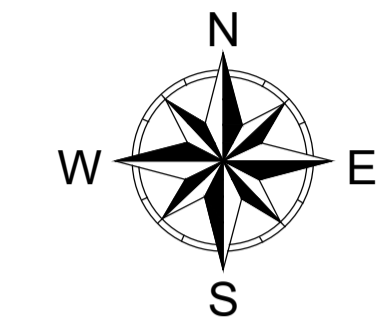


MAHERS ROAD & TERRIER ROAD INVERLEIGH

PROPOSED DEVELOPMENT PLAN
WITH STAGING

SCALE 1:2000 (@A1)
DATE 12/03/2024
VERSION AE
REF 19238-99-01

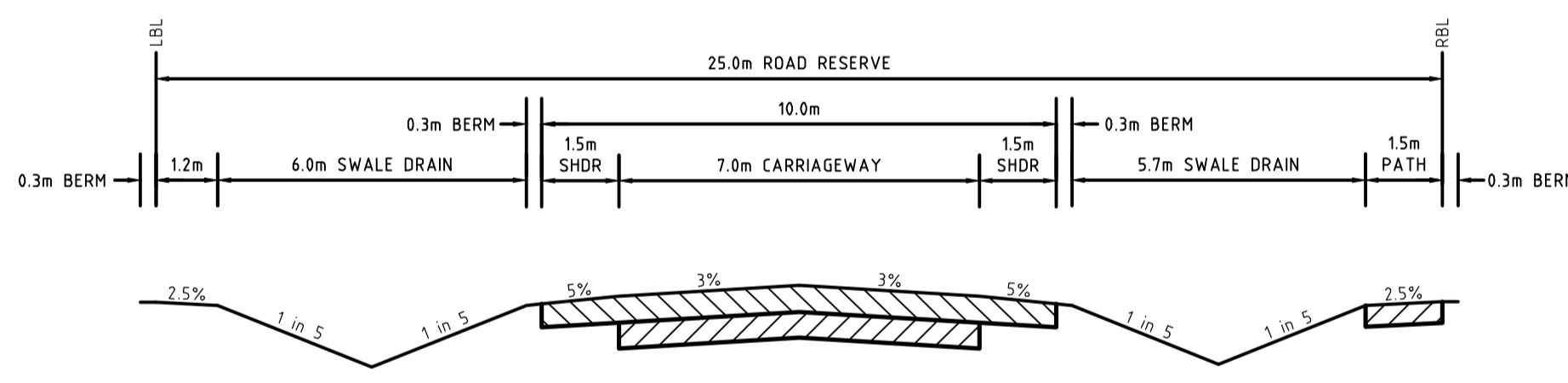


DEVELOPMENT SUMMARY

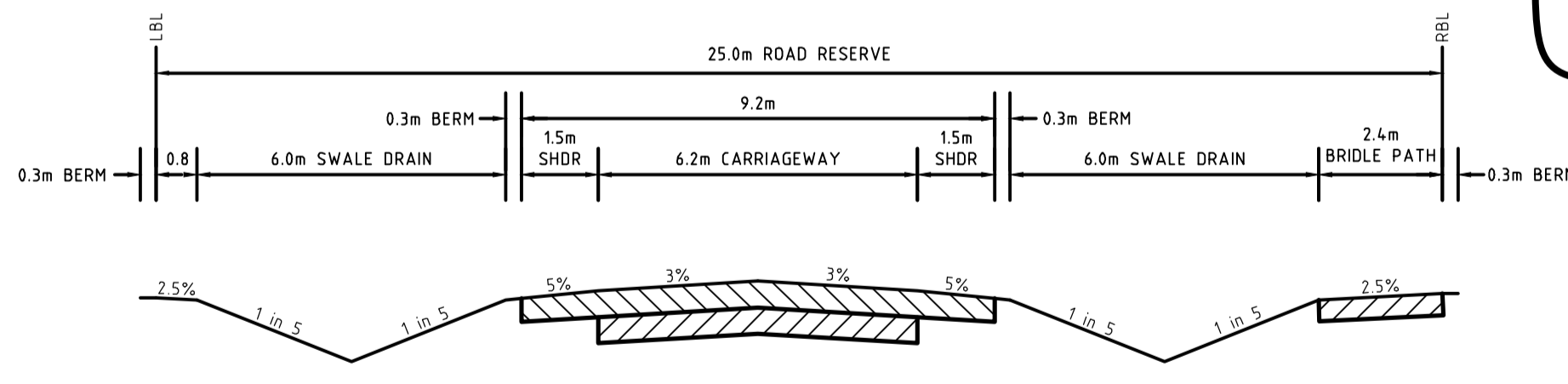
| | | |
|-------------------|----------------|-----------|
| TOTAL AREA | 38.36ha | |
| OPEN SPACE | | |
| PASSIVE | 0.54ha | (1.4%) |
| ROAD | 5.02ha | (13.1%) |
| LOTS | 32.80ha | (85.5%) |
| LOTS | | |
| 0 - 0.50ha | | 48 |
| 0.50ha - 1.00ha | | 3 |
| 1.00ha - 2.00ha | | 2 |
| 2.00ha - 3.00ha | | 1 |
| 3.00ha+ | | 2 |
| TOTAL | | 56 |

LEGEND

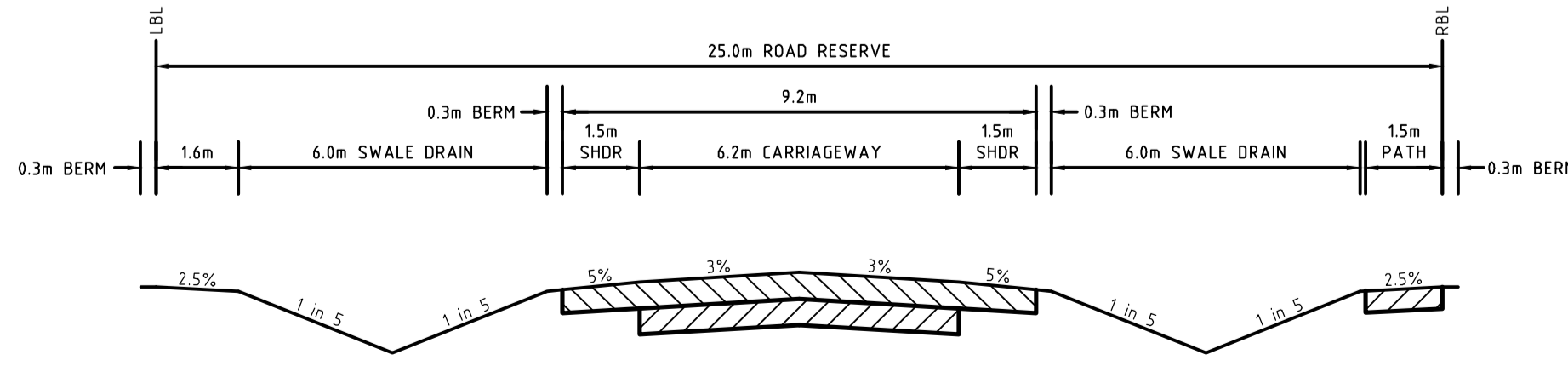
- SITE BOUNDARY
- 100 YEAR FLOODLINE
- OPEN SPACE
- GRASSY WETLANDS
- FARMLAND
- DRAINAGE FLOODWAY
- ROAD PAVEMENT
- BUSHFIRE BUFFER ZONE (19m)



TYPICAL CROSS SECTION - MAHERS ROAD



TYPICAL CROSS SECTION - ALL OTHER ROADS (WITH BRIDLE PATH)



TYPICAL CROSS SECTION - ALL OTHER ROADS (NO BRIDLE PATH)

Road reserves to be of sufficient width to provide for landscaping outside of swales/ drainage areas and provision of services outside of landscaping areas.

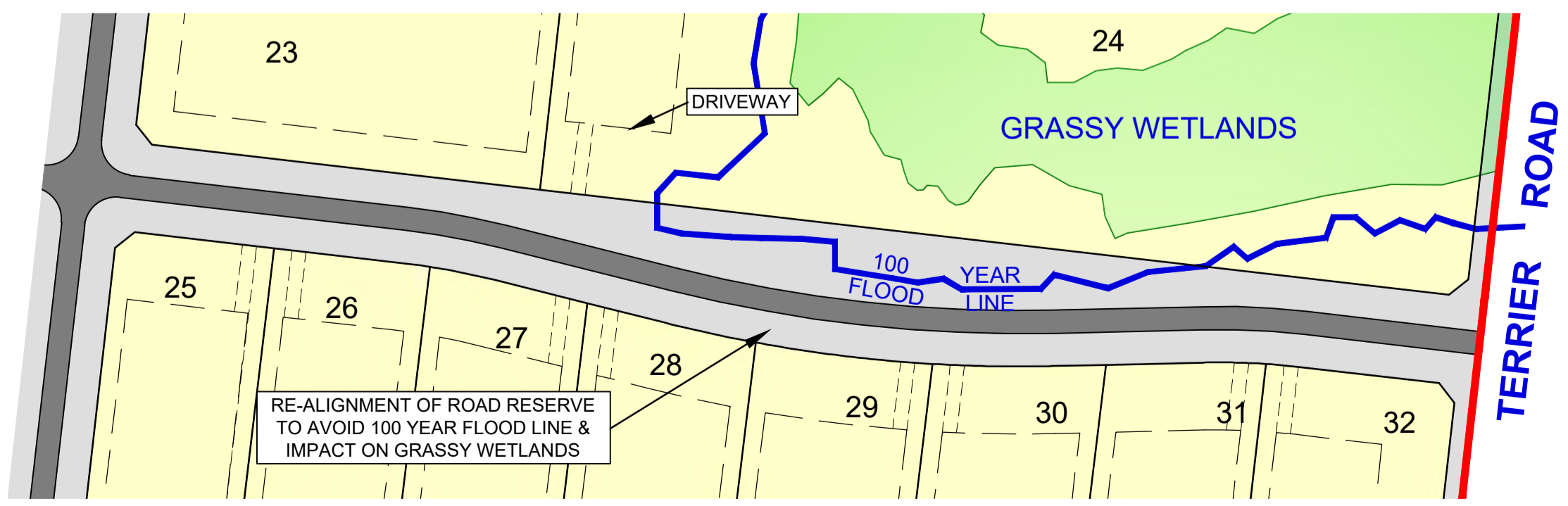
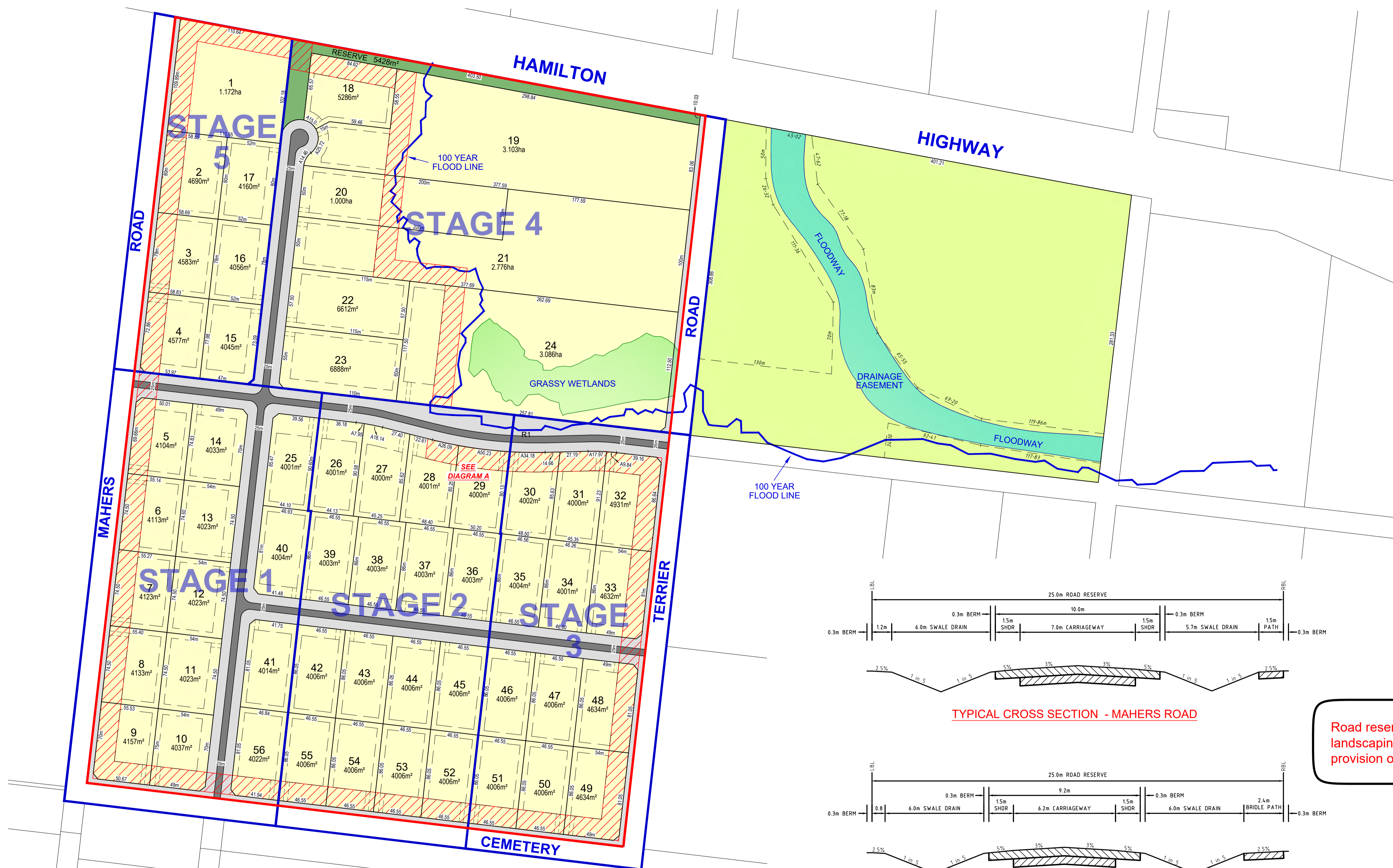


DIAGRAM A

Stantec Australia Pty Ltd | ABN: 17 007 820 322
Level 1, 27-31 Myers Street (PO Box 1137), Geelong, VIC Australia 3220
Tel: 03 5202 4600
Web: www.stantec.com/au

| No. | Issue | Date |
|-----|---|--------------------------|
| P1 | Planning | 24.08.2021 |
| P2 | Planning | 16.03.2022 |
| P3 | Planning reissue Civil drawing changed | 01.12.2022 16.03.2022 |
| P4 | Planning reissue | 26.10.2023 |
| P5 | Planning reissue | 09.04.2024 |



LEGEND

- Street and Reserve Trees. Refer Plant Schedule (for colour coding).
- 100 YR Flood Level.
- Open Space Reserves.
- Rural post & wire fence.
- Bridle path linkage : 2.4m wide granitic sand path
- Pedestrian path linkage : 1.5m wide granitic sand footpath
- 6m wide Maintenance access / fire access. to be kept clear of obstructions, crushed rock pavement to support 15 ton tanker.
- Road reserve
- Timber post and rail fence. to North West Open Space Reserve (refer LMP2)

PLANT SCHEDULE

| KEY | BOTANICAL NAME (COMMON NAME) | MATURE SIZE HEIGHT/SPREAD | CONTAINER SIZE | QTY. GUIDE ONLY |
|----------------------|---|------------------------------|----------------|--------------------|
| Street Trees | | | | |
| BP | Brachychiton populneus (Kurrajong) | 7 x 6 | 45 Litre | 40 |
| ES | Eucalyptus scoparia (Wallangarra White Gum) | 8 x 5 | 45 Litre | 90 |
| ER | Eucalyptus sideroxylon 'Rosea' (Red flowering Ironbark) | 12 x 7 | 45 Litre | 47 |
| EL | Eucalyptus leucoxyton 'Euky Dwarf' | 6 x 4 | 45 Litre | 72 |
| Reserve Trees | | | | |
| Acacia | Acacia melanoxylon (Blackwood) | 12 x 5 | 300mm | 51 |
| Banksia | Banksia marginata (Silver Banksia) | 4 x 3 | 300mm | |
| Bursaria | Bursaria spinosa (Sweet Bursaria) | 4 x 3 | 300mm | |
| Eucalyptus | Eucalyptus leucoxyton (Yellow Gum) | 12 x 7 | 300mm | |
| Eucalyptus | Eucalyptus maculata (Spotted Gum) | 30 x 10 | 300mm | |
| Eucalyptus | Eucalyptus viminalis (Manna Gum) | 15 x 8 | 300mm | |

NOTES

- Final street & reserve trees locations and quantities may vary at detail design stage due to services and asset locations.
- Note that existing vegetation is not included.

**Hamilton Highway
Inverleigh Development**

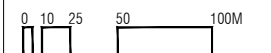
60 Terrier Road
Inverleigh

Development Plan
Landscape Master Plan

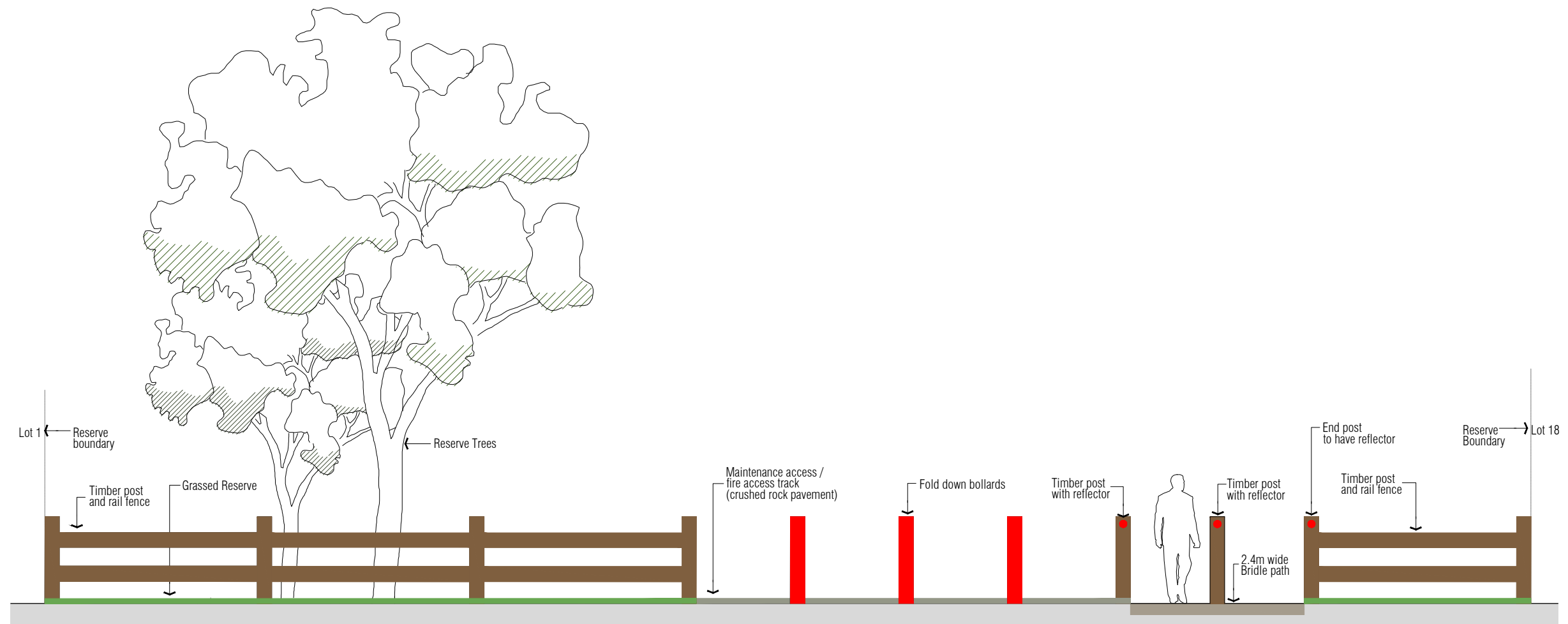
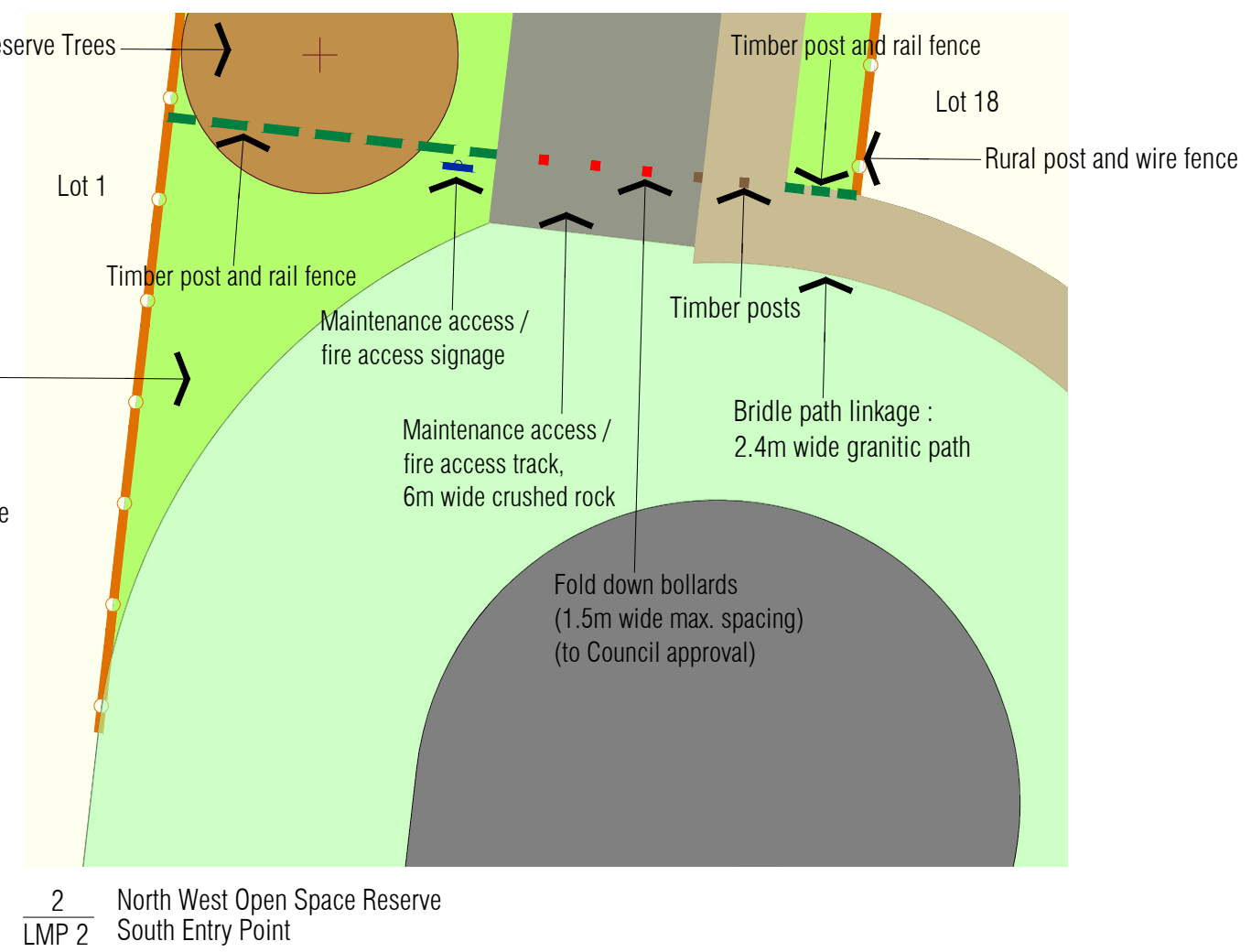
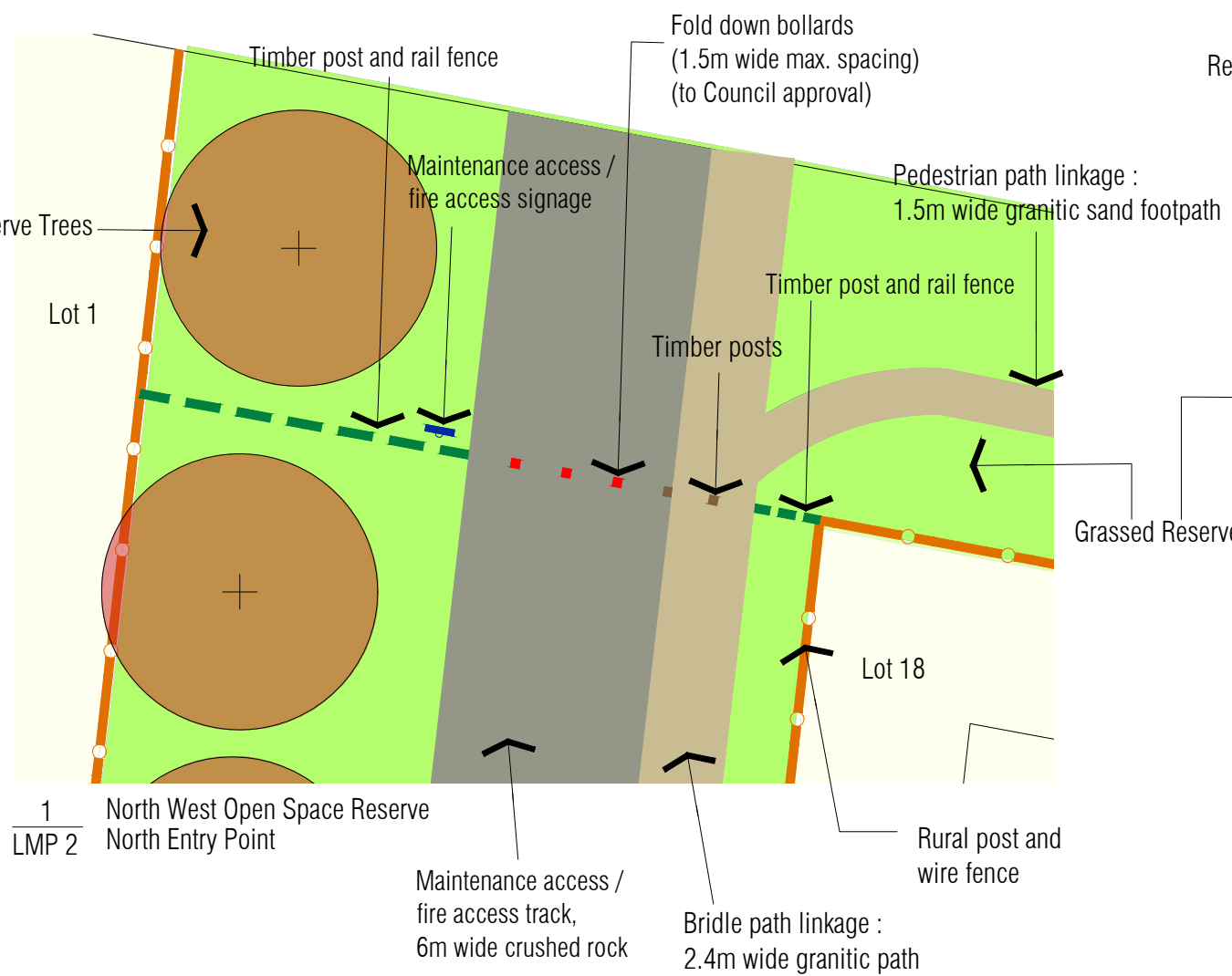
MEXTED RIMMER
LANDSCAPE ARCHITECTS

MEXTED RIMMER ASSOCIATES PTY LTD
A.B.N. 81 006 608 032
14 MC LARTY PLACE GEELONG VIC 3220
TEL : 03 5229 1414 FAX : 03 5223 2530
EMAIL : mail@mextedrimmer.com

project no: 3344
drawing no: LMP1.P5
sheet no: 1 of 3
designed by: GM
drawn by: d, NS
date: 09.04.2024
scale: 1:2000 @ A1



| No. | Issue | Date |
|-----|--|------------|
| P1 | Planning | 24.08.2021 |
| P2 | Planning | 16.03.2022 |
| P3 | Planning reissue <i>Civil drawing changed</i> | 01.12.2022 |
| P4 | Planning reissue | 26.10.2023 |
| P5 | Planning reissue | 09.04.2024 |



Hamilton Highway
Inverleigh Development

60 Terrier Road
Inverleigh

Development Plan
North West Open Space
Reserve Entry Points
Plan and Elevation



project no: 3344
drawing no: LMP2.P5
sheet no: 2 of 3
designed by: GM
drawn by: d, NS
date: 09.04.2024
scale: NTS

Street Tree Planting



Brachychiton populneus
(Kurrajong)



Eucalyptus scoparia
(Wallangarra White Gum)



Eucalyptus sideroxylon 'Rosea'
(Red flowering Ironbark)



Eucalyptus leucoxylon 'Euky Dwarf'

| No. | Issue | Date |
|-----|------------------|------------|
| P1 | Planning | 24.08.2021 |
| P2 | Planning | 16.03.2022 |
| P3 | Planning reissue | 01.12.2022 |
| P4 | Planning reissue | 26.10.2023 |
| P5 | Planning reissue | 09.04.2024 |

Reserve Tree Planting



Acacia melanoxylon
(Blackwood)



Banksia marginata
(Silver Banksia)



Bursaria spinosa
(Sweet Bursaria)



Eucalyptus leucoxylon
(Yellow Gum)



Eucalyptus maculata
(Spotted Gum)

Hamilton Highway
Inverleigh Development

60 Terrier Road
Inverleigh

Development Plan
Landscape Images

Reserve Timber Post and Rail Fence



Eucalyptus viminalis
(Manna Gum)



Timber post and rail fence

Fold-Down bollards



Fold down bollard

MEXTED RIMMER
LANDSCAPE ARCHITECTS

MEXTED RIMMER ASSOCIATES PTY LTD
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14 MC LARTY PLACE GEELONG VIC 3220
TEL : 03 5229 1414 FAX : 03 5223 2530
EMAIL : mail@mextedrimmer.com

project no: 3344
drawing no: LMP3.P5
sheet no: 3 of 3
designed by: GM
drawn by: d, NS
date: 09.04.2024
scale: NTS

PLANNING APPLICATION P21334 FOR STAGED MULTI-LOT SUBDIVISION, CREATION OF EASEMENTS, CREATION AND ALTERATION OF ACCESS TO A ROAD ZONE CATEGORY 1, SUBDIVISION ADJACENT TO A ROAD ZONE AND REMOVAL OF NATIVE VEGETATION

RECOMMENDED DRAFT CONDITIONS

General Conditions

1. Before the certification of the first stage of the plan of subdivision under the Subdivision Act 1988, amended plans must be submitted to and endorsed by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and must show:
 - a. All lots adjoining Cemetery Road to have building envelopes setback a minimum of 80 metres from the railway line.
2. The development as shown on the endorsed plans must not be altered or modified (unless the Golden Plains Planning Scheme specifies a permit is not required) without the written consent of the Responsible Authority.
3. All works must be undertaken in a manner that minimises soil erosion. Soil erosion control measures must be employed through the construction and post construction phase of the development and any exposed areas of soil must be stabilised to prevent soil erosion to the satisfaction of the Responsible Authority.
4. The development and the use must be managed so that the amenity of the area is not detrimentally affected including through the:
 - a. Transport of materials, goods or commodities to or from the land;
 - b. Appearance of any buildings, works or materials;
 - c. Emissions of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;
 - d. Presence of vermin.

Landscaping

5. Before the certification of each stage of the plan of subdivision under the Subdivision Act 1988, a landscape plan prepared by a suitably qualified and experienced (horticultural) must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and must show:
 - a. The name of the person/s preparing the landscaping plan and their relevant qualifications and the business name.
 - b. Street trees along the proposed internal roads and Cemetery Road, and Terrier Road consisting of at least one (1) tree on the frontage of each lot. Each tree must not be less than 1.5m in height.
 - c. All street trees must be from the Golden Plains Shire Approved Street Tree Guide – 2020.
 - d. Landscaping within all basin/drainage reserves using locally indigenous species where possible.
 - e. Details of landscaping preparation, planting and maintenance regimes, species, pot sizes, number, size at maturity and other detail as relevant.
6. Before the issue of a statement of compliance under the Subdivision Act 1988 for each stage, landscaping and street tree works as shown on approved plans must be carried out and completed to the satisfaction of the responsible authority, unless otherwise approved in writing by the responsible authority. The landscaping and street trees as shown on the approved plans must be maintained for a period of twenty-four (24) months from the date of Statement of Compliance which was issued for that stage or from the landscaping bond was refunded, whichever is the greater. Where works are deferred, a bond of 150% of the value of uncompleted works must be lodged with the Responsible Authority.

7. The landscaping and street trees as shown on the approved plans must be maintained for a period of twenty four (24) months from the date of when the statement of compliance was issued for that stage or from when the landscaping bond was refunded, whichever is the greater.
8. Before the issue of a statement of compliance under the Subdivision Act 1988 for the relevant stages of the subdivision, the reserves shown on the endorsed plans must be suitably fenced, have bollards installed along the road frontages of the reserves including a fold down bollard for emergency and maintenance access, and be cleared of all rubbish, noxious weeds, debris and spoil to the satisfaction of the Responsible Authority.

Subdivision

9. The plan of subdivision submitted for certification under the subdivision for the certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with section 8 of the Act.
10. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas (where it is proposed to be connected) services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.
11. Prior to the issue of Statement of Compliance under the Subdivision Act 1988, all existing and proposed easements and sites for existing and required utility services, drainage and roads of the land must be set aside on the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is created
12. The owner of land must enter into an agreement with:
 - a. A telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
 - b. A suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.
13. Before the issue of a statement of compliance for any stage of the subdivision under the *Subdivision Act* 1988, the owner of the land must provide written confirmation from:
 - a. A telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and
 - b. A suitably qualified person that fibre ready telecommunications facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Environmental Health

14. Prior to Certification of a Plan, a restriction must be added to the plan of subdivision stating that effluent must be treated to a secondary standard on all lots <8000m² in size.
15. Prior to Certification of a Plan, a restriction must be added to the plan of subdivision requiring effluent disposal envelopes OR effluent exclusion zones on those lots that are close to surface waters (and need to be setback 30m) as discussed as major constraint in LCA.

16. Prior to Statement of Compliance – Existing septic tank systems at 9 Mahers Road and 60 Terrier Road Inverleigh will need to be altered so compliant with current standards or potentially upgraded to secondary treatment (if either existing system is located on a newly created lot <8000m² in size).
17. All waste water must be treated and retained within the lots in accordance with the requirements in the Environment Protection Regulations under the Environment Protection Act 2017 to the satisfaction of the Responsible Authority.

Development Engineering

18. Before any construction works associated with any stage of the development or subdivision start, the developer shall provide detailed construction plans, to the Responsible Authority, for the upgrade of Terrier Road through the flood plain. The works shall not significantly reduce the capacity of the flood plain or significantly restrict the flow capacity of the waterway. The works are not to direct or cause to be redirected any flows towards the Hamilton Highway.
19. Before any construction works associated with any stage of the development or subdivision start, the developer shall provide a stormwater management plan including but limited to:
 - a. Provide drainage analysis and design of major and minor storm events considering all contributing external and internal catchments areas and detailing how the site is to be drained to the satisfaction of the Responsible Authority.
 - b. Provide drainage analysis and calculations detailing how peak flow rates from the development are retarded to pre development levels, or as agreed, and demonstrating that flows can be safely and effectively managed within downstream drainage infrastructure to the satisfaction of the Responsible Authority.
 - c. Detention basins are to be located within drainage reserves that will be vested in Council on the plan of subdivision.
 - d. Provide analysis and computations demonstrating storm water discharge quality from the development meets current best practice performance as contained in Urban Stormwater – Best Practice Environmental Management.
 - e. Open drains through lots, where required, must be contained within a minimum 5m drainage easement which must be set aside on the Plan of Subdivision for this purpose.
 - f. Flood levels in any open drain must not exceed H2 rating.
 - g. Any water leaving the road reserve shall be directed to a waterway or flood reserve and shall not enter private land unless it is contained within a piped drainage network.
20. Prior to certification under Subdivision Act 1988, any drains carrying water through private title shall be contained within a minimum 5m drainage easement in favour of Council and all benefitting parties.
21. Prior to certification under Subdivision Act 1988, the plan of subdivision shall have road reserve widths suitable for containing the assets to be installed within the reserve including but not limited to sufficient width for:
 - a. Road (including road, verge and on-street parking where required);
 - b. Drainage (open or underground);
 - c. Landscaping (3m width, not encroaching on drainage, services and road clear zone)
 - d. Services (not to be placed longitudinally in open drains)
 - e. Paths (with required clearance from obstructions)

22. Prior to certification under Subdivision Act 1988 for each stage of the subdivision and before any construction works associated with that stage of the subdivision start, detailed construction plans shall be submitted to the Responsible Authority for approval. Construction plans shall be to Golden Plains Shire standards and specifications as detailed in Infrastructure Design Manual (IDM) to the satisfaction of the responsible authority and must include but not limited to:
- a. Construction of Terrier Road including causeway structure;
 - b. Widening improvement works for all existing roads abutting the development, including Mahers Road, Cemetery Road and Terrier Road;
 - c. Earthworks details;
 - d. Fully sealed road pavement (minimum 7m width seal for Mahers Road, Cemetery Road and Terrier Road or as agreed with the Responsible Authority);
 - e. Concrete kerb on intersection returns and the inner radius of bends;
 - f. All drainage infrastructure required to implement the stormwater management plan;
 - g. Upgrade of existing drainage infrastructure where required;
 - h. Provision of bin pads for each lot;
 - i. 1.5 metre wide concrete paths along one side of all road reserves
 - j. 2.4m wide granitic sand bridle path along the identified route;
 - k. Sealed driveway entries and garbage bin pads adjacent to the driveway entry;
 - l. Major storm overland flow paths;
 - m. Shallow perimeter drains on low sides of each lot where required;
 - n. Signage details;
 - o. Pavement details;
 - p. Line marking detail;
 - q. Other details as specified in the Infrastructure Design Manual (IDM) Appendix D.
 - r. Any infrastructure required to service a stage of the subdivision shall be constructed as part of, or prior to, the stage requiring the infrastructure.
 - s. Ensuring all areas of the Grassy Wetland are outside of newly created road reserves. New road reserves are not to be created within the Grassy Wetland area.
23. Prior to approval of Construction Plans, a Pavement Investigation and Design Report must be submitted to Responsible Authority for approval, to determine suitable pavement depth to achieve a 50 year design life. All geotechnical testing must be undertaken by a NATA registered testing laboratory in accordance with requirements of Golden Plains Shire Council contained in Infrastructure Design Manual (IDM) and to the satisfaction of the Responsible Authority. As part of report the pavement investigation must determine whether proposed pavement subgrade is expansive as defined in VicRoads Publication Code of Practice RC500.20 "Assignment of CBR and Percent Swell to Earthworks, Fill and Pavement materials."

24. Prior to Certification under Subdivision Act 1988 for each stage of the subdivision a street lighting proposal for the development shall be prepared and submitted to the Responsible Authority by a suitably qualified and experienced person. The plans shall be generally in accordance the appropriate sections of AS1158 with streetlighting provided only at intersections, bends and court bowls, having regard to the classification of the road.
 - a. Approval shall be obtained prior to the use of Non Standard (Decorative) poles and lanterns.
 - b. Where Nonstandard (Decorative) poles and lanterns are installed and prior to the issue of Statement of Compliance under the Subdivision Act 1988 for each stage of the subdivision payment of a cash contribution shall be made to Council for future replacement and maintenance of these assets. Cash contribution shall be 10% of purchase price of total number of poles and lanterns installed.
25. Before the construction commences for each stage of the subdivision an Environmental Management Plan shall be submitted for approval by the Responsible Authority. The plan must include but is not limited to:
 - a. An outline of how issues such as runoff, mud on roads, dust generation and erosion and sediment control will be managed, on site, during the construction and post construction phase.
 - b. Details of a contact person/site manager must also be provided and displayed on site, so that this person can be easily contacted should any issues arise.
 - c. Management measures are to be in accordance with EPA publication 1834: Civil construction, building and demolition guide.
26. Before the construction commences for each stage of the subdivision a Construction Management Plan shall be submitted for approval by the Responsible Authority. The plan must include but is not limited to:
 - a. Site safety and control of the site during construction.
 - b. Traffic management and site safety for the works on the abutting roads during construction.
 - c. Traffic management, site ingress/egress for materials and plant during construction.
 - d. Details of a contact person/site manger must also be provided and displayed on site, so that this person can be easily contacted should any issues arise.
27. Prior to issue of Statement of Compliance under the Subdivision Act 1988 for the relevant stages of the subdivision all road works, drainage and other civil works, shall be constructed in accordance with approved plans and specifications to the satisfaction of the Responsible Authority.
28. Prior to issue of Statement of Compliance under Subdivision Act 1988 for the relevant stage of the subdivision, "As Constructed" plans must be provided to the satisfaction of the Responsible Authority.
29. A twelve month Defect Liability Period will apply to all assets that are to be vested in Council with the exception of WSUD infrastructure which will be subject to a 24 month defects liability period.
30. Prior to the issue of the Statement of Compliance a Maintenance Bond of 5% of the cost of work must be lodged with Council for the term of the Defects Liability Period.
31. Pursuant to Section 17(2)(b) of the Subdivision Act 1988 and Clause 8 of the Subdivision (Permit and Certification Fees) Regulations 1989, the prescribed maximum fee for supervision of work shall be 2.5 per cent of the cost of constructing those works, which are subject to supervision. Such a fee shall be paid to the Responsible Authority prior to the issue of a Statement of Compliance.
32. Pursuant to Section 43(2)(a)(iv) of the Subdivision Act 1988 and Clause 9 of the Subdivision (Permit and Certification Fees) Regulations 1989, the prescribed maximum fee for checking engineering plans shall be 0.75

percent of the estimated cost of constructing the works proposed on the engineering plan. Such a fee shall be paid to the Responsible Authority prior to the issue of a Statement of Compliance.

Public Open Space Contribution

33. Before the issue of a statement of compliance under the Subdivision Act 1988, the applicant or owner must pay to Council a sum equivalent to 5% of the site value of all the land in the subdivision in lieu of public open space in accordance with Section 18 of the Act. The applicant or owner must pay on demand to Council, the Council's reasonable costs and expenses to provide valuation for payment in lieu of open space.

Section 173 Agreement

34. Prior to the issue of statement of compliance the owner of the land must enter into an agreement with the responsible authority made pursuant to section 173 of the Planning and Environment Act 1987, and make application to the Registrar of Titles to have the agreement registered on title to the land under Section 181 of the Act, which provides for the following:
- a. The owners of any lots must maintain swale drains within their respective property in a functional condition to serve the purpose for which they were intended in perpetuity.
 - b. The owner of the land must, for any new dwelling to be erected on any lot created must be provided with a rainwater tank for the collection and re-use of roof collected stormwater for toilet flushing and garden irrigation and for the dwelling to be plumbed accordingly (in accordance with the Stormwater Management Plan and Drainage Design)
 - c. Land adjoining Mahers Road, Cemetery Road, Terrier Road, and Hamilton Highway must be developed with minimum lot sizes of at least 0.4 hectares in accordance with the Inverleigh Structure Plan (2019) and must respond to environmental considerations including the following bushfire prevention measures:
 - i. Setbacks for the purposes of defensible space of 19 metres from the north, west and south boundary, unless otherwise agreed in writing by the CFA.
 - ii. Vegetation must be managed within any area of defensible space to the following standard:
 - iii. Grass must be short cropped and maintained during the declared fire danger period.
 - iv. All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
 - v. Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
 - vi. Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building.
 - vii. Shrubs must not be located under the canopy of trees.
 - viii. Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.
 - ix. Trees must not overhang or touch any elements of the building.
 - x. The canopy of trees must be separated by at least 5 metres. There must be a clearance of at least 2 metres between the lowest tree branches and ground level.
 - xi. Any building on a new lot should be designed and constructed to a minimum standard of Bushfire Attack Level (BAL) 12.5.
 - d. No timber paling or brush fencing is to be used on any lot.
 - e. No fencing is permitted unless it is of an open, rural style.
 - f. An acknowledgement for all lots fronting Mahers Road acknowledging that the property is adjacent to farming zoned land which allows for uses that may cause amenity impacts to residents including operation of agricultural machinery during night time with associated light spill, noise, dust etc. Use of pesticides and farming land management practices for agricultural production. Transport of feed, supplies and livestock.

- g. An acknowledgement for all lots that there is an operating railway corridor within close proximity with potential noise and amenity impacts.
 - h. An acknowledgement of the CCMA advice that the 1% AEP flood is not the maximum possible flood. There is always a possibility that a flood larger in height and extent, than the 1% AEP flood, may occur in the future.
 - i. Seasonally Herbaceous Wetland to be identified, retained and protected via a restriction on title.
 - j. Effluent on all lots must be treated to a secondary standard.
 - k. Effluent disposal envelopes or effluent exclusion zones to be identified on lots to ensure effluent management areas are located above the 1:100 year flood level.
 - l. Detailed land capability assessments to be provided for those lots that require significant earthworks.
35. Prior to certification under Subdivision Act 1988, application must be made to the Registrar of Titles to register the section 173 agreement on the title to the land under section 181 of the Act. The owner/operator under this permit must pay the reasonable costs of the preparation, execution and registration of the section 173 agreement.

Department of Environment, Energy and Climate Action (DEECA)

36. The native vegetation permitted to be removed, destroyed or lopped under this permit is comprised of 1.374 hectares of native vegetation, with a strategic biodiversity value of 0.360 including 1 scattered large tree and 3 scattered small trees.
37. To offset the removal of 1.374 hectares of native vegetation, the permit holder must secure a native vegetation offset in accordance with Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017). The permit holder must secure the following offsets:
- a. A general offset of 0.195 general habitat units must be:
 - i. located within the Corangamite Catchment Management boundary or Golden Plains Shire Council; and
 - ii. with a minimum strategic biodiversity value of at least 0.288.
 - b. The offset(s) secured must also protect 1 large tree.
38. Before the issue of a Statement of Compliance, evidence that the required offset for each stage of the subdivision has been secured must be provided to the satisfaction of Golden Plains Shire Council. This evidence must be one or both of the following:
- a. an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10-year management actions and ongoing management of the site, and/or
 - b. credit extract(s) allocated to the permit from the Native Vegetation Credit Register.
- A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit.
39. Before works start, the permit holder must advise all persons undertaking the vegetation removal or works on site of all relevant permit conditions and associated statutory requirements or approvals.
40. Before works start, a plan to the satisfaction of the responsible authority identifying all native vegetation to be retained and describing the measures to be used to protect the identified vegetation during construction, must be prepared and submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will form part of this permit. All works constructed or carried out must be in accordance with the endorsed plan.

41. Except with the written consent of the responsible authority, within the area of native vegetation to be retained and any tree or vegetation protection zone associated with the permitted use and/or development, the following is prohibited:
- a. vehicular access
 - b. trenching or soil excavation
 - c. storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products
 - d. entry and exit pits for the provision of underground services
 - e. any other actions or activities that may result in adverse impacts to retained native vegetation.
42. Before any native vegetation removal starts, a Construction Environmental Management Plan (CEMP) to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will form part of this permit.
43. The CEMP must include:
- a. detailed description of the measures to be implemented to protect the native vegetation to be retained during construction works, and the person/s responsible for implementation and compliance. These measures must include the erection of a native vegetation protection fence around all native vegetation to be retained on site, to the satisfaction of the responsible authority, including the tree protection zones of all native trees to be retained. All tree protection zones must comply with AS 4970-2009 Protection of Trees on Development Sites, to the satisfaction of the responsible authority.
 - b. vehicle and equipment hygiene measures to prevent the spread of weeds and pathogens to and from the site.
 - c. A Wetland Management Plan as detailed below.
44. The Construction Environmental Management Plan must include a Wetland Management Plan, outlining the possible impacts to the Grassy Wetland area located on Lot 24.
45. The Wetland Management Plan must include:
- a. How sedimentation and litter controls will be implemented;
 - b. Location and specifications of no go zones, and associated construction buffers; and measures to prevent oils and other chemicals washing into the wetland.
 - c. Detail management actions for aquatic fauna and other wildlife that may use the wetland.
46. Prior to the commencement of works of each stage, a Soil and Fill Recovery Plan must be submitted to the satisfaction of the responsible authority. This plan must detail the quantity of soil and/or fill to be generated during construction, the reuse options for any excess soil and/or fill generated within the site and the quantity of soil and/or fill to be removed offsite. The contractor is to nominate in writing at the pre-commencement meeting the legal/approved location where the soil and fill will be disposed. Evidence of legal/approved disposal will be required to be submitted to the satisfaction of the responsible authority. The definition of fill for the purposes of this condition includes any soil, rock, substrate, clay, sand or other natural material generated through the excavation of the site.

Barwon Water

47. The plan of subdivision must be referred to Barwon Water in accordance with the Subdivision Act 1988 and any subsequent amendments to the plan provided to Barwon Water.
48. The owner shall create easements for Pipelines or Ancillary Purposes and or reserves in favour of Barwon Region Water Corporation on the plan of subdivision in accordance with Barwon Water's Land Development Servicing Requirements Manual, without cost to Barwon Water, over existing and proposed potable water infrastructure within the land. If further easements or reserves are required following design of the required infrastructure these

must be added to the plan of subdivision prior to seeking Barwon Water's consent to the issue of a statement of compliance for the subdivision

49. The developer is to apply to Barwon Water for details relating to servicing requirements and costing for the provision of a potable water supply to the proposal.
50. The provision and installation of a potable water supply to the development.
51. Reticulated potable water mains are required. This work must be undertaken by a Barwon Water accredited Consultant and accredited Contractor following the "Developer Works" process.
52. Strategic potable water infrastructure is required. The process to deliver and funding of these assets will be determined at the time a Developer Deed is issued for the development.
53. Barwon Water's records indicate that an existing potable water service and meter is located on this property. A dimensioned plan showing the location of existing meters, and the location of the meter relative to the existing boundaries, and its number, is to be submitted. Private potable water service pipes are not permitted to cross allotment boundaries and must be plugged and abandoned at the boundaries of such allotments.
54. The payment of a standardised New Customer Contribution is required for any new connection or any upsize to an existing connection. The number of standardised charges applied will be determined on the basis of an equivalent lot calculation and is based on potable domestic water meter size or water service size (where a meter is not being fitted). An equivalent lot is a measure of the additional demand a connection will place on the infrastructure in terms of the water consumption for an average connection utilising a 20mm tapping and/ or meter. If there is more than one meter within a single meter assembly, the size of the largest meter (excluding the fire service meter) will determine the number of equivalent connections. If there is a combined fire and domestic meter assembly proposed (incorporating a low flow meter), whereby the meter size is largely dictated by the fire service requirements, the developer is required to submit to Barwon Water the proposed peak flow (probable simultaneous demand) associated with the domestic supply in accord with AS/NZS 3500. Barwon Water will then assess the equivalent number of connections.

Powercor

55. The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to the Distributor in accordance with Section 8 of that Act.
56. The applicant shall provide an electricity supply to all lots in the subdivision in accordance with the Distributor's requirements and standards. *Notes: Extension, augmentation or rearrangement of the Distributor's electrical assets may be required to make such supplies available, with the cost of such works generally borne by the applicant.*
57. The applicant shall ensure that existing and proposed buildings and electrical installations on the subject land are compliant with the Victorian Service and Installation Rules (VSIR). *Notes: Where electrical works are required to achieve VSIR compliance, a registered electrical contractor must be engaged to undertake such works.*
58. The applicant shall, when required by the Distributor, set aside areas with the subdivision for the purposes of establishing a substation or substations. *Notes:*
 - a. *Areas set aside for substations will be formalised to the Distributor's requirements under one of the following arrangements:*
 - b. *RESERVES established by the applicant in favour of the Distributor.*
 - c. *SUBSTATION LEASE at nominal rental for a period of 30 years with rights to extend the lease for a further 30 years. The Distributor will register such leases on title by way of a caveat prior to the registration of the plan of subdivision.*
59. The applicant shall establish easements on the subdivision, for all existing Distributor electric lines where easements have not been otherwise provided on the land and for any new powerlines to service the lots or adjust the positioning existing easements. *Notes:*

- a. Existing easements may need to be amended to meet the Distributor's requirements
- b. Easements required by the Distributor shall be specified on the subdivision and show the Purpose, Origin and the In Favour of party as follows:

| Easement Reference | Purpose | Width (Metres) | Origin | Land Benefited / In Favour Of |
|--------------------|------------|----------------|--|-------------------------------|
| | Power Line | | Section 88 - Electricity Industry Act 2000 | Powercor Australia Ltd |

Country Fire Authority (CFA)

60. The plan of subdivision must be in accordance with CFA requirements.

Environmental Protection Agency (EPA)

61. The plan of subdivision must be in accordance with EPA requirements.

Corangamite Catchment Management Authority (CCMA)

62. Drainage for the subdivision, including detailed design of the proposed basin must be constructed in accordance with the concept proposed in the submitted Stormwater Management Strategy (Water Technology, February 2022 (updated February 2024))
63. All swales on private land must be covered by an easement and supporting section 173 agreement or other covenant which adequately ensures maintenance and prevents alteration or blockage of the swales to the satisfaction of the responsible authority.
64. Prior to certification of any stage of the subdivision cut and fill plans and supporting flood modelling must be submitted to and approved by the Responsible Authority and Floodplain Management Authority. When approved, the cut and fill plans shall be endorsed and form part of the permit.
65. Prior to the Certification of any stage which intersects the 1% AEP floodplain (as modified by cut and fill plans required by condition 64 above), allowable building envelopes must be clearly shown on all lots which intersect the 1% AEP floodplain. The envelopes themselves must not intersect the 1% AEP floodplain (as modified by cut and fill plans required by condition 3 above) with the exception of lot 58. The restriction included on the Plan of Subdivision must include the following wording or wording with the same effect: This restriction must not be altered or removed without the consent of the Floodplain Management Authority.
66. The preliminary design for the upgrade works along Terrier Road must be accompanied by a Flood Impact Assessment. The Flood Impact Assessment (FIA) (including hydrological and hydraulic assessment) must be prepared by a suitably qualified and experienced professional, to the satisfaction of the Corangamite CMA and Council. Once endorsed by Council, the FIA will form part of the permit. The assessment must:
 - a. Be in accordance with Australian Rainfall and Runoff, 2019, methodology.
 - b. Determine the extent, depth, velocity and hazard of flooding from the 1% AEP flood event under existing and developed conditions.
 - c. Demonstrate that the developed conditions meet the following requirements:
 - i. The road upgrade does not cause the redirection or obstruction of floodwater, reduce flood storage or increase flood levels and flow velocities outside the property boundaries.
 - ii. Assess cut and fill requirements, including a balance of fill volumes for the site should they be required.
 - iii. The subdivision development still meets the requirement that each lot provides for a building envelope that shall exclude land below the Nominal Flood Protection Level (1% AEP + 0.3 metres freeboard)
 - iv. The subdivision development still meets the requirement that access to each lot meets the following flood hazard safety criteria: Depth must be no greater than or equal to 0.3 metres; and

velocity must be no greater than or equal to 3.0 m/s; and the product of depth multiplied by velocity must be no greater than or equal to 0.3 m² per second.

Department of Transport

67. Prior to Statement of Compliance of stage 1 a fully upgraded intersection be designed and constructed to cater for safe and efficient vehicular movements in the area. The intersection should be upgraded to include the construction of:
- a. full-length left turning lane on Hamilton Highway onto Mahers Road.
 - b. a basic right turning lane (BAR) on Hamilton Highway onto Mahers Road.
68. Except for the access required for the new Lot 58,
- a. all existing vehicular access to Hamilton Highway must be removed.
 - b. all new allotments within the subdivision must have vehicular access from local roads.
69. Terrier Road and the intersection should be upgraded to include the construction of a left turning lane on Hamilton Highway onto Terrier Road.
70. All works required to address flooding of Terrier Road should be considered and completed before the completion of the subdivision and to the satisfaction of the responsible authority. All works should be contained within the Terrier Road and should not impact Hamilton Highway.

Expiry

71. This permit will expire if one of the following circumstances applies:
- a. The plan of subdivision for the first stage is not certified under the Subdivision Act 1988 within two (2) years of the date of this permit; or
 - b. The plan of subdivision for any subsequent stages is to be certified under the Subdivision Act 1988 within two (2) years of the date of certification of the previous stage of the subdivision; or
 - c. The registration of any stage of the subdivision is not completed within five (5) years after certification of plan the plan of subdivision.

The Responsible Authority may extend the period to start the development if a request is made in writing before the permit expires or within six (6) months afterward.

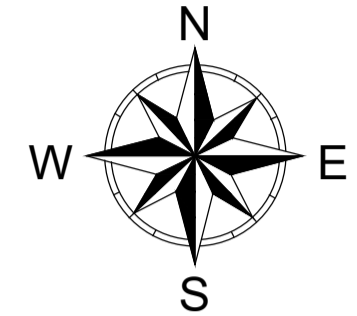
Permit Notes:

- A. *Before any works on public land start, a permit to take protected flora under the Flora and Fauna Guarantee (FFG) Act 1988 may be required. An application can be obtained from www.DEECA.vic.gov.au/conserving-threatened-species/protected-flora-and-listed-fish, under Protected flora permit. To obtain an FFG permit or further information, please contact Natural Environment Programs Officer in the Grampians Region Bec Falk on grampians.environment@delwp.vic.gov.au*
- B. *A site report prepared by the CCMA online mapping tool – Soil Health Knowledge base (refer to https://www.ccmaknowledgebase.vic.gov.au/soilhealth/soils_map.php) be provided to all land developers and building professional for consideration and discussion before any future development of the sites.*
- C. *Landowners and developers may benefit from seeking professional advice regarding any future gardening or landscaping proposals considering the known salinity characteristics in the area.*
- D. *In large flood events, the northern end of Terrier Road is considered unsafe for vehicles. Consideration needs to be given to traffic management during flood events. The authority recommend a procedure is added to the Municipal Flood Emergency Plan, closing the road during flood events larger than a 5% AEP (1 in 20 year) flood event.*
- E. *It is recommended that the preliminary road design and Flood Impact Assessment are undertaken prior to certification to ensure the road can be upgraded to the required standard without causing offsite impacts.*
- F. *A works on waterways permit must be obtained for the CCMA before the carrying out of any works on waterways.*
- G. *A works within road reserve permit must be obtained from Council prior to the carrying out of any vehicle crossing works.*
- H. *Pursuant to Section 43(2)(a)(iv) of the Subdivision Act 1988 and Clause 9 of the Subdivision (Permit and Certification Fees) Regulations 1989, the prescribed maximum fee for checking engineering plans shall be 0.75 percent of the estimated cost of constructing the works proposed on the engineering plan. Such a fee shall be paid to the Responsible Authority prior to the issue of a Statement of Compliance.*
- I. *Pursuant to Section 17(2)(b) of the Subdivision Act 1988 and Clause 8 of the Subdivision (Permit and Certification Fees) Regulations 1989, the prescribed maximum fee for supervision of work shall be 2.5 per cent of the cost of constructing those works, which are subject to supervision. Such a fee shall be paid to the Responsible Authority prior to the issue of a Statement of Compliance.*
- J. *The permit holder is reminded of their statutory obligations under the Aboriginal Heritage Act 2006, the Aboriginal Heritage Regulations 2018 and Heritage Act 2017 to ensure you are managing your works program not to harm Aboriginal cultural heritage. If any unexpected Aboriginal cultural heritage are discovered during any works program; then works must cease immediately at the location; the Aboriginal cultural heritage discovered are to remain in situ; the relevant responsible authorities and the Aboriginal Authorised Officer at the Registered Aboriginal Party (RAP) must be notified. In addition to this, if suspected human remains are discovered, you must immediately contact the Victoria Police and the Coroner's Court of Victoria.*
- K. *The permit holder is reminded of their statutory obligations under the Heritage Act 2017 and Heritage Regulations 2017 to ensure if unexpected historical heritage material is encounter during any works program; the historical heritage discovered should remain in situ; Heritage Victoria and an appropriately qualified archaeologist should be notified to assess the find and determine if it attracts protection under the Heritage Act 2017.*
- L. *GPSC has engaged Harwood Andrews to check section 173 agreements and register them to Title. A checking/review fee will be incurred if the Agreement is drawn up by a firm other than Harwood Andrews. Alternatively, you may choose to use Harwood Andrews to draw up the Agreement and avoid the checking fee. Some information is available on Council's website.*

**MAHERS ROAD &
TERRIER ROAD
INVERLEIGH**

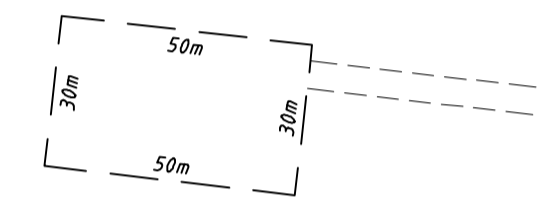
PROPOSED SUBDIVISION
WITH STAGING

SCALE 1:2000 (@A1)
DATE 12/03/2024
VERSION AE
REF 19238-99-01



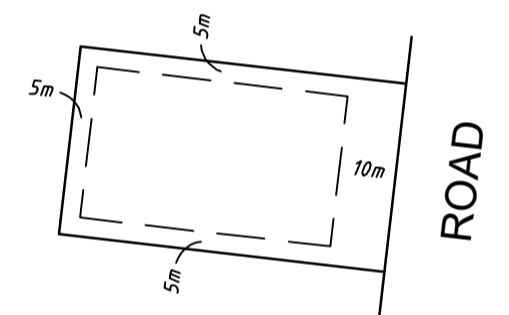
LEGEND

PROPOSED BUILDING ENVELOPE &
ACCESS, FROM FLOOD MODELLING.
(LOTS 19, 20, 21 & 24)

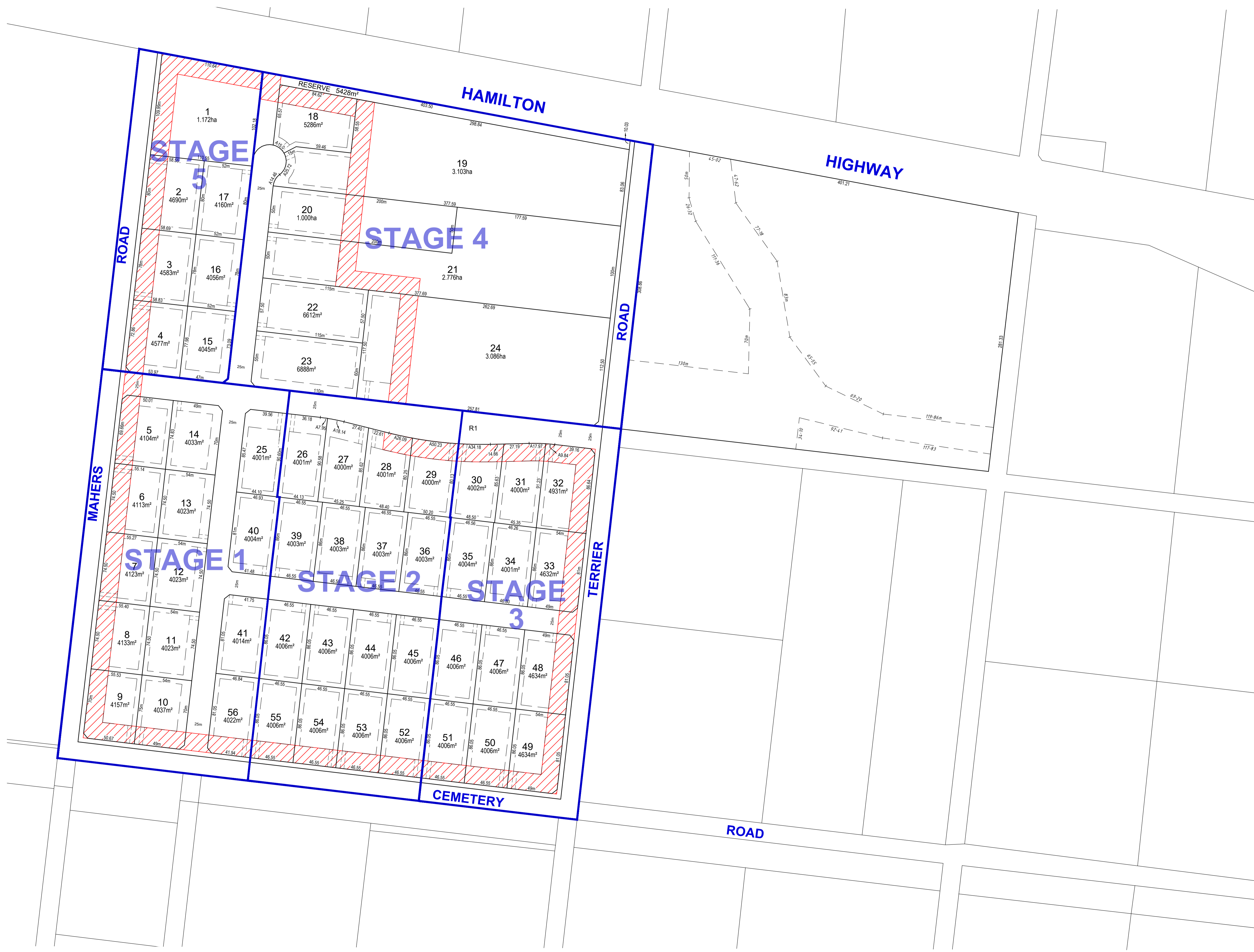


PROPOSED BUILDING ENVELOPE
(ALL OTHER LOTS, EXCLUDING
BUSHFIRE BUFFER AFFECTED LOTS)

- 10m PRIMARY SETBACK
- 5m SECONDARY SETBACK



BUSHFIRE BUFFER ZONE (19m)



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