

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:

1-21 Four Mile Road, Benalla
Crown Allotment 23A, Section C
Parish of Benalla

The application is for a permit to:

Subdivide land into 3 lots and
Removal of native vegetation

The applicant for the permit is:

Matthew Fischer
Fischer Development Solutions

The application reference number is:

P0157/23
DA3758

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

An objection must:

- * be made to the responsible authority in writing;
- * include the reasons for the objection; and
- * state how the objector would be affected.

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

The Responsible Authority will not decide on the application before:

31 January 2024

If you object, the Responsible Authority will tell you its decision.

ENJOY THE LIFESTYLE

Application for Planning Permit for a Subdivision

Supplied by Matthew Fischer
Submitted Date 11/12/2023

Application Details

Application Type Planning Permit for a Subdivision
Version 1
Applicant Reference Number F1329
Responsible Authority Name Benalla Rural City Council
Responsible Authority Reference Number(s) (Not Supplied)
SPEAR Reference Number S223239B
Application Status Submitted
Planning Permit Issue Date NA
Planning Permit Expiry Date NA

The Land

Primary Parcel 1-21 FOUR MILE ROAD, BENALLA VIC 3672
Crown Allotment No 23A
Section No C
Parish Name BENALLA
SPI 23A-C\PP2113
CPN A1841
Zone: 32.08 General Residential

The Proposal

Plan Number (Not Supplied)
Number of lots 3
Proposal Description Planning approval is sought for subdivision of the subject land into three (3) lots. The proposed layout facilitates the logical progression of infill development and the associated infrastructure provision accessed via Four Mile Road. The existing dwelling, large shed to its south and the associated outbuildings within close proximity are to be situated within proposed Lot 3, with the remaining small shed to the south-west of the dwelling to be demolished/removed. It is planned that Lot 1 will be retained by the existing property owner, Lot 2 is being considered to be developed into a Childcare Centre, and Lot 3 is to be retained by the developer with the potential for further development (Aged Care, Townhouses or further subdivision).

Estimated cost of the development for which a permit is required \$ 170000

Existing Conditions

Existing Conditions Description site has an irregular shape (scalene triangle) with an area of 34,040m² and features an

approx. 301m frontage to Four Mile Road. The site is mostly flat terrain with a slight slope from the southern rear of the proposed site to the northern frontage. While still generally flat, topography is slightly more undulating in the western portion of the site with minor peaks in site elevation and a cut drain falling from the southern rear of the site to the northern frontage. There is an existing dwelling on the site and in its vicinity are ancillary sheds and a manicured garden area with lawn and a mix of exotic and native species. Extensive scattering of native trees and shrubs is apparent across the property. The eastern half of the site has been predominately cleared of vegetation, with a higher density of native vegetation in the western portion of the site. The property is fenced with open style rural fencing on all boundaries. The site is bordered by Four Mile Road to the north, Faithfull Street to the east, the train line to the south and Farmland to the west. Further north, east and south of the site are existing residential developments and dwellings. Benalla P-12 College is also east of the site and is surrounded by existing residential development and dwellings. Reticulated water, electricity, telecommunications and gas are available to the site from Four Mile Road and Faithfull Street. Reticulated sewer services are available to this site via the main crossing Bourke Drive, approximately 50 metres north of Four Mile Road. Drainage services are available via an open grassed swale drain, running along the subject site's frontage on the northern side of Four Mile Road. Four Mile Road is a Council Street that is sealed for the length of the site's frontage however formal kerb and channel is not currently present. Access to the site is currently available from Four Mile Road via two existing rural style driveway crossovers. Located ~2.0km west of the Benalla town centre, the subject site is surrounded by existing built residential areas and provides good walkability to township shops and activity centres. The site is zoned as General Residential (GRZ1).

Title Information - Does the proposal breach an encumbrance on Title?

The proposal does not breach an encumbrance on title, such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope.

Applicant Contact
Applicant Contact

Matthew Fischer
Fischer Development Solutions
16 Laidler Close, Wangaratta, VIC, 3677
Business Phone: 0482 611 532
Email: matt@fischerdevelopment.com.au

Applicant
Applicant

Mr Tim Van Dreven
BT CON
146 Victoria Street, North Geelong, VIC, 3215
Business Phone: 0352788597
Mobile Phone: 0419 292 917
Email: tim@btcon.com.au

Owner

Owner

Mr Steven Webster
37 Maud Street, Benalla, VIC, 3672

Declaration

I, Matthew Fischer, declare that the owner (if not myself) has been notified about this application.

I, Matthew Fischer, declare that all the information supplied is true.

Authorised by
Organisation

Matthew Fischer
Fischer Development Solutions

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

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VOLUME 10484 FOLIO 035

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CROWN GRANT

LAND DESCRIPTION

Crown Allotment 23A Section C Parish of Benalla.

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

STEVEN MAXWELL WEBSTER of 37 MAUD STREET BENALLA

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE W471579S 16/12/1999

BENDIGO BANK LTD

MORTGAGE AK425299Q 26/06/2013

BENDIGO AND ADELAIDE BANK LTD

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP546338C 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: 1-21 FOUR MILE ROAD BENALLA VIC 3672

ADMINISTRATIVE NOTICES

NIL

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Effective from 21/07/2017

DOCUMENT END

Imaged Document Cover Sheet

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TITLE PLAN		EDITION 1	TP 546338C
Location of Land Parish: BENALLA Township: Section: C Crown Allotment: 23A Crown Portion: Last Plan Reference: Derived From: VOL 10484 FOL 035 Depth Limitation: 15 m		Notations SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 10484 FOL. 035 AND NOTED ON SHEET 2 OF THIS PLAN 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: 29/06/2000 VERIFIED: AK	
<p>The diagram illustrates a triangular land parcel, 23A, with an area of 3.606 hectares. The parcel is situated between Four Mile Road to the north and 244° 40' Road to the south. The western boundary is defined by a line with a bearing of 9° 19' 20". A survey point 'E-1' is located at the intersection of the roads, with a distance of 13.58 units and a bearing of 189° 08' from the southern road. A north arrow is positioned on the left side of the diagram.</p>			
LENGTHS ARE IN METRES Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 2 sheets	

	TITLE PLAN		TP 546338C
<p style="text-align: center;">LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS</p> <p style="text-align: center;">CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT</p> <p style="text-align: right;">all that piece of land in the said State being Allotment 23^A</p> <p>of Section C in the Parish of BENALLA and being the land shown enclosed by continuous lines in the map hereon and identified by that allotment number</p> <p>PROVIDED that this Grant is made subject to -</p> <p>(a) the reservation to Us Our heirs and successors of -</p> <p>(i) any minerals within the meaning of the <i>Mineral Resources Development Act</i> 1990 and petroleum within the meaning of the <i>Petroleum Act</i> 1958 (hereinafter called "the reserved minerals");</p> <p>(ii) rights of access for the purpose of searching for and obtaining the reserved minerals in any part of the said land;</p> <p>(iii) rights for access and for pipe-lines works and other purposes necessary for obtaining and conveying on and from the said land any of the reserved minerals which is obtained in any part of the said land;</p> <p>(b) the right to resume the said land for mining purposes pursuant to section 205 of the <i>Land Act</i> 1958;</p> <p>(c) the right of any person being a licensee under the <i>Mineral Resources Development Act</i> 1990 or any corresponding previous enactment to enter on the said land and to do work within the meaning of that Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those under which such a person has now the right to do such work in and upon Crown lands provided that compensation as prescribed by Part 8 of that Act is paid for surface damage to be done to the said land by reason of doing such work on it.</p> <p>(d) the full and free right and liberty to and for any electricity corporation or distribution company as defined in the Electricity Industry Act 1993 or the holder of a licence under Part 12 of that Act and for any of their employees agents or contractors to enter on the land delineated and marked E-1 and carry out thereon such works as are necessary or incidental to the transmission supply or distribution of electricity through over along across or under the said land and for that purpose without compensation to the grantee to exercise all or any of the powers conferred on the those parties by Section 47(1) of that Act.</p>			
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 2 of 2 sheets



ATTACHMENT 4 – CLAUSE 56 ASSESSMENT TABLE

RESIDENTIAL SUBDIVISION (3-15 LOTS)

TITLE & OBJECTIVE	STANDARD	RESPONSE
LIVEABLE & SUSTAINABLE COMMUNITIES		
C6 (Clause 56.03-5) Neighbourhood character objective To design subdivisions that respond to neighbourhood character.	Subdivision should: <ul style="list-style-type: none"> • Respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement set out in this scheme. • Respond to and integrate with the surrounding urban environment. • Protect significant vegetation and site features. 	✓ Complies While no specific neighbourhood character objectives are outlined in Clause 32.08-1 of the Benalla Planning Scheme, the development respects the existing neighbourhood character of the area and maintains the town's natural setting and links to its history. The result of the development is a well-integrated residential development which has established with a high-quality residential character. The proposal represents a consistent pattern of subdivision, matching the surrounding context. The proposed development proposes to minimise its impact to significant vegetation or site features.



TITLE & OBJECTIVE	STANDARD	RESPONSE
LOT DESIGN		
<p>C7 (Clause 56.04-1) Lot Diversity and distribution objective</p> <p>To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services.</p> <p>To provide higher housing densities within walking distance of activity centres.</p> <p>To achieve increased housing densities in designated growth areas.</p> <p>To provide a range of lot sizes to suit a variety of dwelling and household types.</p>	<p>A subdivision should implement any relevant housing strategy, plan or policy for the area set out in this scheme.</p> <p>Lot sizes and mix should achieve the average net residential density specified in any zone or overlay that applies to the land or in any relevant policy for the area set out in this scheme.</p> <p>A range and mix of lot sizes should be provided including lots suitable for the development of:</p> <ul style="list-style-type: none"> • Single dwellings. • Two dwellings or more. • Higher density housing. <p>Unless the site is constrained by topography or other site conditions, lot distribution should provide for 95 per cent of dwellings to be located no more than 400 metre street walking distance from the nearest existing or proposed bus stop, 600 metres street walking distance from the nearest existing or proposed tram stop and 800 metres street walking distance from the nearest existing or proposed railway station.</p> <p>Lots of 300 square metres or less in area, lots suitable for the development of two dwellings or more, lots suitable for higher density housing and lots suitable for Residential buildings and Retirement villages should be located in and within 400 metres street walking distance of an activity centre.</p>	<p>✓ Complies</p> <p>In this instance, the relevant strategic planning policy and plans for the subject land and Benalla generally is the LPPF. There is no specific residential strategy that applies to the land. The LPPF and Benalla Structure Plan contains the key recommendation to promote residential development consistent with Benalla North West ODP.</p> <p>The proposal offers lot sizes which are reflective of the character of the township of Benalla with lot sizes ranging from 4,491m² to 19,918m², with lot sizes being varied in this range to allow for a variety of future dwelling outcomes. The existing dwelling will be located on a 9,631m² lot.</p> <p>The proposed development layout will not hinder the opportunity to develop the land to higher density in the future.</p>



<p>C8 (Clause 56.04-2)</p> <p>Lot Area & Building Envelopes</p> <p>To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.</p>	<p>An application to subdivide land that creates lots of less than 300 square metres should be accompanied by information that shows:</p> <ul style="list-style-type: none"> • That the lots are consistent or contain building envelope that is consistent with a development approved under this scheme, or • That a dwelling may be constructed on each lot in accordance with the requirements of this scheme. <p>Lots of between 300 square metres and 500 square metres should:</p> <ul style="list-style-type: none"> • Contain a building envelope that is consistent with a development of the lot approved under this scheme, or • If no development of the lot has been approved under this scheme, contain a building envelope and be able to contain a rectangle measuring 10 metres by 15 metres, or 9 metres by 15 metres if a boundary wall is nominated as part of the building envelope. <p>If lots of between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north unless there are significant physical constraints that make this difficult to achieve.</p> <p>Lots greater than 500 square metres should be able to contain a rectangle measuring 10 metres by 15 metres and may contain a building envelope.</p> <p>A building envelope may specify or incorporate any relevant siting and design requirement. Any requirement should meet the relevant standards of Clause 54, unless:</p> <ul style="list-style-type: none"> • The objectives of the relevant standards are met, and • The building envelope is shown as a restriction on a plan of subdivision registered under the Subdivision Act 1988 or is specified as a covenant in an agreement under Section 173 of the Act. <p>Where a lot with a building envelope adjoins a lot that is not on the same plan of subdivision or is not subject to the same agreement relating to the relevant building envelope,</p> <ul style="list-style-type: none"> • The building envelope must meet Standards A10 and A11 of Clause 54 in relation to the adjoining lot, and 	<p>✓ Complies</p> <p>All lots proposed are to be greater than 500m² in size with generous dimensions for future buildings. All lots can accommodate a building envelope of 10m x 15m.</p> <p>No building envelopes are proposed on the attached plans given the conventional lot sizes and the lack of any significant constraints for future dwelling development.</p>
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TITLE & OBJECTIVE	STANDARD	RESPONSE
	<ul style="list-style-type: none"> The building envelope must not regulate siting matters covered by Standards A12 to A15 (inclusive) of Clause 54 in relation to the adjoining lot. This should be specified in the relevant plan of subdivision or agreement. <p>Lot dimensions and building envelopes should protect:</p> <ul style="list-style-type: none"> Solar access for future dwellings and support the siting and design of dwellings that achieve the energy rating requirements of the Building Regulations. Existing or proposed easements on lots. Significant vegetation and site features 	
<p>C9 (Clause 56.04-3) Solar Orientation of lots</p> <p>To provide good solar orientation of lots and solar access for future dwellings.</p>	<p>Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation.</p> <p>Lots have appropriate solar orientation when:</p> <ul style="list-style-type: none"> The long axis of lots are within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south. Lots between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north. Dimensions of lots are adequate to protect solar access to the lot, taking into account likely dwelling size and the relationship of each lot to the street. 	<p>✓ Complies</p> <p>All proposed lots fit within compliant north-south or east-west solar orientation requirements at Standard C9.</p> <p>As detailed in response to Standard C8, the proposed lots can achieve a suitable building envelope to obtain solar access and avoid impacts from overshadowing by adjoining properties.</p>
<p>C10 (Clause 56.04-4) Street Orientation</p> <p>To provide a lot layout that contributes to community social interaction, personal safety and property security.</p>	<p>Subdivision should increase visibility and surveillance by:</p> <ul style="list-style-type: none"> Ensuring lots front all roads and streets and avoid the side or rear of lots being oriented to connector streets and arterial roads. Providing lots of 300 square metres or less in area and lots for 2 or more dwellings around activity centres and public open space Ensuring streets and houses look onto public open space and avoiding sides and rears of lots along public open space boundaries. Providing roads and streets along public open space boundaries. 	<p>✓ Complies</p> <p>Lots are designed to address the higher order road. Any side boundary of a corner lot will not be permitted to have a solid fence to ensure that an appropriate interface is provided to the street.</p> <p>No lots less than 300m2 are proposed. This is discussed in response to Standard C7.</p> <p>No lots directly adjoin public open space.</p>



TITLE & OBJECTIVE	STANDARD	RESPONSE
<p>C11 (Clause 56.04-5) Common Area</p> <p>To identify common areas and the purpose for which the area is commonly held.</p> <p>To ensure the provision of common area is appropriate and that necessary management arrangements are in place.</p> <p>To maintain direct public access throughout the neighbourhood street network.</p>	<p>An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:</p> <ul style="list-style-type: none"> ▪ The common area to be owned by the body corporate, including any streets and open space. ▪ The reasons why the area should be commonly held. ▪ Lots participating in the body corporate. • The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held. 	<p>Not Applicable</p> <p>No common land is proposed in this development.</p>



TITLE & OBJECTIVE	STANDARD	RESPONSE
URBAN LANDSCAPE		
<p>C12 (Clause 56.05-1) Integrated urban landscape</p> <p>To provide attractive and continuous landscaping in streets and public open spaces that contribute to the character and identity of new neighbourhoods and urban places or to existing or preferred neighbourhood character in existing urban areas.</p> <p>To incorporate natural and cultural features in the design of streets and public open space where appropriate.</p> <p>To protect and enhance native habitat and discourage the planting and spread of noxious weeds.</p> <p>To provide for integrated water management systems and contribute to drinking water conservation.</p>	<p>An application for subdivision that creates streets or public open space should be accompanied by a landscape design.</p> <p>The landscape design should:</p> <ul style="list-style-type: none"> ▪ Implement any relevant streetscape, landscape, urban design or native vegetation precinct plan, strategy or policy for the area set out in this scheme. ▪ Create attractive landscapes that visually emphasise streets and public open spaces. ▪ Respond to the site and context description for the site and surrounding area. ▪ Maintain significant vegetation where possible within an urban context. ▪ Take account of the physical features of the land including landform, soil, and climate. ▪ Protect and enhance any significant natural and cultural features. ▪ Protect and link areas of significant local habitat where appropriate. ▪ Support integrated water management systems with appropriate landscape design techniques for managing urban run-off including wetlands and other water sensitive urban design features in streets and public open space. ▪ Promote the use of drought tolerant and low maintenance plants and avoid species that are likely to spread into the surrounding environment. • Ensure landscaping supports surveillance and provides shade in streets, parks, and public open space. ▪ Develop appropriate landscapes for the intended use of public open space including areas for passive and active recreation, the exercising of pets, playgrounds, and shaded areas. ▪ Provide for walking and cycling networks that link with community facilities. ▪ Provide appropriate pathways, signage, fencing, public lighting, and street furniture. ▪ Create low maintenance, durable landscapes that are capable of a long life. • The landscape design must include a maintenance plan that sets out maintenance responsibilities, requirements, and costs. 	<p>✓ Complies</p> <p>The submitted concept plan for subdivision envisages the planting of street trees at regular intervals within the road reserves where they are not currently established. There are no reserves or public spaces that require specific landscaping treatments.</p> <p>Detailed landscaping plans will be submitted as part of the detailed design phase of the development, after the issue a planning permit, and when all servicing and other constraints to placement of landscaping can be considered.</p> <p>It is noted that no open space areas are proposed as part of this development.</p> <p>There is proposed native vegetation removal as part of the development. Attachment 3 to this application contains the NVRR for this removal.</p>



TITLE & OBJECTIVE	STANDARD	RESPONSE
ACCESS & MOBILITY MANAGEMENT		
<p>C15 (Clause 56.06-2) Walking & Cycling Network</p> <p>To contribute to community health and wellbeing by encouraging walking and cycling as part of the daily lives of residents, employees, and visitors.</p> <p>To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists.</p> <p>To reduce car use, greenhouse gas emissions and air pollution.</p>	<p>The walking and cycling network should be designed to:</p> <ul style="list-style-type: none"> • Implement any relevant regional and local walking and cycling strategy, plan or policy for the area set out in this scheme. • Link to any existing pedestrian and cycling networks. • Provide safe walkable distances to activity centres, community facilities, public transport stops and public open spaces. • Provide an interconnected and continuous network of safe, efficient, and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhood streets and regional public open spaces. • Provide direct cycling routes for regional journeys to major activity centres, community facilities, public transport, and other regional activities and for regional recreational cycling. • Ensure safe street and road crossings including the provision of traffic controls where required. • Provide an appropriate level of priority for pedestrians and cyclists. • Have natural surveillance along streets and from abutting dwellings and be designed for personal safety and security particularly at night. • Be accessible to people with disabilities. 	<p>✓ Complies</p> <p>The proposed development will improve pedestrian and bicycle connections throughout built up areas by upgrading the sealed road/footpath network and creating safer roads/footpaths linking the residential development to the surrounding neighbourhoods, employment zone and recreational open spaces.</p>



TITLE & OBJECTIVE	STANDARD	RESPONSE
<p>C17 (Clause 56.06-4) Neighbourhood street network</p> <p>To provide for direct, safe and easy movement through and between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood street network.</p>	<p>The neighbourhood street network must:</p> <p>Take account of the existing mobility network of arterial roads, neighbourhood streets, cycle paths, shared paths, footpaths, and public transport routes.</p> <p>Provide clear physical distinctions between arterial roads and neighbourhood street types.</p> <p>Comply with the Roads Corporation's arterial road access management policies.</p> <p>Provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport.</p> <p>Provide safe and efficient access to activity centres for commercial and freight vehicles.</p> <p>Provide safe and efficient access to all lots for service and emergency vehicles.</p> <p>Provide safe movement for all vehicles.</p> <p>Incorporate any necessary traffic control measures and traffic management infrastructure.</p>	<p>✓ Complies</p> <p>All proposed lots have their own driveway access to Four Mile Road which provides safe and efficient access for service and emergency vehicles.</p> <p>As discussed in response to Standard C15, the upgrade of Four Mile Road will provide increased safety and efficiency of access to activity centres for vehicles, pedestrians and cyclists.</p>



TITLE & OBJECTIVE	STANDARD	RESPONSE
<p>C18 (Clause 56.06-5) Walking & Cycling network detail</p> <p>To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well-constructed and accessible for people with disabilities.</p> <p>To design footpaths to accommodate wheelchairs, prams, scooters, and other footpath bound vehicles.</p>	<p>Footpaths, shared paths, cycle paths and cycle lands should be designed to:</p> <ul style="list-style-type: none"> • Be part of a comprehensive design of the road or street reservation. • Be continuous and connect. • Provide for public transport stops, street crossings for pedestrians and cyclists and kerb crossovers for access to lots. • Accommodate projected user volumes and mix. • Meet the requirements of Table C1. • Provide pavement edge, kerb, channel, and crossover details that support safe travel for pedestrians, footpath bound vehicles and cyclists, perform required drainage functions and are structurally sound. • Provide appropriate signage. • Be constructed to allow access to lots without damage to the footpath or shared path surfaces. • Be constructed with a durable, non-skid surface. • Be of a quality and durability to ensure; safe passage for pedestrians, cyclists, footpath bound vehicles and vehicles; discharge of urban run-off; preservation of all-weather access; maintenance of a reasonable, comfortable riding quality; and a minimum 20-year life span. • Be accessible to people with disabilities and include tactile ground surface indicators, audible signals and kerb ramps required for the movement of people with disabilities. 	<p>✓ Complies</p> <p>Refer to responses above (Standard C15 & C17) in relation to linkages to the surrounding network.</p>



TITLE & OBJECTIVE	STANDARD	RESPONSE
<p>C20 (Clause 56.06-7) Neighbourhood street network detail</p> <p>To design and construct street carriageways and verges so that the street geometry and traffic speeds provide an accessible and safe neighbourhood street system for all users.</p>	<p>The design of streets and roads should:</p> <ul style="list-style-type: none"> ▪ Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the relevant fire authority and roads authority must be met. ▪ Provide street blocks that are generally between 120 metres and 240 metres in length and generally between 60 metres to 120 metres in width to facilitate pedestrian movement and control traffic speed. ▪ Have verges of sufficient width to accommodate footpaths, shared paths, cycle paths, integrated water management, street tree planting, lighting, and utility needs. ▪ Have street geometry appropriate to the street type and function, the physical land characteristics and achieve a safe environment for all users. ▪ Provide a low-speed environment while allowing all road users to proceed without unreasonable inconvenience or delay. ▪ Provide a safe environment for all street users applying speed control measures where appropriate. ▪ Ensure intersection layouts clearly indicate the travel path and priority of movement for pedestrians, cyclists, and vehicles. ▪ Provide a minimum 5 metre by 5 metre corner splays at junctions with arterial roads and a minimum 3 metre by 3 metre corner splays at other junctions unless site conditions justify a variation to achieve safe sight lines across corners. ▪ Ensure streets are of sufficient strength to: enable the carriage of vehicles and avoid damage by construction vehicles and equipment. ▪ Ensure street pavements are of sufficient quality and durability for the safe passage of pedestrians, cyclists and vehicles, discharge of urban run-off and preservation of all-weather access and maintenance of a reasonable, comfortable riding quality. ▪ Ensure carriageways of planned arterial roads are designed to the requirements of the relevant road authority. ▪ Ensure carriageways of neighbourhood streets are designed for a minimum 20-year life span. ▪ Provide pavement edges, kerbs, channel, and crossover details designed to perform the required integrated water management functions; delineate the edge of the carriageway for all street users; provide efficient and comfortable access to abutting lots at appropriate locations and contribute to streetscape design. • Provide for the safe and efficient collection of waste and recycling materials from lots. 	<p>Not Applicable</p> <p>This development does not propose the creation of any new roads/streets or laneways.</p>



TITLE & OBJECTIVE	STANDARD	RESPONSE
C21 (Clause 56.06-8) Lot Access Objective To provide for safe vehicle access between roads and lots.	Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear access lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority. Vehicle access to lots of 300 square metres or less in area and lots with a frontage of 7.5 metres or less should be provided via rear or side access lanes, places, or streets. The design and construction of a crossover should meet the requirements of the relevant road authority	✓ Complies No lots are proposed to access an arterial road. There are no lots proposed at less than 300m ² or with dimensions which would require access via a rear lane or similar. All crossovers will be designed and constructed to the requirements of the relevant road authority.
INTEGRATED WATER MANAGEMENT		
C22 (Clause 56.07-1) Drinking water supply To reduce the use of drinking water. To provide an adequate, cost-effective supply of drinking water.	The supply of drinking water must be: <ul style="list-style-type: none"> Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority. Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority. 	✓ Complies The supply of drinking water will be designed and constructed in accordance with the requirements and satisfaction of the relevant authority (NE Water). Existing services will be available on Four Mile Road and Faithfull Street.
C23 (Clause 56.07-2) Reused & recycled water To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.	Reused and recycled water supply systems must be: <ul style="list-style-type: none"> Designed, constructed, and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Human Services. Provided to the boundary of all lots in the subdivision where required by the relevant water authority. 	✓ Complies Recycled and re-used water has not been proposed as part of this subdivision given that no existing reused or recycled reticulation network is present within the township. It is anticipated that future development of each lot may include on-site water re-use measures within future dwellings and associated outdoor areas.
C24 (Clause 56.07-3) Wastewater management To provide a wastewater system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.	Wastewater systems must be: <ul style="list-style-type: none"> Designed, constructed, and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority. Consistent with any relevant approved domestic wastewater management plan. Reticulated wastewater systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.	✓ Complies The proposed development will be serviced by a reticulated gravity sewer system, designed and constructed to North East Water's requirements. The proposal plan for endorsement shows a sewer main extension from the existing main in Bourke Drive for servicing of all lots in the proposal.



<p>C25 (Clause 56.07-4) Stormwater Management</p> <p>To minimise damage to properties and inconvenience to residents from urban run-off.</p> <p>To ensure that the street operates adequately during major storm events and provides for public safety.</p> <p>To minimise increases in stormwater run-off and protect the environmental values and physical characteristics of receiving waters from degradation by urban run-off.</p> <p>To encourage stormwater management that maximises the retention and reuse of stormwater.</p> <p>To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.</p>	<p>The stormwater management system must be:</p> <ul style="list-style-type: none"> • Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority. • Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of stormwater is proposed. • Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999). • Designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts. • Designed to contribute to cooling, improving local habitat and providing attractive and enjoyable spaces. • The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design. <p>For all storm events up to and including the 20% Average Exceedance Probability (AEP) standard:</p> <ul style="list-style-type: none"> • Stormwater flows should be contained within the drainage system to the requirements of the relevant authority. • Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall. <p>For storm events greater than 20% AEP and up to and including 1% AEP standard:</p> <ul style="list-style-type: none"> • Provision must be made for the safe and effective passage of stormwater flows. • All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority. • Ensure that streets, footpaths, and cycle paths that are subject to flooding meet the safety criteria $d_a V_{ave} < 0.35 \text{ m}^2/\text{s}$ (where, d_a = average depth in metres and V_{ave} = average velocity in metres per second). <p>The design of the local drainage network should:</p> <ul style="list-style-type: none"> • Ensure stormwater is retarded to a standard required by the responsible drainage authority. • Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, stormwater should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge. 	<p>✓ Complies</p> <p>The proposed subdivision will be serviced by new urban type drainage services, integrating with existing services in the surrounding location. These services will be designed and managed in accordance with the requirements of the relevant drainage authority.</p> <p>The existing infrastructure will be 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, with extension of these services to maintain the current quality.</p>
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TITLE & OBJECTIVE	STANDARD	RESPONSE
	<ul style="list-style-type: none"> • Ensure that inlet and outlet structures consider the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overland flow in a safe and predetermined manner. • Include water sensitive urban design features to manage stormwater in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements, and costs. <p>Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.</p>	
SITE MANAGEMENT		
<p>C26 (Clause 56.08-1) Site management</p> <p>To protect drainage infrastructure and receiving waters from sedimentation and contamination.</p> <p>To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.</p> <p>To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.</p>	<p>A subdivision application must describe how the site will be managed prior to and during the construction period and may set out requirements for managing:</p> <ul style="list-style-type: none"> ▪ Erosion and sediment. ▪ Dust. ▪ Run-off. ▪ Litter, concrete, and other construction wastes. ▪ Chemical contamination. ▪ Vegetation and natural features planned for retention. <p>Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.</p>	<p>✓ Complies</p> <p>Site management measures will be undertaken in accordance with Council's guidelines and standards for subdivision construction, including sediment control, dust suppression, litter and waste control and protection of vegetation.</p> <p>It is anticipated appropriate conditions may be applied to the planning permit for any requirements.</p> <p>Compliance with these guidelines and any conditions will ensure the objectives of the standard are met.</p>
UTILITIES		
<p>C27 (Clause 56.09-1) Shared trenching</p> <p>To maximise the opportunities for shared trenching.</p> <p>To minimise constraints on landscaping within street reserves.</p>	<p>Reticulated services for water, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.</p>	<p>✓ Complies</p> <p>Reticulated services for water and sewerage, electricity and telecommunications will be designed and installed in accordance with the relevant Authority's requirements.</p> <p>The services will be provided within a common trench (where appropriate).</p>



TITLE & OBJECTIVE	STANDARD	RESPONSE
<p>C28 (Clause 56.09-2) Electricity, Telecommunications & Gas</p> <p>To provide public utilities to each lot in a timely, efficient and cost-effective manner.</p> <p>To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.</p>	<p>The electricity supply system must be designed in accordance with the requirements of the relevant electricity supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant electricity authority.</p> <p>Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged.</p> <p>The telecommunication system must be designed in accordance with the requirements of the relevant telecommunications servicing agency and should be consistent with any approved strategy, policy, or plan for the provision of advanced telecommunications infrastructure, including fibre optic technology. The telecommunications system must be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant telecommunications servicing authority.</p> <p>Where available, the reticulated gas supply system must be designed in accordance with the requirements of the relevant gas supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant gas supply agency.</p>	<p>✓ Complies</p> <p>The subject land can be provided with all necessary urban utility services including electricity, telecommunications & gas in accordance with the relevant provider's requirements.</p>
<p>C29 (Clause 56.09-3) Fire hydrants</p> <p>To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively, and efficiently.</p>	<p>Fire hydrants should be provided:</p> <ul style="list-style-type: none"> • A maximum distance of 120 metres from the rear of each lot. • No more than 200 metres apart. <p>Hydrants and fire plugs must be compatible with the relevant fire service equipment. Where the provision of fire hydrants and fire plugs does not comply with the requirements of standard C29, fire hydrants must be provided to the satisfaction of the relevant fire authority.</p>	<p>✓ Complies</p> <p>The existing reticulated water supply network and hydrant spacings provide accessibility to hydrants to be within 120 metres from the rear of each lot and spacing of no more than 200 metres.</p>
<p>C30 (Clause 56.09-4) Public lighting</p> <p>To provide public lighting to ensure the safety of pedestrians, cyclists, and vehicles.</p> <p>To provide pedestrians with a sense of personal safety at night.</p> <p>To contribute to reducing greenhouse gas emissions and to saving energy.</p>	<p>Public lighting should be provided to streets, footpaths, public telephones, public transport stops and to major pedestrian and cycle paths including public open spaces that are likely to be well used at night to assist in providing safe passage for pedestrians, cyclists, and vehicles.</p> <p>Public lighting should be designed in accordance with the relevant Australian Standards.</p> <p>Public lighting should be consistent with any strategy, policy, or plan for the use of renewable energy and energy efficient fittings.</p>	<p>✓ Complies</p> <p>Any required public lighting will be installed in accordance with these requirements and thereby satisfy the objectives of the standard. No special scheme or theme for public lighting is proposed or in place for the surrounding area.</p>

Appendix 3: Application Requirement 3 – Photographs of Native Vegetation to be Removed



Image 1 – Scattered Tree A and Scattered Tree B Proposed for Removal

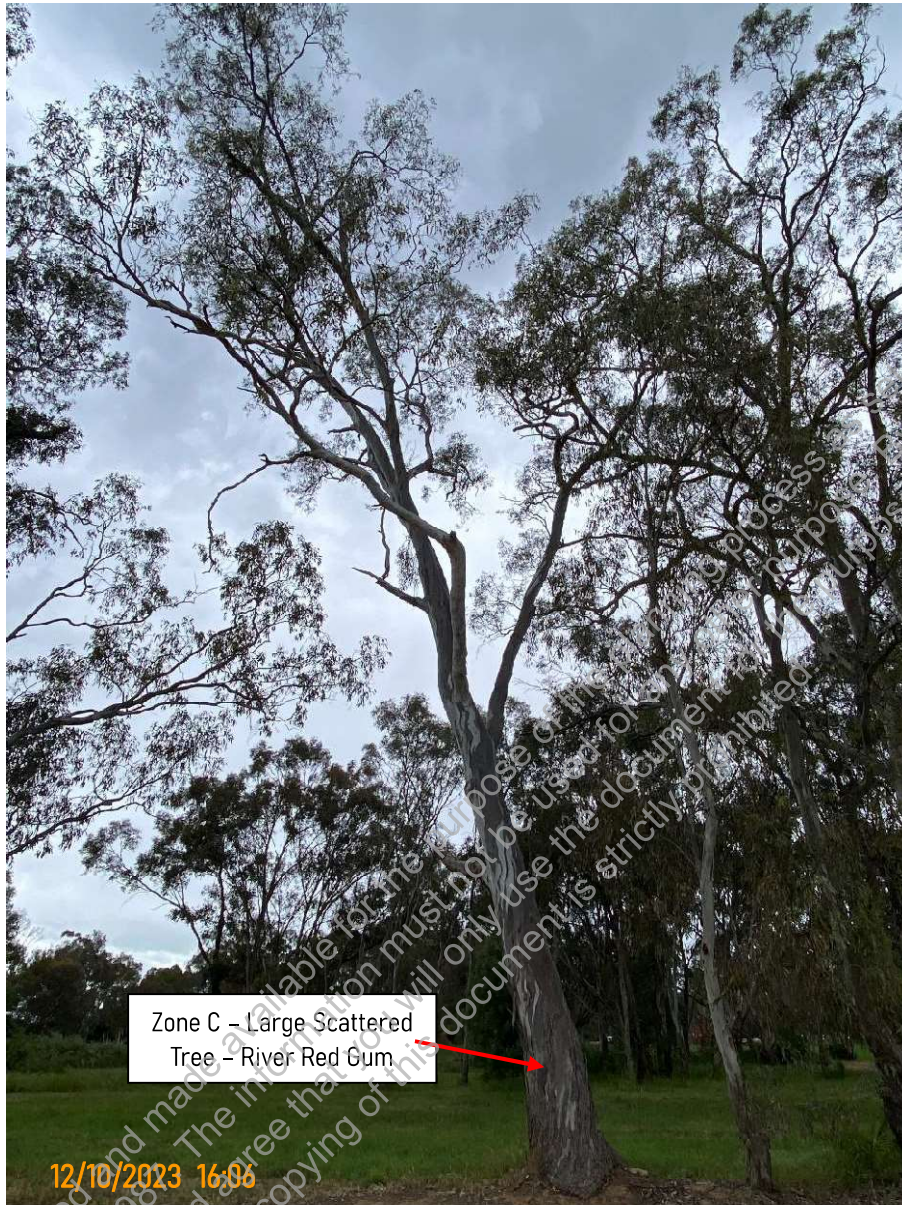


Image 2 – Scattered Tree C Proposed for Removal



Image 3 - Scattered Tree D Proposed for Removal (tree is riddled with termites)



Image 4 – Scattered Tree E Proposed for Removal (tree is already dead/dying)

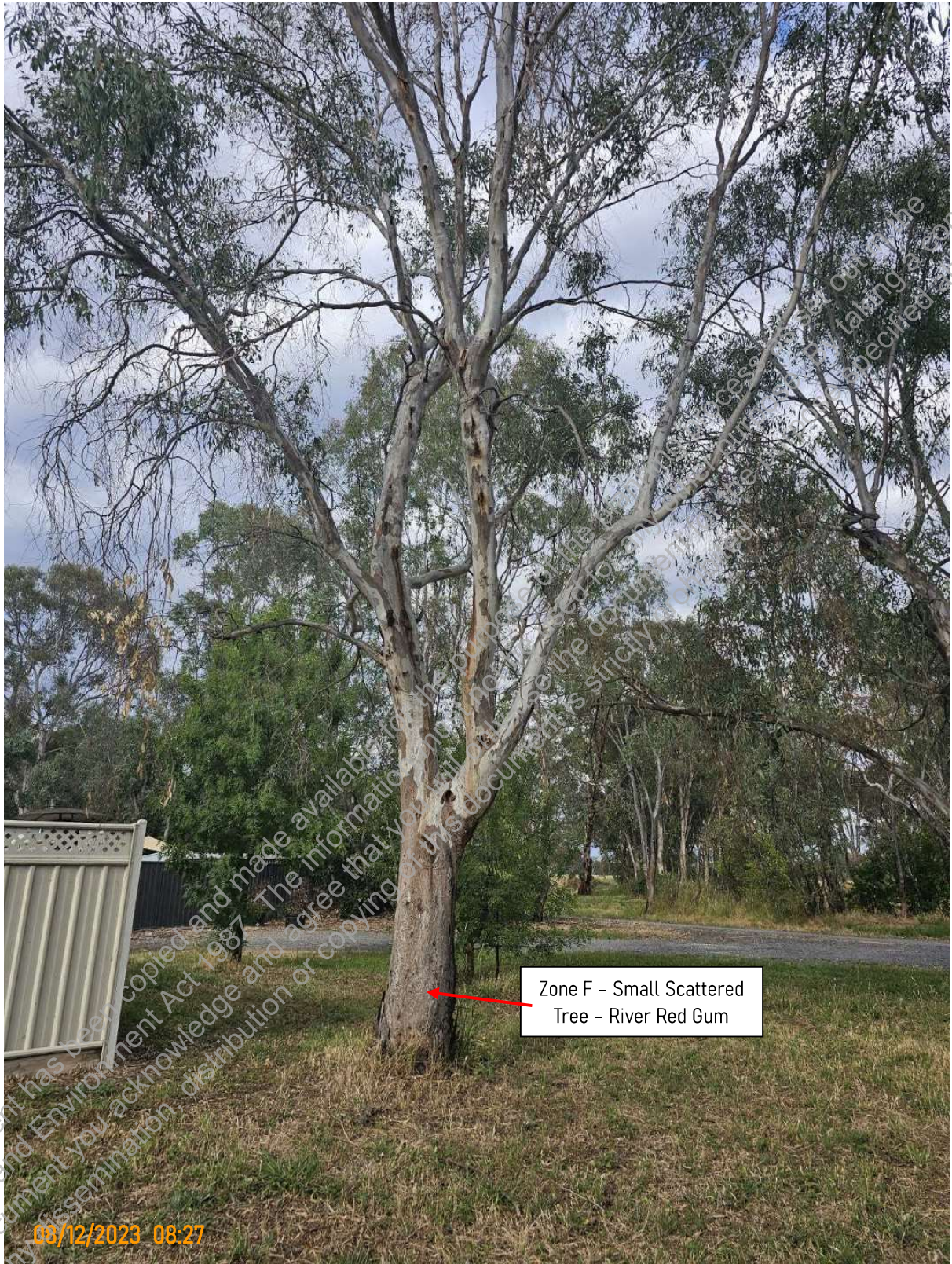


Image 5 – Scattered Tree F Proposed for Removal



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

Report details

Date created: 10/12/2023
Local Government Area: BENALLA RURAL CITY
Registered Aboriginal Party: Yorta Yorta
Coordinates: 145.96177, -36.55230
Address: 1-21 FOUR MILE ROAD BENALLA 3672

Summary of native vegetation to be removed

Assessment pathway		Location 2		Location category									
<p>The native vegetation extent map indicates that this area is typically characterised as supporting native vegetation. Additionally, it is modelled as encompassing an endangered Ecological Vegetation Class, sensitive wetland or sensitive coastal area. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.</p>		<p>Location 2</p>		<p>Total extent including past and proposed removal (ha)</p> <p><i>Includes endangered EVCS (ha): 0.245</i></p>									
						<p>3</p>							
								<p>No. Large Trees proposed to be removed</p>					
										<p>No. Small Scattered Trees</p>			
												<p>3</p>	
<p>Extent of past removal (ha)</p>		<p>0</p>											
<p>Extent of proposed removal - Patches (ha)</p>		<p>0.000</p>											
<p>Extent of proposed removal - Scattered Trees (ha)</p>		<p>0.245</p>											
<p>No. Large Patch Trees</p>		<p>0</p>											
<p>No. Large Scattered Trees</p>		<p>3</p>											



Offset requirements if approval is granted

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

General Offset amount ¹	0.046 General Habitat Units
Minimum strategic biodiversity value score ²	0.19
Large Trees	3
Vicinity	Goulburn Broken CMA or BENALLA RURAL CITY LGA

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

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

1. The General Offset amount required is the sum of all General Habitat Units in Appendix 1.
2. Minimum strategic biodiversity value score is 80 per cent of the weighted average score across habitat zones where a General Offset is required.

Application requirements

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

Application Requirement 1 - Native vegetation removal information

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

Application Requirement 2 - Topographical and land information

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

The site is mostly flat terrain with a slight slope from the southern rear of the proposed site to the northern frontage. While still generally flat, topography is slightly more undulating in the western portion of the site with minor peaks in site elevation and a cut drain falling from the southern rear of the site to the northern frontage. The vegetation proposed for removal is located at the site's frontage within the Four Mile Road reserve / within the existing table drain alignment and also along the proposed internal subdivision boundaries (within 1m of proposed fence line).

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

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

Application Requirement 4 - Past removal

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

Application Requirement 5 - Avoid and minimise statement

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

A feature survey was conducted for the site and picked up 9 locations of native vegetation which may impact the proposed development. The strategic planning conducted for the site identified that 6 of the native vegetation locations identified for removal could be avoided to minimise the areas of vegetation impacted. Multiple proposed development concept plan revisions were conducted and the initial 9 areas proposed for vegetation removal was reduced to 3 large trees.

During the concept planning process a further 3 locations of native vegetation were identified along the proposed internal boundaries of the development. 3 small trees were identified to be within 1m of the proposed fence lines. One of the trees is dead, a second is riddled with termites and the third is healthy. The internal fence lines have been positioned to keep vegetation loss to a minimum while still allowing for the orderly development of the site.

There are no dwellings proposed for construction as part of the planning application.



Proposed services and infrastructure have been designed and positioned to avoid intersection with vegetation.

Nothing more can be done to minimise impacts due to the 3 large trees proposed for removal being positioned so close to Four Mile Road and currently being in the alignment of the existing table drain. To facilitate the proposed development which will involve the upgrade of council's road and drainage network, it is necessary to remove the 3 large trees mentioned in this application. Internal boundaries are positioned in an alignment that keeps vegetation loss to a minimum however the 3 small trees which fall within 1m of the proposed fence lines require removal for the facilitation of the development.

The total vegetation loss will be 3 large trees and 3 small trees.

Application Requirement 6 - Property Vegetation Plan

This requirement only applies if an approved Property Vegetation Plan (PVP) applies to the property

Does a PVP apply to the proposal?

No

Application Requirement 7 - Defendable space statement

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

- Describes the bushfire threat; and
 - Describes how other bushfire risk mitigation measures were considered to reduce the amount of native vegetation proposed for removal (this can also be part of the avoid and minimise statement).
- This statement is not required if, the proposed defendable space is within the Bushfire Management Overlay (BMO), and in accordance with the 'Exemption to create defendable space for a dwelling under Clause 44.06 of local planning schemes' in Clause 52.12-5.

N/A - The native vegetation proposed for removal is not for the creation of defendable space.

Application Requirement 8 - Native Vegetation Precinct Plan

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

Does an NVPP apply to the proposal?

No

Application Requirement 9 - Offset statement

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

Third-party offset -

Should a planning permit be issued, I will purchase the required offsets prior to certification of the plan of subdivision.

I will purchase the required offsets from an existing native vegetation credit site. I have checked and understand the likely cost of the offset.

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



Next steps

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

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

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

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

Application Requirement 6 - Property Vegetation Plan

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

Appendix 1: Description of native vegetation to be removed

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

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

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

Native vegetation to be removed

Information provided by or on behalf of the applicant			Information calculated by NVR Map							
Zone	Type	DBH (cm)	EVC code (modelled)	Bioregional conservation status	Large Trees(s)	Condition score (modelled)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
A	Scattered Tree	81	VRiv0055	Endangered	1	0.200	0.070	0.041	0.240	0.008
B	Scattered Tree	90	VRiv0055	Endangered	1	0.200	0.070	0.041	0.240	0.008
C	Scattered Tree	85	VRiv0055	Endangered	1	0.200	0.070	0.070	0.240	0.013
D	Scattered Tree	40	VRiv0055	Endangered	-	0.200	0.031	0.031	0.230	0.006
E	Scattered Tree	55	VRiv0055	Endangered	-	0.200	0.031	0.031	0.230	0.006
F	Scattered Tree	40	VRiv0055	Endangered	-	0.200	0.031	0.031	0.240	0.006



Appendix 2: Images of mapped native vegetation

1. Property in context





2. Aerial photograph showing mapped native vegetation



3. Location Risk Map

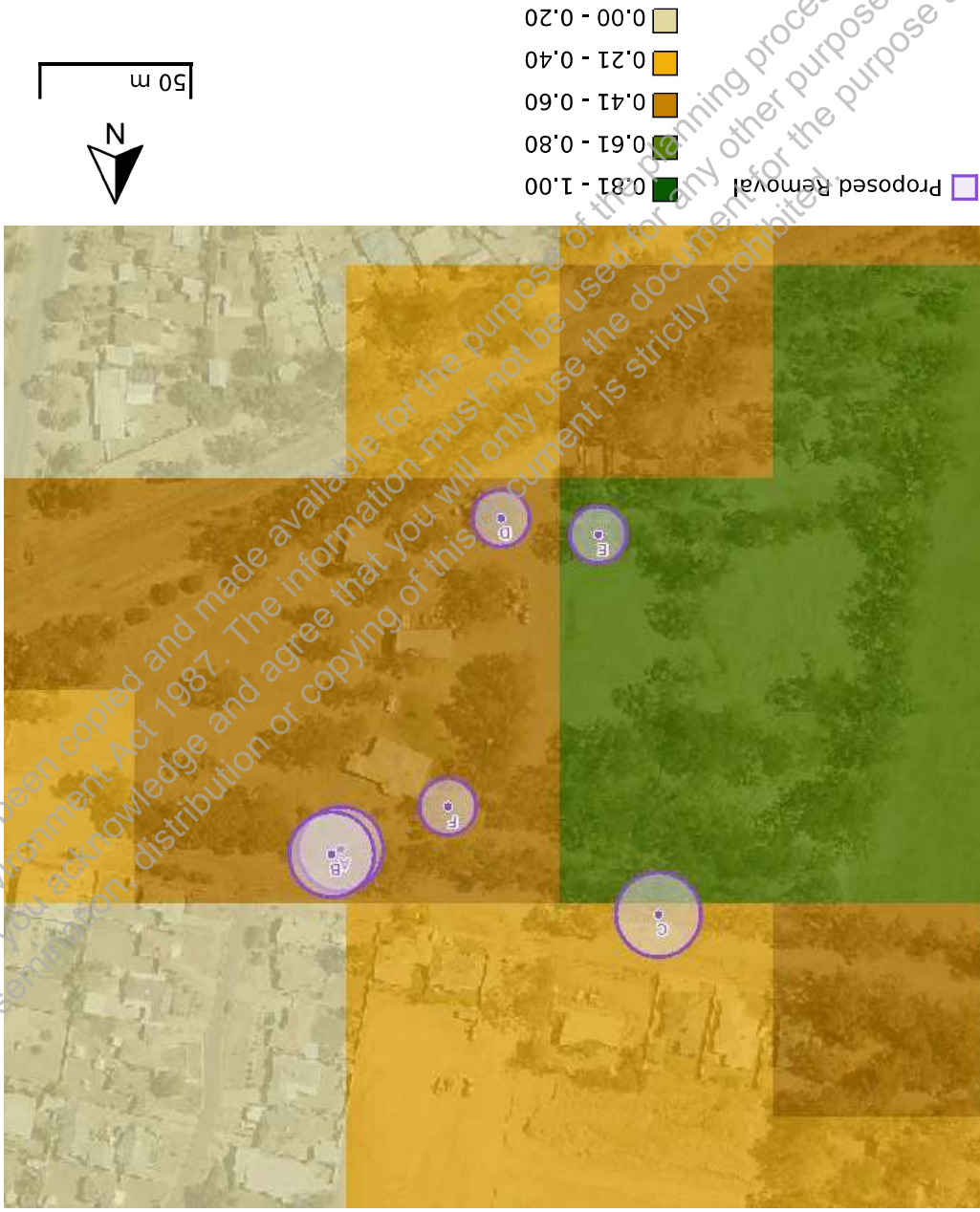


4. Strategic Biodiversity Value Score Map





5. Condition Score Map

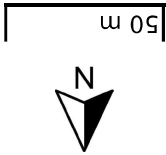




6. Endangered EVCs



- Proposed Removal
- Endangered 1750 Ecological Vegetation Classes



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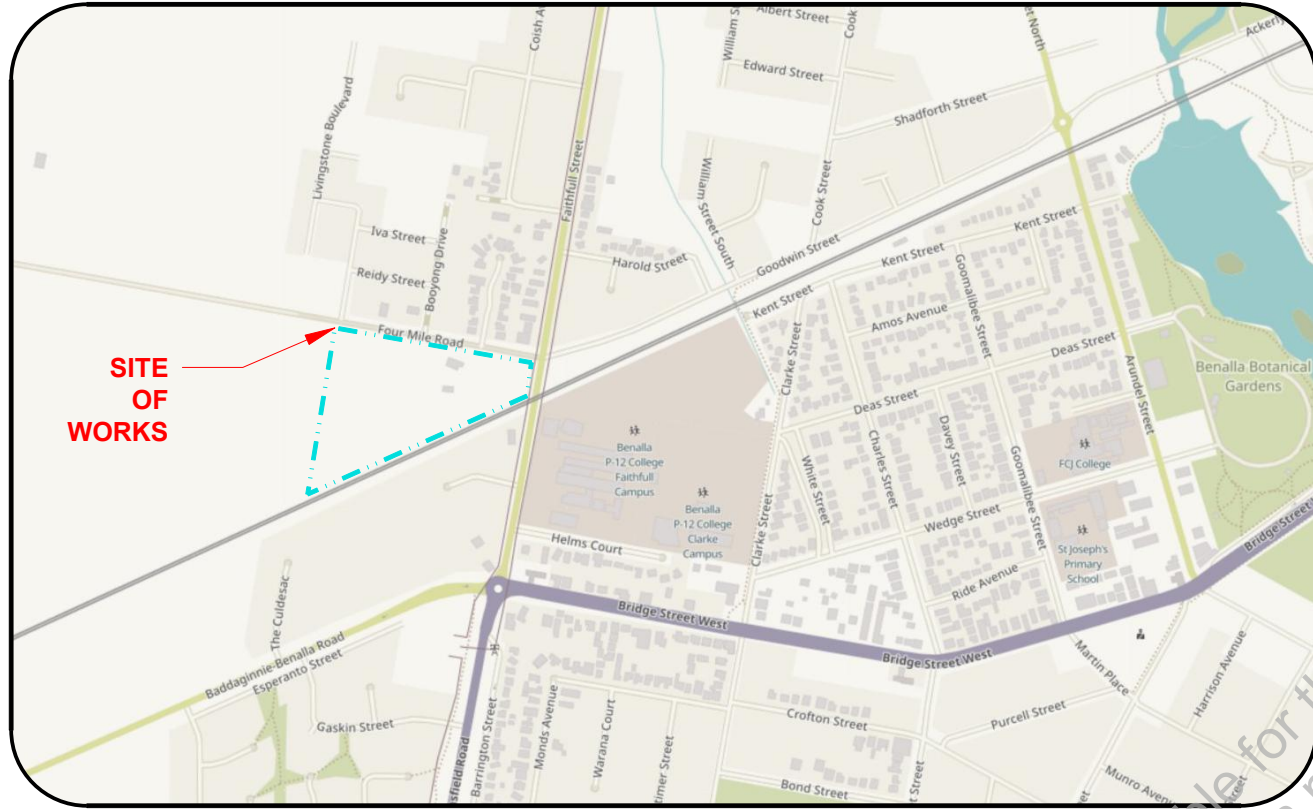
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RESIDENTIAL SUBDIVISION

1-21 FOUR MILE RD, BENALLA

ROAD & DRAINAGE PLANS | 3 LOTS



LOCALITY PLAN

DRAWING LIST:

F1329RD01	LOCALITY PLAN & GENERAL NOTES
F1329RD02	LEGEND & TYPICAL DETAILS
F1329RD03	EXISTING CONDITIONS & SURVEY STATIONS \ TBMS
F1329RD04-05	DETAIL PLAN (2 SHEETS)
F1329RD06	KERB LONG SECTION & CROSS SECTIONS
F1329RD07-08	KERB CROSS SECTIONS CONTINUED (2 SHEETS)
F1329RD09	DRAINAGE LONG SECTION & PIT SCHEDULE
F1329RD10	DRAINAGE DETENTION CALCULATIONS



REFER TO ELECTRICAL AND
TELESTRA PLANS FOR SERVICE
AND CONDUIT DETAILS

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.

TABLE OF OFFSETS FOR SERVICES

STREET	GAS	NDW	DW	TELCO	O/H ELEC	LIGHTING	BOK
FOUR MILE ROAD	2.2/6.0 N	-	6.0/4.0 N	2.00 N	4.30 N	-	7.60N / 11.00S

NOTE: LOCATION OF EXISTING SERVICES SPECIFIED ARE APPROXIMATE ONLY, CONTRACTOR TO LOCATE SERVICES PRIOR TO CONSTRUCTION

AUTHORITY:



CLIENT:

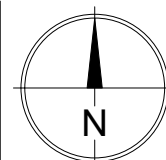
BT CON



M | 0482 611 532
E | matt@fischerdevelopment.com.au
A | PO Box 74 Wangaratta VIC 3677

ABN 30 136 220 716

DRAFTED: NER REG: C.L. -
DESIGNED: NER REG: C.L. -
CHECKED: RPEV REG: B.M. PE0009480



GENERAL NOTES:

PRIOR TO THE COMMENCEMENT OF WORKS

- THE CONTRACTOR MUST NOTIFY THE RELEVANT AUTHORITY 7 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION OF THE RELEVANT WORKS.
- THE CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS FROM THE MUNICIPALITY & VICROADS FOR ANY WORKS UNDERTAKEN WITHIN AN EXISTING ROAD RESERVE PRIOR TO THE COMMENCEMENT OF WORKS.
- THE CONSULTANT HAS MADE EVERY REASONABLE ATTEMPT TO LOCATE EXISTING SERVICES AND HAS SHOWN THESE ON THE DRAWINGS. THE CONTRACTOR SHALL TAKE PHOTOGRAPHS AND PROVIDE A WRITTEN REPORT DETAILING THE CONDITION REGARDING ALL EXISTING INFRASTRUCTURE WHICH THEY ARE INTERFACING WITH, OR OTHERWISE HAVING AN IMPACT ON.
- PRIOR TO COMMENCING WORKS THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL SERVICES BY SITE SURVEY (INSPECTION AND CONSULTATION WITH ALL RELEVANT SERVICING AUTHORITIES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING SERVICES, WHETHER SHOWN OR NOT.
- THE CONTRACTOR MUST CONTACT DIAL BEFORE YOU DIG (CALL 1100), OR VISIT THE DIAL BEFORE YOU DIG WEBSITE PRIOR TO COMMENCING WORKS AND SATISFY THEMSELVES THAT THERE ARE NO SERVICES WITHIN THE VICINITY OF THE WORK AREA.
- NO WORK IS TO COMMENCE BEFORE THE CONTRACTOR HAS ASCERTAINED WHAT UNDERGROUND SERVICES ARE PRESENT.
- CONTRACTOR MUST FOLLOW THE "NO GO ZONE" SAFETY PROCEDURES AT ALL TIMES, WHICH ARE AVAILABLE FROM ALL UTILITY AND TELECOMMUNICATIONS COMPANIES, INCLUDING THE OFFICE OF THE CHIEF ELECTRICAL INSPECTOR, THE OFFICE OF GAS SAFETY AND WORKSAFE VICTORIA.
- IF THESE SAFETY PROCEDURES CANNOT BE COMPLIED WITH THEN NO WORK IS TO BE UNDERTAKEN WITHOUT PERMISSION FROM THE UTILITY COMPANY.
- THE CONTRACTOR MUST PREPARE A PROJECT MANAGEMENT PLAN (OTHERWISE CALLED A CONSTRUCTION OR SITE MANAGEMENT PLAN) AND HAVE IT APPROVED BY BOTH COUNCIL & THE SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF ANY WORKS. THIS PROJECT MANAGEMENT PLAN IS TO INCORPORATE THE FOLLOWING AT A MINIMUM AND IN ACCORDANCE WITH ANY LEGISLATION REQUIREMENTS:
 - OCCUPATIONAL HEALTH & SAFETY PROCEDURES
 - SITE STAFFING INCLUDING CONTACT DETAILS
 - TRAFFIC MANAGEMENT PLAN
 - ENVIRONMENTAL MANAGEMENT PLAN
 - QUALITY ASSURANCE DETAILS (FOR QA CERTIFIED CONTRACTORS)
 - CONSTRUCTION PROGRAM

CONSTRUCTION SETOUT

- ALL LEVELS ARE TO A.H.D. AND ARE REFERENCED TO THE T.B.M. INDICATED.
- COORDINATION OF THIS DESIGN USES MGA 94, CORRECT AS OF THE DATE OF THESE PLANS. FROM 1ST JANUARY 2017, MGA 2020 MAY BE IN STANDARD USE AND WILL DIFFER IN POSITION BY AROUND 1.8 METRES FROM THIS DOCUMENT.
- NO TBM CAN BE USED WITHOUT FIRST PROVING IT TO BE CORRECT TO A SECOND TBM. NO HORIZONTAL SETOUT CONTROL CAN BE USED WITHOUT FIRST PROVING IT TO BE CORRECT TO A THIRD KNOWN POINT. THE CONSULTING SURVEYOR IS TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY. TITLE PEGS AND T.B.M.'S TO BE RE-ESTABLISHED BY A LICENSED SURVEYOR IF FOUND TO BE MISSING.
- IF USING GNSS \ GPS TO SETOUT FOR CONSTRUCTION PLEASE NOTE:
 - GNSS HAS REDUCED VERTICAL PRECISION COMPARED TO TRADITIONAL SURVEY METHODS.
 - ONLY USE A SINGLE POINT CALIBRATION FOR THE VERTICAL THEN TEST TO AT LEAST 1 OTHER STATED TBM BEFORE PROCEEDING.
 - IF YOU HAVE ANY QUERIES OR CONCERNS CONTACT THE CONSULTING SURVEYOR.

SITE MANAGEMENT DURING CONSTRUCTION

- THE SUPERINTENDENT IS RESPONSIBLE FOR THE DESIGN AND MANAGEMENT OF THE CONSTRUCTION WORKS. ANY PROBLEMS ARISING DURING CONSTRUCTION SHALL BE DIRECTED TO THE SUPERINTENDENT.
- ALL WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE INFRASTRUCTURE DESIGN MANUAL AND ANY OTHER RELEVANT AUTHORITY SPECIFICATIONS. A COPY OF THE INFRASTRUCTURE DESIGN MANUAL CAN BE FOUND AT www.designmanual.com.au IF YOU HAVE ANY ISSUES INTERPRETING THE MANUAL CONTACT THE SUPERINTENDENT.
- ALL WORKS MUST ABIDE BY THE APPROVED CONSTRUCTION MANAGEMENT PLAN AND MUST COMPLY WITH THE RECOMMENDATIONS OF THE ENVIRONMENT PROTECTION AUTHORITY PUBLICATION "CONSTRUCTION TECHNIQUES FOR SEDIMENT POLLUTION CONTROL" (PUBLICATION NO 275). APPROPRIATE SILTATION CONTROL IS TO BE CARRIED OUT DURING THE CONSTRUCTION AND MAINTENANCE PERIOD.
- BEFORE COMMENCING ANY EXCAVATION WORKS OF 1.5m DEPTH OR GREATER, THE CONTRACTOR IS REQUIRED TO SUBMIT THE REQUIRED NOTIFICATION TO WORKSAFE VICTORIA. THE NOTIFICATION MUST BE RECEIVED BY THE AUTHORITY AT LEAST 3 DAYS PRIOR TO COMMENCING EXCAVATIONS. A COPY OF THE NOTIFICATION IS TO BE PROVIDED TO THE SUPERINTENDENT. THE CONTRACTOR SHALL COMPLY WITH THE MINES ACT, OCCUPATIONAL HEALTH AND SAFETY ACT, WORKSAFE VICTORIA REQUIREMENTS INCLUDING COMPLIANCE CODES.

24. TWENTY-FOUR (24) HOURS NOTIFICATION TO INSPECTORS OF RELEVANT AUTHORITY IS REQUIRED PRIOR TO AN INSPECTION BEING CONDUCTED ON ANY PARTICULAR PORTION OF THE WORKS.
- THE CONTRACTOR SHALL TAKE THE UTMOST CARE TO PRESERVE EXISTING TREES. NO TREES SHALL BE REMOVED WITHOUT THE PRIOR APPROVAL OF THE SUPERINTENDENT.
- THE CONTRACTOR IS REQUIRED TO CONFINED CONSTRUCTION VEHICLES TO THE ROAD RESERVE AND EASEMENTS. ANY DAMAGE CAUSED TO THE ALLOTMENTS MUST BE MADE GOOD.
- THE CONTRACTOR SHALL TO THE SATISFACTION OF THE SUPERINTENDENT AND COUNCIL'S SUPERVISING OFFICER PROVIDE AND MAINTAIN ALL NECESSARY WARNING SIGNAGE, LIGHTING AND BARRICADING TO COMPLY WITH THE REQUIREMENTS OF THE ROAD MANAGEMENT ACT.
- DISPOSAL OF EXCESS SPOIL TRUCK ROUTE AND DISPOSAL LOCATION ARE TO BE APPROVED BY THE MUNICIPAL ENGINEERING DEPARTMENT.
- AT THE COMPLETION OF WORKS ALL RUBBISH, DEBRIS AND SURPLUS SPOIL IS TO BE REMOVED AND ALL LOTS AND ROAD RESERVE TO BE LEFT IN A TIDY CONDITION TO THE SATISFACTION OF THE SUPERINTENDENT & RELEVANT AUTHORITY.

PROTECTION OF VEGETATION

- NO WORKS ARE TO BE UNDERTAKEN WITHIN THE DRIP ZONE (CANOPY) OF AN EXISTING TREE UNLESS APPROVED BY THE RESPONSIBLE AUTHORITY.
- MACHINERY IS NOT TO BE DRIVEN OVER OR PARKED WITHIN THE DRIP ZONE OF ANY TREE.

EARTHWORKS

- ALL EARTHWORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH AS 3798 (2007) - GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS.
- ALL FILLING WITHIN AREAS OF PROPOSED ROAD PAVEMENT IS TO ACHIEVE A MINIMUM COMPACTION OF 98% STANDARD.
- ALL FILLING WITHIN OTHER AREAS IS TO ACHIEVE A MINIMUM COMPACTION OF 95% STANDARD.
- ANY FILLING IN EXCESS OF 300mm DEPTH IS TO BE CARRIED OUT UNDER LEVEL 1 SUPERVISION UNLESS DIRECTED OTHERWISE. FILL AREAS ARE TO BE STRIPPED OF TOPSOIL & FILLED USING APPROVED CLAY FILL. TOPSOIL IS TO BE REPLACED NO MORE THAN 150mm THICK TO OBTAIN FINAL FILL LEVELS AS SHOWN ON PLANS. ALL FILLING TO BE CARRIED OUT IN 150mm LAYERS AND COMPACTED AS DETAILED ABOVE IN ACCORDANCE WITH AS3798-1996 ("GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS"). ON COMPLETION THE CONTRACTOR SHALL PRESENT A "LEVEL 1" TYPED REPORT NOMINATING THE EXTENT OF FILL PLACED, IT'S CONFORMANCE WITH THE SPECIFICATION AND ITS CLASSIFICATION AS "CONTROLLED FILL". IF ANY SUBSTANDARD FILLING IS ENCOUNTERED ON THE SITE IT MUST BE REMOVED AND REPLACED WITH VERIFICATION PROVIDED TO THE SUPERVISING ENGINEER. A GEO-TECHNICAL REPORT MUST BE SUBMITTED SHOWING DETAILS OF DEPTH, TYPE OF MATERIAL AND DENSITY OF THE FILL AREAS CONCERNED.
- THE SUPERINTENDENT IS TO BE ADVISED OF ANY FILLING THAT ACHIEVES A DEPTH OF 300mm OR GREATER.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL IMPORTED FILL MATERIAL, INCLUDING TOPSOIL, SATISFIES THE DESCRIPTION FOR CLEAN FILL MATERIAL IN EPA BULLETIN PUBLICATION NO. 448 (SEPT '95) AND SUBSEQUENT REVISIONS. THE CONTRACTOR SHALL PROVIDE VERIFICATION INCLUDING TEST CERTIFICATES TO THE SUPERVISING ENGINEER.
- ALL TRENCHES ARE TO ACHIEVE THE SPECIFIED COMPACTION RESULTS WITHOUT EXCEPTION. THE SUPERINTENDENT RESERVES THE RIGHT TO REQUIRE COMPACTION TESTING BY A NATA APPROVED LABORATORY AT THE CONTRACTORS EXPENSE.

ROAD WORKS AND FOOTPATHS

- ALL KERB & CHANNEL IS MODIFIED SM2 (IDM SD 107) UNLESS STATED OTHERWISE.
- ALL ASPHALT ROAD SEALS ARE TO BE 7mm TYPE 'N' UNLESS STATED OTHERWISE.
- ALL KERB RADII ARE TO BACK OF KERB UNLESS STATED OTHERWISE.
- ALL FOOTPATHS ARE TO BE CONSTRUCTED AS PER INFRASTRUCTURE DESIGN MANUAL (IDM) 200 SERIES STANDARD DRAWINGS AND IN ACCORDANCE WITH COUNCIL STANDARDS UNLESS STATED OTHERWISE.

- TGSs ARE TO BE INSTALLED ON ALL PEDESTRIAN CROSSINGS AS PER AS 1428.4.
- ALL NEW INTERSECTIONS ARE TO HAVE STREET SIGNS INSTALLED TO COUNCIL STANDARDS IRRESPECTIVE OF WHETHER THEY ARE DETAILED ON THE ENGINEERING PLANS OR NOT.
- AT ALL TEMPORARY STAGE BOUNDARY TERMINATIONS TO ROADS THE CONTRACTOR IS TO INSTALL A D4-S HAZARD SIGN.
- ALL CONCRETE IS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 25MPa AT 28 DAYS AND MINIMUM CEMENT CONTENT OF 320 kg/m³.
- TRANSITIONS BETWEEN DIFFERENT KERB TYPES TO BE OVER 3.0m MINIMUM, IF IT CANNOT BE ACHIEVED AT A PRAM CROSSING OR DRIVEWAY CROSSOVER.
- ROAD PAVEMENT COMPACTION & TESTING REQUIREMENTS ARE AS PER THE INFRASTRUCTURE DESIGN MANUAL.

STORMWATER DRAINAGE AND SERVICE CONDUIT NOTES

- ALL EASEMENT DRAINAGE PIPES ARE 1.0m OFFSET TITLE BOUNDARY UNLESS DIMENSIONED OTHERWISE.
- ALL EASEMENT DRAINAGE PITS ARE TO BE ARE 1.0m PAST TITLE BOUNDARY UNLESS DIMENSIONED OTHERWISE.
- ALL PROPERTY DRAINAGE CONNECTIONS FROM ROAD RESERVES ARE TO ENTER THE PROPERTY 1.0m O/S SIDE BOUNDARY ON THE LOW SIDE WITH 0.5m COVER UNLESS NOTED OTHERWISE.
- ALL STORMWATER AND CONDUIT TRENCHES UNDER ROAD PAVEMENT, KERB & CHANNEL AND FOOTPATH SHALL BE BACKFILLED IN ACCORDANCE WITH THE IDM UNLESS STATED OTHERWISE
- REFER TO THE CERTIFIED PLAN OF SUBDIVISION FOR ALL EASEMENT WIDTHS, DO NOT SCALE FROM DRAWING.
- STORMWATER DRAINS SHALL BE RCP FLUSH JOINTED CLASS 2 OR PVC CLASS SN8 UNLESS OTHERWISE SHOWN.
- ALL RCP FLUSH JOINTED PIPES BELOW 600mm DIA ARE TO HAVE EXTERIOR MORTARED JOINTS. ALL PIPES 600 DIA AND GREATER ARE TO HAVE INTERIOR MORTAR JOINTS.
- ALL PROPOSED DRAINAGE STUBS TO BE BLANKED OFF AT END OF PIPE WITH TIMBER PLANKS TO THE SATISFACTION OF THE SUPERVISING ENGINEER.
- ALL CONDUIT LOCATIONS ARE TO BE STAMPED IN THE CONCRETE KERBING.
- ALL CONCRETE IS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 25MPa AT 28 DAYS.
- ALL GRATES ARE TO BE HOT DIPPED GALVANISED.
- 100mm DEEP CATCH DRAINS TO BE CONSTRUCTED ALONG ALL EASEMENT DRAINAGE AND DIRECTED TO LEGAL POINT OF DISCHARGE.
- STEP IRONS ARE NOT TO BE INSTALLED IN ANY DRAINAGE PIT. ACCESS LIDS ARE TO BE LOCATED TO ENABLE REASONABLE ACCESS.
- ALL HOUSE DRAIN CONNECTIONS TO REINFORCED CONCRETE PIPES ARE TO UTILISE "CONNECT" OR COUNCIL APPROVED EQUIVALENT PRODUCTS TO AVOID PIPE PROTRUSIONS INTO THE LARGER PIPE.
- REFER ROAD LAYOUT PLANS FOR WATER & GAS ROAD SERVICE CONDUIT LOCATIONS. INTERSECTION DETAILS PLANS DO NOT SHOW CONDUITS.
- ELECTRICITY & TELECOMMUNICATIONS CONDUITS SHOWN ON THESE PLANS ARE CONCEPTUAL ONLY. REFER TO ELECTRICITY & TELECOMMUNICATION PLANS FOR ACTUAL ROAD SERVICE CONDUIT LOCATIONS. IF THERE ARE ANY DISCREPANCIES BETWEEN THESE PLANS CONTACT SUPERINTENDENT FOR CLARIFICATION.

CONSTRUCTION HOLD POINTS

- CONSTRUCTION HOLD POINTS ARE TO BE IN ACCORDANCE WITH THE INFRASTRUCTURE DESIGN MANUAL.

EMERGENCY CONTACTS

- THE PROJECT AREA CONTAINS THE FOLLOWING SERVICES FOR ASSISTANCE IN EMERGENCY CONTACT:

SERVICE	AUTHORITY & CONTACT	TELEPHONE
DRAINAGE	BENALLA RURAL CITY COUNCIL	5760 2600
ELECTRICITY	AUSNET SERVICES	131 799
GAS	APA GROUP	8626 8400
COMMUNICATIONS	TELSTRA	132 203
SEWER & WATER	NORTH EAST WATER	1300 361 644
- IN ANY EMERGENCY IF YOU BELIEVE LIFE OR PROPERTY IS THREATENED DO NOT HESITATE TO CONTACT STATE EMERGENCY SERVICES ON TELEPHONE 000.

RESIDENTIAL SUBDIVISION | 1-21 FOUR MILE RD, BENALLA
ROAD & DRAINAGE PLANS | 3 LOTS
COVER SHEET, LOCALITY PLAN & GENERAL NOTES



PRELIMINARY

NOT FOR CONSTRUCTION

AUTHORITY REF:

PP: TBC

PROJECT & DWG No:

F1329RD01 / 10

P1

LEGEND : EXISTING CONDITIONS

	TITLE BOUNDARY
	PROPOSED FUTURE TITLE BOUNDARY
	PREVIOUS STAGE TITLE BOUNDARY
	PROPOSED OR EXISTING EASEMENT
	EXISTING BUILDING OUTLINE
	EXISTING BITUMEN CENTRELINE
	EXISTING KERB & CHANNEL
	EXISTING EDGE OF BITUMEN
	EXISTING EDGE OF FORMATION
	EXISTING CONCRETE / ASPHALT PATH
	EXISTING DRIVEWAY
	EXISTING TOP OF BANK
	EXISTING TOE OF BANK
	EXISTING OPEN DRAIN INVERT
	EXISTING FENCE LINE
	EXISTING DRAIN / PIT
	EXISTING ELECTRICITY MAIN & PIT
	EXISTING OH ELECTRICITY MAIN & POLE
	EXISTING TELECO CABLE/PITS/PILLAR
	EXISTING GAS MAIN
	EXISTING WATER MAIN & APPURTNEANCES
	EXISTING SEWER & STRUCTURE
	EXISTING TREE TO BE RETAINED & TPZ
	EXISTING TREE TO BE REMOVED
	EXISTING STREET SIGN
	PERMANENT SURVEY MARK
	SURVEY STATION

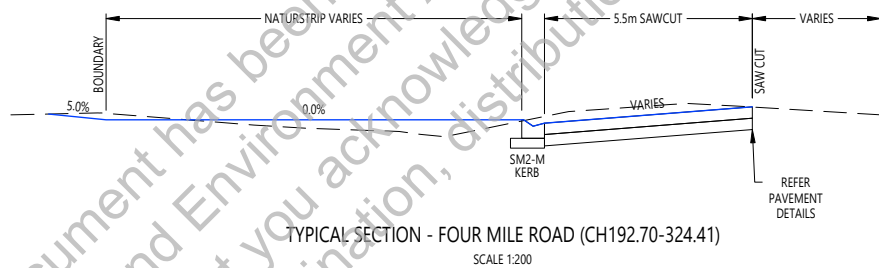
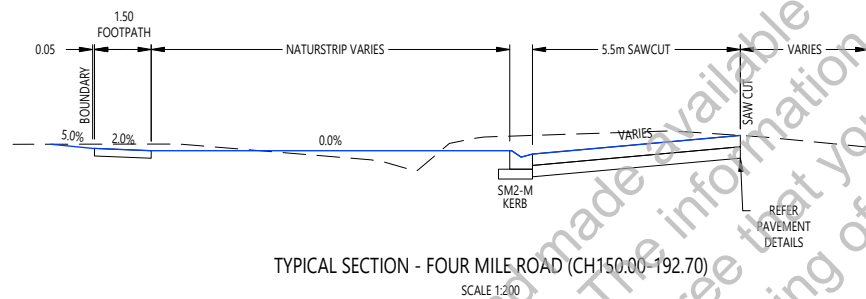
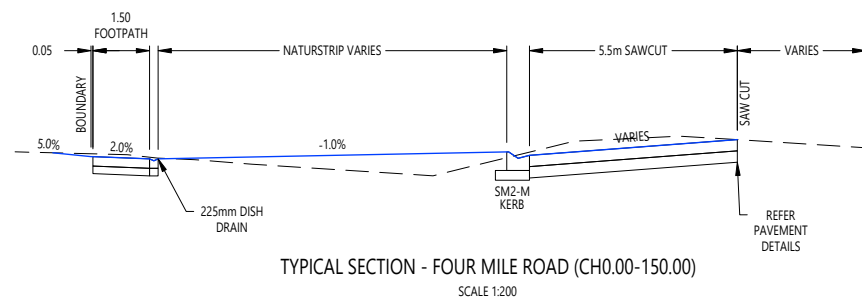
LEGEND : PROPOSED WORKS

	PROPOSED KERB & CHANNEL
	PROPOSED EDGE OF BITUMEN
	PROPOSED BITUMEN SAWCUT
	PROPOSED CONCRETE WORKS
	PROPOSED GABION RETAINING WALL
	PROPOSED EARTHWORKS TOP OF BANK
	PROPOSED EARTHWORKS INVERT
	EXTENT OF EARTHWORKS BATTER
	PROPOSED CARPARK LINE MARKING
	PROPOSED BUILDING ROOFLINE (BY OTHERS)
	PROPOSED BUILDING WALL (BY OTHERS)
	PROPOSED DRAIN / PIT / L.S.
	PROPOSED DOWNPIPE / ROOF DRAINAGE
	PROPOSED SUBSOIL DRAINAGE
	PROPOSED FUTURE DRAINAGE
	PROPOSED HOUSE DRAIN (H1 = TO PIPE, H2 = TO PIT, H3 = TO KERB)
	PROPOSED SEWER MAIN & STRUCTURES
	PROPOSED FUT. LOW PRESSURE SEWER
	PROPOSED SEWER PROPERTY CONNECTION
	PROPOSED WATERMAIN & FITTINGS
	PROPOSED FUTURE WATERMAIN
	PROPOSED ELECTRICITY MAIN
	PROPOSED FUTURE ELECTRICITY MAIN
	PROPOSED GAS MAIN
	PROPOSED FUTURE GAS MAIN
	PROPOSED TELCO MAIN
	PROPOSED FUTURE TELCO MAIN
	PROPOSED WATER & GAS CONDUIT (SHARED TRENCH, INDIVIDUAL CONDUIT)
	PROPOSED ELECTRICAL & TELCO CONDUIT (SHARED TRENCH, INDIVIDUAL CONDUIT)
	STORMWATER OVERLAND FLOWPATH
	FINISHED SURFACE CONTOURS (1.0m / 0.2m)
	EXISTING SURFACE CONTOURS (1.0m / 0.2m)
	FINISHED SURFACE LEVEL
	EXISTING SURFACE LEVEL
	SURFACE GRADING
	DIMENSION (IN METRES U.N.O.)

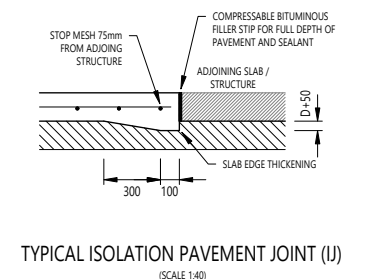
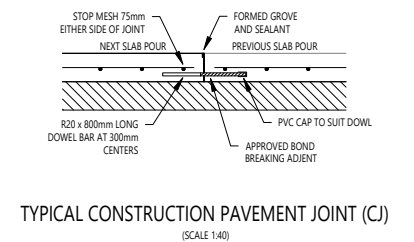
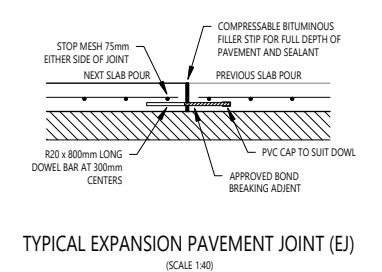
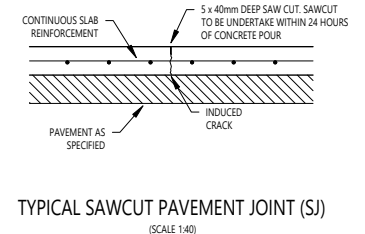
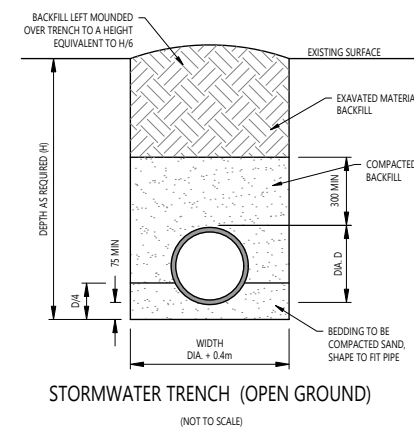
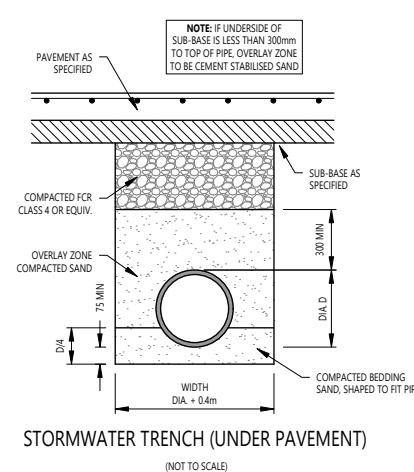
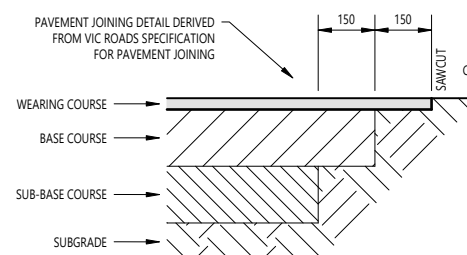
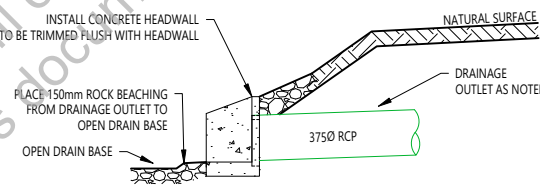
LEGEND : SHADING

	PROPOSED SEALED PAVEMENT (PRIMARY)
	PROPOSED KERB & CHANNEL
	PROPOSED URBAN DRIVEWAY / FOOTPATH
	PROPOSED INDUSTRIAL DRIVEWAY
	PROPOSED ASPHALT SHARED PATH
	PROPOSED CONCRETE INFILL PAVEMENT
	PROPOSED FCR PAVEMENT
	PROPOSED NATURESTRIP / LANDSCAPING
	PROPOSED LOT EARTHWORKS / BATTER
	PROPOSED ROCK BEACHING

PAVEMENT TYPE	KERB RECONSTRUCTION PAVEMENT FOUR MILE ROAD		RESIDENTIAL DRIVEWAY - STANDARD FINISH (REFER IDM 240)		CONCRETE FOOTPATH - STANDARD FINISH (REFER IDM 205)	
PAVEMENT LAYER	THICKNESS (mm)	MATERIAL	THICKNESS (mm)	MATERIAL	THICKNESS (mm)	MATERIAL
WEARING COURSE / SURFACE FINISH	-	2 COAT 10 / 7 SEAL	-	BROOMED FINISH & TOOLED JOINTS. FINISHED SURFACE TO COMPLY WITH AS 4586	-	BROOMED FINISH & TOOLED JOINTS. FINISHED SURFACE TO COMPLY WITH AS 4586
BASE LAYER	150	20mm NOM. SIZE CLASS 2 FCR (SEE PAVEMENT NOTE 3)	125	25MPa CONCRETE WITH SL72 MESH CENTRALLY LOCATED	125	25MPa CONCRETE WITH SL72 MESH CENTRALLY LOCATED
SUBBASE LAYER	150	20mm NOM. SIZE CLASS 3 FCR (SEE PAVEMENT NOTE 3)	100	20mm NOM. SIZE CLASS 3 FCR (SEE PAVEMENT NOTE 3)	100	20mm NOM. SIZE CLASS 3 FCR (SEE PAVEMENT NOTE 3)
SUBGRADE LAYER	-	SUBGRADE PREPARATION IN ACCORDANCE WITH GENERAL NOTES. SUBGRADE IMPROVEMENT AS DIRECTED BY SUPERINTENDENT	-	SUBGRADE PREPARATION IN ACCORDANCE WITH GENERAL NOTES. SUBGRADE IMPROVEMENT AS DIRECTED BY SUPERINTENDENT	-	SUBGRADE PREPARATION IN ACCORDANCE WITH GENERAL NOTES. SUBGRADE IMPROVEMENT AS DIRECTED BY SUPERINTENDENT

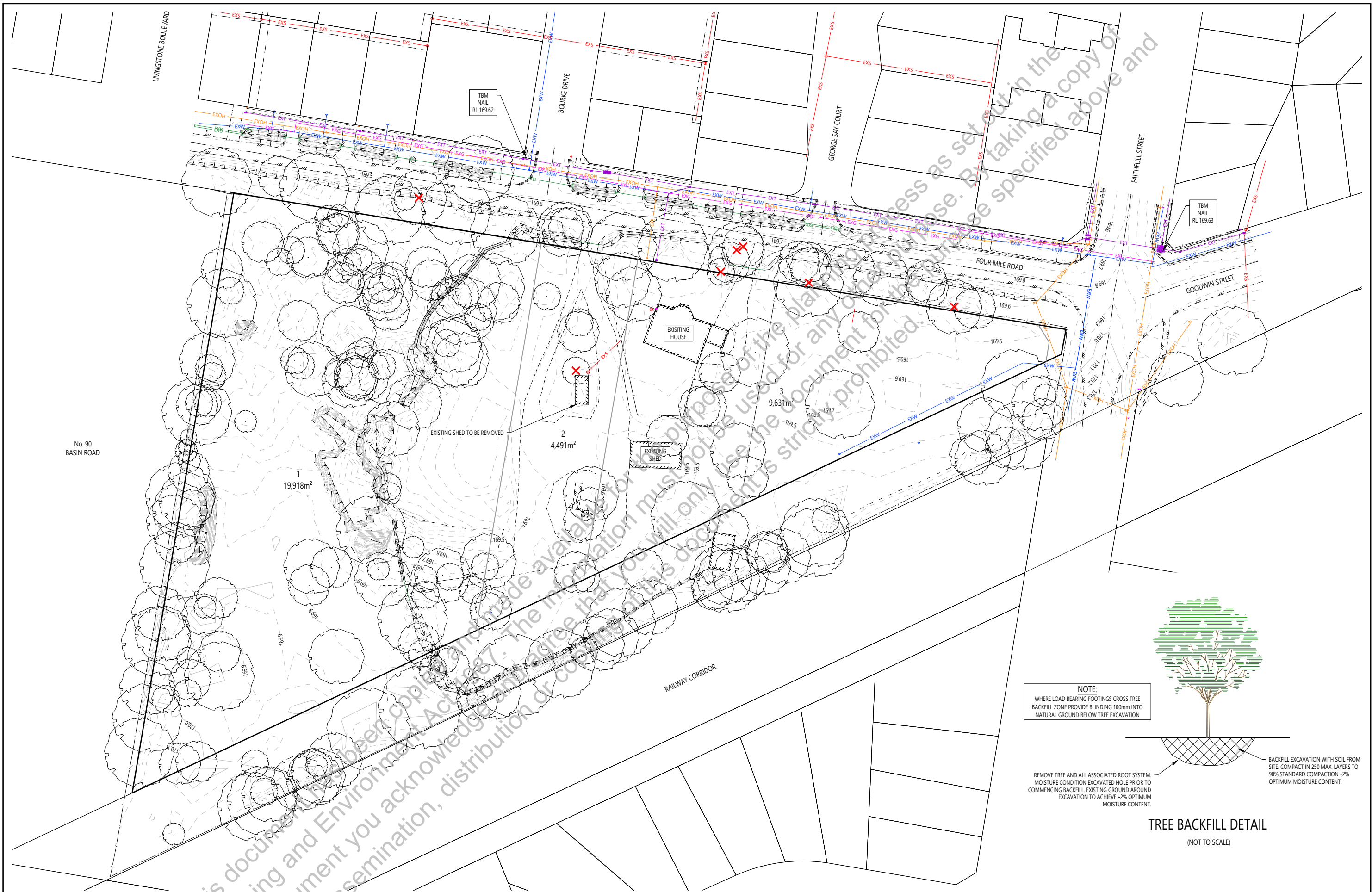


NOTE: GEOTECHNICAL INVESTIGATION HAS NOT BEEN UNDERTAKEN. PAVEMENT DESIGN MUST BE UNDERTAKEN PRIOR TO CONSTRUCTION



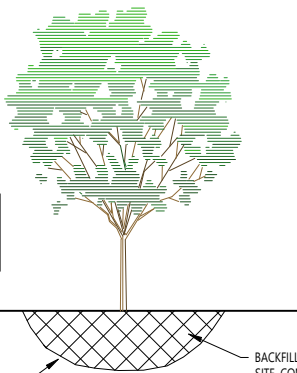
PAVEMENT NOTES

- PAVEMENT DESIGN IS BASED ON THE INFRASTRUCTURE DESIGN MANUAL (IDM) MINIMUM STANDARDS. A GEOTECHNICAL INVESTIGATION **MUST** BE UNDERTAKEN TO CONFIRM THE PROPOSED PAVEMENT DESIGN IS SUITABLE FOR THE SITE OR TO PROPOSE AN ALTERNATIVE DESIGN PRIOR TO CONSTRUCTION.
- ALL SUBGRADE TO BE ASSESSED PRIOR TO THE PLACEMENT OF PAVEMENT MATERIAL. ANY SUBGRADE REMEDIATION REQUIRED MUST BE UNDERTAKEN IN CONSULTATION WITH THE SUPERINTENDENT AND A GEOTECHNICAL ENGINEER.
- DENSITY REQUIREMENTS OF ALL PAVEMENT AND SUBGRADE LAYERS TO BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT **TBC** AS OUTLINED BELOW:
 - **PAVEMENT BASE COURSES** COMPACTED TO A MINIMUM DENSITY RATIO OF 98% MODIFIED MAXIMUM DRY DENSITY.
 - **PAVEMENT SUBBASE COURSES** COMPACTED TO A MINIMUM DENSITY RATIO OF 97% MODIFIED MAXIMUM DRY DENSITY.
 - **PAVEMENT SUBGRADE** TO BE EXPOSED AND TESTED IN ACCORDANCE WITH INFRASTRUCTURE DESIGN MANUAL (IDM) MINIMUM STANDARDS. SUBGRADE PAVEMENT **MUST** PASS A SUCCESSFUL PROOF ROLL PRIOR TO PLACEMENT OF SUBBASE MATERIAL.
- AGRICULTURAL DRAIN TO BE MIN 300mm BELOW BOTTOM OF ROAD PAVEMENT WITH CLEARANCE TO ALL SERVICE CONDUITS.
- SCREENING IN A.G. TRENCH TO BE 20mm ONE SIZE AND TO EXTEND TO BOTTOM OF KERB AND CHANNEL.
- CLASS 400 PIPE TO BE USED AT BACK OF KERB OR IN NON-TRAFFICABLE AREAS AND BACKFILLED WITH 20mm SCREENINGS.
- CLASS 1000 PIPE TO BE USED IN TRAFFICABLE AREAS AND BACKFILLED WITH NO-FINES CONCRETE.
- USE OF SCORIA SCREENINGS IS NOT PERMITTED.
- WHERE SUBGRADE IMPROVEMENT IS UNDERTAKEN IN ISOLATED AREAS, THE AFFECTED AREA MAY BE EXCAVATED AND REPLACED WITH A LAYER OF 250mm DEPTH CLASS 3 FCR, COMPACTED TO 98% STANDARD. CONSULT WITH SUPERINTENDENT PRIOR TO SUGRADE IMPROVEMENT WORKS.
- WHEN PAVEMENT EXCAVATION IS IN ROCK, ALL LOOSE MATERIAL (INCL' ROCK & CLAY) MUST BE REMOVED. THE SUBGRADE MUST THEN BE REGULATED WITH COUNCIL APPROVED MATERIAL.
- PRIOR TO PLACEMENT OF THE FILL MATERIAL UNDER NEW PAVEMENT, APPROVAL OF THE MATERIAL TO BE USED MUST BE OBTAINED FROM COUNCIL.



NOTE:
WHERE LOAD BEARING FOOTINGS CROSS TREE
BACKFILL ZONE PROVIDE BLINDING 100mm INTO
NATURAL GROUND BELOW TREE EXCAVATION

REMOVE TREE AND ALL ASSOCIATED ROOT SYSTEM.
MOISTURE CONDITION EXCAVATED HOLE PRIOR TO
COMMENCING BACKFILL EXISTING GROUND AROUND
EXCAVATION TO ACHIEVE ±2% OPTIMUM
MOISTURE CONTENT.



BACKFILL EXCAVATION WITH SOIL FROM
SITE. COMPACT IN 250 MAX. LAYERS TO
98% STANDARD COMPACTION ±2%
OPTIMUM MOISTURE CONTENT.

TREE BACKFILL DETAIL

(NOT TO SCALE)

P1	PLANS ISSUED FOR PRELIMINARY REVIEW	16/11/2023	M.FISCHER
REV	DESCRIPTION	DATE	APPROVED

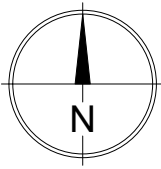


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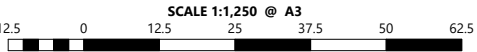


M | 0482 611 532
E | matt@fischerdevelopment.com.au
A | PO Box 74 Wangaratta VIC 3677
ABN 30 136 220 716

DRAFTED: NER REG: -
C.L. -
DESIGNED: NER REG: -
C.L. -
CHECKED: RPEV REG: -
B.M. PE0009480

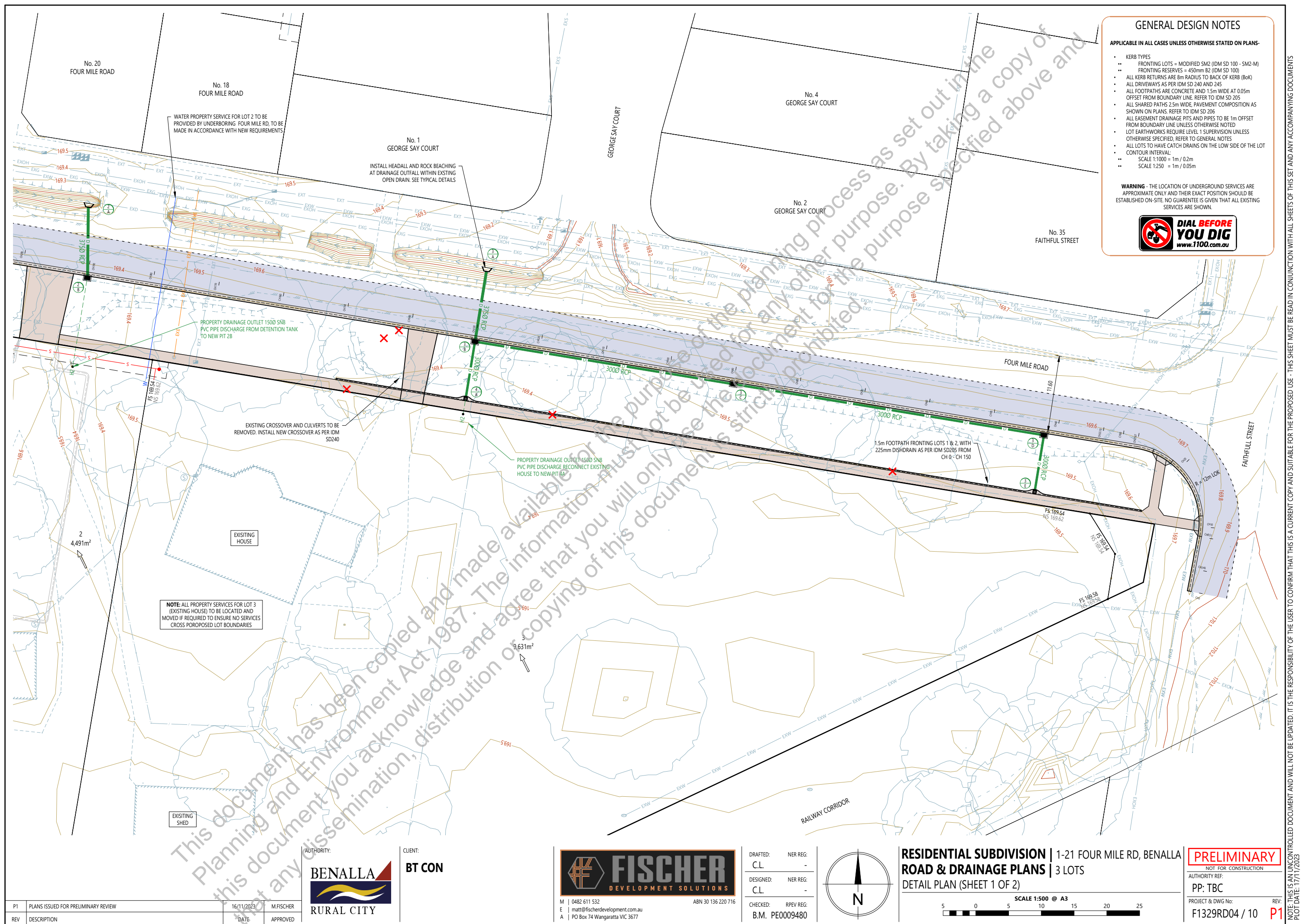


RESIDENTIAL SUBDIVISION | 1-21 FOUR MILE RD, BENALLA
ROAD & DRAINAGE PLANS | 3 LOTS
EXISTING CONDITIONS & TBM'S



PRELIMINARY
NOT FOR CONSTRUCTION

AUTHORITY REF:
PP: TBC
PROJECT & DWG No:
F1329RD03 / 10
REV: P1



GENERAL DESIGN NOTES

APPLICABLE IN ALL CASES UNLESS OTHERWISE STATED ON PLANS-

- * KERB TYING
- ** FRONTING LOTS = MODIFIED SM2 (IDM SD 100 - SM2-M)
- ** FRONTING RESERVES = 450mm B2 (IDM SD 100)
- * ALL KERB RETURNS ARE 8m RADIUS TO BACK OF KERB (BoK)
- * ALL DRIVEWAYS AS PER IDM SD 240 AND 245
- * ALL FOOTPATHS ARE CONCRETE AND 1.5m wide AT 0.05m OFFSET FROM BOUNDARY LINE. REFER TO IDM SD 205
- * ALL SHARED PATHS 2.5m wide. PAVEMENT COMPOSITION AS SHOWN ON PLANS. REFER TO IDM SD 206
- * ALL EASEMENT DRAINAGE PITS AND PIPES TO BE 1m OFFSET FROM BOUNDARY LINE UNLESS OTHERWISE NOTED
- * LOT EARTHWORKS REQUIRE LEVEL 1 SUPERVISION UNLESS OTHERWISE SPECIFIED, REFER TO GENERAL NOTES
- * ALL LOTS TO HAVE CATCH DRAINS ON THE LOW SIDE OF THE LOT
- * CONTOUR INTERVAL:
 - ** SCALE 1:1000 = 1m / 0.2m
 - ** SCALE 1:250 = 1m / 0.05m

WARNING - THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE ESTABLISHED ON-SITE. NO GUARENTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.



P1	PLANS ISSUED FOR PRELIMINARY REVIEW	16/11/2023	M.FISCHER
REV	DESCRIPTION	DATE	APPROVED

AUTHORITY:

BENALLA



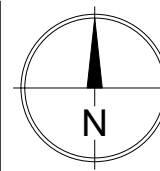
RURAL CITY

CLIENT:
BT CON



M | 0482 611 532 ABN 30 136 220 716
E | matt@fischerdevelopment.com.au
A | PO Box 74 Wangaratta VIC 3677

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C.L.	-
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B.M. PE0009480	



RESIDENTIAL SUBDIVISION | 1-21 FOUR MILE RD, BENALLA
ROAD & DRAINAGE PLANS | 3 LOTS
 - DETAIL PLAN (SHEET 1 OF 2)



PRELIMINARY

AUTHORITY REF:

PP·TBC

PROJECT & DWG No:

F1329RD04 / 10

NOTE: THIS IS AN UNCONTROLLED DOCUMENT AND WILL NOT BE UPDATED. IT IS THE RESPONSIBILITY OF THE USER TO CONFIRM THAT THIS IS A CURRENT COPY AND SUITABLE FOR THE PROPOSED USE. THIS SHEET MUST BE READ IN CONJUNCTION WITH ALL SHEETS OF THIS SET AND ANY ACCOMPANYING DOCUMENTS.
PLOT DATE: 17/11/2023

GENERAL DESIGN NOTES

APPLICABLE IN ALL CASES UNLESS OTHERWISE STATED ON PLANS-

- KERB TYPES
 - FRONTING LOTS = MODIFIED SM2 (IDM SD 100 - SM2-M)
 - FRONTING RESERVES = 450mm B2 (IDM SD 100)
- ALL KERB RETURNS ARE 8m RADIUS TO BACK OF KERB (BoK)
- ALL DRIVEWAYS AS PER IDM SD 240 AND 245
- ALL FOOTPATHS ARE CONCRETE AND 1.5m WIDE AT 0.05m OFFSET FROM BOUNDARY LINE. REFER TO IDM SD 205
- ALL SHARED PATHS 2.5m WIDE. PAVEMENT COMPOSITION AS SHOWN ON PLANS. REFER TO IDM SD 206
- ALL EASEMENT DRAINAGE PITS AND PIPES TO BE 1m OFFSET FROM BOUNDARY LINE UNLESS OTHERWISE NOTED
- LOT EARTHWORKS REQUIRE LEVEL 1 SUPERVISION UNLESS OTHERWISE SPECIFIED, REFER TO GENERAL NOTES
- ALL LOTS TO HAVE CATCH DRAINS ON THE LOW SIDE OF THE LOT
- CONTOUR INTERVAL:
 - SCALE 1:1000 = 1m / 0.2m
 - SCALE 1:250 = 1m / 0.05m

WARNING - THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE ESTABLISHED ON-SITE. NO GUARENTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.



LIVINGSTONE BOULEVARD

No. 32
FOUR MILE ROAD

No. 30
FOUR MILE ROAD

No. 28
FOUR MILE ROAD

No. 26
FOUR MILE ROAD

No. 24
FOUR MILE ROAD

No. 45
BOURKE DRIVE

No. 20
FOUR MILE ROAD

BOURKE DRIVE

No. 90
BASIN ROAD

P1	PLANS ISSUED FOR PRELIMINARY REVIEW	16/11/2023	M.FISCHER
REV	DESCRIPTION	DATE	APPROVED

AUTHORITY:



CLIENT:

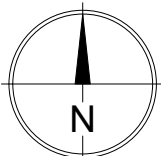
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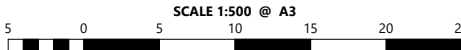
M | 0482 611 532
E | matt@fischerdevelopment.com.au
A | PO Box 74 Wangaratta VIC 3677

ABN 30 136 220 716

DRAFTED: NER REG: -
C.L. -
DESIGNED: NER REG: -
C.L. -
CHECKED: RPEV REG: -
B.M. PE0009480



RESIDENTIAL SUBDIVISION | 1-21 FOUR MILE RD, BENALLA
ROAD & DRAINAGE PLANS | 3 LOTS
DETAIL PLAN (SHEET 2 OF 2)



PRELIMINARY

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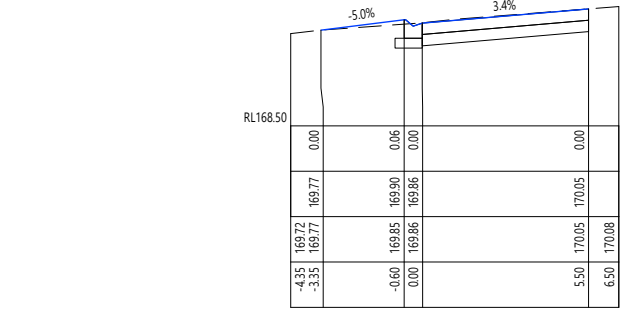
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PP: TBC

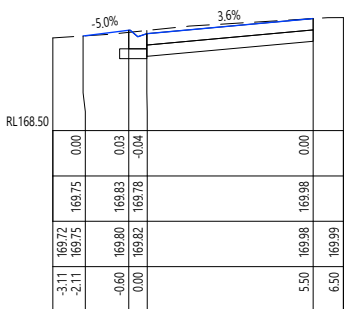
PROJECT & DWG No:

F1329RD05 / 10

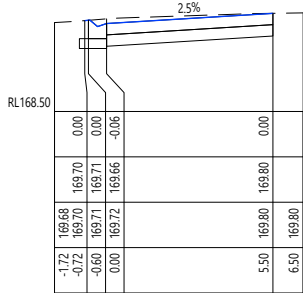
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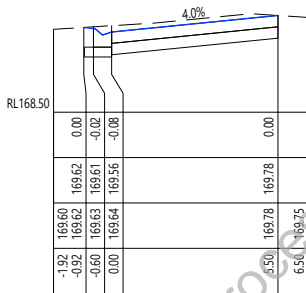
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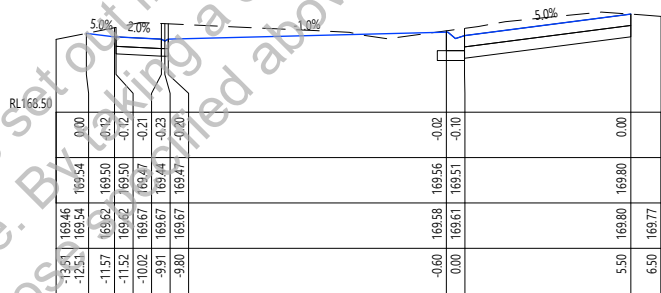
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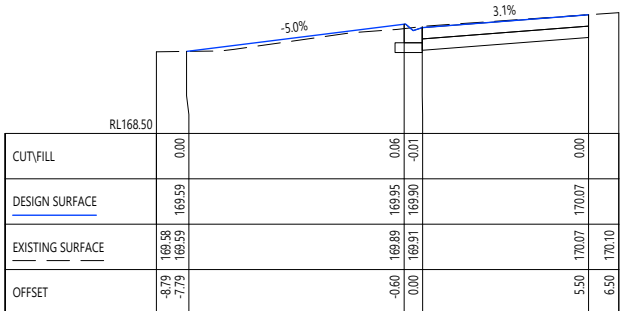
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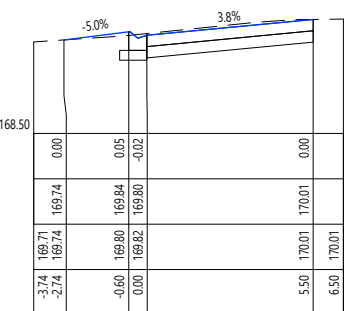
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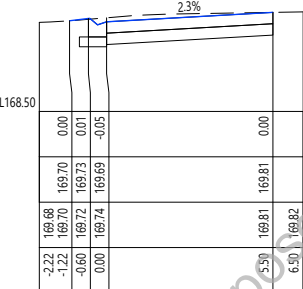
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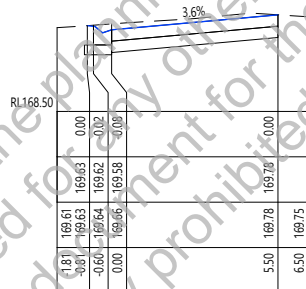
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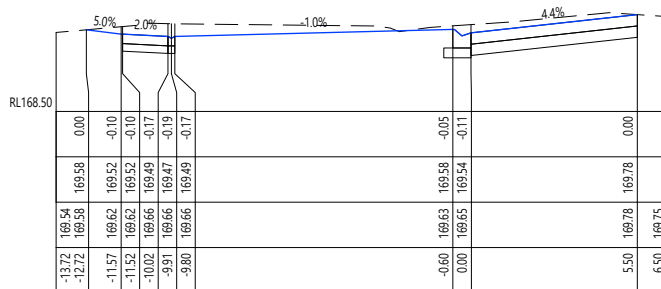
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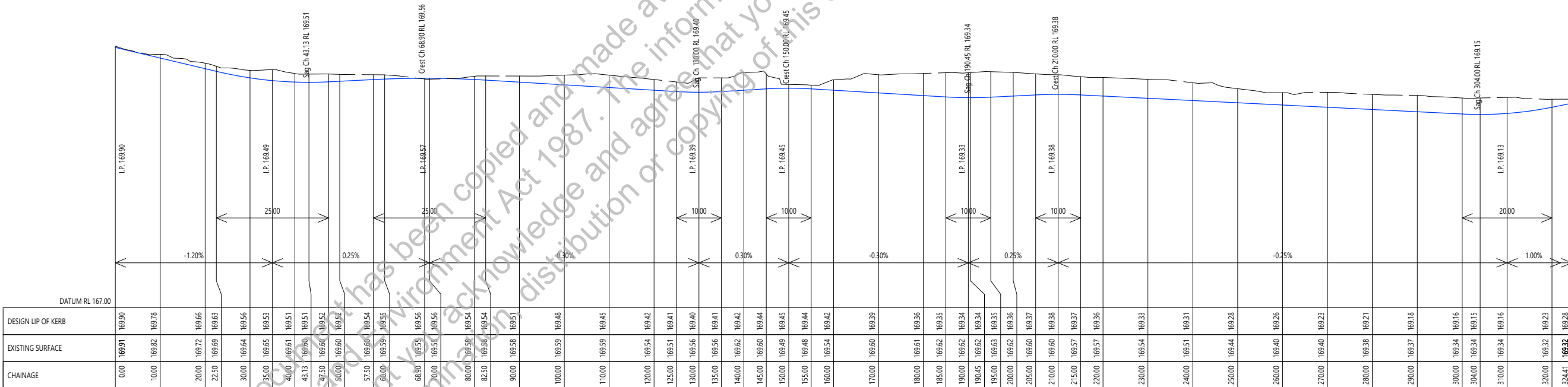
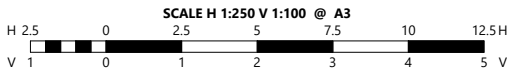
CH 18.09



CH 27.67



CH 33.10



FOUR MILE RD - LIP OF KERB
SCALE H 1:500 V 1:20

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REV	DESCRIPTION	DATE	APPROVED

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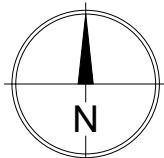
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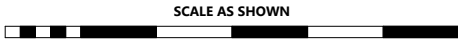
M | 0482 611 532
E | matt@fischerdevelopment.com.au
A | PO Box 74 Wangaratta VIC 3677

ABN 30 136 220 716

DRAFTED: C.L.
DESIGNED: C.L.
CHECKED: B.M. PE0009480
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NER REG: -
RPEV REG: -



RESIDENTIAL SUBDIVISION | 1-21 FOUR MILE RD, BENALLA
ROAD & DRAINAGE PLANS | 3 LOTS
FOUR MILE RD KERB LONG & CROSS SECTIONS (SHEET 1 OF 3)



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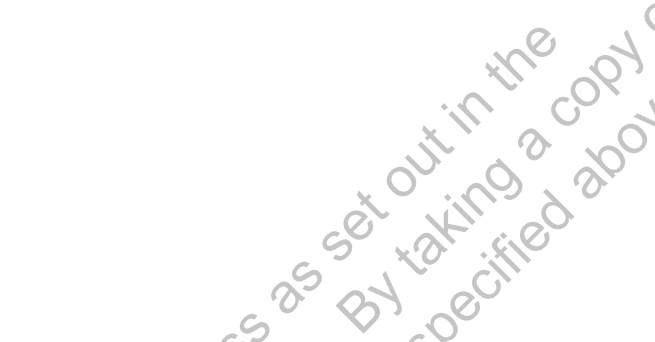
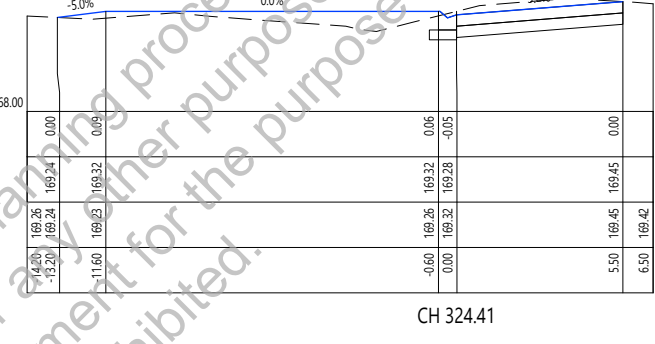
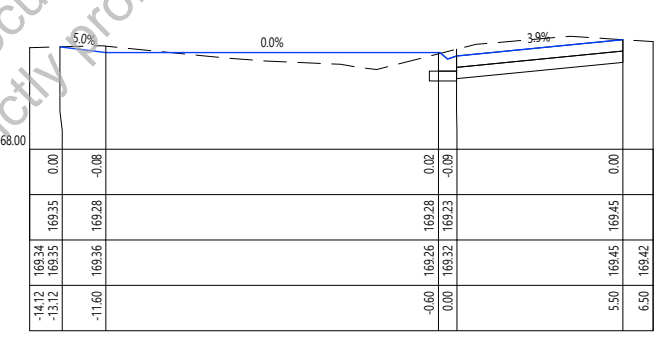
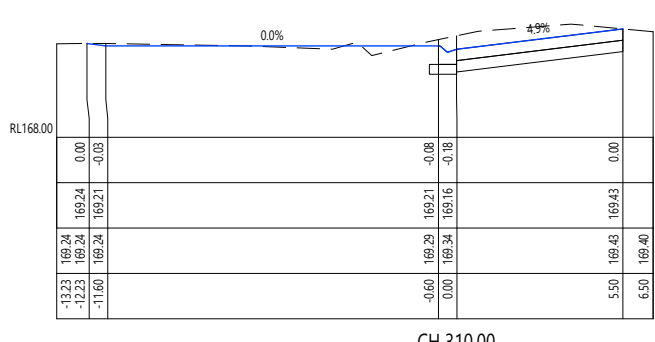
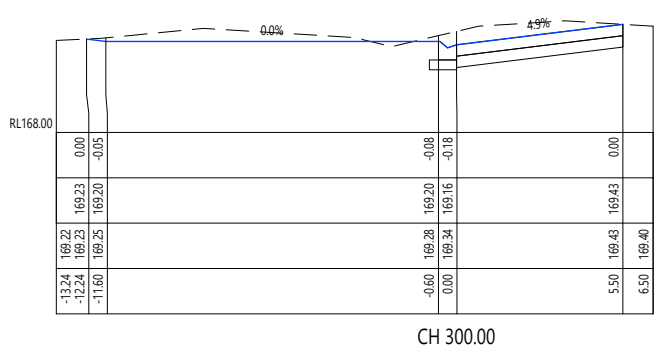
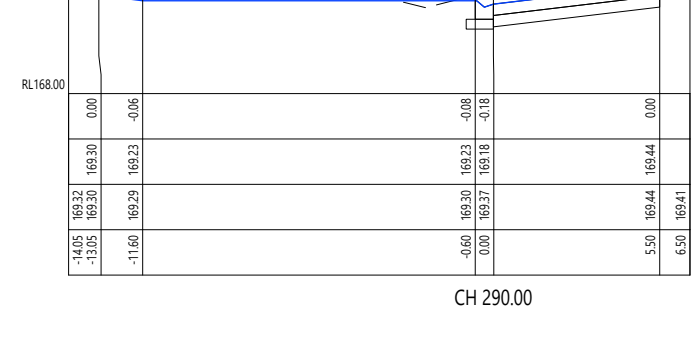
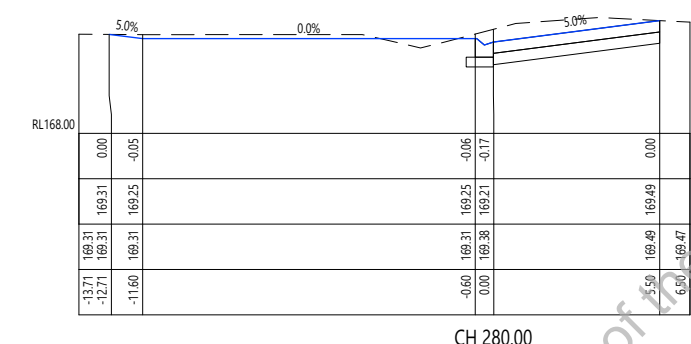
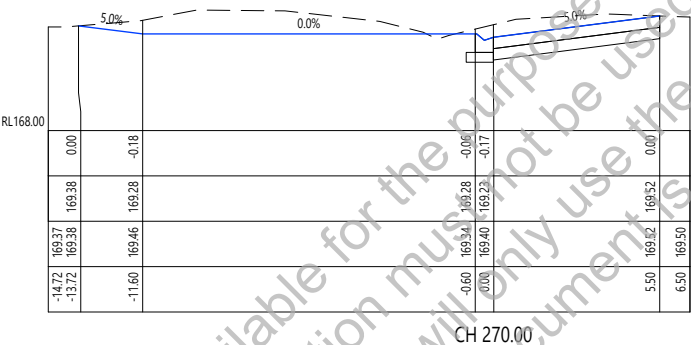
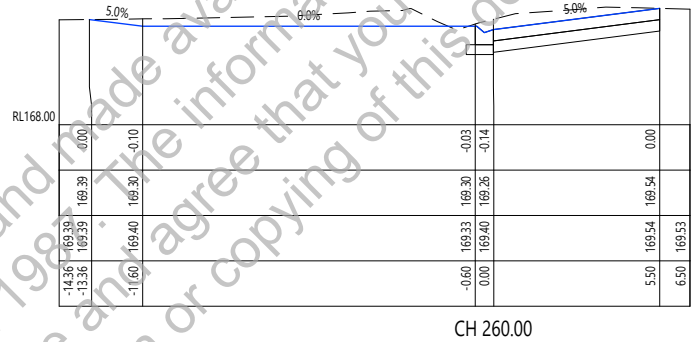
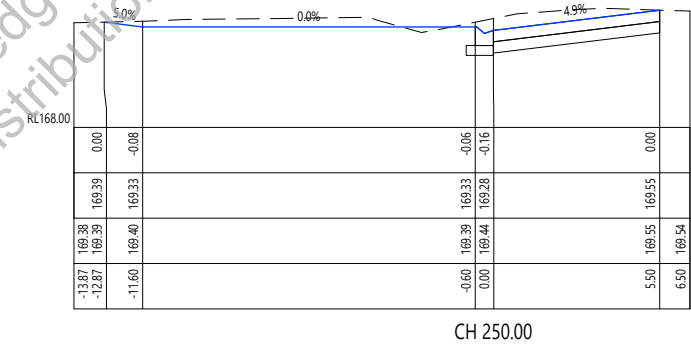
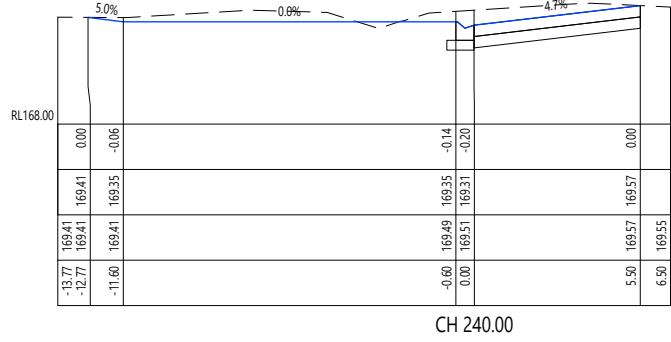
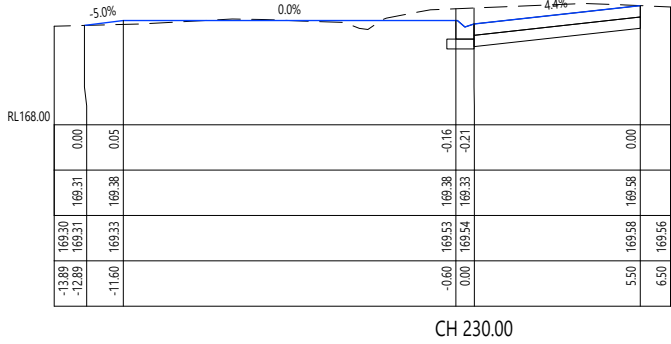
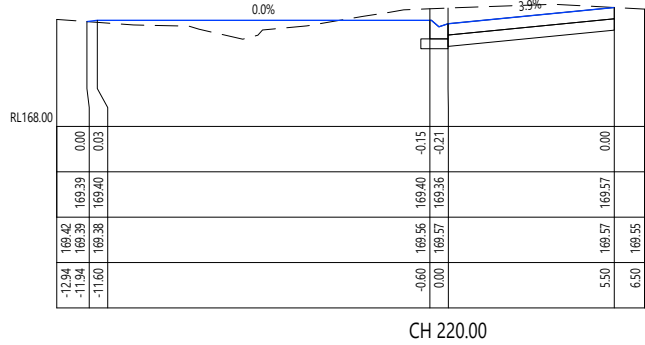
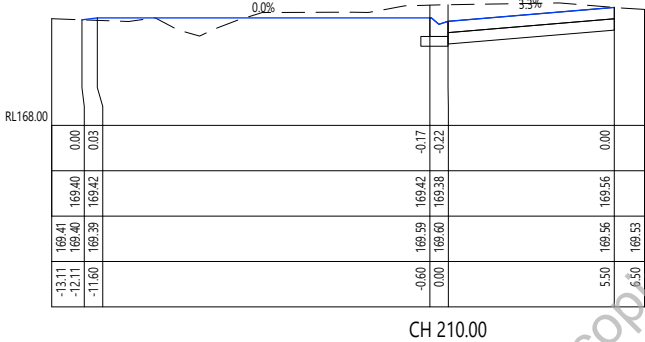
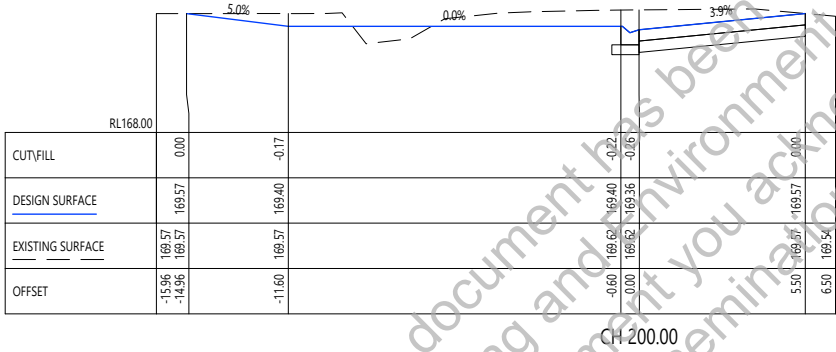
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PROJECT & DWG No:

F1329RD06 / 10

REV:

P1



CUT/FILL	0.00	-0.17	0.00
DESIGN SURFACE	169.57	169.40	169.57
EXISTING SURFACE	169.57	169.57	169.57
OFFSET	-15.96	-14.96	-11.60

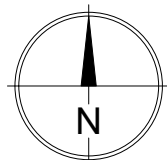


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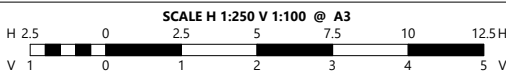


M | 0482 611 532
E | matt@fischerdevelopment.com.au
A | PO Box 74 Wangaratta VIC 3677
ABN 30 136 220 716

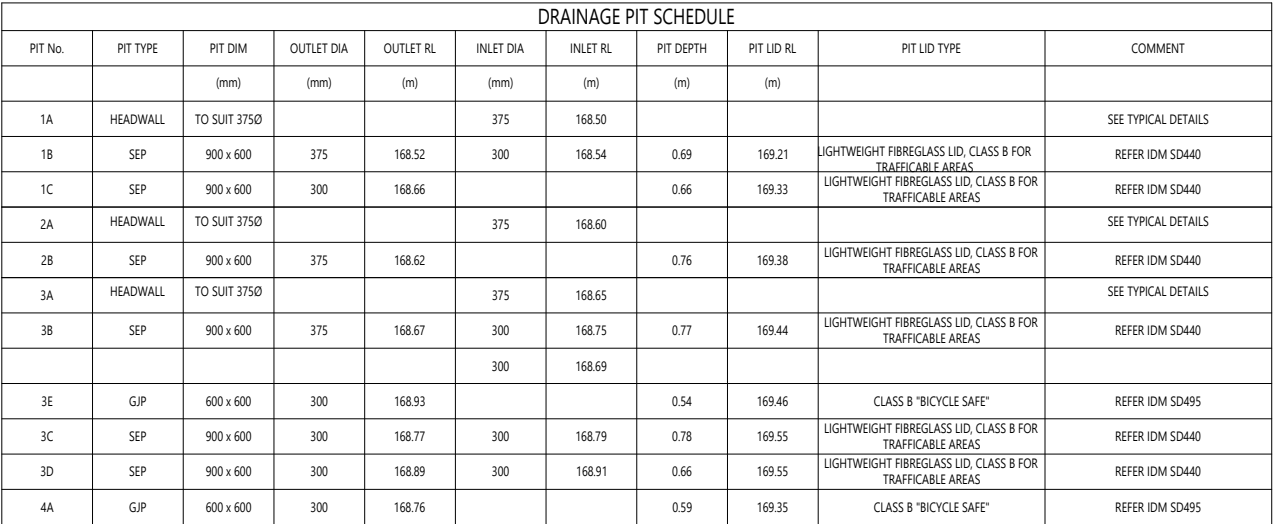
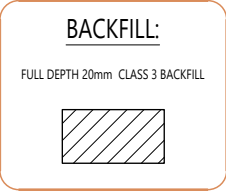
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RESIDENTIAL SUBDIVISION | 1-21 FOUR MILE RD, BENALLA
ROAD & DRAINAGE PLANS | 3 LOTS
KERB CROSS SECTIONS (SHEET 3 OF 3)



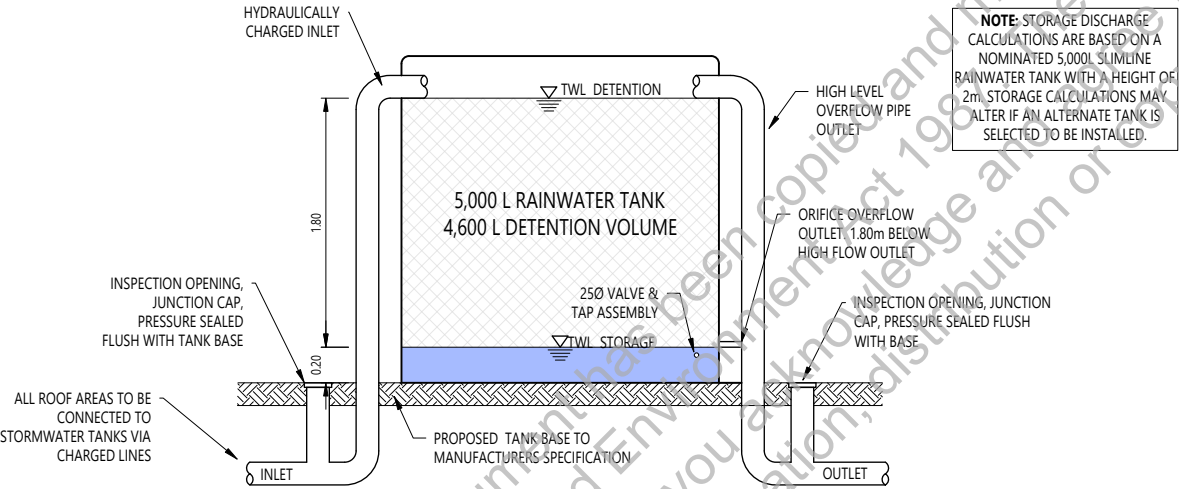
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AUTHORITY REF:
PP: TBC
PROJECT & DWG No:
F1329RD08 / 10
REV: 1



CATCHMENT CALCULATIONS										
CATCHMENT	CATCHMENT AREA	COEFFICIENT	SUM CA	TOTAL SITE T _c	INTENSITY (20% AEP)	INTENSITY (1% AEP)	Q (20% AEP)	Q (1% AEP)	Q RESTRICTED (20% AEP)	COMMENT
	m ²		ha	min	mm/hr	mm/hr	L/s	L/s	L/s	
TOTAL CATCHMENT PRE-DEVELOPED										
INDICATIVE ROOF AREA (LOTS 1-2)	1500	0.35	0.053	6	98.3	182.5	14.3	26.6	-	-
ON GROUND AREA (LOTS 1-2)	22909	0.35	0.802	45	33.0	61.8	73.5	137.6	-	-
LOT 3 (EXISTING)	9631	0.35	0.337	22	52.0	98.7	48.7	92.4	-	-
TOTAL	34040	0.35	1.191				136.6	256.6	-	TOTAL SITE RUNOFF UNDER PRE-DEVELOPED CONDITIONS
TOTAL CATCHMENT FLOWS DEVELOPED										
INDICATIVE ROOF AREA (LOTS 1-2)	1500	0.90	0.135	6	98.3	182.5	36.8	68.4	14.4	POST DEVELOPMENT FLOWS FROM LOT 1 & 2 TO BE RESTRICTED TO 14.4L/s
ON GROUND AREA (LOTS 1-2)	22909	0.35	0.802	45	33.0	61.8	73.5	137.6	73.5	ON GROUND AREAS REMAIN UNCHANGED IN POST DEVELOPMENT CONDITIONS
LOT 3 (EXISTING)	9631	0.35	0.337	22	52.0	98.7	48.7	92.4	48.7	EXISTING LOT 3 REMAINING UNCHANGED IN POST DEVELOPMENT CONDITIONS
TOTAL	34040	0.37	1.274	-	-	-			136.6	TOTAL SITE OUTFLOWS ARE RESTRICTED TO BELOW PRE-DEVELOPED RATES

ONSITE DETENTION CALCULATIONS - BOYDS METHOD							
CATCHMENT	AREA	CRITICAL DURATION	INTENSITY	INFLOW PEAK	OUTFLOW PEAK	VOLUME IN	STORAGE REQ.
	m ²	min	mm/hr	L/s	L/s	m ³	m ³
ROOF AREA PER LOT (20% AEP)	750	11	75.62	14.0	7.2	9.36	4.60
							ALL FUTURE ROOF AND SHED AREAS MUST BE CONNECTED TO ON-SITE DETENTION TANK PRIOR TO DISCHARGING FROM LOT.

ORIFICE OUTLET CALCULATIONS						
ORIFICE TYPE	ORIFICE COEFFICIENT	ACCELERATION DUE TO GRAVITY	HEIGHT ABOVE ORIFICE	PSD FLOW RATE	ORIFICE DIAMETER	ORIFICE DISCHARGE RATE
	-	m/s ²	m	L/s	mm	L/s
LOT 1&2 - FIXED DIAMETER THREADED OUTLET	0.61	9.81	1.80	7.2	50	7.1
THE PROPOSED ORIFICE DIAMETER RESTRICTS OUTFLOWS FROM THE STORMWATER TANK TO THE REQUIRED PSD FLOW RATE, THEREFORE A 50mm ORIFICE IS ACCEPTABLE						

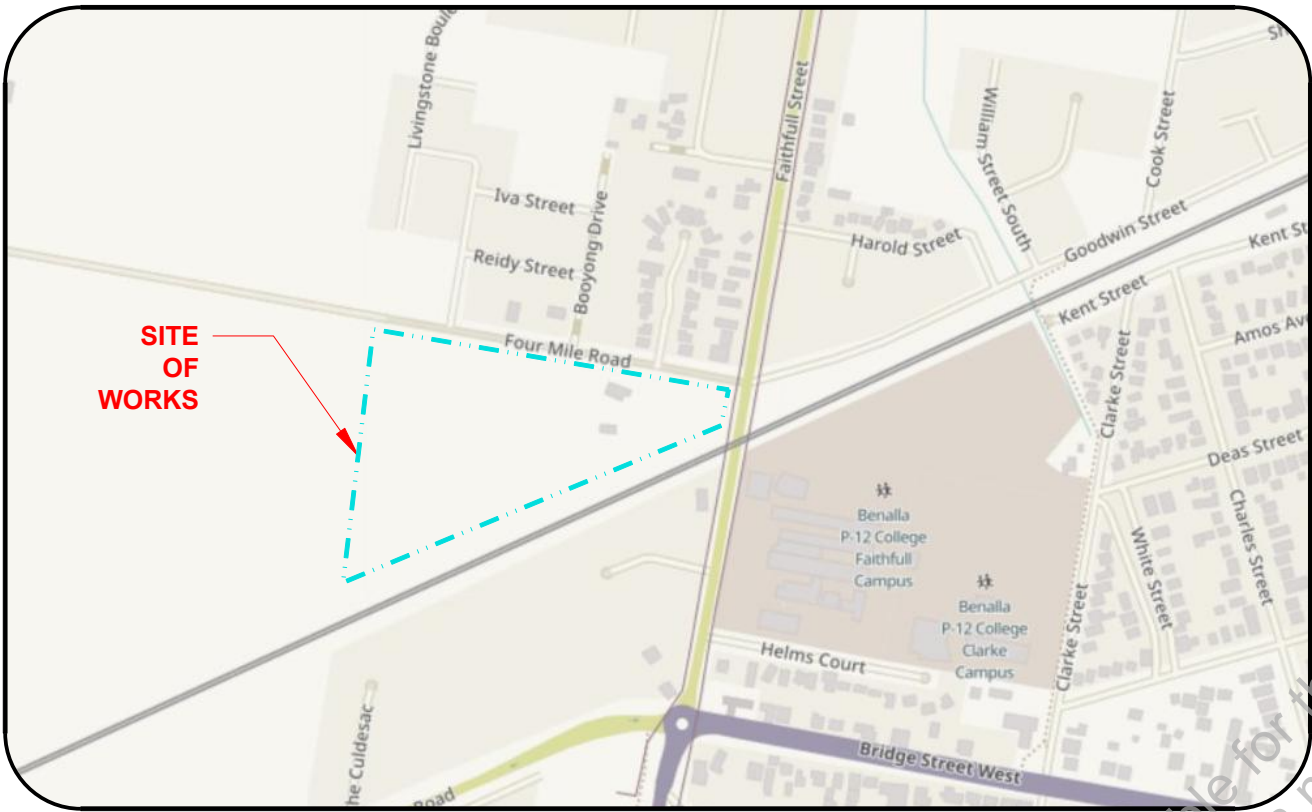


TYPICAL RAINWATER DETENTION TANK (LOTS 1&2)
(NOT TO SCALE)

RESIDENTIAL SUBDIVISION

1-21 FOUR MILE RD, BENALLA

SEWER CONSTRUCTION PLANS | 3 LOTS



LOCALITY PLAN

TABLE 7: DRAWING SCHEDULE

DRAWING NO.	SHEET NO.	TITLE
F1329SEW01	1	LOCALITY PLAN, SCHEDULES & NOTES
F1329SEW02	2	DETAIL PLAN
F1329SEW03	3	LONG SECTION SHEET 1



WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATION 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.

AUTHORITY:



CLIENT:

BT CON



M | 0482 611 532
E | matt@fischerdevelopment.com.au
A | PO Box 74 Wangaratta VIC 3677

ABN 30 136 220 716

DRAFTED: C.L.
DESIGNED: C.L.
CHECKED: B.M. PE0009480

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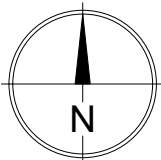
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NER REG:

-

RPEV REG:

-



GENERAL NOTES:

GENERAL NOTES:

- ONLY CONTRACTORS ACCREDITED BY NORTH EAST WATER SHALL BE ELIGIBLE TO CONSTRUCT THESE WORKS.
- ONLY PRODUCTS APPROVED AND CATALOGUED BY THE WATER AGENCY SHALL BE USED.
- WORKS MUST BE TO CONSTRUCTED ACCORDING TO THE SEWERAGE CODE OF AUSTRALIA WSA 02-2014 V3.2 AND ASSOCIATED NORTH EAST WATER ADDENDUM.
- THE DESIGN CONSULTANT IS RESPONSIBLE FOR THE DESIGN AND COORDINATION OF THE WORKS. ANY PROBLEM ARISING DURING CONSTRUCTION SHALL BE DIRECTED TO THE CONSULTANT.
- THIS DESIGN IS TO BE READ IN CONJUNCTION WITH ROAD AND DRAINAGE PLANS.
- THE CONTRACTOR SHALL OBTAIN A ROAD OPENING PERMIT FOR ANY WORKS WITHIN ROAD RESERVE AND COMPLY WITH ALL REQUIREMENTS OF THE ROAD OWNER.

SURVEY, SET OUT AND ASSET RECORDING:

- ALL CONTOURS AND LEVELS ARE IN METRES TO THE AUSTRALIAN HEIGHT DATUM (A.H.D.)
- ALL CO-ORDINATES SHOWN ARE TO MAP GRID OF AUSTRALIA (MGA).
- CHAINAGES SHOWN ON DETAIL PLANS ARE DISCONTINUOUS AT ACCESS CHAMBERS. CHAINAGES SHOWN ON LONG SECTION SHEETS ARE CONTINUOUS.
- COORDINATES ARE TO SEWER LINE INTERSECTION POINT UNLESS OTHERWISE SHOWN.
- BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR MUST COMPLETE A LEVEL CHECK BETWEEN ALL TBM'S TO VERIFY LEVEL VALUES.
- TBM'S AND CONTROL POINTS ARE TO BE MAINTAINED AND PROTECTED AT ALL TIMES DURING CONSTRUCTION.
- SHOULD ANY MARKS BE DISTURBED, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CONSULTANT TO ARRANGE RE-INSTANTMENT AT THE CONTRACTORS EXPENSE.

PROPERTY CONNECTIONS:

- NUMBER OF LOTS TO BE SEWERED: 3 LOTS
- ALL PROPERTY CONNECTIONS TO BE DN100 UNLESS OTHERWISE INDICATED.
- PROPERTIES REQUIRING BOUNDARY TRAPS ARE INDICATED IN THE DETAILED PLANS. THE REMAINDER DO NOT REQUIRE BOUNDARY TRAPS.
- BRANCH TIE DISTANCE SHOWN ON DETAIL PLAN ARE FROM APPROVED SUBDIVISION SURVEY PEGS. BRANCH TIES FOR FUTURE LOTS ARE SHOWN AS A CHAINAGE. (CH) DISTANCE IS FROM THE DOWNSTREAM SEWER STRUCTURE.
- INVERT LEVEL OF THE PROPERTY CONNECTION POINT IS SHOWN OPPOSITE THE BRANCH POSITION.

EARTHWORKS AND RETAINING WALLS:

- IN AREAS SUBJECT TO EARTHWORKS, CONSTRUCTION OF SEWERS SHALL NOT COMMENCE UNTIL EARTHWORKS HAS BEEN COMPLETED UNLESS WRITTEN APPROVAL HAS BEEN GIVEN BY THE WATER AUTHORITY.
- ASSUMED THAT GROUND LEVEL BEHIND RETAINING WALL IS TO THE TOP OF THE RETAINING WALL. FSL QUOTED IS THE LEVEL OF THE GROUND ON THE LOW SIDE OF THE RETAINING WALL.

EMBEDMENT:

- EMBEDMENT SHALL BE AS PER WATER AUTHORITY REQUIREMENTS UNLESS OTHERWISE SPECIFIED ON THE LONG SECTION.

BACKFILL:

- SELECTION AND COMPACTION OF TRENCH BACKFILL MATERIAL SHALL BE IN ACCORDANCE WITH THE WATER AGENCY ADOPTED BACKFILL SPECIFICATION.

WORK ON LIVE SEWERS:

- ALL WORKS ON LIVE SEWERS MUST BE CARRIED OUT BY A WATER COMPANY ACCREDITED CONTRACTOR.
- ALL EXISTING SEWERS MUST BE PLUGGED TO STOP GAS EMISSIONS PRIOR TO ANY CONNECTIONS BEING MADE TO THESE SEWERS.
- THE CONTRACTOR IS NOT PERMITTED TO ENTER A LIVE SEWER OR REMOVE THE COVER TO A LIVE MAINTENANCE STRUCTURE UNLESS AUTHORISED BY THE WATER AUTHORITY.
- NO CONNECTION TO AN EXISTING AUTHORITY ASSET WILL BE PERMITTED WITHOUT ATTENDANCE BY THE AUTHORITY PERSONAL. THE CONTRACTOR MUST NOTIFY THE NORTH EAST WATER IN WRITING A MINIMUM OF FIVE (5) DAYS PRIOR TO THE CONSTRUCTION WORKS.

SAFETY:

- PRIOR TO COMMENCEMENT OF WORKS ON SITE, THE CONTRACTOR MUST ENSURE THAT ALL MATTERS RELATING TO THE OCCUPATIONAL HEALTH AND SAFETY ACT 2004 AND OCCUPATIONAL HEALTH AND SAFETY REGULATIONS 2007, HAVE BEEN AND WILL BE COMPLIED WITH.

TESTING:

- THE CONTRACTOR IS TO UNDERTAKE ALL TESTING, INCLUDING CCTV INSPECTION, OF ALL NEW INFRASTRUCTURE AS REQUIRED BY THE WATER AUTHORITY.

OTHER SERVICES:

- TO RECEIVE THE MOST UP TO DATE INFORMATION PRIOR TO CONSTRUCTION, "DIAL BEFORE YOU DIG" SHALL BE UNDERTAKEN TO AID THE LOCATION OF OTHER SERVICES. OTHER SERVICES SHALL BE CAREFULLY LOCATED PRIOR TO FULL EXCAVATION AT THE CONTRACTORS EXPENSE. ANY CLASHES OF PROPOSED NEW WORKS WITH OTHER ASSETS

SHALL BE REPORTED TO THE SUPERINTENDENT IMMEDIATELY FOR CLARIFICATION.

- CLEARANCES TO OTHER SERVICES SHALL BE AS PER WSA 02-2014 GRAVITY SEWERAGE CODE OF AUSTRALIA 3.2. THESE CLEARANCES SHALL APPLY TO SURFACE COVERS AS WELL AS UNDERGROUND ASSETS.

CULTURAL HERITAGE REQUIREMENTS:

- THE CONTRACTOR IS TO KEEP A COPY OF THE APPROVED CULTURAL HERITAGE MANAGEMENT PLAN ON SITE AT ALL TIMES DURING WORKS.

ENVIRONMENTAL MANAGEMENT PLAN:

- ON COMMENCEMENT OF CONSTRUCTION WORKS THE CONTRACTOR MUST COMPLY WITH THE RECOMMENDATIONS OF THE EPA PUBLICATION "CONSTRUCTION TECHNIQUES FOR SEDIMENT POLLUTION CONTROL" (PUBLICATION NO 275 1991).
- ALL TREES AND VEGETATION ARE TO BE PROTECTED UNLESS OTHERWISE INDICATED FOR REMOVAL.
- THE EXTENT OF ANY VEGETATION REMOVAL SHALL BE CONFIRMED ON SITE WITH THE SUPERINTENDENT AND LOCAL COUNCIL PRIOR TO COMMENCEMENT, AND IN ACCORDANCE WITH ANY PLANNING PERMITS. ANY REMOVAL SHALL BE DOCUMENTED.
- ALL AREAS CONTAINING CREEK VEGETATION, TREES AND REVEGETATED AREAS NEAR THE CONSTRUCTION ZONE ARE TO BE FENCED OFF DURING THE WORKS WITH SECURE AND HIGHLY VISIBLE MATERIAL SUCH AS PARA-WEBBING FENCING.
- ENSURE ALL MACHINERY, EQUIPMENT AND/OR FOOTWEAR ENTERING THE SITE IS WEED AND PATHOGEN FREE.

TABLE 1: NEW PIPE SCHEDULE

PIPE SIZE	PIPE TYPE	LENGTH	PIPE CLASS	STANDARD
DN100	UPVC-DWV		SN10	WSA PS 230
DN150	UPVC-DWV	120	SN8	WSA PS 230

TABLE 2: PROPERTY CONNECTIONS

CONNECTION TYPE	TYPE A	TYPE B	TYPE C	TYPE D	TYPE E	TYPE S
QUANTITIES	3	0	0	0	0	0

TABLE 3: SERVICE ALIGNMENT SCHEDULE

STREET	GAS	NDW	DW	TELCO	O/H ELEC	LIGHTING	BOK
FOUR MILE RD	2.2/6.0	N	-	6.0/4.0	N	2.00	N 4.30 N 7.60N / 11.0S

TABLE 4: MAINTENANCE HOLES

MAINTENANCE HOLE ID	MH SHAFT TYPE (GRP/PP (PLASTIC) / CONCRETE)	MH TOP TYPE (CONICAL / FLAT)	COVER CLASS	INTERNAL DIAMETER (MM)	MIN. WALL THICKNESS (MM)	DEPTH TO INVERT (MM)	DROPS	LADDER (L) STEP IRONS (S) LANDING (LD)	CORROSION PROTECTION (COATING / PE OR PVC LINING)	SHAFT RE-INFORCEMENT	COMMENTS (OFFSETS / DETAILS)
MH1A	CONCRETE	-	D	1050	150	3040	-	-	None	-	BUILD OVER EXISITING MAIN
MH1B	CONCRETE	-	B	1050	150	2540	-	-	None	-	-

TABLE 5: MAINTENANCE STRUCTURES (other than Maintenance Holes)

Inspection Shafts (IS), Maintenance Shafts (MS) and Maintenance Chambers (MC):

MAINTENANCE STRUCTURE ID	TYPE - (IS/MS/MC)	COVER CLASS	DEPTH TO INVERT (mm)	SHAFT CONNECTIONS	COMMENT/REFERENCES (OFFSET/DETAILS)
TMS1C	TMS	B	2030	-	-

TABLE 6: WATER SEALS, BOUNDARY TRAPS & SYPHONS

STRUCTURE TYPE	BOUNDARY TRAP	WATER SEALS	SYPHONS
QUANTITIES	0	0	0

RESIDENTIAL SUBDIVISION | 1-21 FOUR MILE RD, BENALLA
SEWER CONSTRUCTION PLANS | 3 LOTS
LOCALITY PLAN, SCHEDULES & GENERAL NOTES



PRELIMINARY

NOT FOR CONSTRUCTION

AUTHORITY REF:

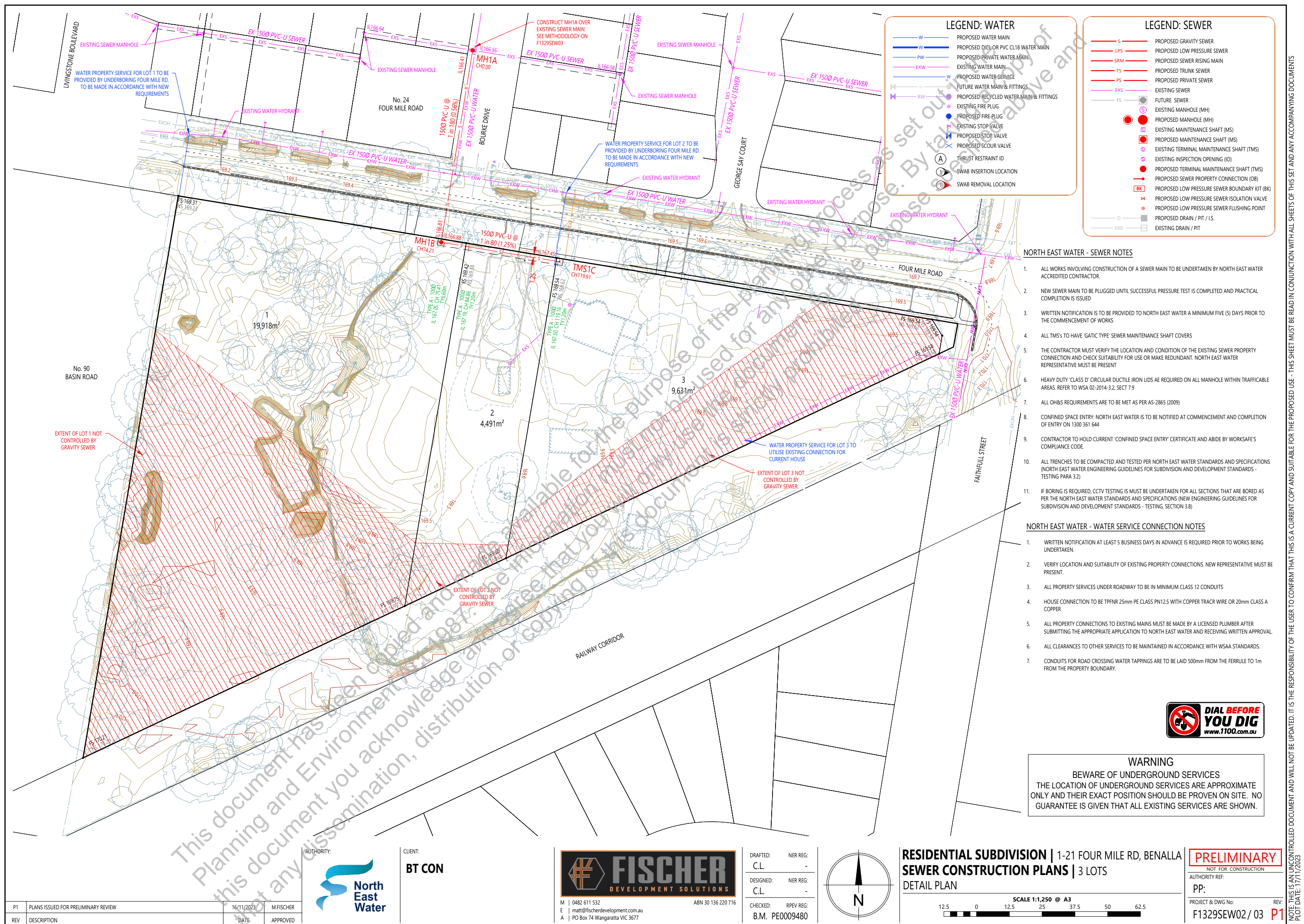
PP:

PROJECT & DWG No:

F1329SEW01 / 03

REV:

P1

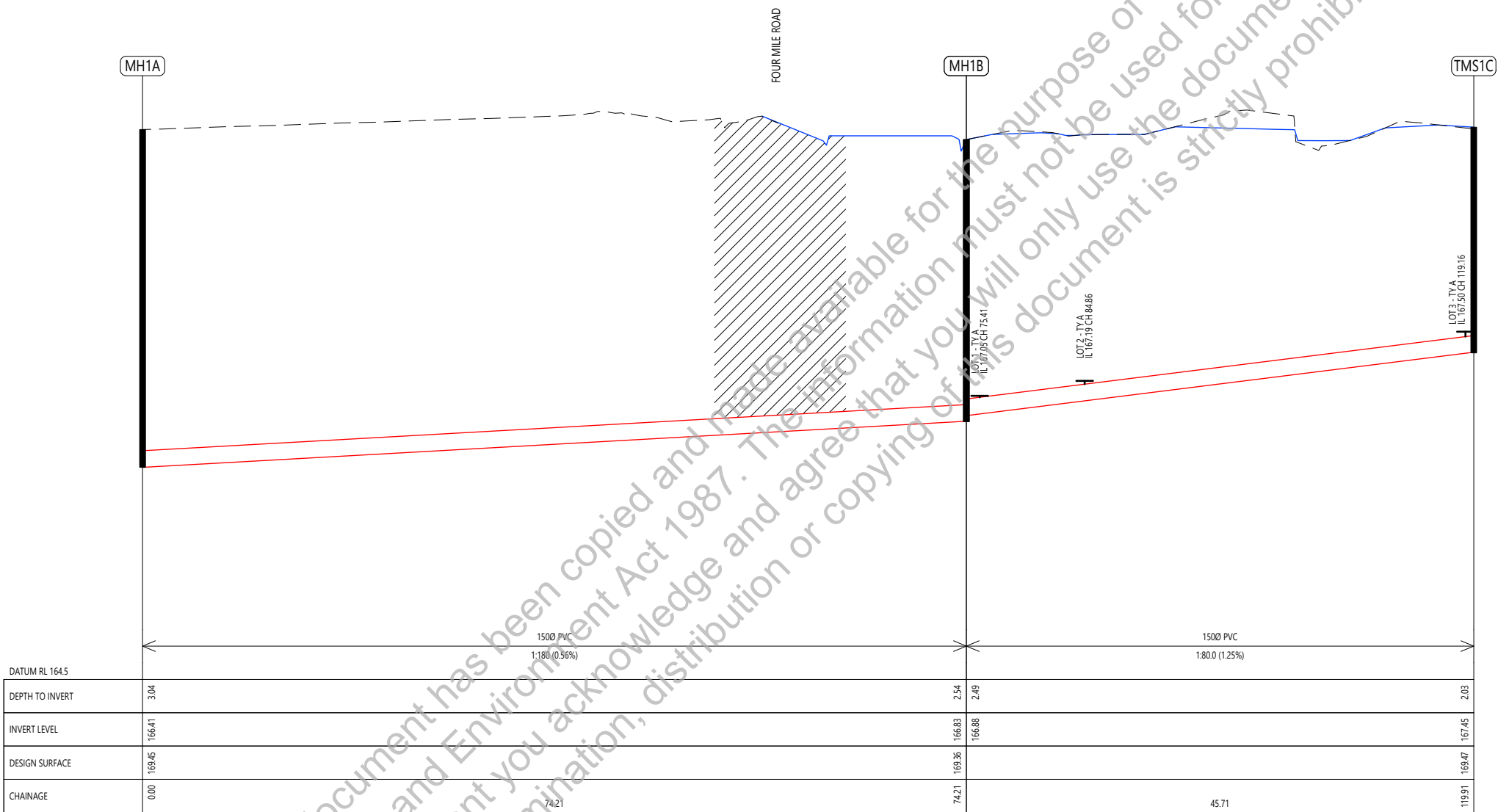


MANHOLE CONSTRUCTION OVER EXISTING SEWER MAIN

1. EXCAVATE AND EXPOSE EXISTING SEWER MAIN TO A MINIMUM 150mm BELOW EXISTING PIPE
2. PREPARE MANHOLE BASE, INSTALL BOXING FOR CAST INSITU MANHOLE BASE AND PLACE SL72 STEEL REINFORCEMENT SUPPORTED OFF THE MANHOLE BASE
3. PREPARE AND INSTALL FOAM BLOCKOUT OVER EXISTING PIPE AND NEW INCOMING CHANNEL
4. POUR AND SHAPE MANHOLE BASE AND NIB WALL, PLACE U-SHAPED DOWEL STEEL REINFORCEMENT INTO NIB WALL TO TIE INTO FUTURE MANHOLE SHAFT CONSTRUCTION
5. REMOVE FOAM BLOCKOUT WHEN APPROPRIATE TO SHAPE AND FINISH MANHOLE BASE
6. FINISH INSITU MANHOLE CONSTRUCTION ONCE MANHOLE BASE HAS COMPLETELY SET INCLUDING SHAFT, TAPER, MANHOLE COVER, STEP IRONS, DROPS OR ANY OTHER FITTINGS REQUIRED
7. UNDERTAKE PRESSURE TESTING ON NEW MANHOLE AND NEW CONNECTING PIPE LINE
8. CUT OUT THE REQUIRED SECTIONS OF EXISTING SEWER MAIN AND RENDER ANY EDGES AND GAPS BETWEEN THE PIPE AND BASE

BACKFILL:

FULL DEPTH 20mm CLASS 3 BACKFILL



SCALES: HORIZONTAL 1:500 VERTICAL 1:50

P1	PLANS ISSUED FOR PRELIMINARY REVIEW	16/11/2023	M.FISCHER
REV	DESCRIPTION	DATE	APPROVED

AUTHORITY:



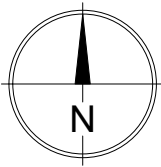
CLIENT:

BT CON

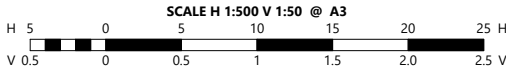


M | 0482 611 532
E | matt@fischerdevelopment.com.au
A | PO Box 74 Wangaratta VIC 3677
ABN 30 136 220 716

DRAFTED: C.L.
DESIGNED: C.L.
CHECKED: B.M. PE0009480
NER REG: -
NER REG: -
RPEV REG: -



RESIDENTIAL SUBDIVISION | 1-21 FOUR MILE RD, BENALLA
SEWER CONSTRUCTION PLANS | 3 LOTS
SEWER LONG SECTION & CONSTRUCTION NOTES



PRELIMINARY

NOT FOR CONSTRUCTION

AUTHORITY REF:

PP:

PROJECT & DWG No:

F1329SEW03 / 03

REV:

P1

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 10 December 2023 06:06 PM

PROPERTY DETAILS

Crown Description: **Allot. 23A Sec. C PARISH OF BENALLA**
Address: **1-21 FOUR MILE ROAD BENALLA 3672**
Standard Parcel Identifier (SPI): **23A-C\PP2113**
Local Government Area (Council): **BENALLA**
Council Property Number: **A1841**
Planning Scheme: **Benalla**
Directory Reference: **Vicroads 663 M6**

www.benalla.vic.gov.au

[Planning Scheme - Benalla](#)

UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**
Urban Water Corporation: **North East Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**
Legislative Assembly: **EUROA**

OTHER

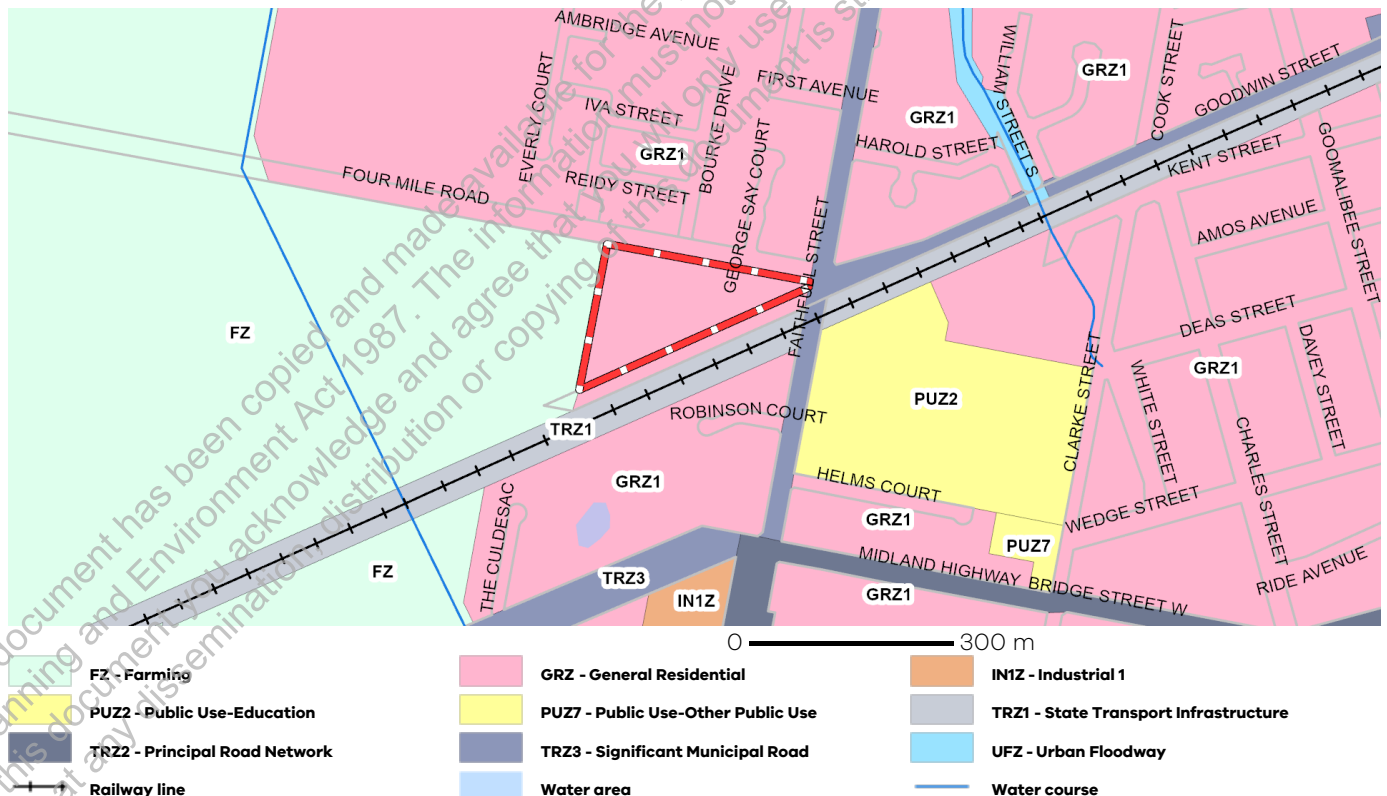
Registered Aboriginal Party: **Yorta Yorta Nation Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



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

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Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: Allot. 23A Sec. C PARISH OF BENALLA

Page 1 of 3

Planning Overlay

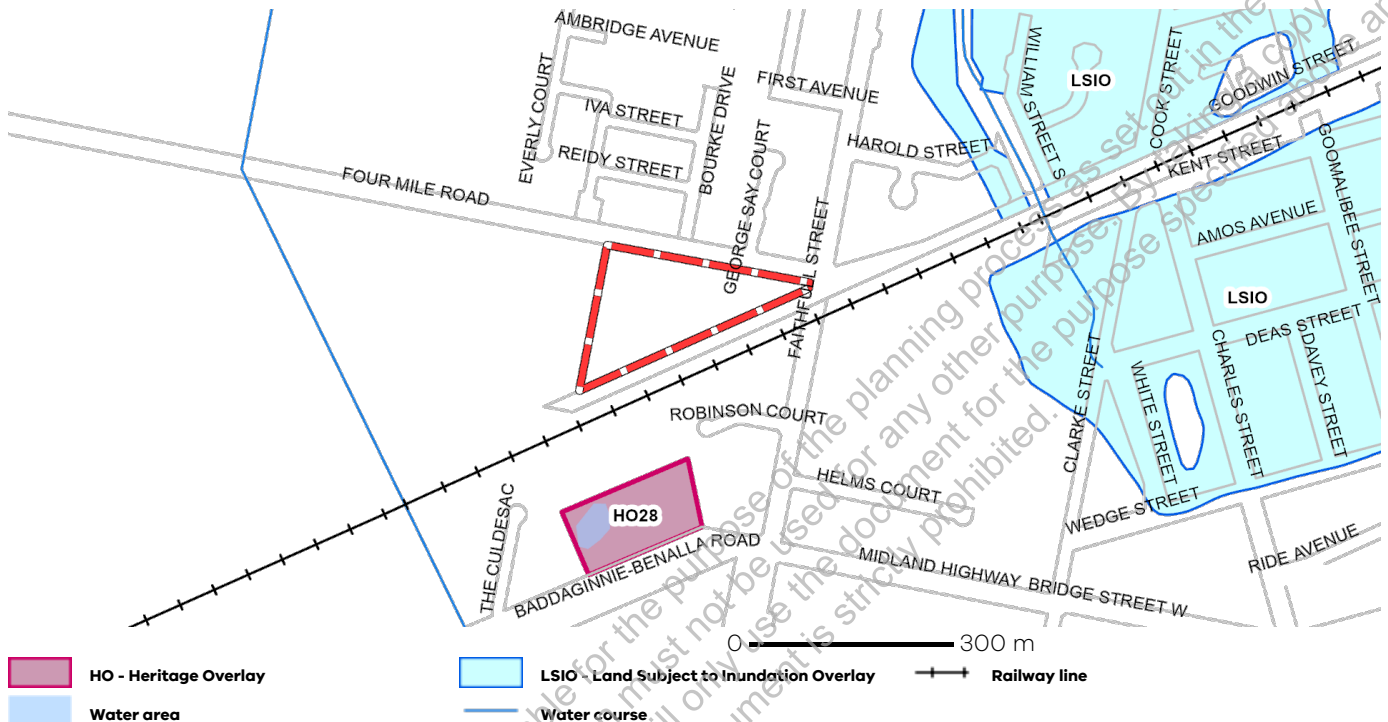
None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

HERITAGE OVERLAY (HO)

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



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

Further Planning Information

Planning scheme data last updated on 7 December 2023.

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

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

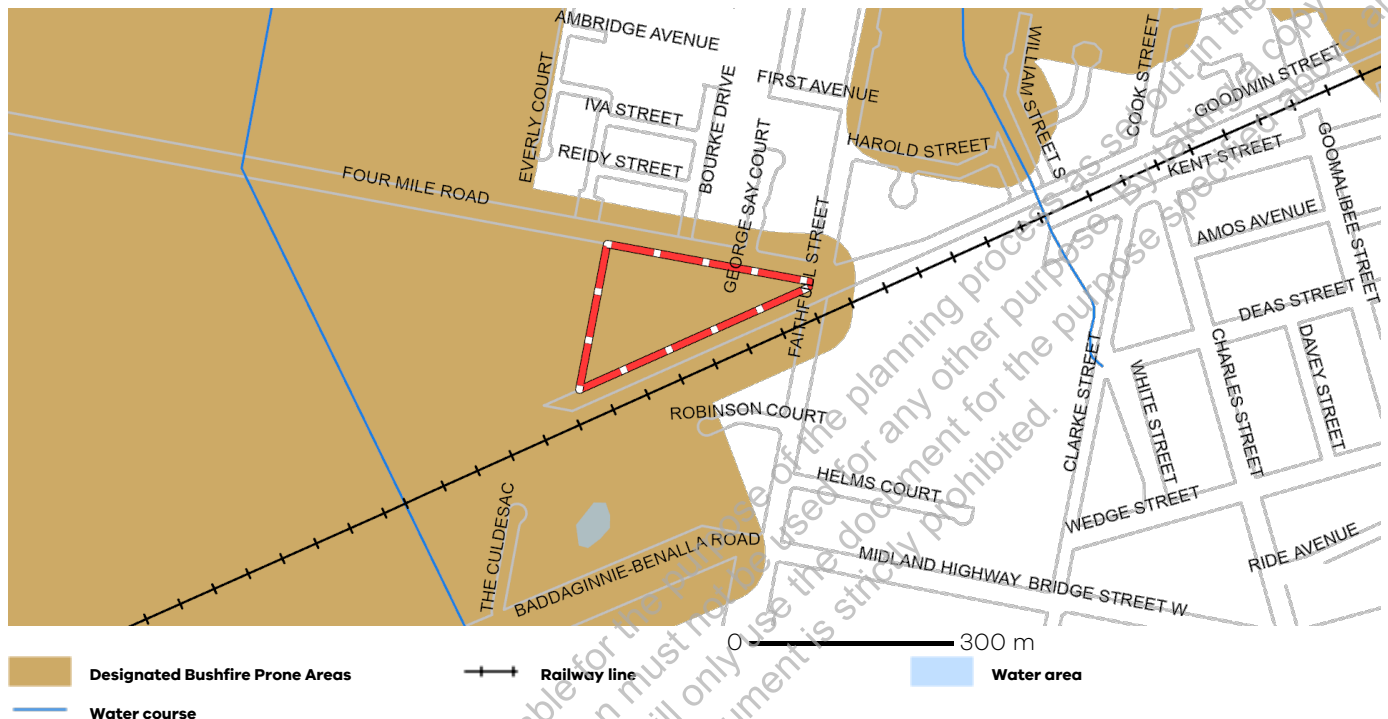
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

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

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

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



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

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

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

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

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

Native Vegetation

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

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

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

CONCEPT PLAN

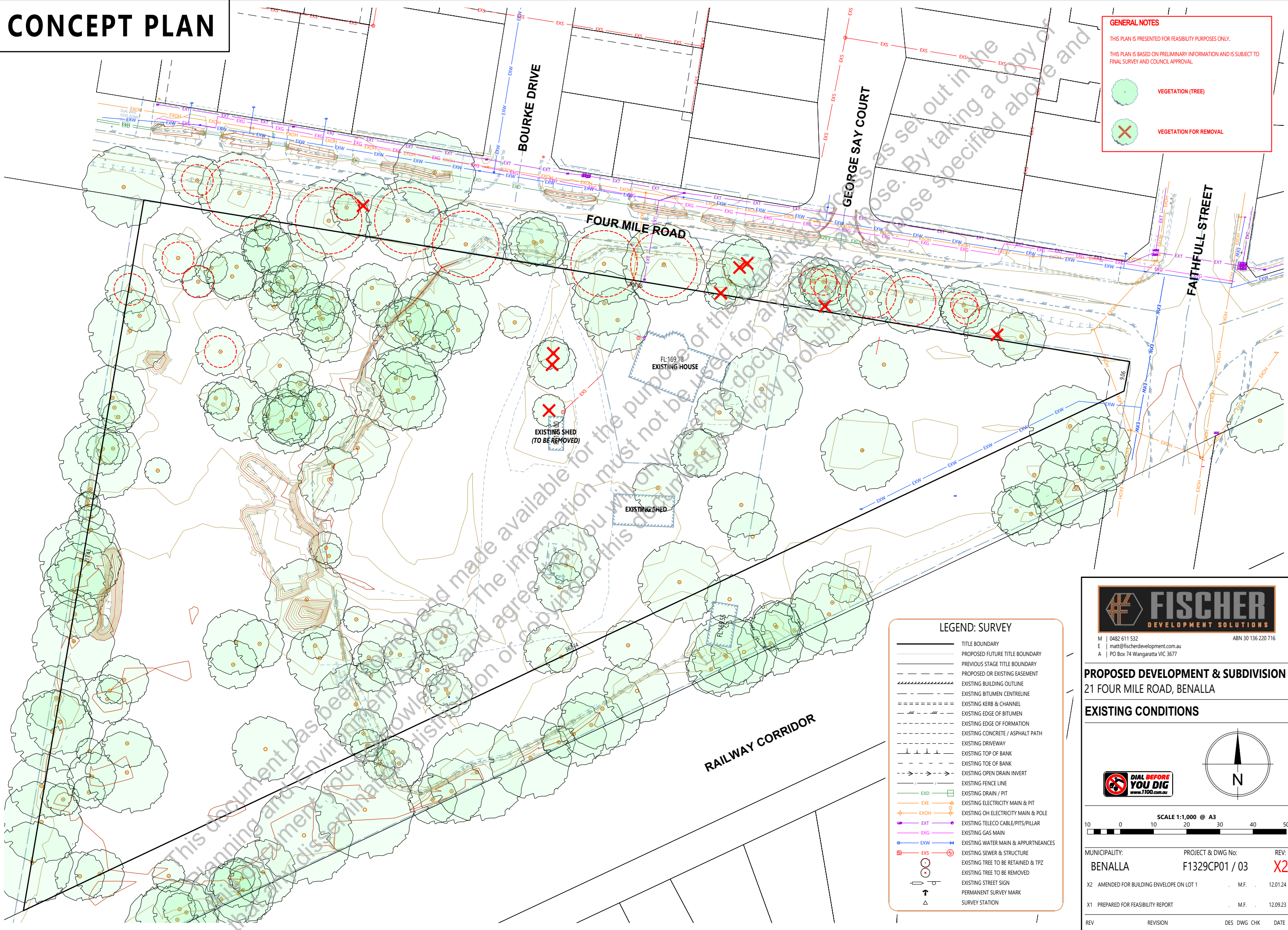
GENERAL NOTES

THIS PLAN IS PRESENTED FOR FEASIBILITY PURPOSES ONLY.

THIS PLAN IS BASED ON PRELIMINARY INFORMATION AND IS SUBJECT TO FINAL SURVEY AND COUNCIL APPROVAL.

VEGETATION (TREE)

VEGETATION FOR REMOVAL



LEGEND: SURVEY

TITLE BOUNDARY

PROPOSED FUTURE TITLE BOUNDARY

PREVIOUS STAGE TITLE BOUNDARY

PROPOSED OR EXISTING EASEMENT

EXISTING BUILDING OUTLINE

EXISTING BITUMEN CENTRELINE

EXISTING KERB & CHANNEL

EXISTING EDGE OF BITUMEN

EXISTING EDGE OF FORMATION

EXISTING CONCRETE / ASPHALT PATH

EXISTING DRIVEWAY

EXISTING TOP OF BANK

EXISTING TOE OF BANK

EXISTING OPEN DRAIN INVERT

EXISTING FENCE LINE

EXISTING DRAIN / PIT

EXISTING ELECTRICITY MAIN & PIT

EXISTING OH ELECTRICITY MAIN & POLE

EXISTING TELECO CABLE/PITS/PILLAR

EXISTING GAS MAIN

EXISTING WATER MAIN & APPURTENANCES

EXISTING SEWER & STRUCTURE

EXISTING TREE TO BE RETAINED & TPZ

EXISTING TREE TO BE REMOVED

EXISTING STREET SIGN

PERMANENT SURVEY MARK

SURVEY STATION

M | 0482 611 532

E | matt@fischerdevelopment.com.au

A | PO Box 74 Wangaratta VIC 3677

ABN 30 136 220 716

PROPOSED DEVELOPMENT & SUBDIVISION

21 FOUR MILE ROAD, BENALLA

EXISTING CONDITIONS

SCALE 1:1,000 @ A3

MUNICIPALITY:

BENALLA

PROJECT & DWG No:

F1329CP01 / 03

REV:

X2

X2

AMENDED FOR BUILDING ENVELOPE ON LOT 1

M.F.

12.01.24

X1

PREPARED FOR FEASIBILITY REPORT

M.F.

12.09.23

REV

REVISION

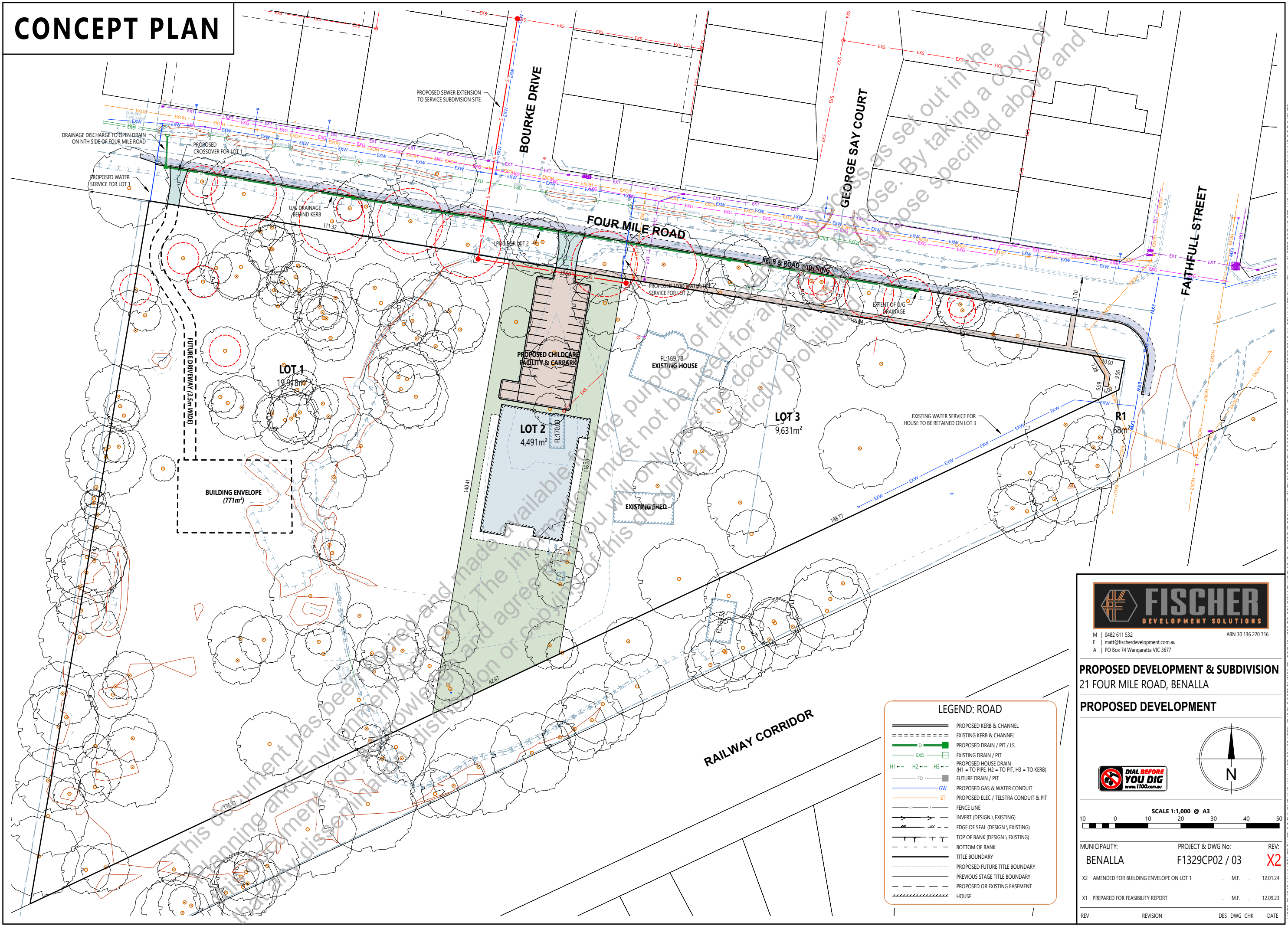
DES

DWG

CHK

DATE

CONCEPT PLAN



LEGEND: ROAD

- PROPOSED KERB & CHANNEL
- EXISTING KERB & CHANNEL
- PROPOSED DRAIN / PIT / I.S.
- EXISTING DRAIN / PIT
- PROPOSED HOUSE DRAIN (H1 = TO PIPE, H2 = TO PIT, H3 = TO KERB)
- EXISTING HOUSE DRAIN
- PROPOSED GAS & WATER CONDUIT
- PROPOSED ELEC / TELSTRA CONDUIT & PIT
- FENCE LINE
- INVERT (DESIGN \ EXISTING)
- EDGE OF SEAL (DESIGN \ EXISTING)
- TOP OF BANK (DESIGN \ EXISTING)
- BOTTOM OF BANK
- PROPOSED FUTURE TITLE BOUNDARY
- PREVIOUS STAGE TITLE BOUNDARY
- PROPOSED OR EXISTING EASEMENT
- HOUSE

M | 0482 611 532
E | matt@fischerdevelopment.com.au
A | PO Box 74 Wangaratta VIC 3677

ABN 30 136 220 716

PROPOSED DEVELOPMENT & SUBDIVISION
21 FOUR MILE ROAD, BENALLA

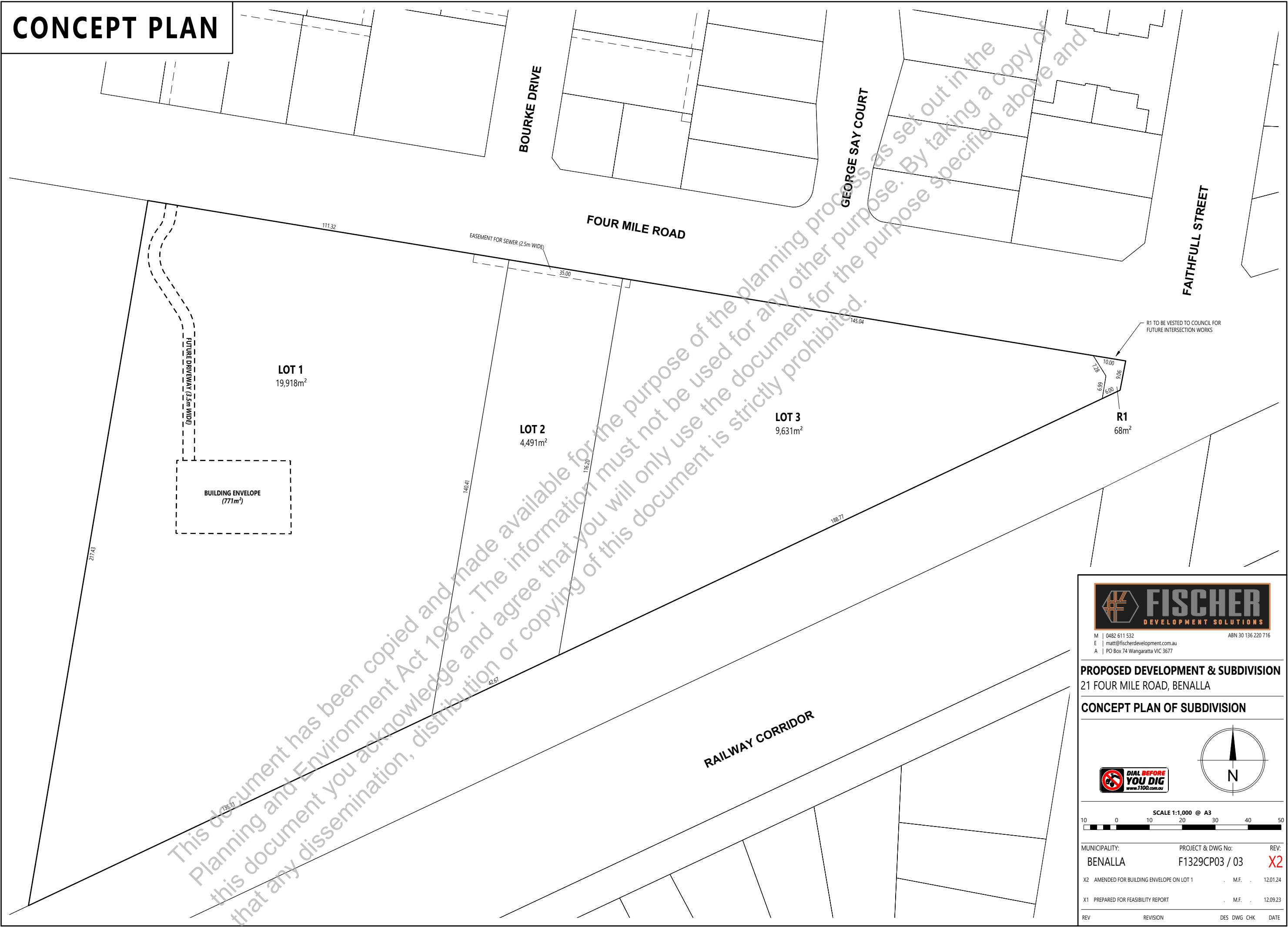
PROPOSED DEVELOPMENT

SCALE 1:1,000 @ A3

MUNICIPALITY: **BENALLA** PROJECT & DWG No: **F1329CP02 / 03** REV: **X2**

X2	AMENDED FOR BUILDING ENVELOPE ON LOT 1	M.F.	12.01.24		
X1	PREPARED FOR FEASIBILITY REPORT	M.F.	12.09.23		
REV	REVISION	DES	DWG	CHK	DATE

CONCEPT PLAN

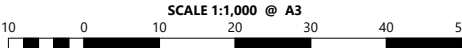
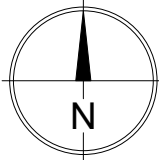


M | 0482 611 532
E | matt@fischerdevelopment.com.au
A | PO Box 74 Wangaratta VIC 3677

ABN 30 136 220 716

PROPOSED DEVELOPMENT & SUBDIVISION
21 FOUR MILE ROAD, BENALLA

CONCEPT PLAN OF SUBDIVISION



MUNICIPALITY: **BENALLA** PROJECT & DWG No: **F1329CP03 / 03** REV: **X2**

X2 AMENDED FOR BUILDING ENVELOPE ON LOT 1 . M.F. . 12.01.24

X1 PREPARED FOR FEASIBILITY REPORT . M.F. . 12.09.23

REV REVISION DES DWG CHK DATE



FISCHER

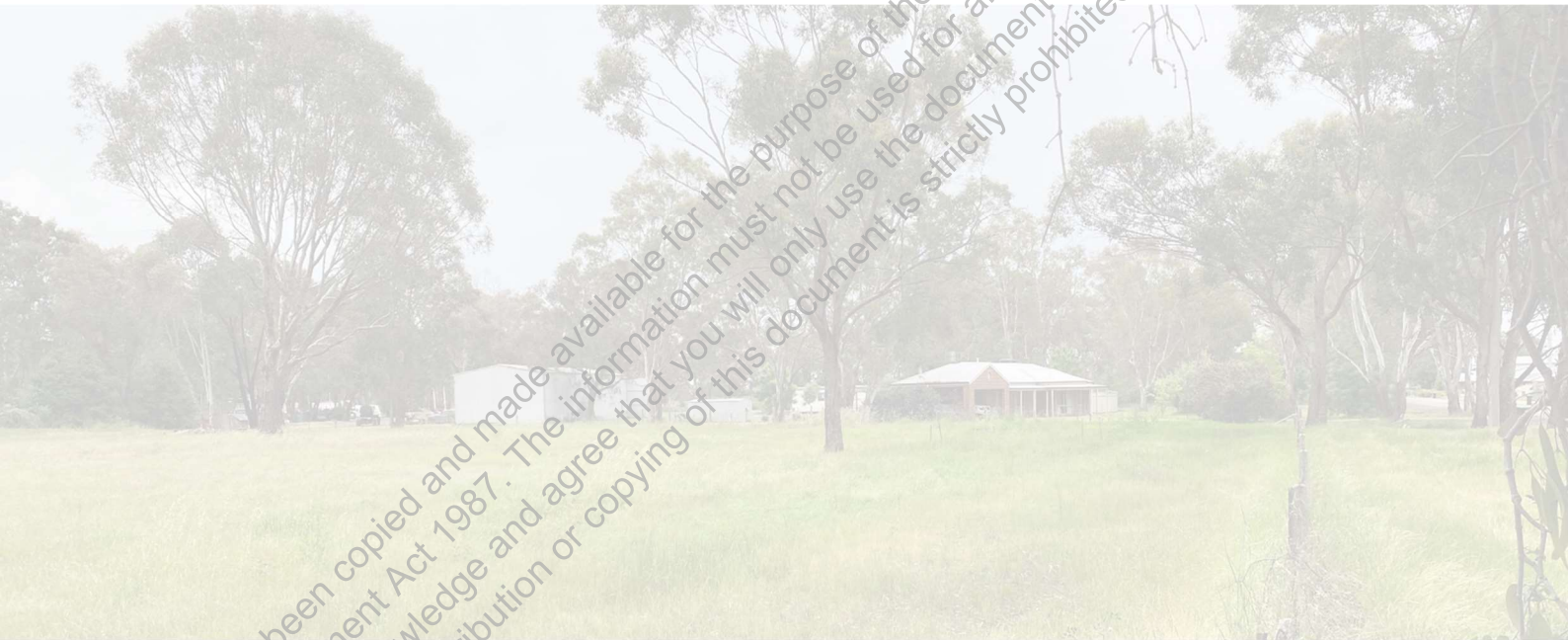
DEVELOPMENT SOLUTIONS

SUBMISSION TO BENALLA RURAL CITY COUNCIL

TOWN PLANNING REPORT

3 LOT SUBDIVISION & REMOVAL OF NATIVE VEGETATION

1-21 FOUR MILE ROAD, BENALLA



CLIENT: BT CON PTY LTD

DATE: JANUARY 2024

FISCHER REF: F1329

PERMIT REF:





FISCHER DEVELOPMENT SOLUTIONS
ABN 30 136 220 716

A: 16 Laidler Close, WANGARATTA VIC 3677

P: 0482 611 532

E: matt@fischerdevelopment.com.au

DOCUMENT HISTORY AND STATUS

Rev.	Status	Date	Prepared by	Prepared for
A	Preliminary	October 2023	Matthew Fischer	BT CON Pty Ltd
B	Revised Submission	January 2024	Matthew Fischer	BT CON Pty Ltd

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EXECUTIVE SUMMARY

SUBJECT LAND

AREA 34,040m²

PROPOSAL Three Lot Subdivision & Removal of Native Vegetation

ZONE

General Residential Zone (GRZ)

General Residential Zone – Schedule 1 (GRZ1)

OVERLAYS

None

PLANNING PERMIT TRIGGERS

Clause 32.08-3 General Residential Zone

Clause 52.17-1 Native Vegetation

MERITS TO SUPPORT PROPOSAL

- Consistency with Benalla Planning Scheme
- Site responsive design
- Efficient use of existing services and accessibility via Four Mile Road
- Provides diverse land supply options for the community.
- Proposal meets requirements to be supported under Designated Bushfire Prone Areas
- Proposal appropriately considers existing site natural features and meet requirements to be supported under Native Vegetation Report
- Proposal considers existing areas Development Pattern and does not inhibit future development opportunities



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1. INTRODUCTION

This submission is made on behalf of BT CON Pty Ltd in support of a Planning Permit application seeking approval to subdivide land into three (3) lots at 1-21 Four Mile Road, Benalla.

The subject land is located within the General Residential Zone (GRZ – Clause 32.08-3) of the Benalla Planning Scheme and is in a Designated Bushfire Prone Area.

Details of the site and its surrounds are provided in Section 3, details of the proposal are provided in Section 4, an assessment of the proposal in relation to the provisions of the Benalla Planning Scheme is provided in Section 5, including an assessment against the relevant provisions of Clause 56 of the planning scheme.

The following documents must be read in conjunction with this report and are provided as part of the application:

- Copy of Title
- Proposed Plan of Subdivision
- Site Context Plan
- Native Vegetation Removal Report

1.1. APPLICATION & SITE DETAILS

APPLICATION DETAILS	
Municipality	Benalla Rural City Council
Title Description	Allot. 23A Sec. C Parish of Benalla – PP 2113
Zoning	General Residential Zone (GRZ)
Overlays	General Residential Zone – Schedule 1 (GRZ1)
	None
SITE DESCRIPTION	
Site Shape	Irregular Polygon (~ Scalene Triangle)
Site Dimensions	~217m, ~301m, ~9. ~373m
Site Area	34,040m ²
Proposed Lot Sizes	Lot 1: 19,918m ² Lot 2: 4,491m ² Lot 3: 9,631m ² (Existing Dwelling)

2. REGULATORY TRIGGERS

2.1. PLANNING PERMIT TRIGGERS

The proposed subdivision requires a planning permit under the following provisions of the planning scheme:

PROVISION	CLAUSE	TRIGGER
General Residential Zone (GRZ)	32.08-3	Subdivision
Native Vegetation Removal	52.17-1	Native Vegetation Removal



3. THE SITE AND SURROUNDS

3.1. SITE AND CONTEXT DESCRIPTION

The site has an irregular shape (scalene triangle) with an area of 34,040m² and features an approx. 301m frontage to Four Mile Road. The site is mostly flat terrain with a slight slope from the southern rear of the proposed site to the northern frontage. While still generally flat, topography is slightly more undulating in the western portion of the site with minor peaks in site elevation and a cut drain falling from the southern rear of the site to the northern frontage.

There is an existing dwelling on the site and in its vicinity are ancillary sheds and a manicured garden area with lawn and a mix of exotic and native species. Extensive scattering of native trees and shrubs is apparent across the property. The eastern half of the site has been predominately cleared of vegetation, with a higher density of native vegetation in the western portion of the site. The property is fenced with open style rural fencing on all boundaries.

The site is bordered by Four Mile Road to the north, Faithfull Street to the east, the train line to the south and Farmland to the west. Further north, east and south of the site are existing residential developments and dwellings. Benalla P-12 College is also east of the site and is surrounded by existing residential development and dwellings.

Reticulated water, electricity, telecommunications and gas are available to the site from Four Mile Road and Faithfull Street. Reticulated sewer services are available to this site via the main crossing Bourke Drive, approximately 50 metres north of Four Mile Road. Drainage services are available via an open grassed swale drain, running along the subject site's frontage on the northern side of Four Mile Road.

Four Mile Road is a Council Street that is sealed for the length of the site's frontage however formal kerb and channel is not currently present. Access to the site is currently available from Four Mile Road via two existing rural style driveway crossovers.

Located ~2.0km west of the Benalla town centre, the subject site is surrounded by existing built residential areas and provides good walkability to township shops and activity centres. The site is zoned as General Residential (GRZ1).

Surrounding Lot Sizes		
Street	Between	Lot Range
Four Mile Road	Faithfull Street & Steel Road	432m ² – 40.5ha
Baddaginnie-Benalla Road	Faithfull Street & The Culdesac	423m ² – 38,800m ²
Bourke Drive	Four Mile Road & Cul-de-sac	676m ² – 790m ²

As with the wider Benalla region, the site in its entirety falls within a Designated Bushfire Prone Area. Special bushfire construction requirements will apply to any future proposed dwellings. The predominately low-risk vegetation within close proximity of the subject property and the flat terrain reduces the risk of Bushfire impact.



Figure 1 – 1-21 Four Mile Road, Benalla – Subject Site – Google Earth 20/07/2022-newer

4. THE PROPOSAL

Planning approval is sought for subdivision of the subject land into three (3) lots. The proposed layout facilitates the logical progression of infill development and the associated infrastructure provision accessed via Four Mile Road. The existing dwelling, large shed to its south and the associated outbuildings within close proximity are to be situated within proposed Lot 3, with the remaining small shed to the south-west of the dwelling to be demolished/removed. It is planned that Lot 1 will be retained by the existing property owner, Lot 2 is being considered to be developed into a Childcare Centre, and Lot 3 is to be retained by the developer with the potential for further development (Aged Care, Townhouses or further subdivision).

The existing dwelling located on Lot 3 of the proposal is proposed to be replaced/relocated to Lot 1. Thus, a building envelope, driveway crossover and indicative driveway alignment are shown on the plans for endorsement. No native vegetation is proposed to be affected by the siting of the building envelope and driveway/driveway crossover.

There is proposed native vegetation removal as part of the development. It is proposed that three naturalised native trees (River Red Gums) will be removed from the southern side of the Four Mile Road reservation area to allow for widening/upgrade of Four Mile Road and the stormwater drainage network.

Attachment 3 contains the Native Vegetation Removal Report (NVRR) for this removal. Should a permit be issued, it is expected that offsets will be obtained prior to certification of the plan of subdivision. All other vegetation on site is not deemed to be affected by the proposal.

4.1. ACCESS

The proposed development will see the upgrade of Four Mile Road along the site's frontage, with road widening and kerb upgrades continuing into the kerb return along Faithfull Street. Footpath construction is proposed between the access at proposed Lot 2 and Faithful Street. At the intersection of Four Mile Road and Faithfull Street, it is proposed that 68m² of the proposed site be vested to Council for future intersection works. The proposed new allotments will be accessed via the newly constructed kerb & channel along Four Mile Road frontage.



It is proposed that Lots 1-3 will be accessed from Four Mile Road via newly constructed driveway crossovers for each respective proposed lot. All proposed driveways will be in accordance with Benalla Rural City Council Engineering Development Standards. This approach is in keeping with the existing streetscape of Four Mile Road, thus the existing neighbourhood character is considered and protected.

4.2. SERVICING

The frontage at Four Mile Road provides legal access, water service, gas network, electricity supply and telecommunications connection points for Lots 1-3.

Sewer is available via an existing east-west main which runs across Bourke Drive road approximately 50 metres north of Four Mile Road. Connection to this sewer will be made with a sewer main extension required to service the new allotments within the subject site. The proposed mains extension will run west within an easement in the favour of North East Water along the northern boundary of the proposed site at the frontages of proposed Lots 1-3. The main extension will come to a junction in the northeastern corner of proposed Lot 1, where it will then head north, crossing Four Mile Road and running within the western portion of the Bourke Drive road reservation area until it connects into the existing reticulated sewer network. The main extension will be designed in accordance with North East Water and WSAA standards, with the alignment to be selected and located in the most accessible alignment. All new sewer main infrastructure within the subject site will be covered by an easement in the favour of North East Water.

This development proposes that underground drainage be installed behind the proposed road widening and kerb on the southern side of Four Mile Road. Drainage connections will be made at the street frontages of proposed Lots 1-3 via stormwater adapters connecting into the proposed underground drainage network. It is proposed that the underground drainage network will fall to the west and legally discharge the proposed developments stormwater to the open drain on the northern side of Four Mile Road. It is proposed that the kerb and channel will contain 5 side entry pits which will collect the site and surrounds stormwater runoff and transfer it to the existing network, improving a section of the existing Benalla road network which has traditionally not drained well. It is not expected that the development will lead to excessive increase in rainfall runoff due to its low-density nature. Stormwater will be managed through requirements for future dwellings to have rainwater collection and harvesting tanks on site for re-use, while existing open swale drains in the surrounding road reserves will infiltrate, treat water quality and provide for water flows into the existing drainage network.

Telecommunications, electricity and water will be supplied to proposed Lots 1-2 via existing mains situated within the Four Mile Road reservation area. Underground boring of the existing road pavement may be required to facilitate connection to these services (subject to NBNCo, AusNet and North-East Water requirements). The existing dwelling on proposed Lot 3 will retain its existing service supply for water, electricity and telecommunications.

Gas network infrastructure is available in the northern portion of the Four Mile Road reservation area.

4.3. PROPOSED DWELLINGS

This application does not propose the demolition of any existing dwellings thus, there will be no loss of rental/housing supply to the local area. The existing dwelling on proposed Lot 3 will be retained while proposed Lots 1-2 will create vacant allotments which will provide opportunity for the local market to develop new housing opportunities. Thus, increasing housing/rental supply for Benalla residents and workers.

The proposed lots are within a Designated Bushfire Prone Area and hence special bushfire construction requirements will apply to any future proposed dwellings.

This proposal does not seek approval to construct any new dwellings.

5. PROVISIONS OF THE PLANNING SCHEME

5.1. PLANNING POLICY FRAMEWORK

VICTORIAN PLANNING PROVISIONS & LOCAL PLANNING POLICY	
CLAUSE	RESPONSE
<p>Clause 11.01 – Victoria Including Clause 11.01-1S: Settlement</p> <p>Clause 11.01-1R: Settlement – Hume</p>	<p>This proposal supports sustainable development of the regional centre Benalla by upgrading and optimising the existing infrastructure, including the town reticulated water, electricity, telecommunications, gas, drainage and sewer system. The sealed road network will be enhanced by the subdivision which will strategically promote safe & sustainable transport, communications, and economic linkages between residential settlements and the Benalla CBD. The proposed road network upgrades support opportunity for future strategic road upgrades and residential development to the west in the identified Benalla Urban Growth area precinct 1.</p> <p>It is proposed that 68m² of the eastern corner of the site be vested to Council for future intersection works thus, further supporting sustainable and optimised development and improved safety of the existing sealed road network.</p> <p>In line with Clause 11.01-1R, this proposal plans to facilitate growth and development specifically in the regional city of Benalla. The proposed development will support improved access to a range of employment and educational opportunities in the key urban location of Benalla through increased lot supply and improved road networks within ~2.0 km of the Benalla town centre.</p>
<p>Clause 11.02 – Managing Growth Clause 11.-2-2S – Structure planning</p> <p>Clause 11.02-3S – Sequencing of development</p> <p>Clause 11.03-2S – Growth areas</p>	<p>The subject site is well-connected to existing infrastructure and services and located within convenient distance of the services of the Benalla township. The site has access to Four Mile Road which connects to Faithfull Street and Goodwin Street. Faithfull Street connects to Bridge Street and Goodwin Street connects to Arundel Street thus, offering alternate direct connections to the town centre from both the west and the north respectively.</p> <p>The proposal ensures the ongoing provision of land and supporting infrastructure to support sustainable urban development.</p> <p>The proposal ensures that sufficient residential land is available to meet forecasted demand and plans to accommodate projected population growth in Benalla's north west as suggested in the North West Benalla Outline Development Plan 2005.</p> <p>The proposal allows for the logical provision of infrastructure, taking advantage of connections available at Four Mile Road and Faithfull Street.</p> <p>Proposed Lots 1-3 will enhance the developing residential character of the area by providing opportunity for a suitable density of a new dwelling to be constructed and fit the character of the area, while not hindering opportunity for further development of land in the future.</p> <p>The proposed subdivision is located close to major transport corridors, with the Midland Highway and Hume Freeway being ~400m and ~3.5km respectively from the proposed development.</p>
<p>Clause 12 – Environmental and Landscape Values</p>	<p>Native vegetation removal is required to facilitate development of the subdivision. Attachment 3 contains the NVRP for this removal. Should a permit be issued, it is expected that offsets will be obtained prior to certification of the plan of subdivision.</p>



VICTORIAN PLANNING PROVISIONS & LOCAL PLANNING POLICY	
CLAUSE	RESPONSE
Clause 13 – Environmental Risks <ul style="list-style-type: none"> Clause 13.02-1S – Bushfire Planning 	<p>Risk to the proposed subdivision and future development of dwellings is considered in this proposal due to the site in its entirety falling within a Designated Bushfire Prone Area.</p> <p>A minimum bushfire attack level of BAL12.5 has been applied for any future dwelling to be constructed on the proposed lots.</p> <p>The predominately low-risk vegetation within close proximity of the subject property and the flat terrain reduces the risk of Bushfire impact.</p> <p>Subdivision of the land will not increase the bushfire risk to existing residents, community infrastructure or future property development.</p>
Clause 16 – Housing	The proposal provides capacity for orderly development within an area identified for residential development, reducing the pressure on existing growth boundaries within the township.
Clause 19 – Infrastructure	<p>The proposed subdivision has been designed to allow efficient energy and water use.</p> <p>This subdivision is proposed to be connected to reticulated potable water and sewerage services.</p> <p>Storm water drainage will follow the natural characteristics of the area and utilise water-quality infrastructure (rainwater detention tanks), thereby maintaining ground and surface water quality.</p>

LOCAL PLANNING POLICY	
STANDARD/CLAUSE	RESPONSE
Clause 11.01 – Victoria Clause 11.01-1L – Local settlements – Benalla	The proposed development is consistent with the North West Benalla Outline Development Plan 2005 and ensures that the new residential development is fully serviced with electricity, telecommunications, water, stormwater and sewerage as previously stated above.
Clause 14 – Water Clause 14.02-1L – Catchment planning and management	The proposed development falls within the Broken River Catchment. It is not expected that the development will have adverse effects on the quality of stormwater within or exiting the site and it is not expected that flows should be significantly increased because of the development. It is proposed that stormwater will discharge to the open drain on the northern side of Four Mile Road, to the west of the proposed site. The development proposes extension of the existing reticulated sewer network, allowing connection of reticulated sewer services to all proposed allotments.
Clause 15 – Built Environment Clause 15.01-5L Neighbourhood Character	The proposed development respects the neighbourhood character objectives of the LPPF and is consistent with the precinct controls identified in the Benalla Neighbourhood Character Study referenced in this clause.



LOCAL PLANNING POLICY	
STANDARD/CLAUSE	RESPONSE
Clause 18 – Transport Clause 18.01-2L – Transport System Clause 18.01-3L – Pedestrian and cycling connections	<p>The proposed development does not inhibit the potential corridor for a high speed train linking Sydney to Melbourne, nor does it impact on the Hume Freeway and North Eastern Railway. The development is setback far enough from main roads and the Hume Freeway to reduce the effects of noise.</p> <p>The proposed development will improve pedestrian and bicycle connections throughout built up areas by upgrading the sealed road/footpath network and creating safer roads/footpaths linking the residential development to the surrounding neighbourhoods, employment zone and recreational open spaces.</p>
Clause 19 – Infrastructure Clause 19.03-2L Infrastructure design and provision	<p>Reticulated services will be available to all proposed lots.</p> <p>Services for the proposed lots will be provided via existing infrastructure within Four Mile Road and Faithfull Street or mains extensions within Bourke Drive and the proposed site.</p> <p>The proposal allows for the logical provision of infrastructure and the orderly development of the site.</p>

5.2. ZONE

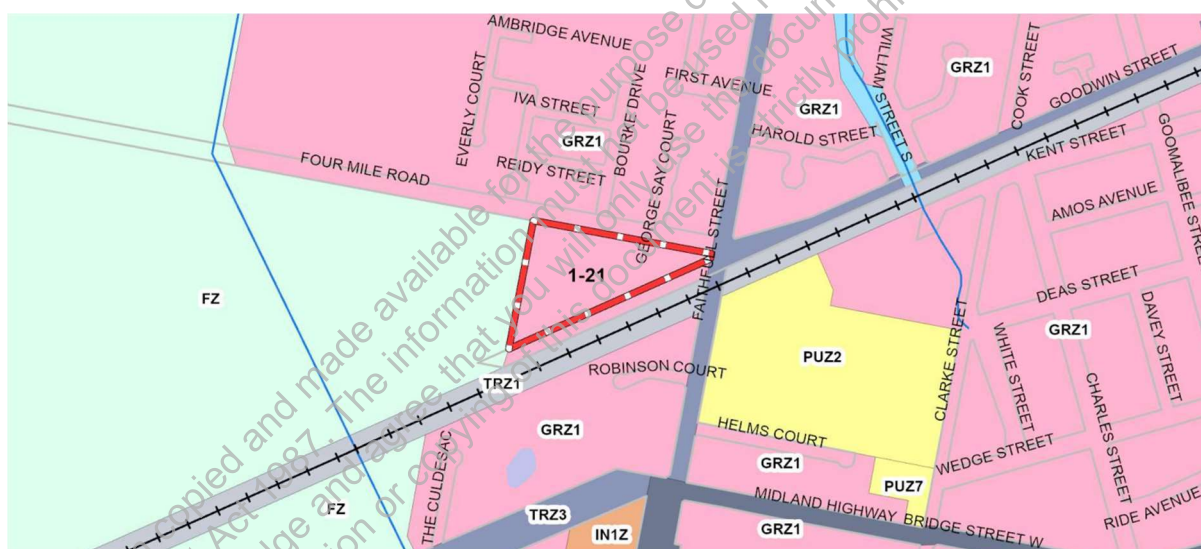


Figure 3 – Zoning Context

The site is included within the General Residential Zone (GRZ1) pursuant to the requirements of Clause 32.08 and Schedule 1 to Clause 32.08 of the Benalla Planning Scheme. The relevant purposes of the GRZ1 are:

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

It is submitted that the proposal is consistent with the purpose of the GRZ1 as the proposed subdivision respects the character of the area and encourages residential development within a residential area while offering good access to services and transport.

Pursuant to Clause 32.08-3 a planning permit is required to subdivide land. An application to subdivide land must meet the requirements of Clause 56.

The relevant Clause 56 provisions are addressed in the assessment table provided in Attachment 4 of this report.

5.3. OVERLAYS

The site proposed for subdivision is not affected by any overlays.

5.4. PARTICULAR PROVISIONS

Clause 56 – Residential Subdivision

The table in Attachment 4 addresses the requirements for a three (3) lot subdivision within the General Residential Zone (GRZ1) specifications of Clause 56 of the Benalla Planning Scheme.

Clause 65 – Residential Subdivision

The general decision guidelines for buildings and subdivision are contained within Clause 65 of the Benalla Planning Scheme. The below table lists the decision guidelines and provides response.

CLAUSE 65 DECISION GUIDELINES AND RESPONSE.	
CLAUSE 65.01 RELEVANT ISSUES	RESPONSE
The orderly planning of the area	The subdivision represents orderly planning in that it meets the requirements of the Benalla planning scheme and is proposing a development in an appropriately zoned and located area.
The effect on the amenity of the area	The development will have no adverse effect on the amenity of the area as the development follows and existing development pattern that has established a streetscape character within the area.
The proximity of the land to any public land	The site is in proximity to recreational facilities, increasing usage without straining services.
Whether the proposed development is designed to maintain or improve the quality of storm water within and exiting the site.	The development will have no adverse effects on the quality of stormwater within or exiting the site, refer to the response given in Clause 14. Storm water management will be implemented to the satisfaction of the responsible authority.
The extent and character of native vegetation and the likelihood of its destruction. Whether native vegetation is to be or can be protected, planted, or allowed to regenerate.	There is proposed native vegetation removal as part of the development. Attachment 3 contains the NVRP for this removal. Should a permit be issued, it is expected that offsets will be obtained prior to certification of the plan of subdivision.
The degree of flood, erosion or fire hazard associated with the location of the land and the use, development, or management of the land to minimise any such hazard.	The site in its entirety falls within a Designated Bushfire Prone Area. Special bushfire construction requirements will apply to any future proposed dwellings. The predominately low-risk vegetation within close proximity of the subject property and the flat terrain reduces the risk of Bushfire impact.



CLAUSE 65 DECISION GUIDELINES AND RESPONSE.	
CLAUSE 65.02 APPLIES TO SUBDIVISION APPLICATIONS	RESPONSE
The suitability of the land for subdivision	The land is highly suitable for subdivision. See report for further details.
The existing use and possible future development of the land and nearby land	The site is highly appropriate for future development given its zoning and that it is within close proximity of other residential lots of a similar size proposed. There is also opportunity for further development of the lots as the proposed development will not hinder future development opportunities.
The availability of subdivided land in the locality and the need for the creation of further lots	There is a need for residential lots within the Benalla urban growth boundary to support housing for workers and residents.
The effect of development on the use or development of other land which has a common means of drainage	The subdivision will have no adverse effects on common means of drainage as detailed in Clause 14. Drainage design will meet council requirements.
The subdivision pattern having regard to the physical characteristics of the land including existing vegetation	The subdivision responds well to the physical characteristics of the site. The uniform shape of the lots aligns with the generally uniform development pattern with direct proximity of the site.
The density of the proposed development	The density is consistent with other developments within proximity to the site as highlighted earlier in this report. There is also opportunity for further development of the lots as the proposed development will not hinder future development opportunities.
The area and dimensions of each lot in the subdivision	The areas and dimensions of the proposed lots are sufficient to accommodate development of the land for residential uses.
The layout of roads having regard to their function and relationship to existing roads	Roads are not proposed.
The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots	Subdivision layout provides ease of access to all lots with each lot having its own individual driveway access from the site frontage along Four Mile Road.
The provision of and location of reserves for public open space and other community facilities.	N/A
The staging of the subdivision	Single Stage
The design and siting of buildings having regard to safety and the risk of spread of fire.	All buildings are sited with appropriate setbacks to minimise risk of fire spread. Bushfire Management measures are proposed to be enforced via section 173 agreement registered on title.
The provision of off-street parking	Each lot is of sufficient area to accommodate off street parking.
The provision and location of common property.	N/A – No common property required. Each proposed lot has its own individual street access via its own driveway crossover.
The functions of any Body Corporate	N/A – No common property or requirement for a Body Corporate.
The size of each lot has more than adequate area to allow for disposal by absorption methods within lot boundaries.	N/A – To be connected to the township reticulated sewer
Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.	There is proposed native vegetation removal as part of the development. Attachment 3 contains the NVRP report for this removal. Should a permit be issued, it is expected that offsets will be obtained prior to certification of the plan of subdivision.



6. CONCLUSION

This application seeks permission to subdivide the subject land, 1-21 Four Mile Road, Benalla, into three (3) allotments with removal of native vegetation. The subject land is large enough and located within an existing residential area within proximity to the Benalla Township centre, indicating the suitability of subdivision.

The proposed subdivision will allow for future application for further development of Proposed Lots 1-3 with the existing dwelling on Lot 3 to be retained in its current condition with minor repairs and maintenance.

The subject site can be easily serviced with minimal impact on existing infrastructure through utilisation of existing services in Four Mile Road, Faithfull Street and Bourke Drive. An extension of the sewer infrastructure located in Bourke Drive will be required to service the development. Four Mile Road will be upgraded with road widening, construction of footpath and the installation of new kerb and underground drainage along the site's frontage.

Bushfire risk to the site can be reduced to an acceptable level with no increased bushfire risk to the site and surrounds being generated via this development proposal.

The proposal meets the requirements of the Benalla Planning Scheme, General Residential Zone (GRZ1) and Clause 56.

The proposal represents sound outcomes and deserves the support of council due to

- Consistency with relevant planning scheme and development objectives.
- Proposal is Site Responsive with integration into existing development pattern along Four Mile Road to the near north of the proposed site.
- Representation of diversity of housing and further development opportunities within the Benalla Township, increasing supply of land for local residents and workers to acquire and build more dwellings within an appropriate location.
- Generation of positive economic and social outcomes for the local community supporting retention and expansion of existing trades and services.
- Efficient use of existing services and accessibility, with necessary increase to council infrastructure required to service site and future occupants.
- Compliments existing infrastructure with no detrimental impact to current levels of services to existing residents.
- The subject land is located within proximity to the Benalla Township Centre with increased residential densities being encouraged within locations such as the subject land.

The proposal is commended to Council, and, on behalf of our client, we look forward to a positive outcome from the application.



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