



Department of Environment,  
Land, Water & Planning

402-406 Mair Street  
Ballarat VIC 3350  
(03) 5336 6856

Our ref: SP459725

Your ref: P16-065

11 July 2017

Mr Peter O'Brien  
Golden Plains Shire Council  
PO Box 111  
BANNOCKBURN VIC 3331

Dear Mr O'Brien,

**Planning Application:** P16-065

**Proposal:** Nine (9) lot subdivision and removal of native vegetation

**Address:** Lightwood Park Road, Haddon

Thank you for your correspondence with a response to the Department of Environment, Land, Water & Planning (DELWP)'s request for further information dated 4 April 2017. I apologise for the delay in this reply.

DELWP has considered the above application in accordance with Section 55 of the *Planning and Environment Act 1987*.

The application proposes to remove 10.413 hectare of native vegetation for subdividing land in to nine (9) lots including access, including the creation of new new property boundaries and bush fire defensible space.

The offsets required to mitigate the proposed native vegetation removal in accordance with the *Permitted clearing of native vegetation – Biodiversity assessment Guidelines* (DEPI 2013) are 0.943 biodiversity equivalence units.

I wish to advise that DELWP does not object to the granting of the planning permit subject to the following conditions being included in the permit:

1. 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.
2. Before works start, a plan to the satisfaction of 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.

**Privacy Statement**

Any personal information about you or a third party in your correspondence will be protected under the provisions of the Privacy and Data Protection Act 2000. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to the Privacy Coordinator, Department of Environment, Land, Water and Planning, PO Box 500, East Melbourne, Victoria



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3. To offset the removal of 10.413 hectares of native vegetation the permit holder must secure a native vegetation offset, in accordance with the *Permitted clearing of native vegetation – Biodiversity assessment guidelines* (DEPI 2013) and *Native vegetation gain scoring manual* (DEPI 2013) as specified below:

A general offset of 0.943 general biodiversity equivalence units with the following attributes:

- be located within the Corangamite Catchment Management Authority boundary or Golden Plains Shire Council municipal district; and
- have a strategic biodiversity score of at least 0.082.

4. Before any native vegetation is removed, evidence that the required offset for the project has been secured must be provided to the satisfaction of the Responsible Authority. The offset evidence can be:
- a) a security agreement signed by both parties, to the required standard, for the offset site or sites, including a 10 year offset management plan and/or
  - b) an allocated credit extract from the Native Vegetation Credit Register.
5. If a security agreement is entered as per condition 4 (a) the applicant must provide the annual offset site condition report to the Responsible Authority by the anniversary date of the execution of the offset security agreement, for a period of 10 consecutive years. After the tenth year, the landowner must provide a report at the reasonable request of a statutory authority.
6. Unless otherwise agreed in writing by the Country Fire Authority and the Department of Environment, Land, Water and Planning, offsets must not be located within the 150 metre BMO assessment area in accordance with the *Planning for Bushfire Victoria, Guidelines for Meeting Victoria's Bushfire Planning Requirements* (CFA 2012).

In accordance with Section 66 of the *Planning and Environment Act 1987*, would you please provide a copy of the permit, if one is granted, or any notice to grant or refusal to grant a permit to the above address.

If you have any queries regarding this matter, please contact Ezaz Sheikh, Statutory Planner at DELWP's Ballarat office on telephone (03) 5336 6644.

Yours sincerely



**STEWART DEKKER**  
Senior Statutory Planner  
Grampians Region

Copy to applicant via email: [dan@seison.com.au](mailto:dan@seison.com.au)



**CFA Fire Safety  
Fire & Emergency Management**  
Email: [firesafetyreferrals@cfa.vic.gov.au](mailto:firesafetyreferrals@cfa.vic.gov.au)  
Telephone: 03 9262 8578

**CFA Ref: 15000-59426-71898  
Council Ref: P16/065**

1 June 2017

Town Planner  
Golden Plains Shire  
PO Box 111  
**BANNOCKBURN VIC 3331**

Dear Town Planner,

## **CONDITIONAL CONSENT TO THE GRANT OF A PERMIT**

**Application No: P16/065**  
**Site address: Lightwood Park Road, Smythesdale VIC 3351**  
**Proposal: Nine (9) Lot Subdivision in Bushfire Management Overlay**

I refer to correspondence received on 24 May 2017 seeking comments on the above application.

CFA acting as a Referral Authority pursuant to section 55 of the *Planning and Environment Act, 1987 (Act)* has considered and does not object to the grant of a permit for the above proposal subject to –

- Any mandatory conditions specified within the planning scheme; and
- The following conditions being included on any planning permit that may be issued.

### **– Start of conditions –**

#### **Bushfire Management Plan endorsed**

1. The Bushfire Management Plan (attachment 3, page 18, and dated 10/05/2017) must be endorsed to form part of the permit, be included as an annexure to the section 173 agreement and must not be altered unless otherwise agreed in writing by the CFA and the Responsible Authority.

#### **Maintenance of defensible space**

1. Before the Statement of Compliance is issued under the *Subdivision Act 1988* defensible space on every lot in the subdivision must be implemented and maintained as specified on the Bushfire Management Plan, unless otherwise agreed in writing by the CFA and the Responsible Authority.

### **– End of conditions –**



## **Certification and Statement of Compliance**

CFA consents under Section 9 of the *Subdivision Act 1988* to the Certification of the Plan of Subdivision. CFA does not want the Plan of Subdivision for this planning permit application referred under Section 8 of the *Subdivision Act 1988*.

CFA also consents to the Statement of Compliance for Subdivision under the *Subdivision Act 1988*.

If you wish to discuss this matter in more detail, please do not hesitate to contact the Fire Safety Team on (03) 5329 5570.

Yours sincerely,

A handwritten signature in black ink that reads 'D Faulkner'.

**Daniel Faulkner**  
**Fire Safety Officer**  
**FIRE & EMERGENCY MANAGEMENT**

cc: Dan c/- Seison Pty Ltd  
dan@seison.com.au

Powercor Australia Ltd  
ABN 89 064 651 109

General Enquiries 132 206  
Service Difficulties 132 412

**Shepparton Business Centre**  
8-10 Wheeler Street Shepparton  
Address all correspondence to  
PO Box 6141  
Shepparton Victoria 3632  
Facsimile (03) 9683 5106  
www.powercor.com.au



24 March 2017

Our Reference: 500000232518  
Your Reference: P16-065

Development Manager  
Golden Plains Shire  
PO BOX 111  
BANNOCKBURN VIC 3331

Dear Sir/Madam

**PERMIT NO: P16-065**  
**DESCRIPTION OF LAND: LIGHTWOOD PARK ROAD - SMYTHESDALE**

### **CONDITIONAL CONSENT TO ISSUE OF PLANNING PERMIT**

Powercor Australia Ltd does not object to the issue of a planning permit in respect of the above-mentioned application if the permit is subject to the following conditions:

#### **CONDITIONS REQUIRED BY POWERCOR AUSTRALIA LTD**

1. The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to Powercor Australia Ltd in accordance with Section 8 of that Act.
2. The applicant shall:-
  - Provide an electricity supply to all lots in the subdivision in accordance with Powercor's requirements and standards, including the extension, augmentation or re-arrangement of any existing electricity supply system, as required by Powercor (A payment to cover the cost of such work will be required). In the event that a supply is not provided the applicant shall provide a written undertaking to Powercor Australia Ltd that prospective purchasers will be so informed.
  - Where buildings or other installations exist on the land to be subdivided and are connected to the electricity supply, they shall be brought into compliance with the Service and Installation Rules issued by the Victorian Electricity Supply Industry. You shall arrange compliance through a Registered Electrical Contractor.
  - Any buildings must comply with the clearances required by the Electricity Safety (Installations) Regulations.
  - Any construction work must comply with Energy Safe Victoria's "No Go Zone" rules.

- Set aside on the plan of subdivision for the use of Powercor Australia Ltd reserves and/or easements satisfactory to Powercor Australia Ltd where any electric substation (other than a pole mounted type) is required to service the subdivision.

Alternatively, at the discretion of Powercor Australia Ltd a lease(s) of the site(s) and for easements for associated powerlines, cables and access ways shall be provided. Such a lease shall be for a period of 30 years at a nominal rental with a right to extend the lease for a further 30 years. Powercor Australia Ltd will register such leases on the title by way of a caveat prior to the registration of the plan of subdivision.

- Provide easements satisfactory to Powercor Australia Ltd, where easements have not been otherwise provided, for all existing Powercor Australia Ltd electric lines on the land and for any new powerlines required to service the lots and adjoining land, save for lines located, or to be located, on public roads set out on the plan. These easements shall show on the plan an easement(s) in favour of "Powercor Australia Ltd" for "Power Line" pursuant to Section 88 of the Electricity Industry Act 2000.
- Obtain for the use of Powercor Australia Ltd any other easement external to the subdivision required to service the lots.
- Adjust the position of any existing easement(s) for powerlines to accord with the position of the line(s) as determined by survey.
- Obtain Powercor Australia Ltd's approval for lot boundaries within any area affected by an easement for a powerline and for the construction of any works in such an area.
- Provide to Powercor Australia Ltd, a copy of the version of the plan of subdivision submitted for certification, which shows any amendments which have been required.

**\*\*\* END OF CONDITIONS \*\*\***

It is recommended that, at an early date, the applicant commences negotiations with Powercor for supply of electricity in order that supply arrangements can be worked out in detail, so prescribed information can be issued once all electricity works are completed (the release to the municipality enabling a Statement of Compliance to be issued).

Prospective purchasers of lots in this subdivision should contact Powercor Australia Ltd to determine the availability of a supply of electricity. Financial contributions may be required.

Yours faithfully

*Fiona Ferguson*

Fiona Ferguson

Customer Requests Officer

Telephone: (03) 5820 2625

(Office Use Only: CR 306181296)

**PLANNING**



15<sup>th</sup> March 2017

Mr Tim Waller  
Planning Team Leader  
Golden Plains Shire  
P.O Box 111  
**BANNOCKBURN VIC 3331**

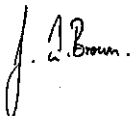
Dear Tim,

**Application for Planning Permit, Nine (9) Lot Subdivision, Lightwood Park Road, Haddon (CA 10 & 11 S 1A parish Carngham).**

We refer to your letter received 14<sup>th</sup> March 2017 and advise that in accordance with Section 56(1)(b) of the Planning and Environment Act, this Authority does not object to the granting of any permit that may issue subject to the following conditions: -

1. Any plan lodged for certification will be referred to the Central Highlands Region Water Corporation pursuant to Section 8(1)(a) of the Subdivision Act.
2. A reticulated water supply must be provided to each lot (Lots 1 to 9) by the owner of the land (or applicant, in anticipation of becoming the owner) to the satisfaction of the Central Highlands Region Water Corporation. This will include the construction of works and the payment of major works contributions by the applicant.
3. The owner will provide easements to the satisfaction of the Central Highlands Region Water Corporation, which will include easements for pipelines or ancillary purposes in favour of the Central Highlands Region Water Corporation, over all existing and proposed water facilities within the proposal.
4. The owner will provide easements to the satisfaction of Central Highlands Region Water Corporation for pipeline or ancillary purposes through other land in the vicinity, as it is considered by the Authority that such easements are required for the economical and efficient subdivision or servicing of or access to land covered by the subdivision.
5. If the land is developed in stages, the above conditions will apply to any subsequent stage of the subdivision.

Yours faithfully,



Julie Brown  
**Senior Officer Planning**