushfire planning strategies and principles

Objective

To assist to strengthen community resilience to bushfire.

Strategies

Overarching strategies

Prioritise the protection of human life over other policy considerations in planning and decision-making in areas at risk from bushfire.

Where appropriate, apply the precautionary principle to planning and decision-making when assessing the risk to life, property and community infrastructure from bushfire.

Bushfire hazard identification and risk assessment strategies

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Strategic and settlement planning strategies

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Ensure that planning to create or expand a settlement in an area at risk from bushfire:

- Addresses the risk at both the local and broader context.
- Reduces the risk to future residents, property and community infrastructure from bushfire to an acceptable level.
- Ensures any biodiversity and environmental objectives specified in the planning scheme are compatible with planned bushfire protection measures.
- Ensures the risk to existing residents, property and community infrastructure from bushfire will not increase as a result of future land use and development.
- Ensures future residents can readily implement and manage bushfire protection measures within their own properties.

Development control strategies

In areas identified in the planning scheme as being affected by the bushfire hazard, require a site-based assessment to be undertaken to identify appropriate bushfire protection measures for development that has the potential to put people, property or community infrastructure at risk from bushfire.

Only permit new development where:

- The risk to human life, property and community infrastructure from bushfire can be reduced to an acceptable level.
- Bushfire protection measures, including the siting, design and construction of buildings, vegetation management, water supply and access and egress can be readily implemented and managed within the property.
- The risk to existing residents, property and community infrastructure from bushfire is not increased.

.....

A Bushfire Management Statement for the application has been prepared by Jardine Johnstone and a copy of the Statement is provided with the application.

The Statement concludes that the proposed subdivision is capable of meeting the requirements of the clause, subject to provision of standard bushfire protection measures on the site.

15 BUILT ENVIRONMENT AND HERITAGE

Planning should ensure all new land use and development appropriately responds to its landscape, valued built form and cultural context, and protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.

Creating quality built environments supports the social, cultural, economic and environmental wellbeing of our communities, cities and towns.

Land use and development planning must support the development and maintenance of communities with adequate and safe physical and social environments for their residents, through the appropriate location of uses and development and quality of urban design.

Planning should achieve high quality urban design and architecture that:

- Contributes positively to local urban character and sense of place.
- Reflects the particular characteristics, aspirations and cultural identity of the community.
- Enhances liveability, diversity, amenity and safety of the public realm.
- Promotes attractiveness of towns and cities within broader strategic contexts.
- Minimises detrimental impact on neighbouring properties.

15.01 Urban environment

15.01-1 Urban design

Objective

To create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.

15.01-2 Urban design principles

Objective

To achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.

15.01-5 Cultural identity and neighbourhood character

Objective

To recognise and protect cultural identity, neighbourhood character and sense of place.

The proposed subdivision is consistent with its context and the neighbourhood character

15.03-2 Aboriginal cultural heritage

Objective

To ensure the protection and conservation of places of Aboriginal cultural heritage significance.

The Cultural Heritage Assessment has indicated that the proposed amendment and subdivision are consistent with the heritage values of the site and area.

17 ECONOMIC DEVELOPMENT

Planning is to provide for a strong and innovative economy, where all sectors of the economy are critical to economic prosperity.

Planning is to contribute to the economic well-being of communities and the State as a whole by supporting and fostering economic growth and development by providing land, facilitating decisions, and resolving land use conflicts, so that each district may build on its strengths and achieve its economic potential.

17.01 Commercial

17.01-1 Business

Objective

To encourage development which meet the communities' needs for retail, entertainment, office and other commercial services and provides net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities.

The caravan park is an important part of the holiday accommodation infrastructure of the area and contributes significantly to the tourism economy of the South Gippsland area. The proposed amendment seeks to provide a superior planning framework for the existing and future operation of the caravan park on the site, which will ensure its longer term sustainability.

10 Local Planning Policy Framework

The relevant parts of the Local Planning Policy Framework are outlined and discussed below.

21.03 Key Issues

The key issues for the South Gippsland Shire are:

21.03-1 Settlement

- The need to recognise that the network of smaller rural towns throughout the Shire provide a valid alternative to the large settlements, particularly where reticulated services are provided
- The need to demarcate settlement boundaries and provide improved design guidance and control over development in coastal settlements, in order to protect settlement and coastal character as the pressure for development in these areas continues to increase
-

21.03-2 Environmental and landscape values

- The need to conserve the region's biological diversity
- The poor integration of public and private land management to provide a diversity of flora and wildlife refuge areas
-

21.03-3 Environmental risks

- The anticipated impact of climate change on the local environment, and the need to monitor and continue to plan for these impacts in the context of broader climate change policy and new knowledge
- Pressures for development and subdivision along the coast and other environmentally sensitive areas, and the associated impacts of vegetation clearing, introduction of pest plants and animals, erosion and a decline in water quality
-

21.03-4 Natural resource management

- The need to protect and promote the importance of a strong agricultural base to the Shire's economy
-

21.03-5 Built environment and heritage

- The need to protect of the character and significance of sensitive coastal landscapes, particularly landscapes of State or regional significance where there is a high level of pressure for development
-

21.03-6 Housing

-
- The need to provide diversity in housing types to accommodate decreasing household sizes and the ageing population
- The increasing pressure for housing development along the coast
-

21.03-7 Economic development

-
- The changing roles and functions of some of the small towns and villages and the need to encourage each town to develop its own identity to facilitate economic development
-
- The steady increase in the number of tourists visiting the area
- The significance of the natural and cultural environment and nature based activities for tourism
- ...

21.03-8 Transport

- The need to improve and maintain existing roads in order to support the future needs of the community, promote economic growth and protect the environment
-

21.03-9 Infrastructure

- The need to provide reticulated water and sewerage services and drainage improvements to many of the smaller towns and coastal villages to encourage population growth in the towns
- to improve and maintain existing infrastructure in order to support the future needs of the community, promote economic growth and protect the environment
- to accommodate large population fluctuations in some of the holiday towns and villages, which place different demands on infrastructure and services
-

21.03-10 Community Services

- Economic pressures that affect the viability of existing community services
- The need to provide residents with access to services and facilities, including aged care, health, recreation and education, in an efficient and equitable manner

- Catering for the needs of an ageing population

21.05 Settlement

21.05-1 Growth of towns

Overview

Currently, the majority of housing for permanent residents is being constructed in the larger towns of Leongatha and Korumburra. However, there is also significant housing development within coastal towns such as Venus Bay and the rural hinterland. Townships in the west of the Shire, particularly Loch, Nyora and Poowong are expected to experience residential growth pressures due to their proximity to Melbourne and imminent connection to a reticulated sewerage network. Growth pressures will need to be carefully managed to ensure that where growth occurs, it is sustainable and sympathetic to the existing character of the Shire's towns.

Towns – roles and functions

TOWN	ROLE AND FUNCTION
Leongatha	Principal township of the Shire and a centre of State significance in the milk processing industry. Leongatha plays a central role as a service provider to the South Gippsland community and the broader region with elements such as leisure, health, educational and government services.
Korumburra	Second largest town in the Shire comprising an economic, service and tourism centre. Situated as the South Gippsland Highway's 'western gateway' into the Shire and located on a route between Bass Coast and Central Gippsland.
Mirboo North	Principal township in the north of the Shire, servicing the surrounding agricultural activities and rural population. Tourism is an increasingly important economic contributor
Foster	Principal township in the east of the Shire, servicing surrounding communities, tourists and the agricultural sector. Foster is an attractive location for retirement living and 'lifestyle change' residential growth.
Nyora	Low density community and closest Shire town to metropolitan Melbourne. Potential for significant growth with provision of reticulated sewerage.
Loch	Small thriving rural township with moderate capacity for growth in the future. A compact, 'garden village' and heritage character with tourism retail facilities set among rolling hills.
Poowong	Small low-density ridge-top town serving surrounding agricultural small communities and containing rural processing industries. Located on route between South Gippsland and central Gippsland. Limited capacity for growth.
Meeniyan	Small rural town located on the South Gippsland Highway that is the 'western gateway' turn off to Wilsons Promontory and the coast. Active volunteer community with tourism and arts services.

TOWN	ROLE AND FUNCTION
Venus Bay	Small coastal village that supports a small permanent population and is an attractive holiday destination. Venus Bay provides convenience facilities and is reliant on Tarwin Lower and Leongatha for major retail, industrial and commercial facilities.
Waratah Bay Sandy Point	Small coastal holiday hamlets that support small permanent populations and are attractive holiday destinations relying on Foster and Leongatha for access to major retail, industrial and commercial facilities.
Tarwin Lower	Small country hamlet with a healthy commercial precinct servicing Venus Bay and surrounding rural areas.
Eastern District Towns and Localities	A network of small townships (Port Franklin, Toora, Welshpool and Port Welshpool) and localities (Mt Best, Agnes and Hedley) with a range of roles and services designed to cater for the needs of residents and visitors in the eastern district of the Shire.
Small towns and localities	Small settlements with a range of roles (varying from low-density residential clusters to provision of community and recreation facilities, and retail and educational services). Includes: Agnes, Allambee South, Arawata, Baromi, Bena, Bennison, Berrys Creek, Binginwarri, Boolarong, Boorool, Buffalo, Dollar, Dumbalk, Fairbank, Fish Creek, Gunyah, Hallston, Hazel Park, Hedley, Jumbunna, Kongwak, Koonwarra, Mirboo, Mt Best, Port Franklin, Port Welshpool, Stony Creek, Toora, Walkerville, Welshpool, Yanakie
Other small towns and localities	Boolarra South, Darlimurla, Delburn, Thorpdale South, Wonyip

Objectives and strategies

Objective 1 To ensure the growth of towns occurs in accordance with their role and function

- Strategy 1.1 Promote the residential use and development of land in accordance with the township framework and structure plans at Clause 21.15
- Strategy 1.2 Support the development of vacant, serviced residential land, in accordance with the areas indicated on township framework and structure plans
- Strategy 1.3 Encourage consolidated residential development adjacent to central activity districts of towns to achieve a more efficient use of urban infrastructure
-
- Strategy 1.5 Discourage medium and high density housing in areas without reticulated water or sewerage
- Strategy 1.6 Retain undeveloped breaks between towns by focussing further development within existing township boundaries and avoiding ribbon development, particularly along the coastal strip and key touring routes

Strategy 1.7 Ensure residential development in small towns is sustainable and sympathetic to the existing character of these areas.

The proposed amendment and subdivision are consistent with the policy, in that:

- The proposed size of lots and extent of development are appropriate for a village without reticulated water or sewerage.
- The proposed subdivision is consistent with the character of the area.
- The proposed amendment is consistent with the Venus Bay Framework Plan by providing for an urban expansion in a site responsive manner.

21.15-9 Venus Bay

Future population growth in Venus Bay, when required, will be promoted within the existing zoned land and in the growth areas defined on the *Venus Bay Framework Plan*. It will provide low end convenience facilities and rely on Tarwin Lower and Leongatha for access to major retail, industrial and commercial facilities. Simple urban forms, low rise development and the natural bushland setting will continue to characterise the appearance of the village.

Local area implementation

- Ensure that any proposed use and development of land in Venus Bay is generally in accordance with the Venus Bay Estate 1 and Estate 2 Framework Plans

Settlement

- Discourage development in areas susceptible to erosion
- Maintain the current housing density
- Limit projected residential growth to the long term development areas identified on the *Venus Bay Framework Plan*
- Ensure that any expansion into the long term development areas identified on the *Venus Bay Framework Plan* does not occur until the following Development Prerequisites have been met:
 - a significant proportion of vacant lots within the Township Zone and Low Density Residential Zone have been developed
 - reticulated water and sewerage is available
 - further investigation is undertaken to confirm the extent of potential problems associated with acid sulfate soils and flooding
 - further investigation is undertaken to confirm the location of sites of recognised cultural and heritage significance
 - further investigation is undertaken to confirm the location of sites of recognised environmental significance

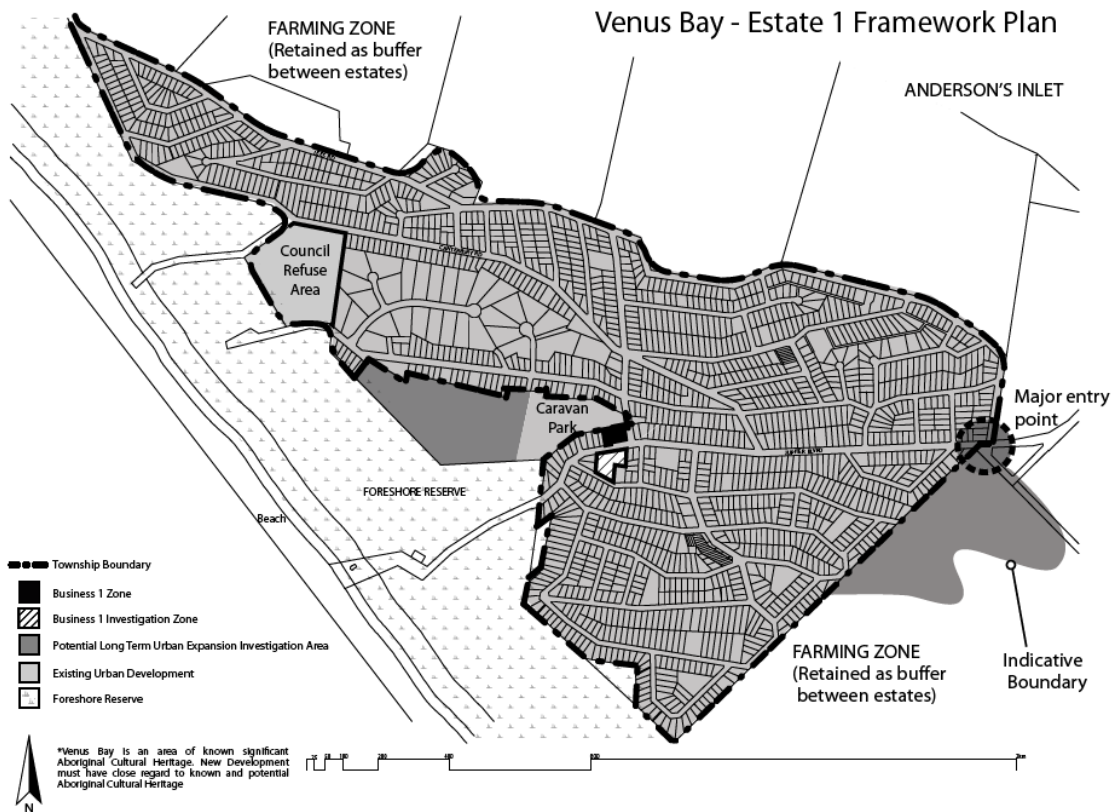
Environment

- Ensure that each site is capable of on-site waste disposal that does not prejudice groundwater quality
- Maintain areas of indigenous and native vegetation where possible in new development

- Protect the environmental values of Anderson Inlet and Cape Liptrap Coastal Park

Landscape and built form

- Maintain the low key holiday character of the village and preserve the different styles of each estate
- Maintain the rural buffer between the first, second and third estates of Venus Bay as well as between Venus Bay and Tarwin Lower
- Encourage the use of best practice water sensitive urban design measures for new developments
- Promote ecologically sustainable and attractive forms of development that complement the natural environmental characteristics of Venus Bay



The subject land is located outside of the township boundary of the Framework Plan, however it is designated as being suitable for the caravan park use and for longer term urban development.

The site analysis work undertaken for this proposal and discussions with Council staff indicated that:

- The use of the land for a caravan park is an important part of the area's tourism industry and is an essential ingredient of the high non-permanent occupancy market of Venus Bay. Its ongoing use is strongly supported by the Shire.

- The use of the land for many agricultural activities under the existing Farming Zone provisions would be incompatible with the proximity of land within the Township Zone used for residential purposes due to amenity considerations.
- The use of land for many agriculture activities would also become a threat to the integrity of much of the vegetation cover of the site.
- The extensive vegetation cover and difficult terrain on parts of the site renders it unsuitable for urban expansion involving conventional residential lots similar to those in the adjoining Township Zone.
- It is unlikely that reticulated water or sewerage will be introduced to Venus Bay for many years; if at all.

The analysis work undertaken in this proposal has indicated that the site is not suited to conventional urban expansion due to physical, environmental and servicing constraints. The proposed amendment therefore fundamentally seeks to reinforce the long term use of the site for a caravan park and to provide for more appropriate zones that are compatible with the existing urban context of the area and the sites natural values.

The six additional lots will not have an appreciable impact on the supply of residential land in the Shire or in Venus Bay. In this respect, the additional lots are essentially part of an enabling mechanism to provide for more relevant planning controls on the site.

11 Relevant Strategies

11.1 South Gippsland Housing and Settlement Strategy

In September 2013, South Gippsland Shire Council adopted a Housing and Settlement Strategy to provide it with a Shire-based integrated framework for managing the future growth and development of its settlements to 2031.

Settlements in South Gippsland are widely dispersed across the Shire. They vary significantly in terms of their size, population characteristics, role, economic activities and access to service and facilities. The Shire is expected to grow by 1.4% per annum from 28,500 residents to 36,927 residents in 2031. The key issues and challenges that are addressed in the Strategy include:

- Managing population changes, from population growth associated with 'tree-change' and 'sea change' migration to population decrease in smaller settlements.
- Providing for a future which demographic trends indicate will include an increasing proportion of aged residents and changing household structures that will affect demand for housing diversity and services.
- Protecting agricultural practices and associated infrastructure from development pressure or conflict from other land uses.
- Preserving and enhancing the quality of natural assets including water catchments, native vegetation and native fauna, coastal environments and landscapes.
- Planning for the impact of climate change.
- Acknowledging the service limitations and the costs of providing community and physical infrastructure in a Shire containing numerous dispersed settlements.
- Providing direction for non-residential uses within settlements to maintain a sustainable economy and employment opportunities.

Planning Scheme Amendment C90 is expected to be proposed in late 2016 and will introduce the initiatives of the Housing and Settlement Strategy for consideration for inclusion into the Planning Scheme.

In relation to Venus Bay, the strategy identifies the following key constraints.

- *No reticulated water, sewer or gas.*
- *Fragmented retail services, only a town centre in Estate 1.*
- *Crown land reserve along the coast within Aboriginal Cultural Heritage Sensitive Area.*
- *Prone to coastal processes.*
- *Bushfire prone.*
- *Land to southeast is flood prone.*
- *Significant landscape character.*
- *Acid Sulfate soils.*
- *Design and Development Overlay and ESO7 apply to the entire settlement.*
- *Proposed LSIO affects a small portion of the settlement.*

The Strategy indicates that 27 new dwellings are required annually to 2031 to meet the Moderate Growth Scenario for Venus Bay.

The proposed subdivision essentially makes provision for six additional dwellings, which is approximately 20% of one year's housing demand for Venus Bay. This relative modest contribution to the housing demand will not greatly impact on it, however it needs to be recognised that the strategic justification for the amendment focuses more on achieving appropriate planning controls for the whole site.

12 Conclusion

The use of part of the land for a caravan park is an important part of the area's tourism industry and is an essential ingredient of the high non-permanent occupancy market of Venus Bay. Its ongoing use is strongly supported by the Shire.

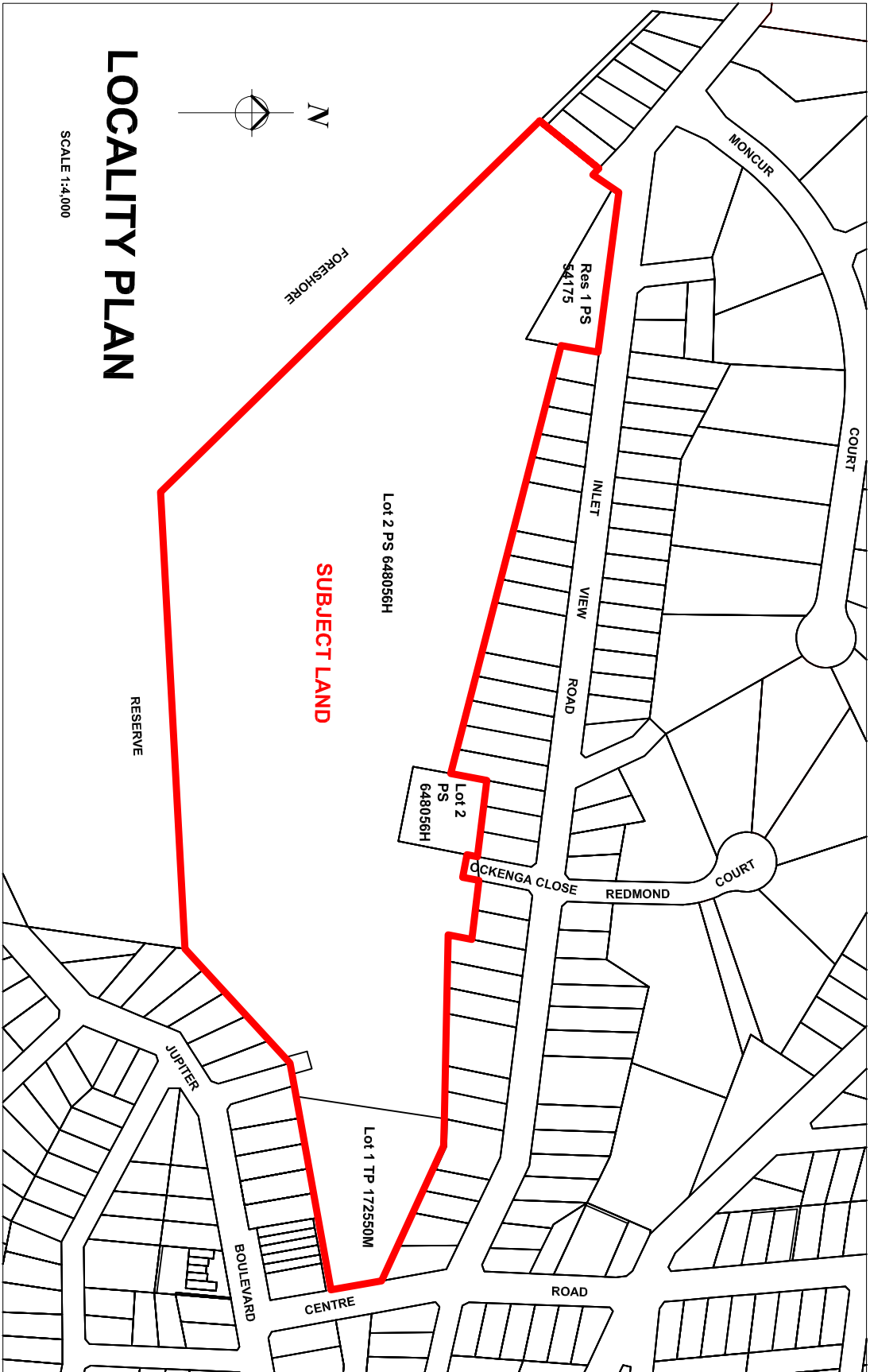
The proposed amendment and associated subdivision therefore seeks to provide a superior planning framework for the existing and future operation of the caravan park on the site, which will ensure its longer term sustainability.

The subject land is located outside of the township boundary of the Framework Plan of Clause 21.15-9 of the Planning Scheme, however it is designated as being suitable for the caravan park use and for longer term urban development.

The analysis work undertaken in this proposal has indicated that the site is not suited to conventional urban expansion due to physical, environmental and servicing constraints. The proposed amendment therefore fundamentally seeks to reinforce the long term use of the site for a caravan park and to provide for more appropriate zones that are compatible with the existing urban context of the area and the sites natural values.

The six additional lots proposed will not have an appreciable impact on the supply of residential land in the Shire or in Venus Bay.

appendix 1.



LOCALITY PLAN

SCALE 1:4,000



FORESHORE

MONCUR COURT

Res 1 PS 54175

Lot 2 PS 648056H

SUBJECT LAND

RESERVE

Lot 2 PS 648056H

OCKENGA CLOSE

REDMOND COURT

JUPITER BOULEVARD

Lot 1 TP 172550M

CENTRE ROAD

ROAD

appendix 2.



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

Page 1 of 1

VOLUME 09900 FOLIO 605

Security no : 124061075631X
Produced 29/06/2016 12:12 pm

LAND DESCRIPTION

Reserve 1 on Plan of Subdivision 054175.
PARENT TITLE Volume 09818 Folio 975
Created by instrument N357944X 22/03/1988

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
THE PRESIDENT COUNCILLORS AND RATEPAYERS OF THE SHIRE OF WOORAYL
N357944X 22/03/1988

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE LP054175 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: 143B INLET VIEW ROAD VENUS BAY VIC 3956

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	plan
Document Identification	LP054175
Number of Pages (excluding this cover sheet)	2
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PLAN OF SUBDIVISION
OF PART OF CROWN ALLOTMENTS 8A & 10

LP 54175
EDITION 2
PLAN MAY BE LODGED 31 AUG 1961

2 SHEETS
SHEET 1

PARISH OF TARWIN

COUNTY OF BULN BULN

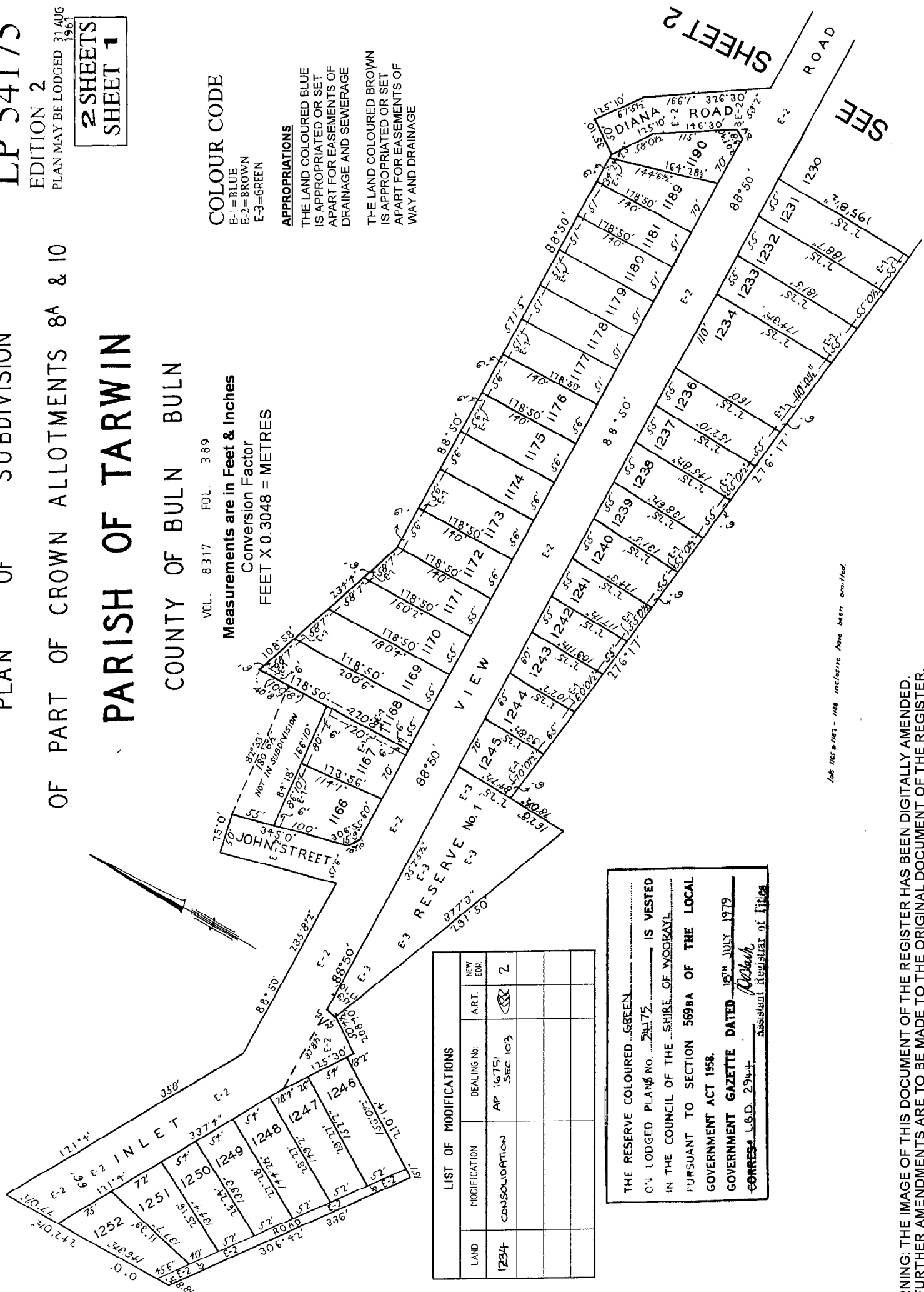
VOL. 8317 FOL. 389

Measurements are in Feet & Inches
Conversion Factor
FEET X 0.3048 = METRES

COLOUR CODE
E-1=BLUE
E-2=BROWN
E-3=GREEN

APPROPRIATIONS
THE LAND COLOURED BLUE IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE AND SEWERAGE

THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR EASEMENTS OF WAY AND DRAINAGE



LIST OF MODIFICATIONS

LAND MODIFICATION	DEALING NO.	ART.	NEW EDN.
1234	CONSOLIDATION AP 16751 SEC 103		2

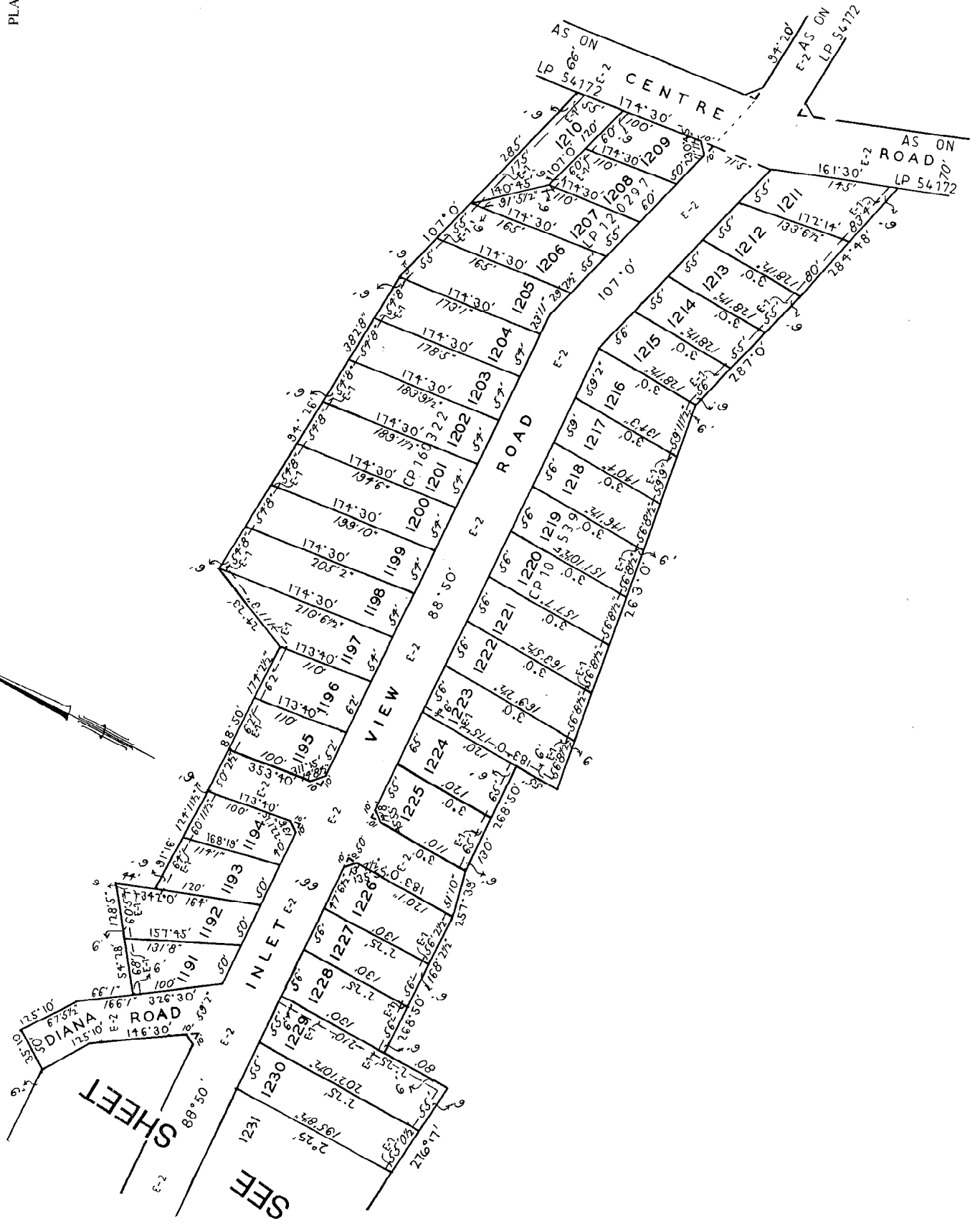
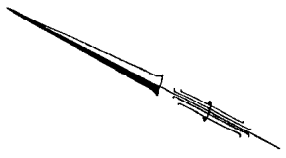
THE RESERVE COLOURED GREEN IS VESTED IN THE COUNCIL OF THE SHIRE OF WOORAIL PURSUANT TO SECTION 569BA OF THE LOCAL GOVERNMENT ACT 1958.
GOVERNMENT GAZETTE DATED 18TH JULY 1979
CORRES-4 L.S.D. 2944
Assistant Registrar of Titles

Lot 1183 & 1182 - 1188 inclusive have been omitted.

LP 54175

PLAN MAY BE LODGED 31 AUG 1961

2 SHEETS
SHEET 2





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Document Assembled	29/06/2016 12:14

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\$4.2

59-0 576636 APR 29-81

BY LETTER

OAKLEY THOMPSON & CO., SOLICITORS, 23 BAIR STREET, LEONGATHA

x59 VICTORIA *+ GAZ*

APPLICATION PURSUANT TO SECTION 59 OF THE TRANSFER OF LAND ACT 1958

To the Registrar of Titles: -

1. THE PRESIDENT COUNCILLORS AND RATEPAYERS OF THE SHIRE OF WOORAYL of Leongatha HEREBY APPLY to be registered as the proprietor of land described in the Schedule hereto in fee simple free from all encumbrances other than those hereinafter referred to.
2. The land was vested in the applicant authority by His Excellency The Governor of the State of Victoria by and with the advice of the Executive Council as recorded in the Victorian Government Gazette Number 60 dated the 18th of July, 1979.
3. The registered proprietor is VAN CLEEF & SONS PROPRIETARY LIMITED of 388 Bourke Street, Melbourne.
4. The encumbrances hereinbefore referred to are those encumbrances (if any) notified on the Titles to the said lands.

SCHEDULE REFERRED TO

Those reserves shown and set out on the maps or plans of the following lands in the Parish of Tarwin.

Plan of Subdivision	Volume	Folio
X 52660 ✓	8281	223 ✓
X 52661 ✓	"	" ✓
X 52662 ✓	"	" ✓
X 52663 ✓	"	" ✓
X 54172 ✓	<i>V8317</i> 8317 9818	<i>F388</i> 388 & 389 973
X 54174 ✓	8317	388
X 54175 ✓	8317 9818	389 975
X 54880 ✓	8317 9818	388 & 389 973
X 54881 ✓	8334 9818	447 979
X 54882 ✓	8334 9818	447 981
X 54904 ✓	8334 9818	447 & 448 984
X 56446 ✓	8375	509 ✓
X 56447 ✓	8375	509 ✓
X 56448 +	8375	509 ✓
X 56449 +	5793	453 ✓
X 56450 +	8375	509 ✓
X 56451 +	5793	453 ✓

Reserve on P/S 54172

Amended with consent of solicitor for applicant

89/19260
2/6/81

See inside for setting out

notice sent to registered proprietor of intention to enter disposition - no reply received

enter disposition

Assent of Registrar of Titles 3/9/81

DATED this 20th day of MARCH 1981.



DN357944X-1-9

31
3
81

The Common Seal of the PRESIDENT COUNCILLORS)
AND RATEPAYERS OF THE SHIRE OF WOORAYL was)
hereunto affixed in the presence of:)

Colin Handley

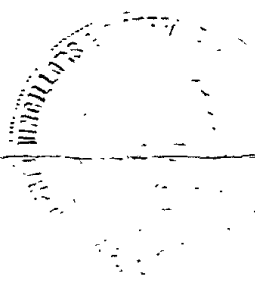
Councillor

J. Haffam

Councillor

J. Haffam

Secretary



J437347

[Extract from the *Victoria Government Gazette*, No. 60,
dated 18 July 1979]

LOCAL GOVERNMENT DEPARTMENT

*At the Executive Council Chamber, Melbourne, the
tenth day of July, 1979*

PRESENT:

- His Excellency the Governor of Victoria
- Mr Haddon Storey Mr Smith
- Mr Austin

VESTING OF RESERVES IN THE WOORAYL SHIRE COUNCIL

Whereas it is provided by section 569BA of the *Local Government Act 1958*, that where any map or plan has been lodged or deposited with the Registrar of Titles pursuant to section 97 of the *Transfer of Land Act 1958*, or any corresponding previous enactment (whether before or after the commencement of the *Local Government Act 1963*) and any allotment on that map or plan has been transferred the Governor in Council on the request of the council of the municipality may by Order published in the *Government Gazette* direct that the whole or any part of the land comprised in any reserve shown on that map or plan shall vest in the Council whereupon such land shall so vest freed and discharged from any mortgage charge lease or sub-lease.

And whereas the Council of the Shire of Woorayl has requested that reserves shown on plans of subdivision be vested in the Council and an allotment on each plan has been transferred.

Now therefore, His Excellency the Governor of the State of Victoria, by and with the advice of the Executive Council thereof, by this Order vests in the Council of the Shire of Woorayl the Reserves on Plans of Subdivision Nos. ~~52660, 52661, 52662, 52663, 54172, 54174, 54175, 54880, 54881, 54882, 54904, 56446, 56447, 56448, 56449, 56450~~ and 56451 lodged in the Office of Titles.

And the Honorable Digby Glen Crozier, Her Majesty's Minister for Local Government for the State of Victoria, shall give the necessary directions herein accordingly.

TOM FORRISTAL
Clerk of the Executive Council

By Authority: F. D. ATKINSON, Government Printer, Melbourne



DN357944X-2-6



Natural Resources and Environment

AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

**INTENTIONALLY
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SEC 59
CERTS TO ISSUE

- V5793 F#53 (CANC. PT)
- V8281 F223 (CAN/PE)
- V8375 F509 (CANC PE)
- V8317 F



SEC 59

19 CERTS TO ISSUE

- 1st CERT
 - V8281 F 223 (CANC PE) BEING THE ^{PARK} RESERVE ON LP 52660
- 2nd CERT
 - V8281 F 223 (CANC PE) BEING THE ^{PARK} RESERVES ON LP 52661
- 3rd CERT
 - V8281 F 223 (CANC PE) BEING THE ^{PARK} RESERVES ON LP 52662
- 4th CERT
 - V8281 F 223 (CANC PE) BEING THE RESERVE ON LP 52663
- 5th CERT CONSOL
 - V8317 F 388 (CANC PT)
 - V9818 F 973 (CANC WH) BEING THE RESERVES ON P/S 54172
- 6th CERT
 - V8317 F 388 (CANC PE) BEING THE ^{PARK} RESERVE ON P/S 54174
- 7th CERT
 - V9818 F 975 (CANC WH) BEING THE RESERVE ON P/S 54175
- 8th CERT Diagram
 - V9818 F 978 (CANC WH) BEING A PARK RESERVE ON P/S 54880 AREA: 3567 m²
- 9th CERT Diagram
 - V9818 F 979 (CANC WH) BEING A RESERVE ON P/S 54880 AREA: 2751 m²
- 10th CERT
 - V9818 F 981 (CANC WH) BEING THE RESERVE ON P/S 54881
- 11th CERT
 - V9818 F 984 (CANC. WH) BEING THE RESERVE ON P/S 54882
- 12th CERT
 - V9818 F 987 (CANC WH) BEING THE PARK RESERVE ON P/S 54904
- 13th CERT
 - V8375 F 509 (CANC PE) BEING THE RESERVES ON P/S 56446
- 14th CERT
 - V8375 F 509 (CANC PT) BEING THE RESERVES ON P/S 56447
- 15th CERT CONSOL
 - V8375 F 509 (CANC PE)
 - V5793 F 453 (CANC PE) BEING THE RESERVES ON P/S 56448
- 16th CERT
 - V8375 F 509 (CANC PE) BEING THE PARK RESERVE ON P/S 56449
- 17th CERT
 - V8375 F 509 (CANC PE) BEING A RESERVE ON P/S 56449 AREA: 612 m²
- 18th CERT
 - V8375 F 509 (CANC PE) BEING THE RESERVES ON P/S 56450
- 19th CERT
 - V8375 F 509 (CANC PE) BEING THE RESERVES ON P/S 56451

10/8/89
 (Srch Rev)
 14/8/89
 19.89

TO THE REGISTRAR OF TITLES,
Please register this Application and on completion
duplicate certificates of title to be returned to
Herbert Geer & Rundle.

Herbert Geer & Rundle

DATED

1981

SHIRE OF MOORAYL

VESTING OF RESERVES

OAKLEY THOMPSON & CO.

Solicitors

23 Barr Street

LEONGATHA 3953

Tel: 62 22 13, 62 25 29

AND AT 295 KING STREET MELBOURNE,
BIRCHIP, BOORT, CHARLTON, CULGOA, DONALD,
KORUMBURRA, MIRROO NORTH, SEA LAKE,
WOODMELANG AND WYCHEPROOF.
REF:

CAM:AB

A memorandum of the within instrument
has been entered in the Register Book.



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

VOLUME 11422 FOLIO 070

Security no : 124061165638P
Produced 05/07/2016 03:51 pm

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 648056H.
PARENT TITLE Volume 09189 Folio 473
Created by instrument PS648056H 21/05/2013

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
JACOB VAN DER MEULEN
FENNA ANITTA VAN DER MEULEN both of 113A JUPITER BOULEVARD VENUS BAY VIC
3956
PS648056H 21/05/2013

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AK436473P 29/06/2013
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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

AGREEMENT Section 173 Planning and Environment Act 1987
AJ849616Y 10/08/2012

DIAGRAM LOCATION

SEE PS648056H 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: 113A JUPITER BOULEVARD VENUS BAY VIC 3956

DOCUMENT END



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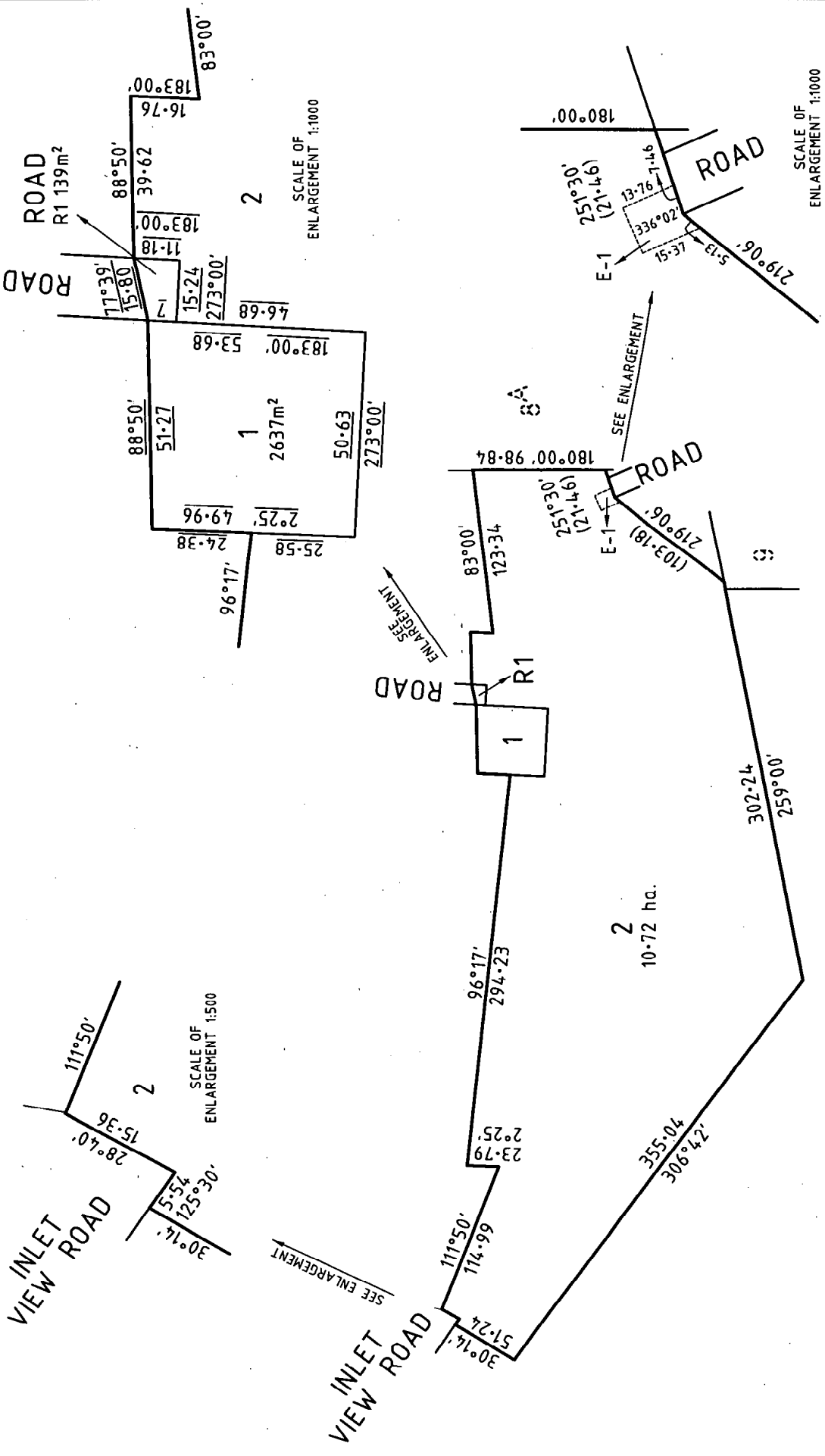
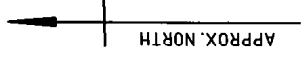
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PLAN OF SUBDIVISION

STAGE NO. /

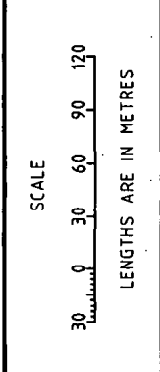
Plan Number
PS648056H



Sheet 2
DATE 12/12/2013
COUNCIL DELEGATE SIGNATURE

LICENSED SURVEYOR (PRINT) DAVID RUPERT HARRIS
SIGNATURE [Signature]
DATE 10/01/2013
REF 1101067
VERSION 3

ORIGINAL SCALE 1:3000 SHEET SIZE A3



BW
Beveridge Williams
development & environment consultants
Leongatha ph : 03 5662 2630
www.beveridgewilliams.com.au

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

VOLUME 11422 FOLIO 072

Security no : 124061166048T
Produced 05/07/2016 04:02 pm

LAND DESCRIPTION

Lots 1 and 2 on Title Plan 172550M.
PARENT TITLE Volume 09189 Folio 473
Created by instrument PS648056H 21/05/2013

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
JACOB VAN DER MEULEN
FENNA ANITTA VAN DER MEULEN both of 113A JUPITER BOULEVARD VENUS BAY VIC
3956
AJ015554W 20/06/2011

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AK436473P 29/06/2013
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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AGREEMENT Section 173 Planning and Environment Act 1987
AJ849616Y 10/08/2012

DIAGRAM LOCATION

SEE TP172550M 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: 113A JUPITER BOULEVARD VENUS BAY VIC 3956

DOCUMENT END



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TITLE PLAN		EDITION 2	TP 172550M
-------------------	--	------------------	-------------------

Location of Land

Parish: TARWIN
 Township:
 Section:
 Crown Allotment: 8A(PT), 9(PT), 10(PT)
 Crown Portion:

 Last Plan Reference:
 Derived From: VOL 9189 FOL 473
 Depth Limitation: NIL

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: 01/10/1999
 VERIFIED: M.P

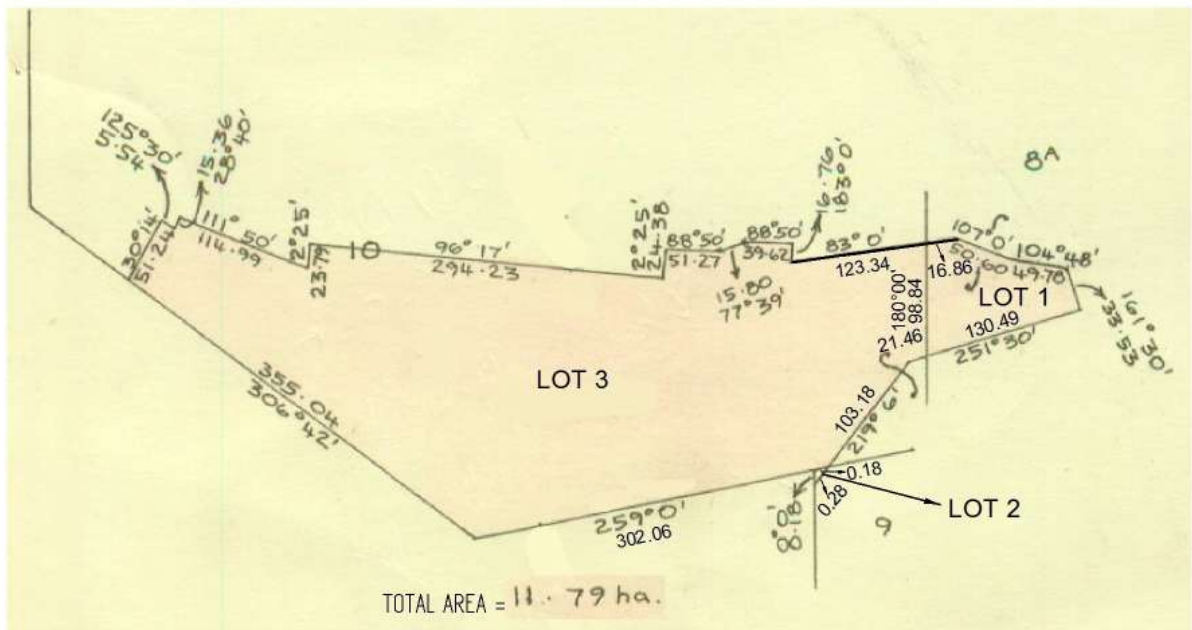


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 8A (PT)
PARCEL 2 = CA 9 (PT)
PARCEL 3 = CA 10 (PT)



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

VOLUME 11422 FOLIO 069

Security no : 124061165830F
Produced 05/07/2016 03:56 pm

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 648056H.
PARENT TITLE Volume 09189 Folio 473
Created by instrument PS648056H 21/05/2013

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
JACOB VAN DER MEULEN
FENNA ANITTA VAN DER MEULEN both of 113A JUPITER BOULEVARD VENUS BAY VIC
3956
PS648056H 21/05/2013

ENCUMBRANCES, CAVEATS AND NOTICES

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AGREEMENT Section 173 Planning and Environment Act 1987
AJ849616Y 10/08/2012

DIAGRAM LOCATION

SEE PS648056H 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: 4 OCKENGA CLOSE VENUS BAY VIC 3956

DOCUMENT END



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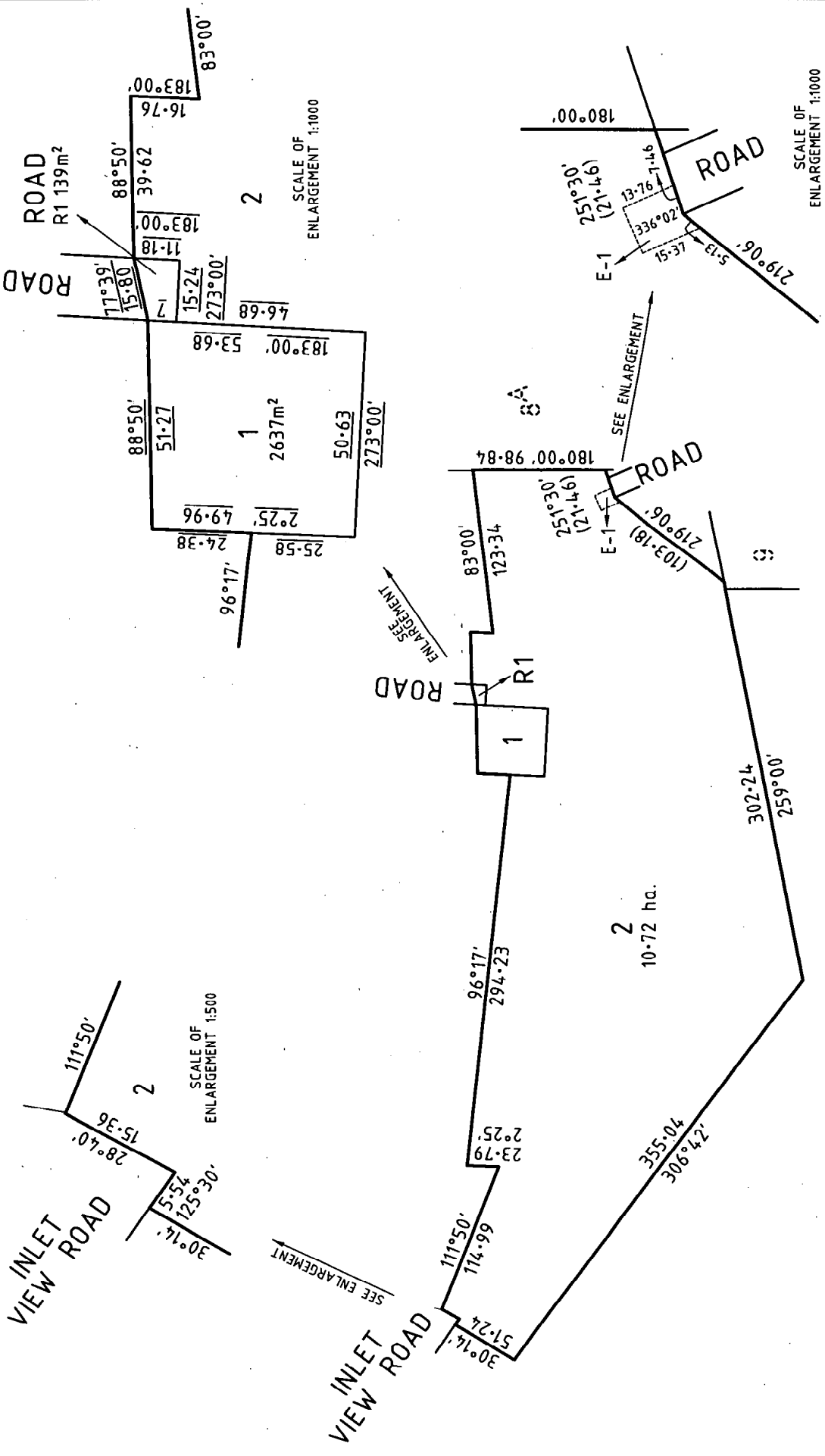
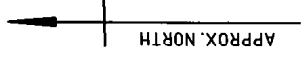
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PLAN OF SUBDIVISION

STAGE NO. /

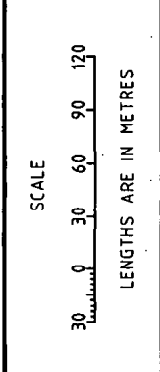
Plan Number
PS648056H



Sheet 2
DATE 12/12/2013
COUNCIL DELEGATE SIGNATURE

LICENSED SURVEYOR (PRINT) DAVID RUPERT HARRIS
SIGNATURE [Signature]
DATE 10/01/2013
REF 1101067
VERSION 3

ORIGINAL SCALE 1:3000 SHEET SIZE A3



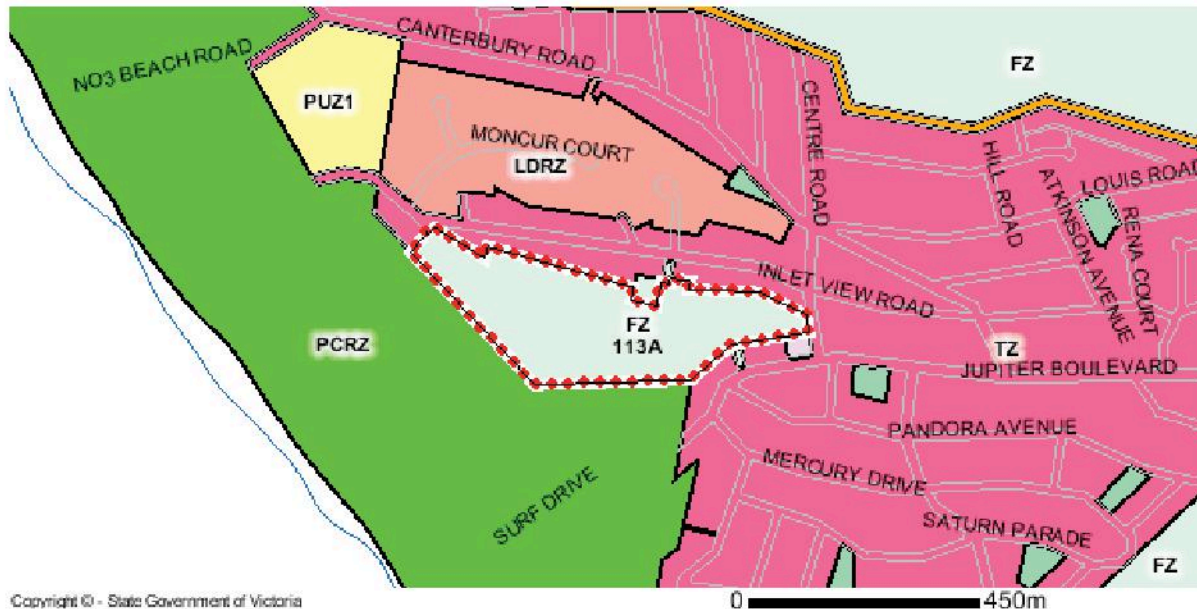
Beveridge Williams
development & environment consultants
Leongatha ph : 03 5662 2630
www.beveridgewilliams.com.au

appendix 3.

Planning Zone

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE



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

Zones Legend

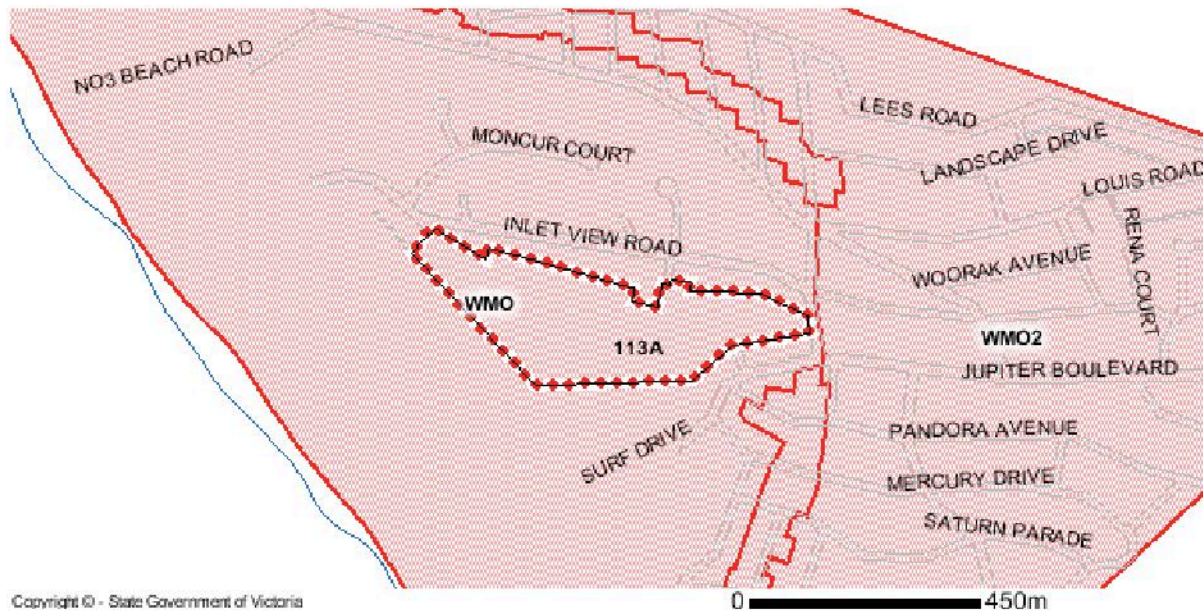
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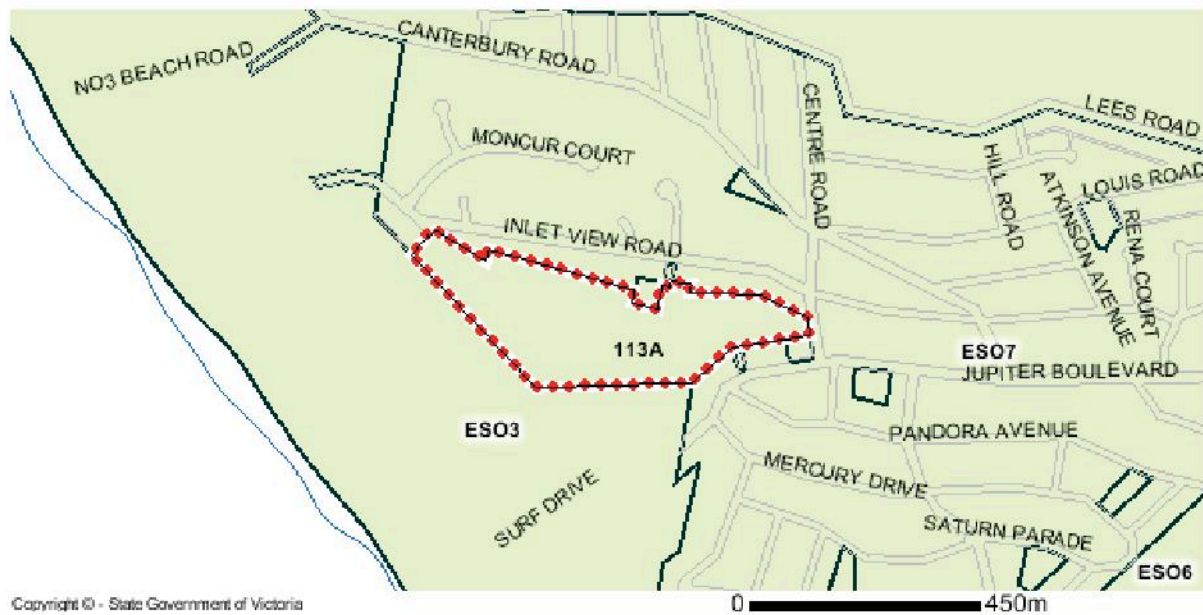
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Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO OR WMO)



ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO) ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 3 (ESO3)



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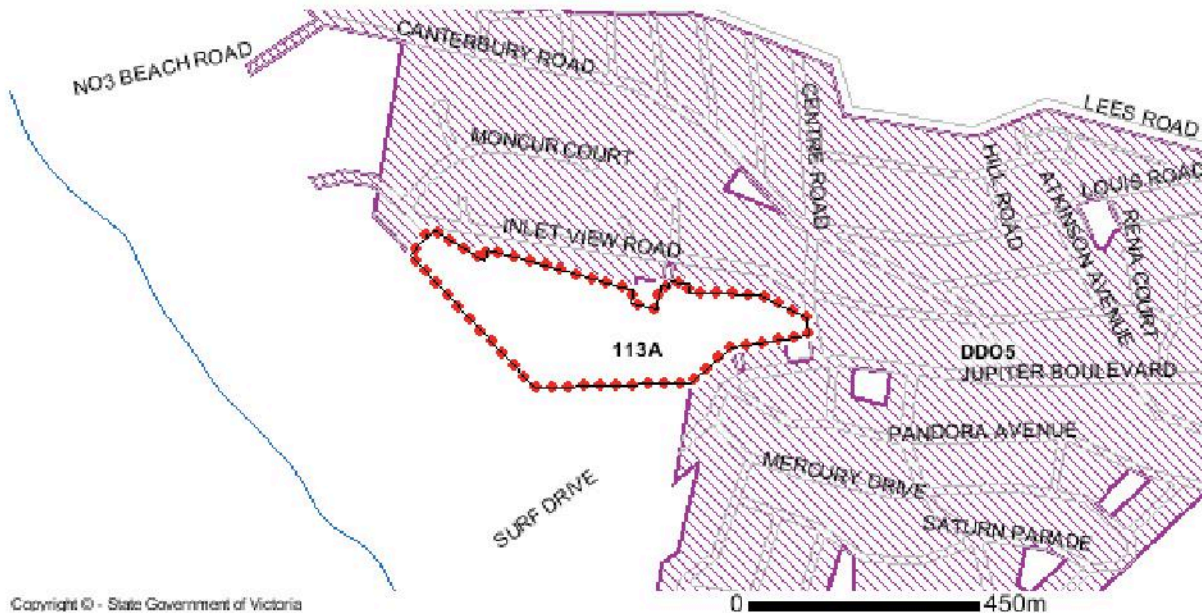
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Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DESIGN AND DEVELOPMENT OVERLAY (DDO)



Overlays Legend

AEO - Airport Environs	LSIO - Land Subject to Inundation
BMD - Bushfire Management (also WMD)	MAEO1 - Melbourne Airport Environs 1
CLPO - City Link Project	MAEO2 - Melbourne Airport Environs 2
DCPO - Development Contributions Plan	NCO - Neighbourhood Character
DDO - Design & Development	PO - Parking
DDOPT - Design & Development Part	PAO - Public Acquisition
DPO - Development Plan	RO - Restructure
EAO - Environmental Audit	RCO - Road Closure
EMO - Erosion Management	SBO - Special Building
ESO - Environmental Significance	SLO - Significant Landscape
FO - Floodway	SMO - Salinity Management
HO - Heritage	SRO - State Resource
IPO - Incorporated Plan	VPO - Vegetation Protection

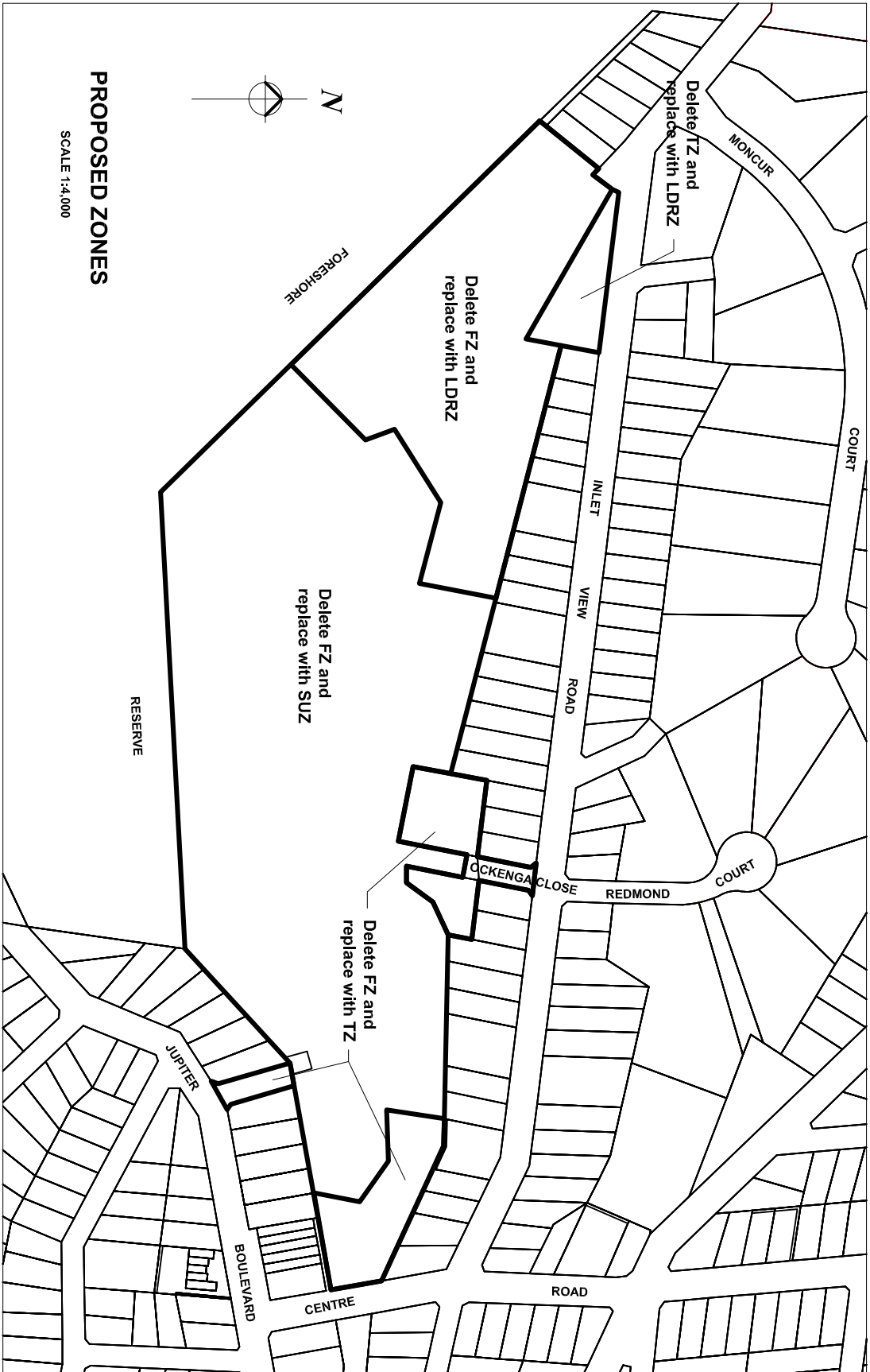
Note: due to overlaps some colours on the maps may not match those in the legend.

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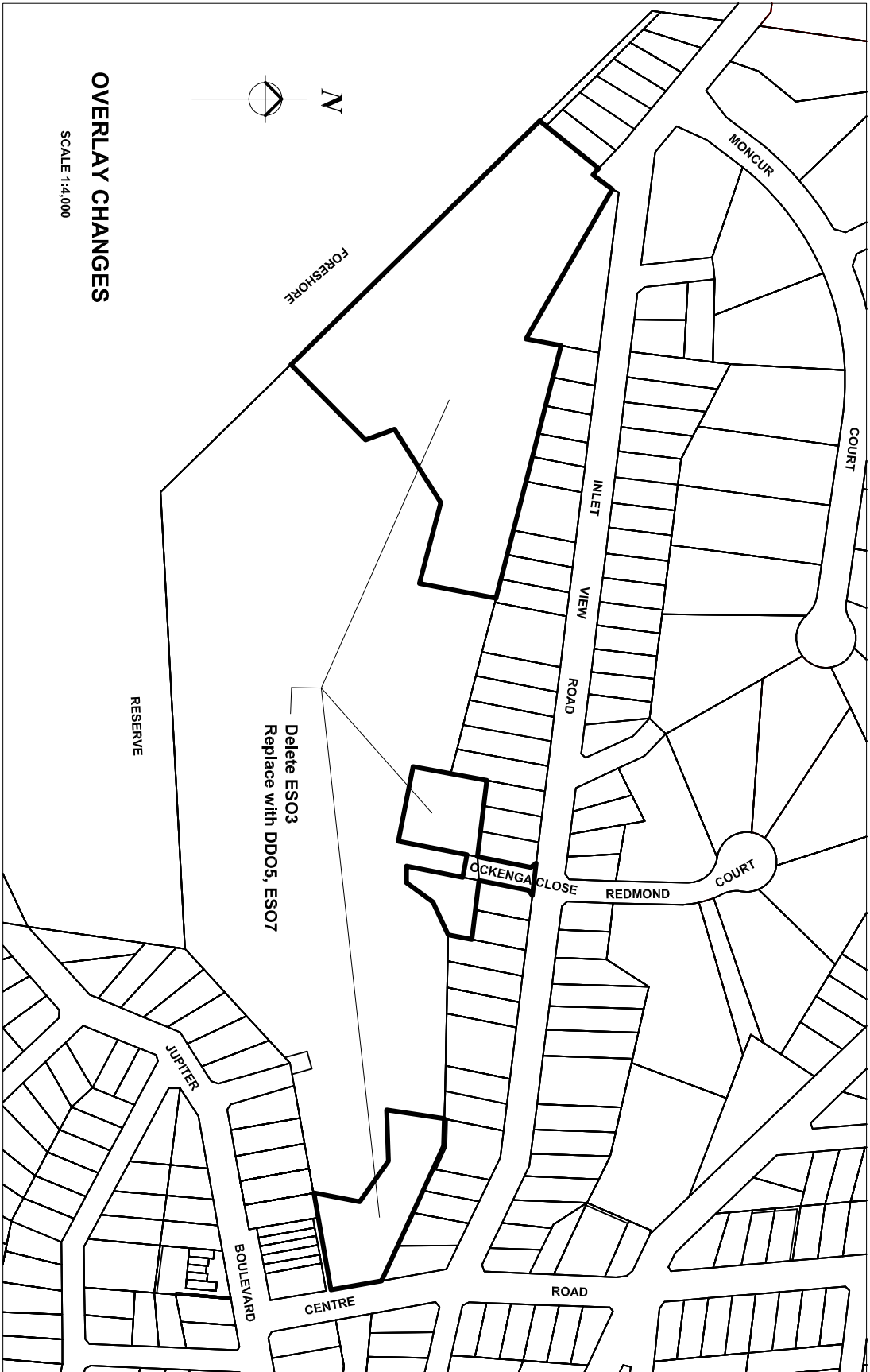
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appendix 4.



PROPOSED ZONES

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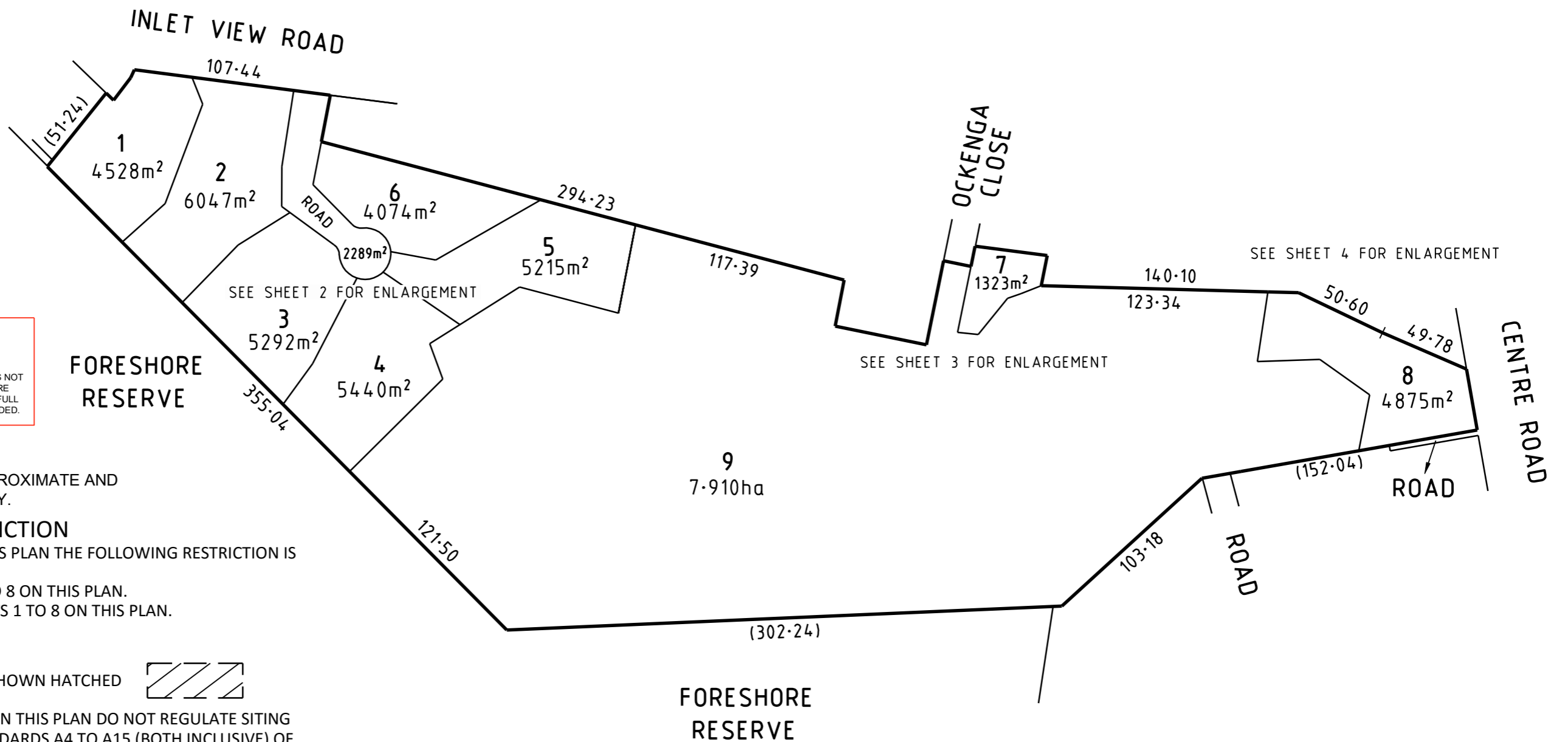
OVERLAY CHANGES

SCALE 1:4,000

appendix 5.



18/8/2016



WARNING
BEWARE OF TITLE POSITIONS
A DETAILED RE-ESTABLISHMENT SURVEY HAS NOT BEEN PROVIDED. IF TITLE BOUNDARIES ARE REQUIRED TO BE LOCATED ACCURATELY A FULL RE-ESTABLISHMENT SURVEY IS RECOMMENDED.

NOTE:
ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY.

CREATION OF RESTRICTION
UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED.
LAND TO BENEFIT: LOTS 1 TO 8 ON THIS PLAN.
LAND TO BE BURDENED: LOTS 1 TO 8 ON THIS PLAN.

LEGEND
BUILDING ENVELOPES ARE SHOWN HATCHED IN THE DIAGRAM HEREON.
THE BUILDING ENVELOPES ON THIS PLAN DO NOT REGULATE SITING MATTERS COVERED BY STANDARDS A4 TO A15 (BOTH INCLUSIVE) OF CLAUSE 54 OF THE SOUTH GIPPSLAND SHIRE COUNCIL PLANNING SCHEME.

DESCRIPTION OF RESTRICTION
THE REGISTERED PROPRIETOR OR PROPRIETORS OF LOTS 1 TO 8 ON THIS PLAN SHALL NOT ALLOW ANY DWELLING TO BE CONSTRUCTED OR PLACED (EXCLUDING EAVES, FASCIA, GUTTERS, DECKS AND STEPS) TO EXTEND BEYOND THE BUILDING ENVELOPES SHOWN HEREON WITHOUT THE WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY.

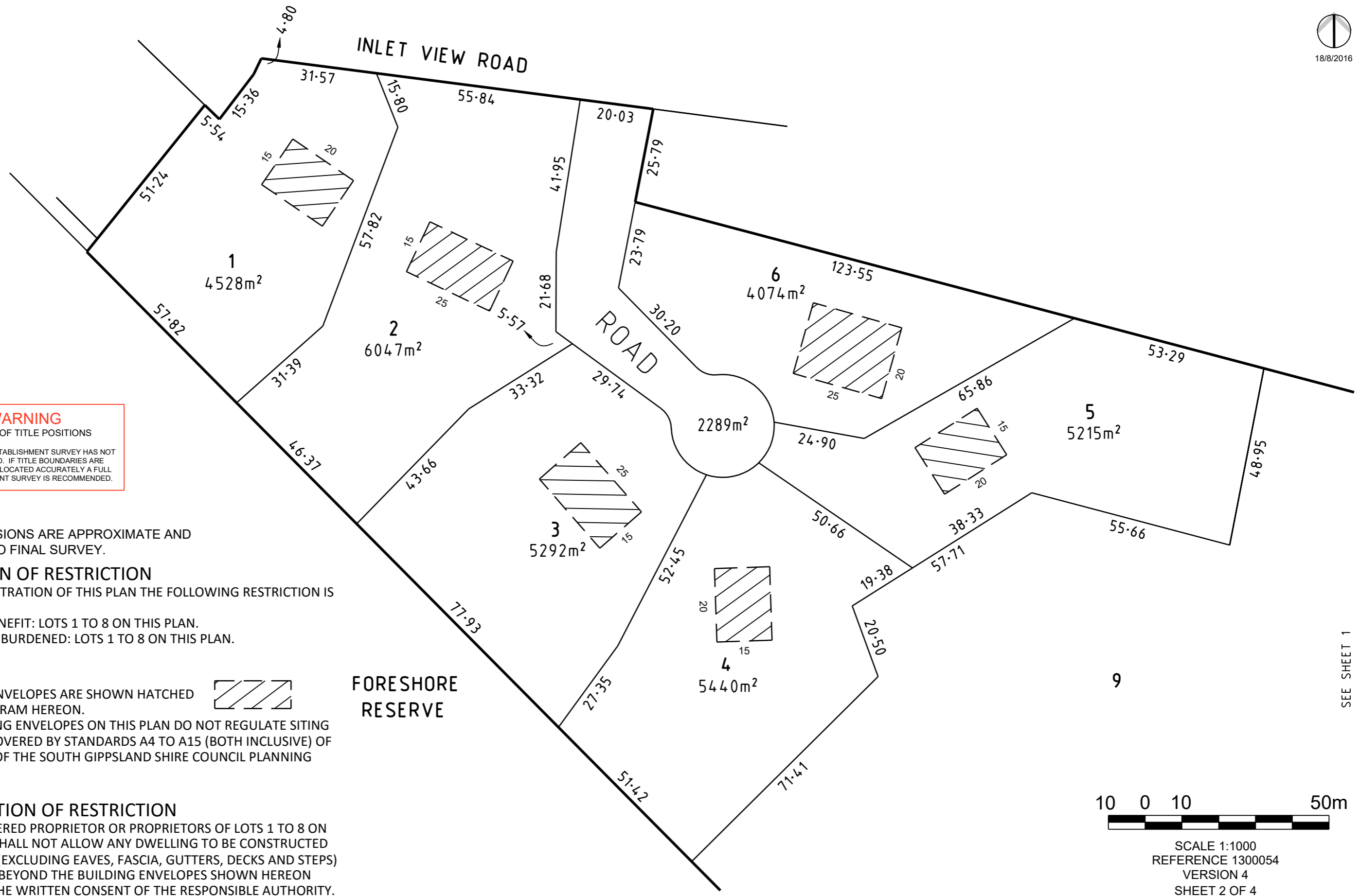


SCALE 1:2500
REFERENCE 1300054
VERSION 4
SHEET 1 OF 4

PROPOSED PLAN OF SUBDIVISION
LOT 1 TP172550M & LOT 2 ON PS648056H
INLET VIEW ROAD, VENUS BAY



18/8/2016



WARNING
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FORESHORE RESERVE

SEE SHEET 1

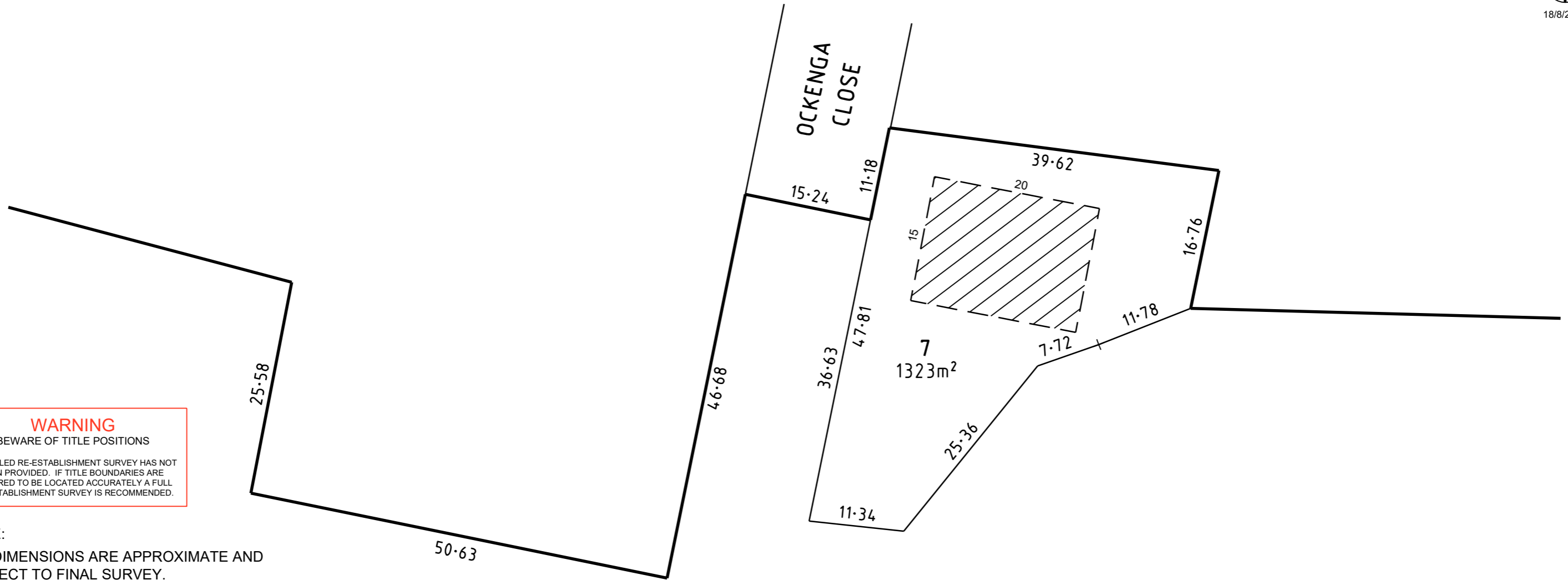


SCALE 1:1000
REFERENCE 1300054
VERSION 4
SHEET 2 OF 4

PROPOSED PLAN OF SUBDIVISION
LOT 1 TP172550M & LOT 2 ON PS648056H
INLET VIEW ROAD, VENUS BAY



18/8/2016



WARNING
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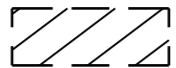
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UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED.

LAND TO BENEFIT: LOTS 1 TO 8 ON THIS PLAN.
LAND TO BE BURDENED: LOTS 1 TO 8 ON THIS PLAN.

LEGEND

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9

SEE SHEET 1



SCALE 1:500
REFERENCE 1300054
VERSION 4
SHEET 3 OF 4

WARNING
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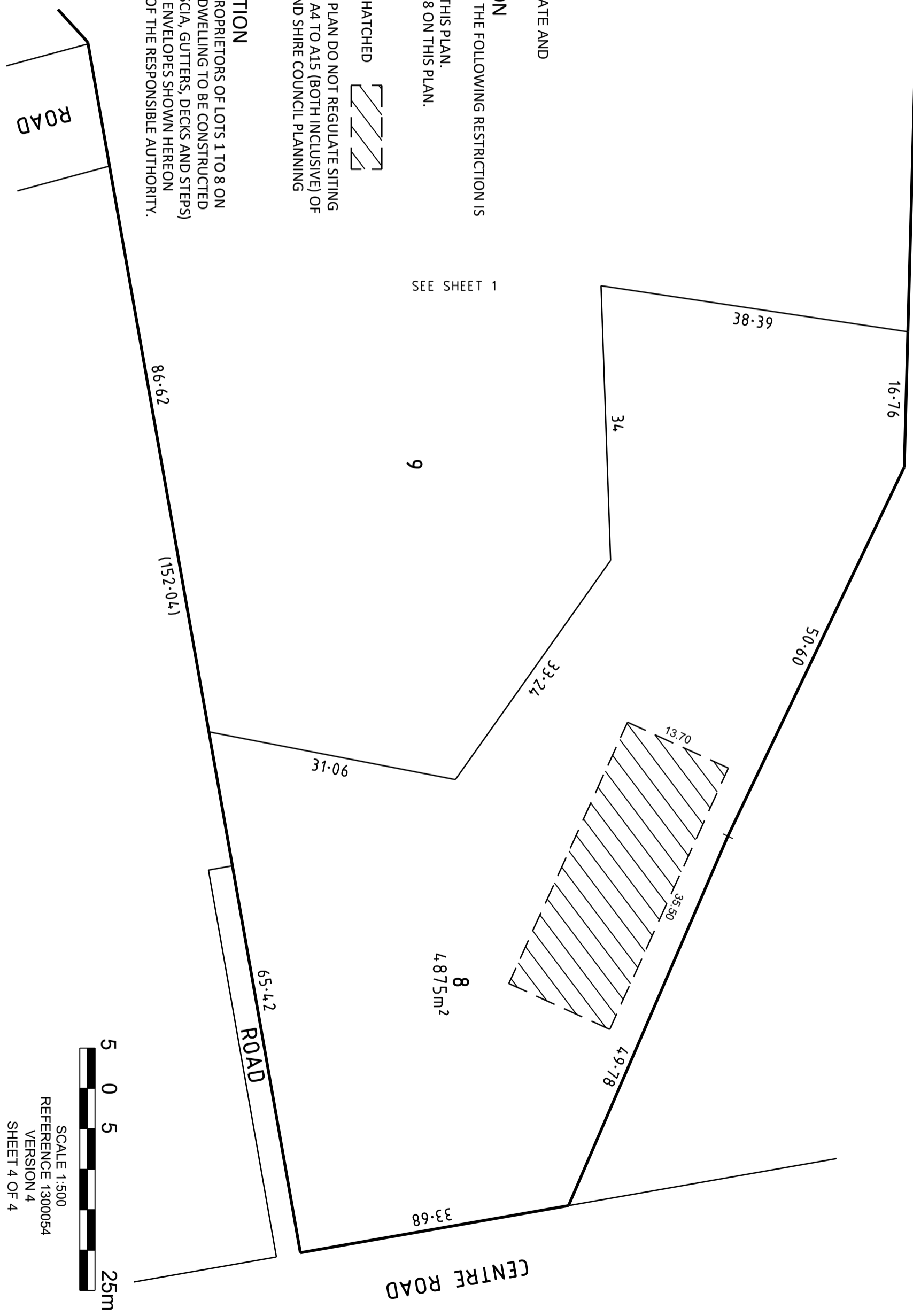
NOTE:
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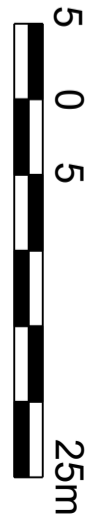
LEGEND
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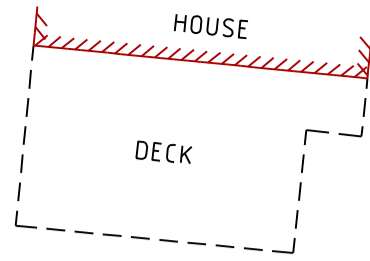


SEE SHEET 1

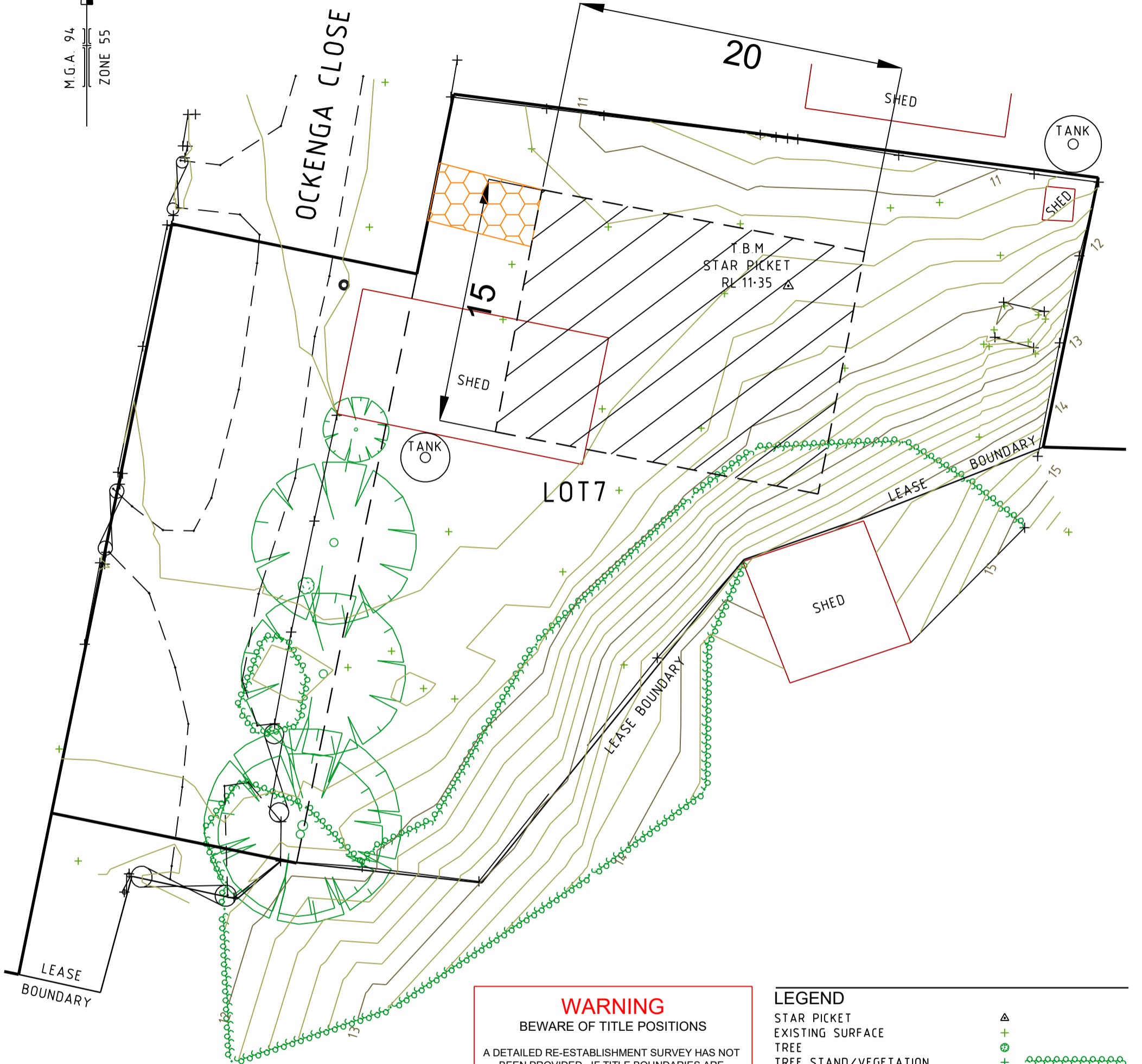


SCALE 1:500
REFERENCE 1300054
VERSION 4
SHEET 4 OF 4

WARNING
 POSITIONS OF BUILDING ENVELOPES,
 LOT BOUNDARIES
 & PROPOSED ROAD ALIGNMENT
 ARE APPROXIMATE ONLY AND MAY BE
 SUBJECT TO CHANGE.



M.G.A. 94
 ZONE 55



WARNING
 BEWARE OF TITLE POSITIONS
 A DETAILED RE-ESTABLISHMENT SURVEY HAS NOT BEEN PROVIDED. IF TITLE BOUNDARIES ARE REQUIRED TO BE LOCATED ACCURATELY A FULL RE-ESTABLISHMENT SURVEY IS RECOMMENDED.

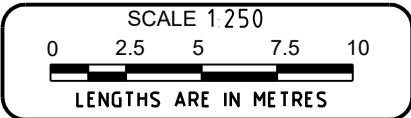
WARNING
 BEWARE OF UNDERGROUND SERVICES
 THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN

LEGEND	
STAR PICKET	△
EXISTING SURFACE	+
TREE	⊗
TREE STAND/VEGETATION	⊕
SHRUB	⊙
EDGE OF FORMATION/SHOULDER	⊖
BOLLARD	●
HOUSE	+
SHED	+
VERANDAH	+
TANK - ABOVEGROUND	○
APPROXIMATE TITLE BOUNDARY	— — — —
FENCE	+
GATE	⊗
LEASE BOUNDARY	— — — —
MAJOR CONTOUR	— — — —
MINOR CONTOUR	— — — —

NOTES:
 DATE OF SURVEY: 27/07/2015
 CONTOURS ARE AT INTERVALS OF 0.20m.
 LEVELS ARE APPROXIMATE TO THE AUSTRALIAN HEIGHT DATUM VIA VICPOS (GPS) OBSERVATIONS.

BW Beveridge Williams
 development & environment consultants
 Leongatha ph : 03 5662 2630
www.beveridgewilliams.com.au

SURVEYORS REF. 1300054
 ORIGINAL SHEET SIZE A3
 VERSION 4
 SURVEYOR: R.B. CHECKED: D.H.
 DRAWN: R.B. SHEETS: 1 OF 1



CONCEPT PLAN , EXISTING CONDITIONS
 & BUILDING ENVELOPE
 OCKENGA CLOSE, VENUS BAY
 LOT 2 ON PS648056G

CAD REFERENCE: 1300054 FEATURE 2.DWG

M.G.A. 94
ZONE 55

LOT 2 ON PS48056H

WARNING
POSITIONS OF BUILDING ENVELOPES,
LOT BOUNDARIES
& PROPOSED ROAD ALIGNMENT
ARE APPROXIMATE ONLY AND MAY BE
SUBJECT TO CHANGE.

**PROPOSED
BUILDING
ENVELOPE**

T B M
STAR PICKET
RL 18.78

WARNING
BEWARE OF TITLE POSITIONS

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REQUIRED TO BE LOCATED ACCURATELY A FULL
RE-ESTABLISHMENT SURVEY IS RECOMMENDED.

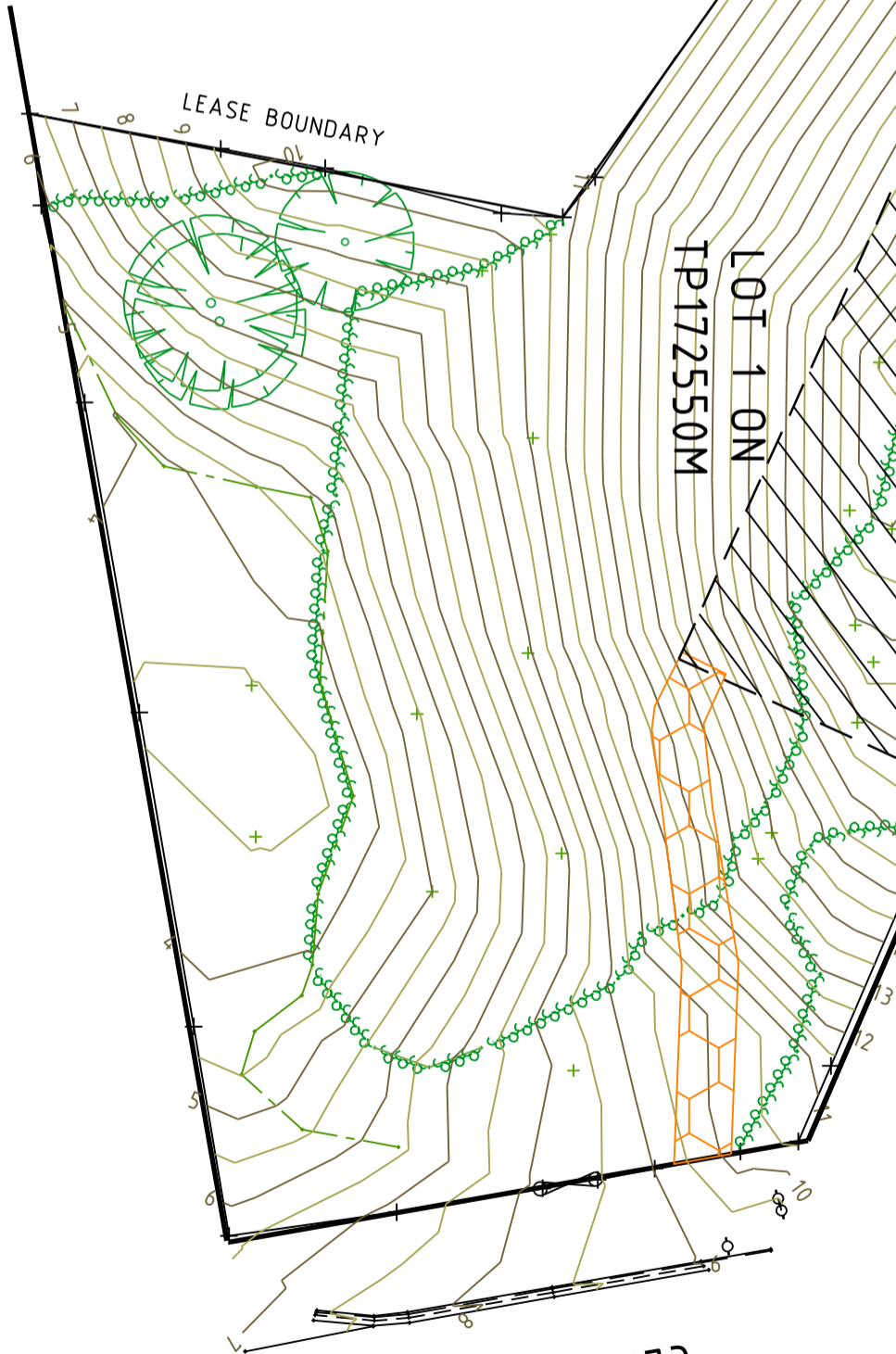
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GIVEN THAT ALL EXISTING SERVICES ARE SHOWN

LEGEND

■	PEG FOUND
▲	STAR PICKET
+	TOP OF BANK
+	TOE OF BANK
+	EXISTING SURFACE
+	TREE
+	TREE STAND/VEGETATION
+	EDGE OF BITUMEN
+	LIP OF KERB/CHANNEL
+	INVERT OF KERB/CHANNEL
+	BACK OF KERB/CHANNEL
+	TOP OF KERB/CHANNEL
+	SIGN
+	APPROXIMATE TITLE BOUNDARY
+	FENCE
+	GATE
+	LEASE BOUNDARY
+	MAJOR CONTOUR
+	MINOR CONTOUR

LOT 1 ON
TP172550M



T B M
STAR PICKET
RL 7.21

CENTRE ROAD



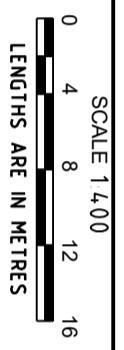
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SURVEYORS REF. ORIGINAL
1300054 SHEET SIZE
VERSION 4 A3

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DRAWN: R.B. SHEET: 1 of 1



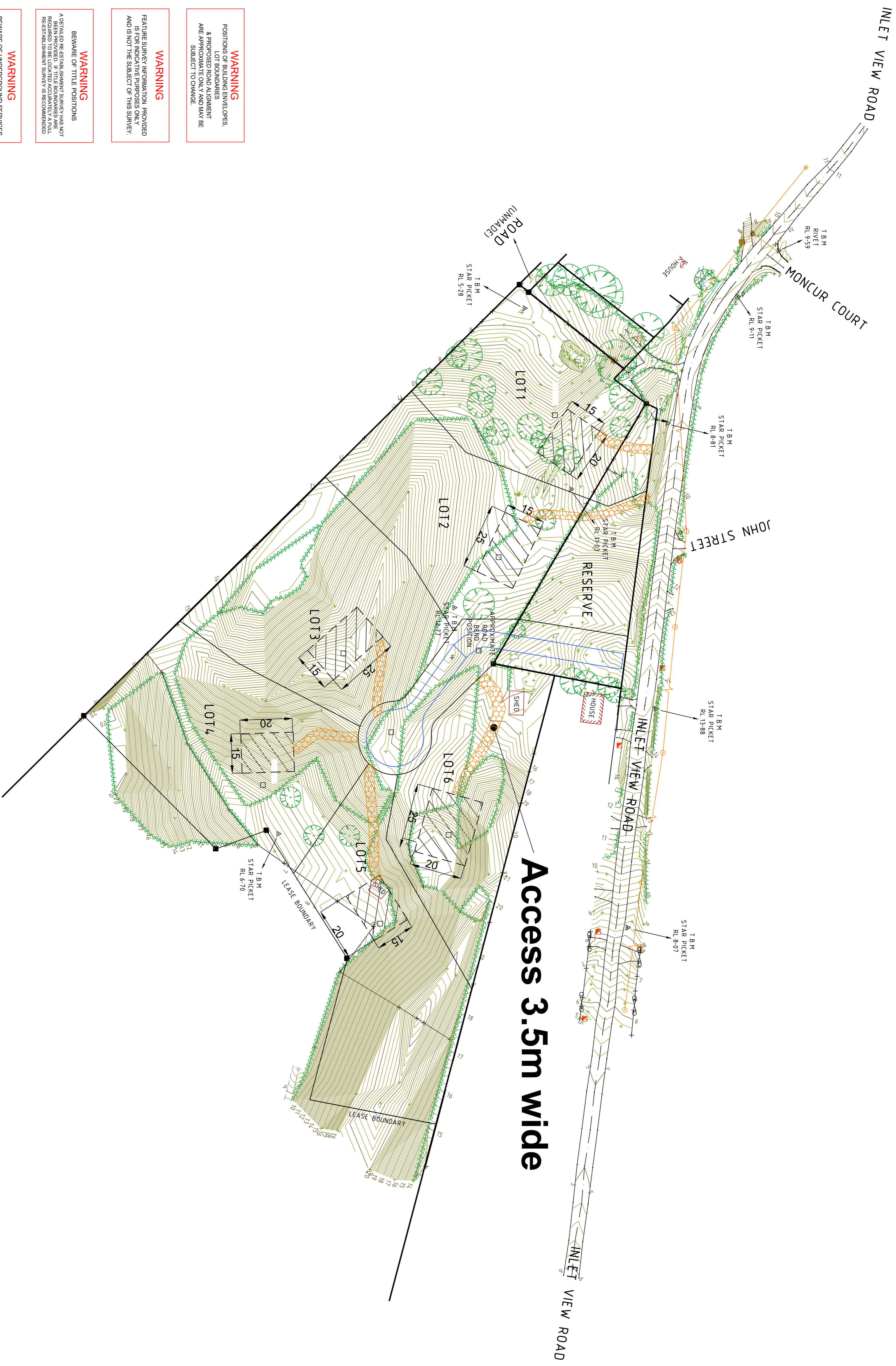
notes:

DATE OF SURVEY: 27/07/2015
CONTOURS ARE AT INTERVALS OF 0.50m.
LEVELS ARE APPROXIMATE TO THE AUSTRALIAN HEIGHT
DATUM VIA VICPOS (GPS) OBSERVATIONS.

CONCEPT PLAN & EXISTING CONDITIONS

CENTRE ROAD
VENUS BAY
LOT 1 ON TP172550M

CAD REFERENCE: 1300054_Concept Plan Lot 8.DWG



WARNING
POSITIONS OF BUILDING ENVELOPES & APPROXIMATE ROAD ALIGNMENT ARE APPROXIMATE ONLY AND MAY BE SUBJECT TO CHANGE.

WARNING
FEATURE SURVEY INFORMATION PROVIDED IS FOR INFORMATION ONLY AND IS NOT THE SUBJECT OF THIS SURVEY.

WARNING
BEWARE OF TITLE POSITIONS
A DETAILED RE-ESTABLISHMENT SURVEY HAS NOT BEEN PROVIDED. THE EXACT POSITIONS OF THE BOUNDARIES AND RE-ESTABLISHMENT SURVEY IS RECOMMENDED.

WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION IS NOT THE SUBJECT OF THIS SURVEY. GIVEN THAT ALL EXISTING SERVICES ARE SHOWN

LEGEND

PERMANENT SURVEY MARK	▲
PEG PLACED	●
ALUMINIUM RIVET	◆
TOP OF BANK	—
TOE OF BANK	—
EXISTING SURFACE	—
CHANGE IN GRADE	—
TREE STAND/VEGETATION	○
OPEN DRAIN	—
CENTRELINE OF BITUMEN	—
SPOT ON BITUMEN	—
EDGE OF FORMATION	—
DRIVEWAY	—
TRACK	—
TRACK OF CONCRETE	—
SIGN	—
HOUSE	—
SHED	—
SAVE	—
ELECTRICITY POLE	—
ELECTRICITY & LIGHT POLE	—
ELECTRICITY PIT	—
ELECTRICITY - OVERHEAD	—
TELEO PH	—
TELEO PIPER	—
TELEO - OVERHEAD	—
TITLE BOUNDARY	—
FENCE	—
GALE	—
MINOR CONTOUR	—
DUMPY PEG PLACED	—
APPROXIMATE BUILDING ENVELOPE	—

CAO REFERENCE: 1300054, Concept Plan DWG

REV	BY	AMENDMENTS	DATE
B	AV	ENVY DSES ADDED	12/2/2016
D	AV	ENVY DSES AND ACCESS AMENDED	18/2/2016
E	AV	BOUNDARY AMENDED BETWEEN LOTS 5 & 6	19/2/2016

SURVEYOR: R B	DRAWN: R B
CHECKED: D H	MEASUREMENTS: NA

SURVEYORS REF:

1300054

VERSION A

JUNE 2016

SHEET 1 OF 1

ORIGINAL SCALE: 1:750

SHEET SIZE: A1

LENGTHS ARE IN METRES: 0, 7.5, 15, 22.5, 30

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NOTATIONS:

DATE OF APPROXIMATE BUILDING ENVELOPE PEGS: 10/06/2016

DATE OF ADDITIONAL FEATURE SURVEY: 28/05/2016

DATE OF ORIGINAL FEATURE SURVEY: 27/07/2015

LEVELS ARE APPROXIMATE TO THE AUSTRALIAN HEIGHT DATUM VIA VICPOS (GPS) OBSERVATIONS. CONTOURS ARE AT INTERVALS OF 0.25m.

CLIENT: BEDELLA PTY LTD

PROJECT: INLET VIEW ROAD VENUS BAY

DETAILS:

CONCEPT PLAN DEPICTING EXISTING CONDITIONS

PROPOSED LOTS & BUILDING ENVELOPES

appendix 6.

56.07 INTEGRATED WATER MANAGEMENT

56.07-1 Drinking water supply objectives

To reduce the use of drinking water.

To provide an adequate, cost-effective supply of drinking water.

RESPONSE

There is no reticulated water supply in Venus Bay. The development on the subject land can be serviced by rainwater tanks from roof collection. The proposed treatment and irrigation of liquid wastes will minimise this use.

Standard C22

The supply of drinking water must be:

- Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority.
- Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority.

RESPONSE

The subject land will be served by rainwater tanks.

56.07-2 Reused and recycled water objective

To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.

RESPONSE

Surface spray irrigation system of treated effluents is recommended for this site due to observed high permeability rates and also to safeguard the quality of the groundwater and the existing natural coastal environment.

Standard C23

Reused and recycled water supply systems must be:

- Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Health and Human Services.
- Provided to the boundary of all lots in the subdivision where required by the relevant water authority.

RESPONSE

The wastewater treatment systems have been identified for the lots and will comply with Council and EPA standards.

56.07-3 Waste water management objective

To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.

RESPONSE

Surface spray irrigation system of treated effluents is recommended for this site due to observed high permeability rates and also to safeguard the quality of the groundwater and the existing natural coastal environment.

Standard C24

Waste water systems must be:

- Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority.
- Consistent with any relevant approved domestic waste water management plan.

Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.

RESPONSE

The wastewater treatment systems have been identified for the lots and will comply with Council and EPA standards.

56.07-4 Urban run-off management objectives

To minimise damage to properties and inconvenience to residents from urban run-off.

To ensure that the street operates adequately during major storm events and provides for public safety.

To minimise increases in stormwater run-off and protect the environmental values and physical characteristics of receiving waters from degradation by urban run-off.

RESPONSE

The land has a high permeability rate and stormwater run-off can be managed in a manner to be safely absorbed on the site.

Standard C25

The urban stormwater management system must be:

- Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority.
- Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of urban run-off is proposed.
- Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended.
- Designed to ensure that flows downstream of the subdivision site are restricted to predevelopment levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts.

The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design.

For all storm events up to and including the 20% Average Exceedence Probability (AEP) standard:

- Stormwater flows should be contained within the drainage system to the requirements of the relevant authority.
- Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall.

For storm events greater than 20% AEP and up to and including 1% AEP standard:

- Provision must be made for the safe and effective passage of stormwater flows.
- All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority.
- Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria $d_a V_{ave} < 0.35 \text{ m}^2/\text{s}$ (where, d_a = average depth in metres and V_{ave} = average velocity in metres per second).

The design of the local drainage network should:

- Ensure run-off is retarded to a standard required by the responsible drainage authority.

- Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, run-off should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge.
- Ensure that inlet and outlet structures take into account the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overland flow in a safe and predetermined manner.
- Include water sensitive urban design features to manage run-off in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs.

Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.

RESPONSE

The land has a high permeability rate and stormwater run-off can be managed in a manner to be safely absorbed on the site. The development is at a relatively low density and paved areas will be kept to a minimum to assist in this process.