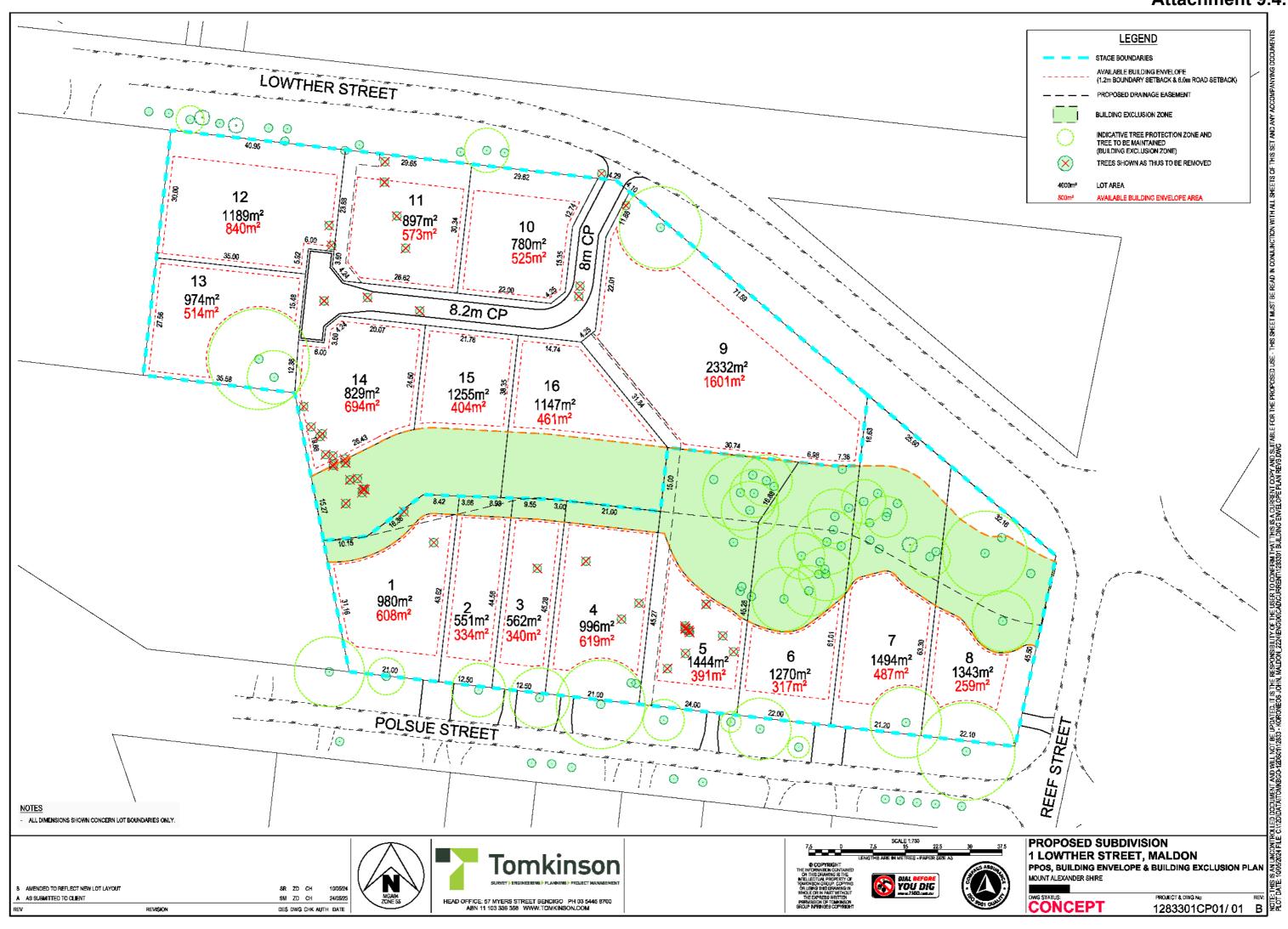
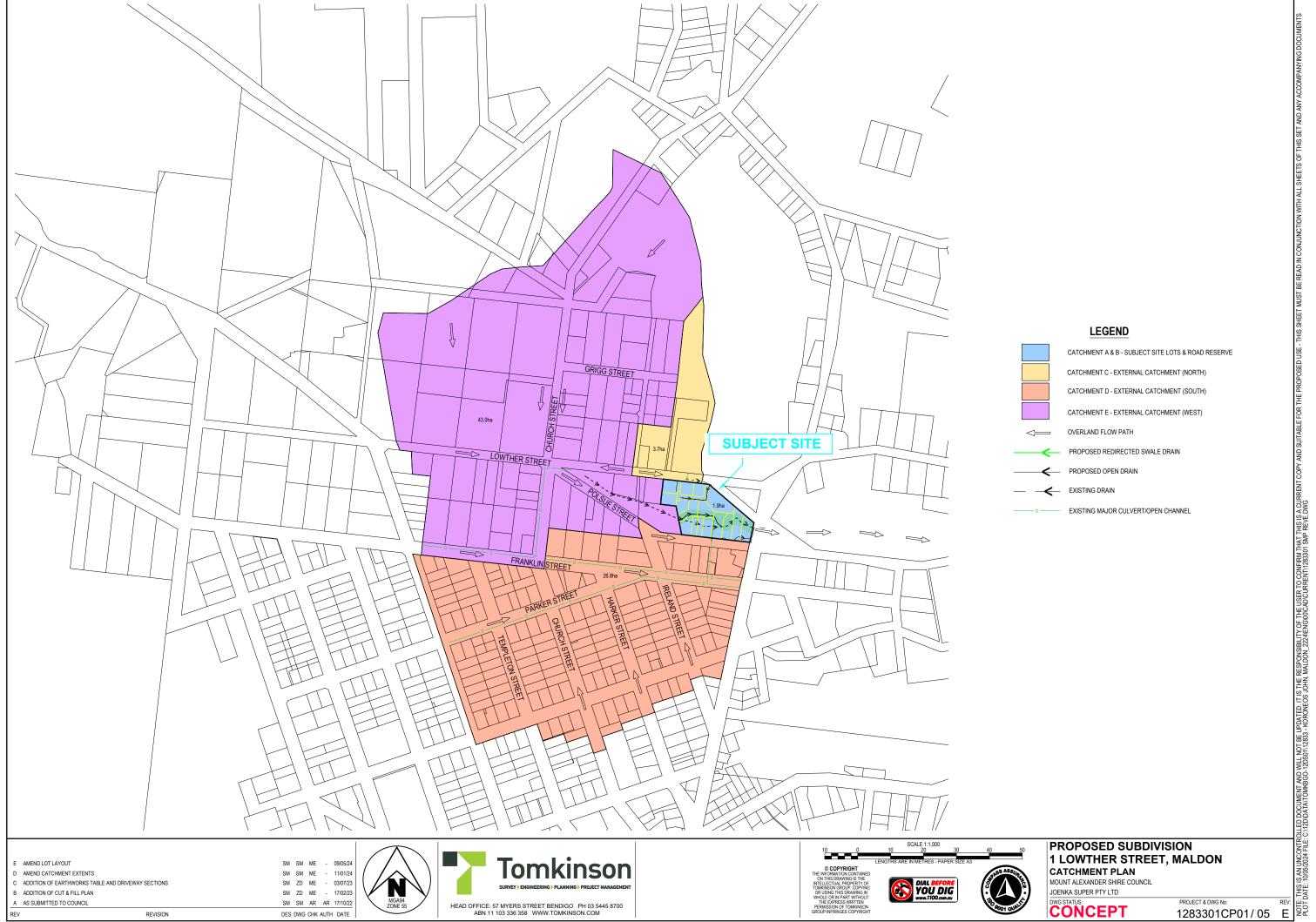
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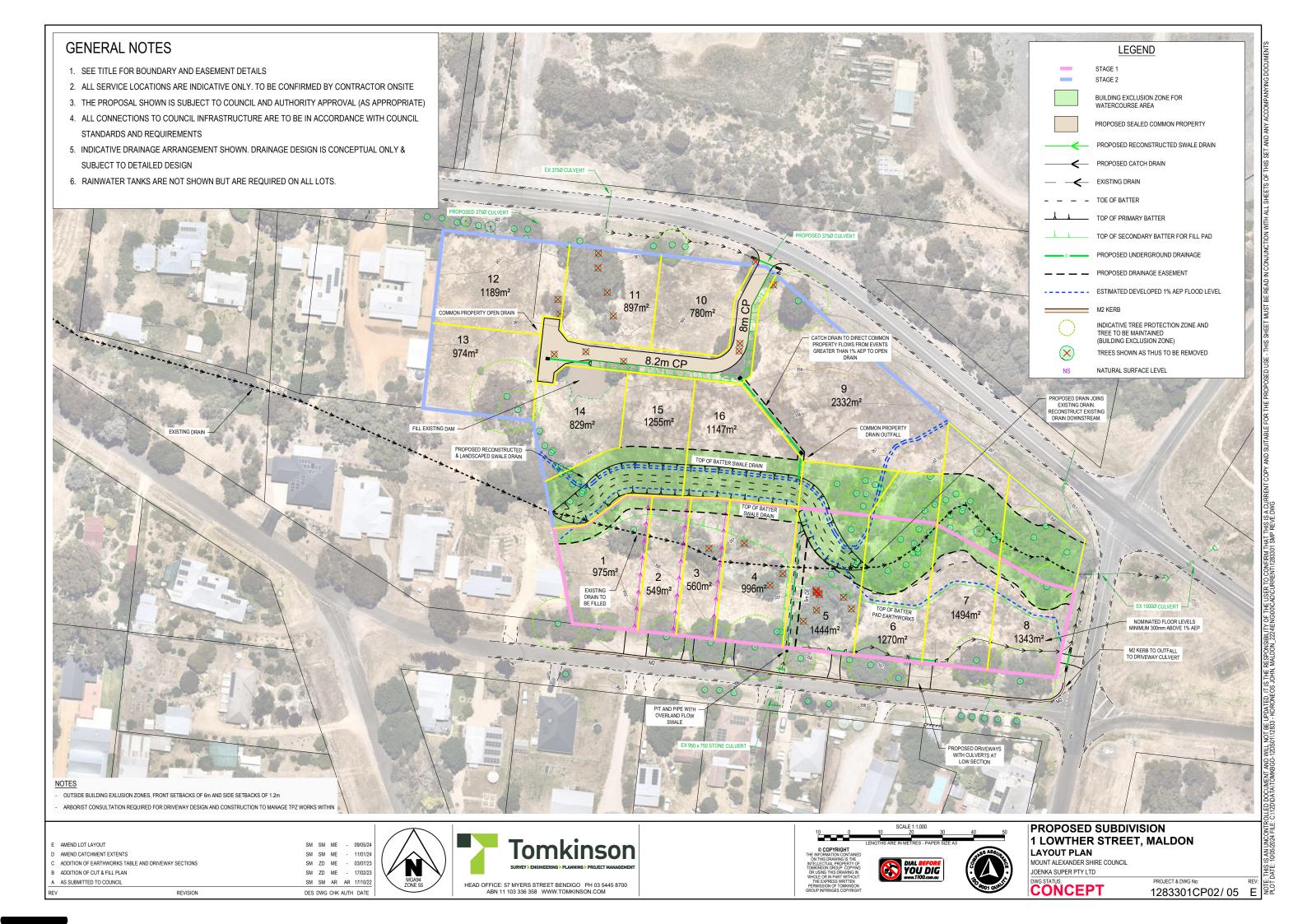


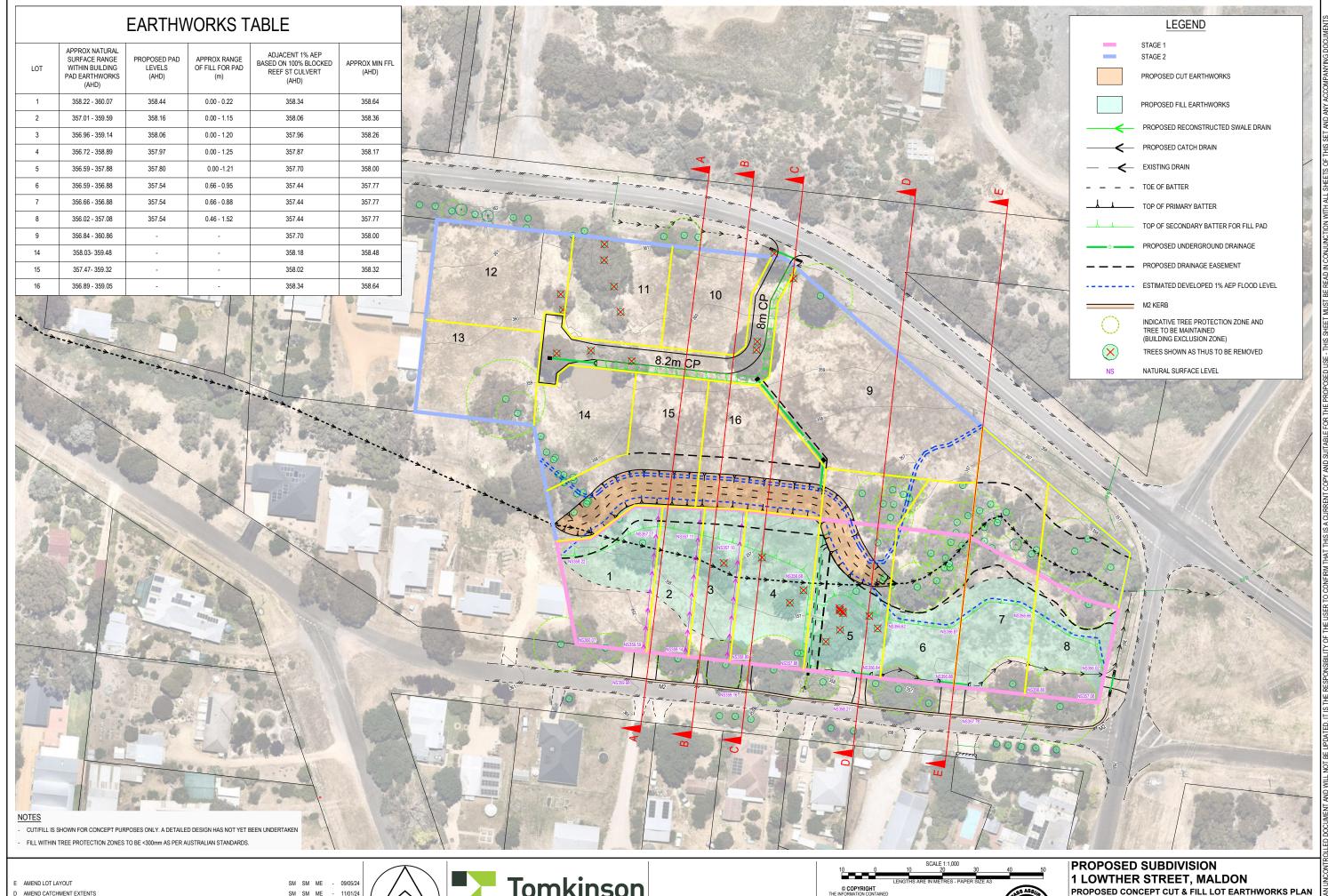
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B ADDITION OF CUT & FILL PLAN

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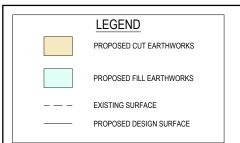


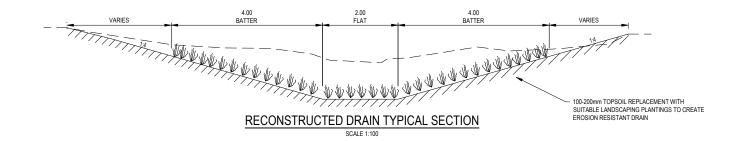


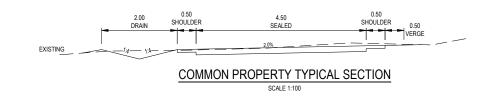
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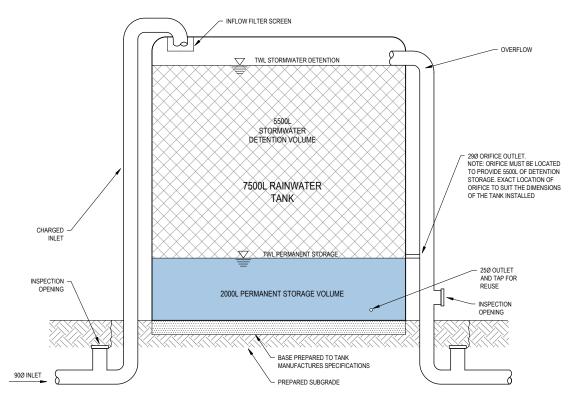
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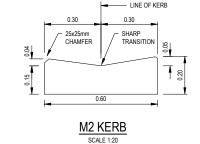












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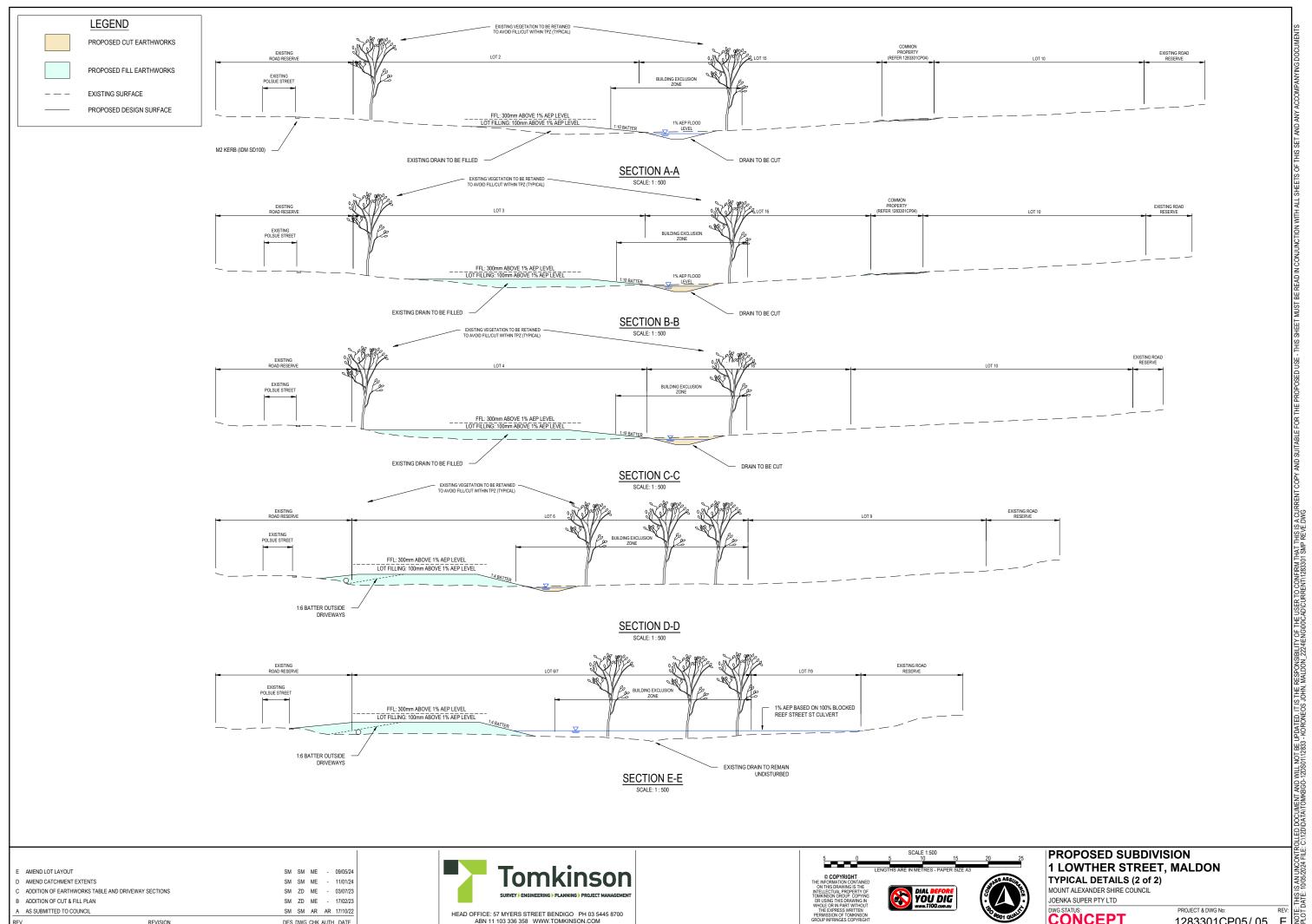
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# Attachment 9.4.1.2



Photo 1 - View down Polsue Street looking west



Photo 2 – View down Polsue Street looking east

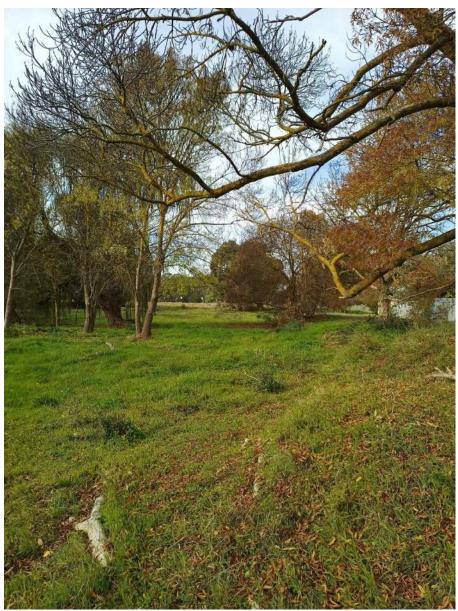


Photo 3 – View across the from Polsue Street looking east



Photo 4 – View across the frontage at Polsue Street looking east towards Reef Street



Photo 5 – Panoramic View of Trees along the existing open drain



Photo 6 – Panoramic View from centre of allotment looking towards Lowther Street



Photo 7 – Panoramic View from Reef Street frontage looking across the block



Photo 8 – View down Lowther Street looking West



Photo 9 – View down Lowther Street near entry to Mount Alexander Depot



Photo 10 – View from Drainage Line looking west



Photo 11 – View looking towards neighbouring dwelling on Polsue Street



# Stormwater Management Strategy & Report

# 16 Lot Subdivision 1 Lowther Street, Maldon

Prepared on behalf of

May 2024

Ref: 12833

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**Document History and Status** 

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А	For Submission	October 2022	Sam Maher	Matt Elliot	Alex Reid
В	Final	May 2024	Sam Maher	Matt Elliot	Alex Reid

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### **APPENDICES**

APPENDIX A STORMWATER MANAGEMENT PLAN

APPENDIX B CATCHMENT FLOW & BOYDS METHOD CALCULATIONS

APPENDIX C CHANNEL FLOW CALCULATIONS



#### 1 INTRODUCTION

Tomkinson, on behalf of Joenka Super Pty Ltd, have been engaged to prepare a Stormwater Management Strategy and Report for a proposed 16 lot industrial subdivision at 1 Lowther Street, Maldon. The subject site is bordered by Lowther Street to its North, Reef Street to its East and Polsue Street to its South.

Mount Alexander Shire Council is the responsible authority for the drainage facilities within the development area. This Stormwater Management Strategy (SWMS) is intended to provide an outline of existing site conditions and the proposed development to provide recommendations for the stormwater management requirements for this site in accordance with WSUD principles. The objective of this report is to identify suitable stormwater quality and quantity measures conforming to the *Infrastructure Design Manual, Urban Stormwater - Best Practice Environmental Management Guidelines (1991)* and *Mount Alexander Planning Scheme Clause 56.07-4, Standard C25.* 

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### 2 SITE INFORMATION

### 2.1 Subject Site

The Subject Site is located on the northern side of the Maldon township as shown in Figure 1 below. The subject site comprises of one parcel approximately 1.89 hectares in area and is proposed to be subdivided into 16 lots.



Figure 1: Locality Plan

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#### 2.2 Existing Conditions

The subject site is grassed and sparsely vegetated, with trees and shrubs scattered throughout the subject site. There is an existing major open drain (watercourse) running through the site, entering from the western boundary and outfalling into a culvert in Reef Street past the site's eastern boundary. The site has two minor open drains entering from the northern and southern boundary, outfalling into an existing dam and the existing major drain respectively. The topography of the site falls inward from the northern and southern boundary towards the major open drain, whilst the site also has a general slope from west to east towards Reef Street.

The existing major open drain conveys stormwater from a catchment that is a mixture of residential and open spaced sites to the west and northwest of the subject site. A small portion of flows enters the site from the northern boundary, via a culvert located under Lowther Street. A southern external catchment flows into the open drain via a culvert under Polsue Street, entering the subject site via the southern boundary.

#### 2.3 Planning Zone

The subject site is currently zoned as General Residential 1 (GRZ1).

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#### 3 DESIGN INTENT

The subject site is proposed to be developed into 16 residential lots. The proposal for this site will address the requirements for stormwater quantity and quality management by providing appropriate drainage infrastructure to produce an economic and efficient outcome. This Stormwater Management Strategy is required to ensure the development conforms to *Mount Alexander Planning Scheme Clause* 56.07-4, Standard C25. The Stormwater Management Plan within Appendix A shows the preliminary stormwater layout, catchment extents and general topography of the catchment.

#### 3.1 Stormwater Management

The primary conveyance method for stormwater will be via the existing major open drain. The drain will be reconstructed and landscaped to form a swale drain, sized to convey the 1% AEP event including the identified external catchments. Proposed building envelopes will be nominated as a minimum height to ensure they are not subject to inundation.

Developed flows from lots and the common property will be collected and conveyed to the swale drain. Lots abutting the swale drain will discharge directly into the swale drain, whilst the common property and remaining lots will be conveyed via an underground drainage network sized for flows from the 1% AEP storm event. The common property will include a combination of open style table drains and underground drainage pit and pipes, designed to convey flows to the swale drain. An emergency overflow open drain for flows from events greater than 1% AEP will be provided from the common property to the swale drain.

Storage will be provided for the 20% AEP via on-site detention tanks situated on each lot to limit post-development discharge to pre-developed rates. These tanks are proposed to be constructed at the development phase when the dwellings are constructed, with this requirement enforced via a Section 173 agreement on title.

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#### 3.2 Water Sensitive Urban Design (WSUD)

Rainwater tanks will aid the swale drain in providing stormwater treatment measures to improve stormwater quality and meet the objectives of *Urban Stormwater - Best Practice Environmental Management Guidelines 1991*' (BPEM) reduction measures outlined in Table 1 below.

Pollutant	Percent Reduction
Suspended Solids	80%
Phosphorus	45%
Nitrogen	45%
Gross Pollutants	70%

Table 1: Stormwater Quality Pollution Reduction Standards

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#### 4 CATCHMENT ANALYSIS

The stormwater catchments considered as part of this assessment include the subject site and external catchments to the north, south and west of the development site as shown on the catchment plan in Appendix A. The catchments have been modelled as internal and external to allow for flows to be considered separately where appropriate. A description of the contributing sub-catchments is shown below in Table 2.

Catchment	Description	Area
		(ha)
Α	Subject Site (Lots)	1.80
В	Subject Site (Common Property)	0.09
С	External Catchment - North	1.48
D	External Catchment - South	23.27
Е	External Catchment - West	41.03
Total		67.67

Table 2: Sub-Catchment Area Summary (Post-Development)

Catchments A-B are internal and catchments C-E are external. These flows have been separated into catchments where required to account for differing flow paths through the development. The Major / Minor design approach to urban drainage for the 1% and 20% AEP events will be followed as per the IDM. This design approach will guide the design of all drainage infrastructure and overland flow paths within the proposed subdivision for the 1% AEP storm event.

An estimation for the stormwater flows generated in pre and post developed site conditions have been undertaken utilising the Rational Method. These stormwater flows are presented below, with Table 3 & 4 showing relevant calculations for stormwater detention and Table 5 showing flow calculations relevant to the internal swale drain. Flow Calculations are also shown in Appendix B.

Catchment	Area (ha)	С	Tc (min)	l <sub>20%</sub> (mm/hr)	Q <sub>20%</sub> (m³/s)
A-B (Subject Site)	1.89	0.35	22	44.6	0.082
TOTAL	1.89	0.35	22	44.6	0.082

Table 3: Pre -Development Catchment Flow Calculations for Minor Storm Event

Catchment	Area	С	Tc	l <sub>20%</sub>	$Q_{20\%}$
	(ha)		(min)	(mm/hr)	$(m^3/s)$
Α	1.80	0.56	8.8	73.6	0.210
В	0.09	0.85	8.8	73.6	0.016
TOTAL	1.89	0.58	8.8	73.6	0.225

Table 4: Post -Development Catchment Flow Calculations for Minor Storm Event

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Catchment	Area	C	Тс	11%	Q <sub>1%</sub>
	(ha)		(min)	(mm/hr)	$(m^3/s)$
А	1.80	0.56			0.174
В	0.09	0.85			0.013
O	1.48	0.51	46	60.9	0.126
D	23.27	0.55			2.148
E	41.03	0.40			2.746
TOTAL	67.67	0.48	46	60.9	5.207

Table 5: Post-Development Catchment Flow Calculations for Major Storm Event (Channel Flow)

Runoff Coefficients have been adopted from Section 16.7 of the *Infrastructure Design Manual*. When assessing the pre-developed site conditions a C-value of 0.35 was adopted. A weighted C-value has been determined for external catchments, based on average lot sizes (either 1000m² – 2000m² or 2000m² – 4000m²), areas of open space and road reserve. As part of these calculations, an average C-value of 0.65 was adopted for all road reserves outside of the development, due to the large area attributed to verges and lower impervious areas.

Rainfall intensities have been obtained from the BOM website and are relevant to this site. The proposed time of concentration (Tc) has been calculated using a 6-minute initiation time and assumes that flow velocity in the open drains/swale drains is 1m/s (based on Manning's Flow Calculations). The Tc of the external catchments have also been considered in these calculations, with the assumption that the flow velocity in all drains is 1m/s.

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### 5 STORMWATER QUALITY & QUANTITY

The proposed swale drain will convey flows through the centre of the development, from the western boundary to the eastern boundary. The swale drain will be designed to have capacity to convey 1% AEP flows for the development and external catchments. The drain will be reconstructed to include a planted batter to aid in WSUD treatment and aesthetics. The swale drain will continue to outfall into Reef Street culvert, the Legal Point of Discharge for the development. Storage for the 20% AEP event will be achieved via rainwater tanks on each lot.

#### 5.1 Stormwater Quantity

#### 5.1.1 20% AEP Event - Rainwater Tanks

The objective of the proposed rainwater tanks is to provide adequate storage to restrict the post-developed stormwater flow rate generated from the site to the predeveloped flow rate for the 20% AEP event. Excess stormwater generated from post-developed site conditions is stored and released at a rate that does not exceed the pre-developed rate for a determined storm event. This provides protection and reduces the flooding risk to the downstream stormwater network.

Storage will be calculated according to Boyd's method, considering the internal catchment. External catchments will not be considered in these calculations as they are remaining in their pre-developed condition, hence no increase in stormwater runoff is being generated. The combined allowable tank outflow for the 20% AEP event will be less than the pre-developed flow rate to account for a small portion of the development flows being uncontrolled from the common property and thus unable to be detained (Catchment B).

Detention volumes required for the design storm noted above have been estimated using the Boyd's Method of OSD. A summary outlining the required stormwater detention volumes for proposed development are shown in Table 6 below. Stormwater tanks for each lot will be sized based on lot area, with 4.81L of detention required for each m² of lot area, providing a total storage of 86.7m³. Flow Calculations and Boyd's Method Calculations are shown in Appendix B.

Storm Event - AEP (%)	Total Lot Area (m²)	Peak Outflow (Pre) (L/s)	Peak Outflo w (Post) (L/s)	Uncontrolled Outflow (L/s)	Allowable Total Tank Outflow (L/s)	Tank Outflow per Lot (L/s)	S <sub>max</sub> (m³)	Stank per m² (L)
20%	18,034	82	225	16	66	4	86.7	4.81

Table 6: Rainwater Tank 20% AEP Detention Volume Summary

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#### 5.1.2 1% AEP Event - Common Property & Swale Drain

The swale drain has been sized to adequately convey flows from the 1% AEP event from all internal and external catchments. The swale drain outfalls to the existing 1500mm diameter culvert under Reef Street to the east of the development. This culvert may be subject to blockage, resulting in flows overtopping Reef Street and potential inundation of the subject site.

Additional inundation is possible from overland flows from Polsue Street which would previously discharge directly into the development. A drainage easement within the development will allow for discharge from the Polsue Street culvert to flow via an open drain directly into the swale drain. A table drain will also be introduced on the northern side of Polsue street to collect and convey overland flows to the Reef Street culvert.

Building envelopes within lots will be filled to be at least 100mm above the 1% AEP flooding level (considering culvert blockage), with all dwellings to have a finished floor level of at least 300mm above the 1% AEP level. Lot filling will minimize the risk of inundation from Polsue Street overland flows and from blockage in the Reef Street Culvert. 1% AEP flood levels will be determined during detailed design.

An open drain will be included in the common property for this development, running on the southern and eastern boundary of the common property. The open drain will convey incoming flows from the northern external catchment (Catchment C) and flows from the northern part of the development (Lots 10-13 and the common property). The open drain has been sized to convey flows from the 1% AEP event. Drainage pit & pipes, including an outlet structure will be provided to convey flows from the common property open drain to the large swale drain running through the site.

In addition to the above drainage infrastructure, an overland flow path will be integrated within the common property to ensure excess flows from higher intensity storm events are able to outfall to the swale drain. This overland flow path will exit the common property via the south-eastern part of the T-head and flow south into the swale drain via a table drain on the southern boundary of Lot 9.

Channel Flow calculations for the swale drain and common property open drain are shown in Appendix C.

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#### 5.2 Stormwater Quality

Water Sensitive Urban Design Guidelines 2009 and Best Practice Environmental Management Guidelines (BPEM) set out water quality standards required to be achieved using WSUD treatment elements. The catchment size largely determines the type and size of treatment required to produce an economical and efficient design solution.

A combination of Primary and Secondary treatment is proposed in the form of the swale drain and in-lot treatment achieved via permanent storage within stormwater tanks. The treatment train has been designed in accordance with BPEM and its effectiveness verified within stormwater quality modelling software MUSIC.

Lot flows will first be treated through permanent storage within onsite stormwater tanks, before outfalling to the large swale drain for further treatment. Each stormwater tank will have at least 2000L of permanent storage.

External catchments, as well as the road reserve will be treated by the swale drain, which will be reconstructed and landscaped. This treatment train has the intention of showing that providing treatment for the external catchments will offset the low treatment of lot & road reserve flows by removing an equivalent amount of pollutants.

To account for the treatment currently being provided by the existing swale drain, a comparative analysis between pre- & post-developed conditions will be undertaken. This will determine the increase in pollutant reduction provided by the reconstructed swale drain.

It is assumed that the entire development and the northern and southern external catchment (Catchments A, B, C & E) outfalls into the swale drain at its midpoint, hence only half of the swale drains length is available to treat these flows. The full length of the swale drain is available to treat the western external catchment (Catchment D). For treatment purposes, the swale drain will be split into two sections to accommodate the different flow entry points, with each having the following properties:

#### Pre-developed:

- Length: 100m
- Slone: 1%
- Base width: 0m
- Top width: 3m
- Depth: 0.3m
- Vegetation Height: 0.1m

#### Post-Developed

- Length: 100m
- Slope: 1%
- Base width: 4m
- Top width: 14m
- Depth: 0.63m
- Vegetation Height: 0.25m

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The results of stormwater treatment due to stormwater tanks and swale drain is shown in Table 7. A MUSIC model showing these results is enclosed.

Pollutant	Sources (Subject Site) (kg/yr)	Sources (All Catchments) (kg/yr)	Total Removed (Pre) (kg/yr)	Total Removed (Post) (kg/yr)	Equivalent Percent Reduction Achieved	Target <b>M</b> et?
Suspended Solids	666	32600	16000	24790	100%	Yes
Phosphorus	1.39	68.7	23.5	35.8	100%	Yes
Nitrogen	11.8	503	40	74	100%	Yes
Gross Pollutants	15.8	7430	7430	7430	100%	Yes

Table 7: Stormwater Quality Reduction Results (Subject Site)

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#### 6 CONCLUSION

This Stormwater Management Strategy & Report demonstrates that the proposed residential subdivision can meet all required objectives for stormwater quality and quantity management utilising the proposed drainage and treatment infrastructure outlined in this report. A summary of the findings of this report are:

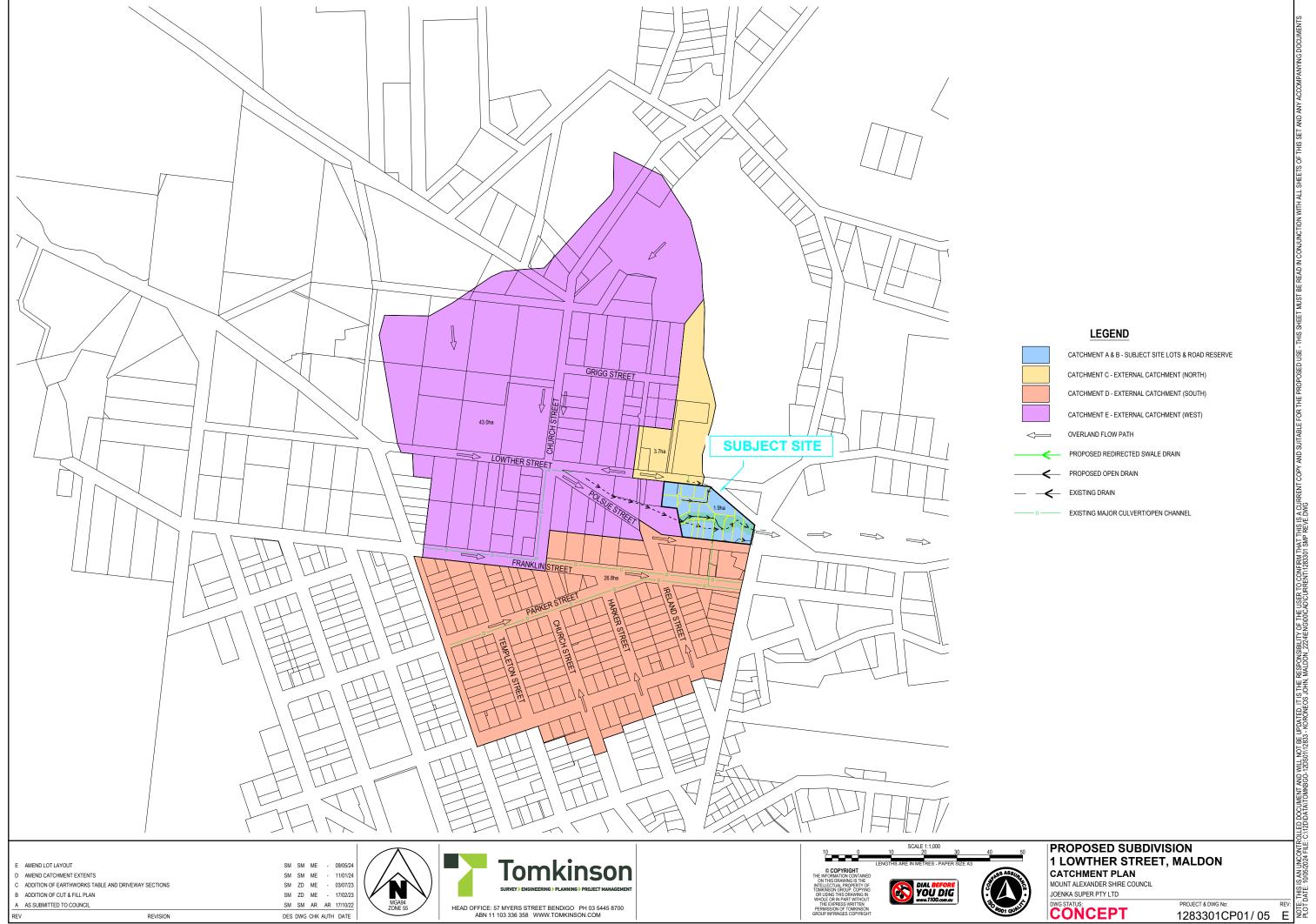
- The primary conveyance method for stormwater will be via the existing major open drain running from west to east through the centre of the site. The drain will be reconstructed and landscaped as a swale drain, sized to convey the 1% AEP event including the identified external catchments.
- Stormwater from the site and contributing external catchments will discharge into the swale drain. This will be achieved either via overland flow or by discharging into the common property table drain which reaches the swale drain via drainage pit & pipe, sized for the 1% AEP event.
- The swale drain will discharge to the LPOD for the site, the Reef Street culvert on the eastern side of the subject site.
- Lot filling will be provided to minimize the risk of inundation for the site resulting from Reef Street culvert blockage and Polsue Street overland flows. Building envelopes will be filled to at least 100mm above the 1% AEP flood level and finished floor levels will be placed at least 300mm above the 1% AEP flood level.
- Retardation of stormwater flows will be provided via storage in rainwater tanks to limit post-development flows to the pre-developed flow rate of 82 L/s for the site. The total site storage required for the 20% AEP event is 86.7m³, equating to approximately 4.81L of rainwater tank storage per m² of lot area.
- Stormwater Quality objectives for the stormwater runoff from the proposed lots and common property have been met via rainwater tanks on each lot and the swale drain running through the site, achieving pollutant reduction objectives as per BPEM guidelines.
- Conveyance, detention and quality measures will be further refined during detailed design and submitted to councils engineer for approval.

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# APPENDIX A PRELIMINARY STORMWATER MANAGEMENT PLAN

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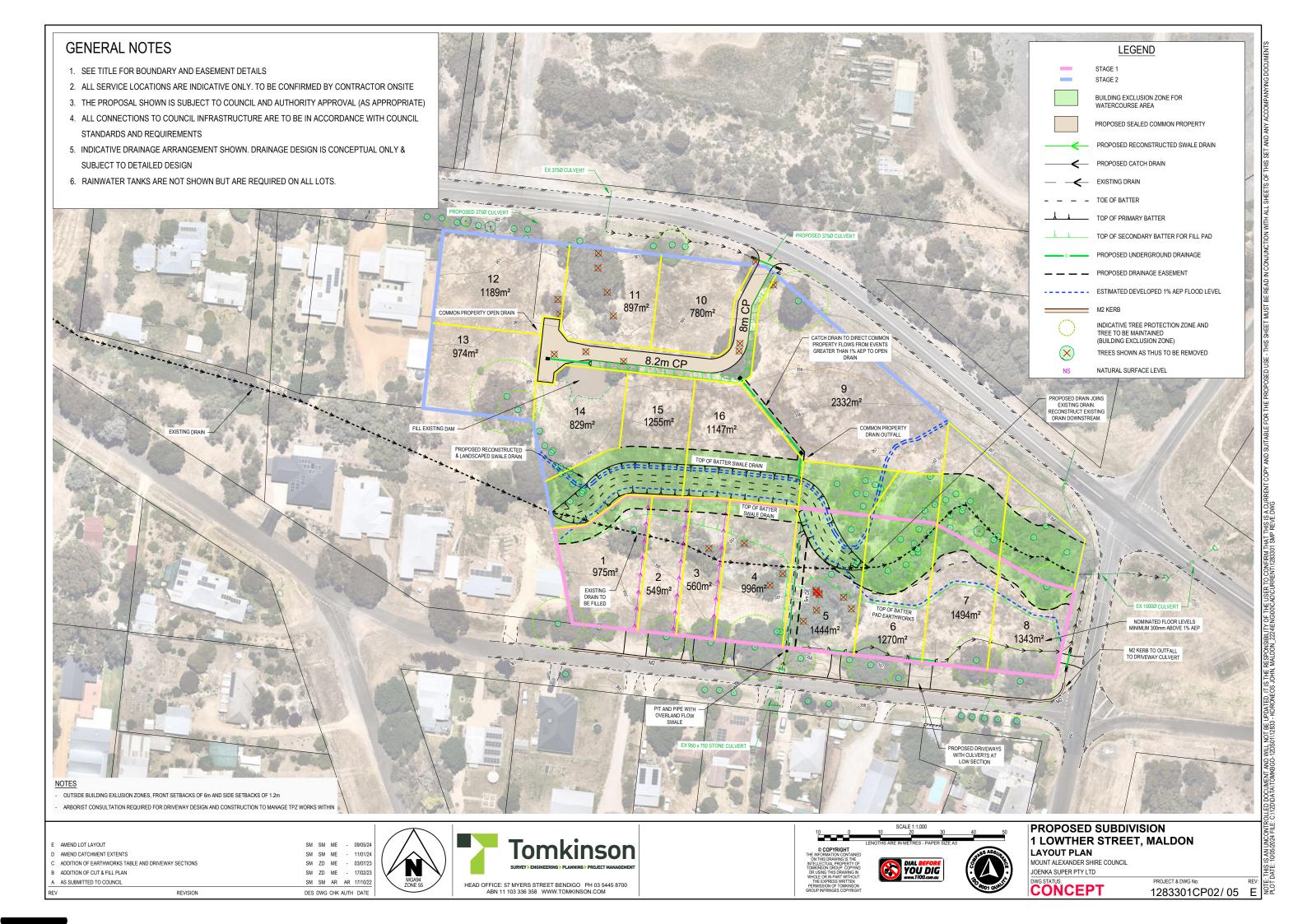
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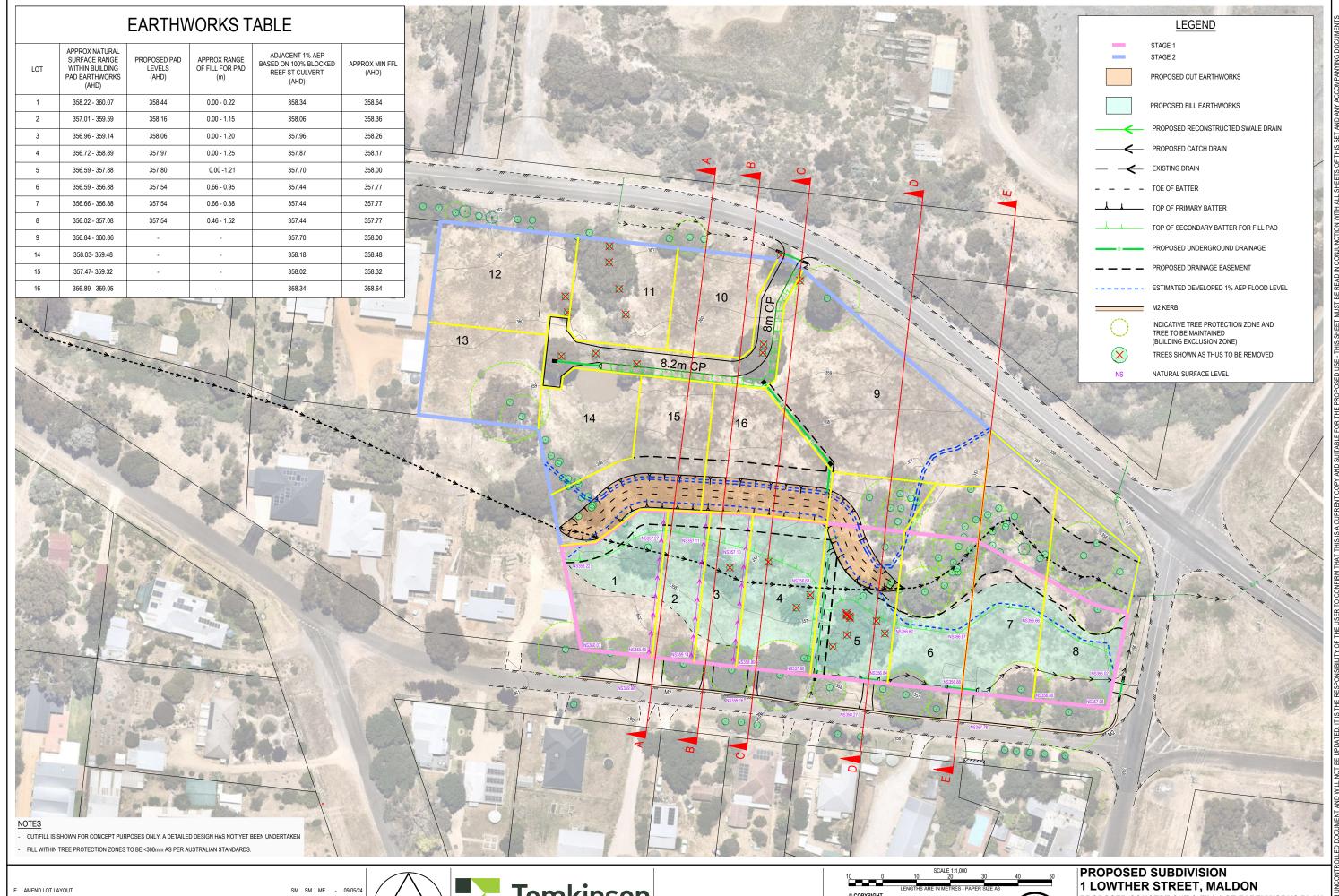
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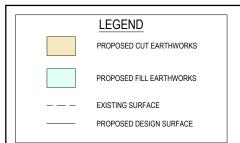


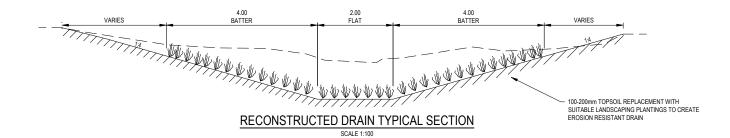
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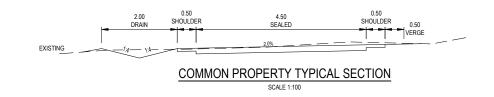
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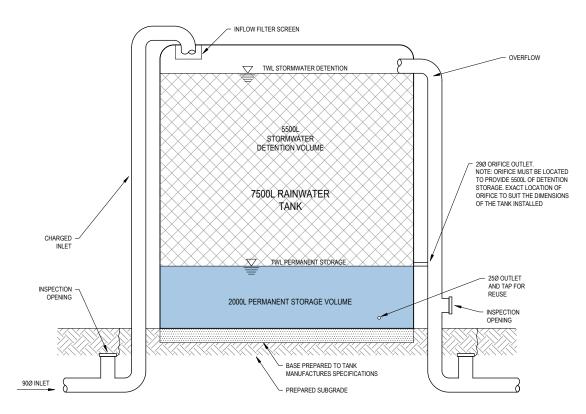
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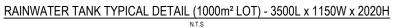
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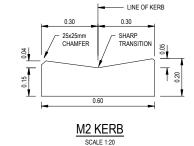












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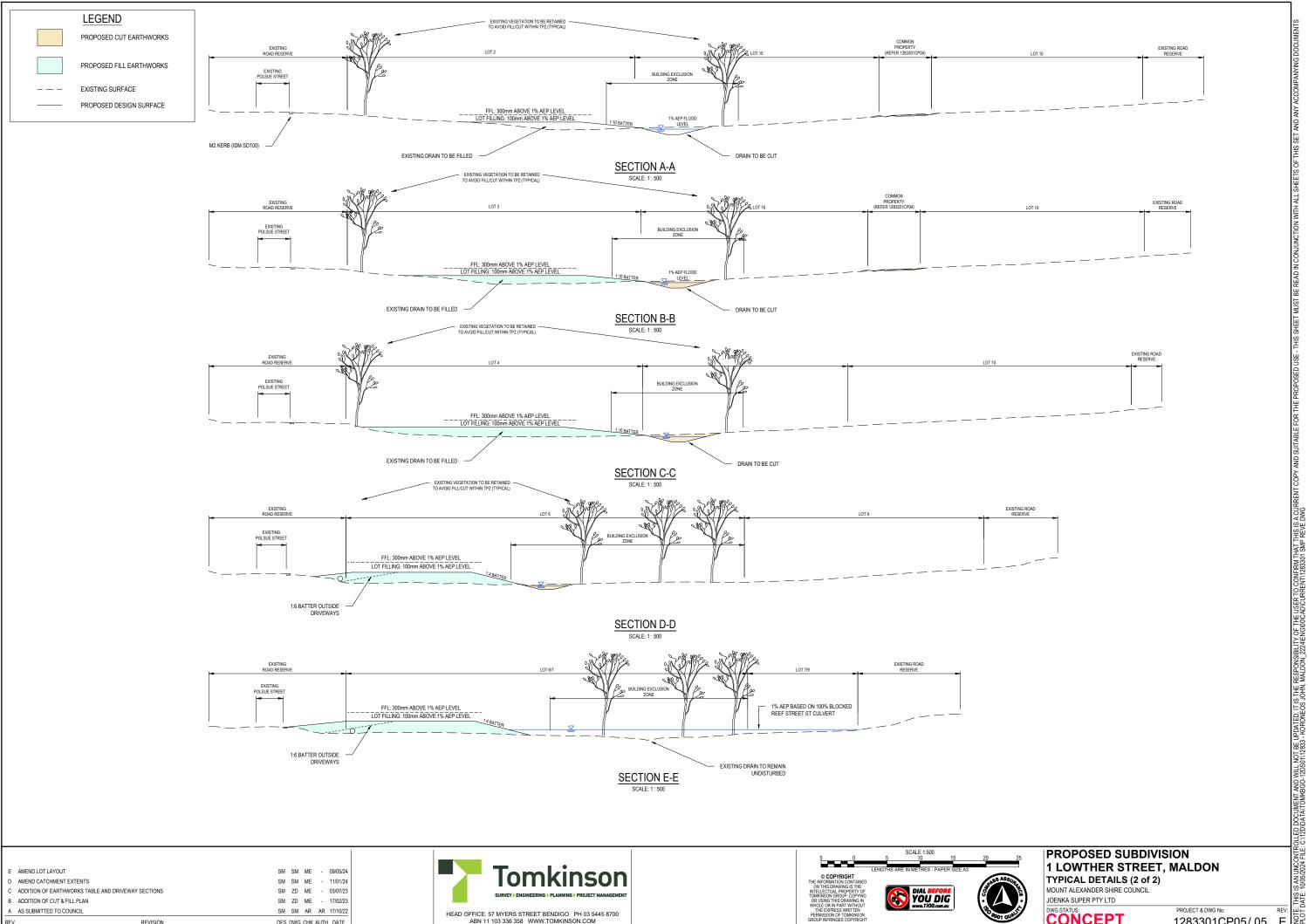
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# APPENDIX B CATCHMENT FLOW & BOYDS METHOD CALCULATIONS

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# CATCHMENT FLOW CALCULATIONS RATIONAL METHOD



**Date:** 9/05/24

Project: 16 Lot Subdivision Address: 1 Lowther Street Maldon

Job Number: 1283301 Prepared By: S Maher

**Description:** Catchment Flow Calculation Summary for 16 Lot subdivision (20% AEP Flows)

Minor Design Storm 20 % Major Design Storm 1 %

#### **Pre Development Catchment Flows:**

Overall Catchments:						
	Area	C-Value	CA	T <sub>c</sub>	I minor	Q <sub>minor</sub>
	ha		ha	min	mm/hr	m³/s
Subject Site	1.893	0.350	0.663	22.1	44.6	0.082
Total	1.893	0.350	0.663	22.1	44.6	0.082

#### Post Development Catchment Flows (Detention):

Overall Catchments:									
	Area	C-Value	CA	Tc	I minor	Q minor			
	ha		ha	min	mm/hr	m³/s			
Lots	1.803	0.569	1.027	8.8	73.6	0.210			
Common Property	0.090	0.850	0.076	8.8	73.6	0.016			
Total	1.893	0.583	1.103	8.8	73.6	0.225			

#### 20% AEP Flows

Q 20% AEP Outflow (Pre)	II	0.082	m³/s
Q Uncontrolled	=	0.016	m³/s
Q Tank Total Out	II	0.067	m³/s

# CATCHMENT FLOW CALCULATIONS RATIONAL METHOD



**Date:** 9/05/24

Project: 16 Lot Subdivision Address: 1 Lowther Street Maldon

Job Number: 1283301 Prepared By: S Maher

**Description:** Catchment Flow Calculation Summary for 16 Lot subdivision 1% AEP flows

Minor Design Storm 20 % Major Design Storm 1 %

#### Post Development Catchment Flows (Swale Drain Flow):

Overall Catchments:						
	Area	C-Value	CA	T <sub>c</sub>	I <sub>major</sub>	Q <sub>major</sub>
	ha		ha	min	mm/hr	m³/s
Lots	1.803	0.569	1.027	46.0	60.9	0.174
Common Property	0.090	0.850	0.076	46.0	60.9	0.013
External North	1.480	0.505	0.747	46.0	60.9	0.126
External South	23.265	0.546	12.697	46.0	60.9	2.148
External West	41.032	0.396	16.234	46.0	60.9	2.746
Total	67.670	0.455	30.781	46.0	60.9	5.207

#### 1% AEP Flows

Q 1% AEP Swale Outflow (Post)	=	5.207	m³/s
-------------------------------	---	-------	------

#### Post Development Catchment Flows (Common Property Open Drain):

Overall Catchments:						
	Area	C-Value	CA	T <sub>c</sub>	I <sub>major</sub>	Q <sub>major</sub>
	ha		ha	min	mm/hr	m³/s
Lots 10-13	0.411	0.700	0.288	17.3	113.2	0.090
Common Property	0.098	0.850	0.083	17.3	113.2	0.026
External North	1.480	0.505	0.747	17.3	113.2	0.235
Total	1.989	0.562	1.118	17.3	113.2	0.352

#### 1% AEP Flows

Q 1% AEP Open Drain Outflow (Post)		0.352	m³/s

# **DETENTION CALCULATION**

### **BOYDS FORMULA**



Date: 9/05/24

Project: 16 Lot Subdivision Address: 1 Lowther Street Maldon

> 20 9

0.064

min  $m^3/s$ 

min

min

Job Number: Prepared By: 1283301 S Maher

Description: Detention calculation for Typical 1000m2 lot

Design AEP Catchmnent Tc Manual Outlet Discharge Rate

Factor of Safety

Initial Storm Durtation 10 Storm Increment 1

#### **Sub-Catchment Details:**

		Runoff	
	Area	Coefficient	CA
	ha		
SC 1:	1.803	0.569	1.026785
SC 2:			0
SC 3:			0
SC 4:			0
Total			1.026785

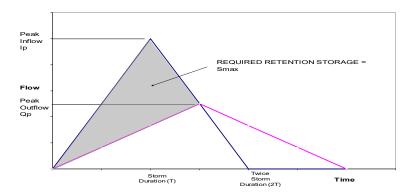
# **Outlet Calculations:**

Orifice Calcualtion:								
Outlet RL		0.5	m					
Basin Floor RL		0	m					
Maximum Water Level		2.02	m					
Discharge Coefficient		0.8						
Outlet Diameter		29	mm					
Peak Discharge		0.0029	m³/s					

#### **Detention Results: Critical Storm Duration**

	T <sub>d</sub> min	l mm/hr	l <sub>P</sub> m³/s	Q <sub>P</sub> m³/s	<b>V</b> <sub>1</sub> <i>m</i> <sup>3</sup>	S <sub>MAX</sub> m <sup>3</sup>
Criticat Storm Duration	17	52.24	0.149	0.064	151.99	86.71

#### **Detention Theory: Boyds Method**





# APPENDIX C CHANNEL FLOW CALCULATIONS

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# CHANNEL FLOW CALCULATIONS MANNING'S FLOW CALCULATIONS



**Date:** 9/05/24

**Project:** 16 Lot Subdivision **Address:** 1 Lowther Street Maldon

Job Number: 1283301 Prepared By: S Maher

**Description:** Swale Drain Capacity Calculations

#### **PART 1 - Catchment Flows**

Q RUNOFF 5.207 m3/s

#### **PART 2 - Mannings Flow Calculations**

#### **Full Flow Capacity:**

 Mannings "n"
 0.05

 So
 0.01
 m/m

 Top Width
 10
 m

 Base Width
 2
 m

 Channel Depth
 1
 m

 Batter Slopes
 4.00
 m/m

 CSA CHANNEL
 6.000
 m²

Perimeter CHANNEL 6.000 m²

10.246 m

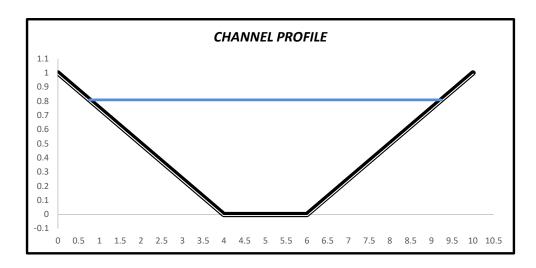
 $V_{MAX}$  1.40 m/s  $Q_{MAX}$  8.399 m3/s

#### **Part Flow Calculations:**

CSA WATER 4.244  $m^2$  Perimeter WATER 8.68 m V PARTIAL 1.24 m/s

 $Q_{PARTIAL}$  5.207  $m^3/s$ 

Depth of Water 0.810  $\,m$  Freeboard 0.190  $\,m$  Capacity 0.63  $\,\%$ 



# **CHANNEL FLOW CALCULATIONS MANNING'S FLOW CALCULATIONS**



Date:

Project: Address: 16 Lot Subdivision 1 Lowther Street Maldon

Job Number: Prepared By: 1283301 S Maher

Description: Common Property Drain Capacity Calculations

#### **PART 1 - Catchment Flows**

0.352 m3/s  $Q_{RUNOFF}$ 

### PART 2 - Mannings Flow Calculations

#### **Full Flow Capacity:**

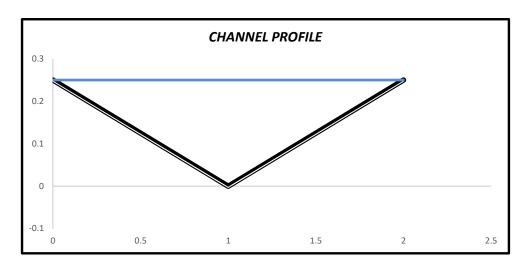
	Mannings "n"	0.035	
	S <sub>o</sub>	0.04	m/m
	Top Width	2	m
	Base Width	0	m
	Channel Depth	0.25	m
	Batter Slopes	4.00	m/m
	CSA CHANNEL	0.250	m²
Perimeter (	CHANNEL	2.062	m
	V <sub>MAX</sub>	1.40	m/s

 $Q_{MAX}$ 0.350 m3/s

# Part Flow Calculations:

 $\mathsf{CSA}_{\,\mathsf{WATER}}$  $0.250 m^2$ Perimeter WATER **2.06** m 1.40 m/s  $V_{PARTIAL}$ 0.352 m³/s  $Q_{PARTIAL}$ 

Depth of Water **0.250** m Freeboard  $0.000 \ m$ Capacity 1.00 %



# **Design Guidelines**

1 Lowther Street, Maldon



**July 2023** 

#### Introduction

The proposed guidelines have been developed in association with Maldon Design Guidelines document 2022 prepared by Mount Alexander Shire Council with Hansen Partnership and Jane-Amanda Jean.

These guidelines provide some basic standards for the design of the dwelling and landscaping associated with the development. It is expected that these guidelines will be incorporated into a Section 173 Agreement, in which the dwellings will require planning approval, and these guidelines will also be required for future subdivisions.

#### 1. Guidelines

# 1.1 How to use the guidelines

The following guidelines include both advice and a number of requirements, which the Council assess to determine compliance with the guidelines and subsequently issues approval for the proposed development.

Maldon Guldelines are clearly identified as MG and the Building Envelope and Exclusion Plan submitted by the applicant for 16 lot subdivision is identified as BEBEP.

### 1.2 Exceptions

The council may provide an exemption to any mandatory requirement specified within these guidelines on the basis that the exemption does not result in a change to the general intent of these guidelines or the section 173 Agreement.

#### 1.3 Subdivision

#### **MALDON GUIDELINE**

- Locate new lot boundaries such so that they include all contributory elements of the heritage place on the one title, and utilise significant original boundaries where appropriate.
- Ensure the new boundary layout results in buildings and fences that relate to the rhythm and spacing of buildings in the streetscape.
- Avoid creating a second vehicle crossover to the street frontage.
- Avoid new lot boundaries that would bisect the root or canopy zone of significant vegetation.
- Retain gardens and established trees (whether or not of heritage significance) which
  contribute to the setting of a heritage building or precinct in the same allotment as the
  building.
- Minimise the visibility of new infill development from the street and ensure, when visible, it is subservient to the significant elements of the heritage place.

#### **BUILDING ENVELOPE & BUILDING EXCLUSION PLAN**

- Lot sizes of the proposed subdivision is similar to that of the neighbouring properties and the streetscape. The lot sizes of the proposed subdivision ranges from 259m2 (minimum) to 1407 m2 (maximum).
- Shows indicative tree protection zone and tree to be maintained (shown as building exclusion zone on the map) however approx. 14 trees as shown on the map are to be removed.
- Visibility of Lots 13, 14, 15 and 16 have been minimised from Lowther Street.

## 1.4 Buildings

#### 1.4.1 Siting

#### **MALDON GUIDELINE**

New buildings should respond to the size, shape and dimensions of the lot and the pattern of historic development within the street.

#### a) Front Setbacks

- Follow the prevailing front setbacks within the street.
- Where the site does not adjoin heritage buildings, adopt setback common for heritage buildings in the street block.

#### **BUILDING ENVELOPE & BUILDING EXCLUSION PLAN**

- The proposed setback common for existing dwellings in the streetblock along the Polsue Street ranges from 4 metres to 14.5 metres.
- BEBEP shows that except Lots 13, 14, 15 and 16, all the other remaining lots have minimum 4m setback.

#### **MALDON GUIDELINE**

#### b) Side and Rear Setbacks

- Where there is a clear rhythm of open side setbacks, this should be matched.
- If there are no obvious prevailing side setback, adopt a minimum of 1.2 setback from side and rear boundaries (except for some outbuildings).
- On corner or open sites, adopt setbacks to the side street which are consistent with corner setbacks within the Historic Residential Area, and which would not diminish the prominence of adjoining or nearby heritage elements.

#### **BUILDING ENVELOPE & BUILDING EXCLUSION PLAN**

- All lots have approx. 1.2 metres side setbacks, except Lot 5-due to drainage easement on the left side of the building envelope and Lot 8-being a corner site has a side setback on the right which is greater than other lots.
- Rear setbacks of Lots 1,2,3,4,5,6,7,8,14,15 ad 16 are greater than 1.2 metres due to building exclusion zone. Other remaining lots have 1.2 metres setback.

#### **MALDON GUIDELINE**

#### d) Building Alignment

- Align buildings to the street frontage
- Avoid buildings which are offset from the street frontage
- Buildings should present their front door to the street

#### **BUILDING ENVELOPE & BUILDING EXCLUSION PLAN**

- Lots 1-8 would be facing the Polsue Street.
- Lots 9-12 facing Lowther Street.
- Lots 13-16 facing the common property road.

#### 1.4.2 Form

### **MALDON GUIDELINE**

#### a) Wall height

- Adopt a wall height consistent with adjoining or nearby heritage buildings.
- Avoid façade heights substantially lower than the common façade height of heritage buildings.
- Avoid structures which have parts of walls that are taller than the façade height.
- On corner sites, have regard to adjoining heritage buildings in both streets
- On corner sites and open situations, the overall new building height should not dominate adjoining heritage buildings when viewed from the footpath directly opposite in both streets or from the open situation e.g. adjoining parks.
- Where sites do not adjoin heritage buildings, adopt a wall height consistent with the common façade height of heritage buildings in the street block.

#### **BUILDING ENVELOPE & BUILDING EXCLUSION PLAN**

• Clause 32.08-10 (GRZ) states that the wall height should be 11 metres.

#### b) Wall Length

• Adopt a front wall length consistent with heritage buildings in the same block. Where the site does not have nearby heritage buildings adopt a maximum wall length of 10 m and a maximum overall length of 15 m, setback6m behind the front wall.

#### c) Roof Forms

- Adopt roof that complement the adjoining contributory buildings, or if no adjoining building those in the street block. Gable and hipped roofs are encouraged. Skillion roof forms are permitted when located to the rear of the building.
- The roof pitch should match the pitch of the nearby identified buildings- where they differ, match one or the other.
- If the roof pitch cannot match the pitch of the nearby identified buildings, pitched or hipped roofs must be between 15 and 45 degree.
- The roof height should not exceed the roof height of adjoining or nearby heritage buildings.
- The maximum wall to wall dimension across the roof pitch should respond to that of adjoining and nearby heritage buildings.
- Roof lights, vents, dutch gables and dormer windows are discouraged where visible from the public realm. A flat roof light sensitively located is preferred.

#### d) Verandahs

- Encourage front verandahs that complement those of adjoining or nearby heritage buildings.
- Avoid introducing new verandahs where there are no verandahs on the adjoining properties or where they will obscure views to contributory elements.

#### <u>1.4.3 Design</u>

- Respect the pattern, rhythm, orientation to the street, spatial characteristics, arrangement and proportions of windows and doors, materials and heritage character of the surrounding historic streetscape.
- Consider the topography of the site. Keep new buildings close to natural ground level and step with the slope.

#### 1.5 Outbuildings- New Carports and Garages

#### **MALDON GUIDELINES**

New structures should:

- Not dominate the street frontage.
- Be proportionately smaller in scale than the main building.
- Be physically separated from the main building.

#### 1.5.1 Siting

- The structure should be setback at least 6m behind the front line of the primary building and setback by atleast 1.2 m from side boundaries.
- The structure should be separated by a minimum of 1.5 metres from the primary building.

- Where it is not possible to set a new structure behind the front wall of the primary building an uncovered car space is permitted.
- Locating car spaces directly in front of heritage buildings is not supported.
- On corner or open sites, locate the structure so it does not dominate the primary building when viewed from the footpath directly opposite in both streets or from the open situation, e.g., adjoining parks or reserves.

#### 1.5.2 Form

- Single carports or garages are preferred.
- Preferred dimensions maximum 5.7 wide by 7m deep.
- If a 1.5m setback from the primary building is not possible, set the structure under the eaves of the dwelling. Retain existing chimneys.
- Adopt roof forms that complement the roof form of the primary building. Gable and hipped roofs are encouraged. Skillion or low pitched roof forms are only permitted when located behind the building.
- Match the roof pitch of the primary building or adopt a pitched roof between 20°-40°.
- Carports and garages with gable roofs should be orientated so the gable end faces the street.
- Wall height between 2.2m and 3m from the natural ground level.

### 1.5.3 Design

- Simple design is encouraged. Avoid using elaborate ornamentation.
- Designs that copy the heritage details of the house should be avoided so as not to detract from the significance of the heritage place.
- Use materials and a paint scheme to complement the heritage place, and comply with the Materials and Finishes and Colour Guidelines
- Carports should not have skylights.
- Carports may be partially enclosed on at least one side with timber or lattice, or lightweight planting mesh with secondary framing.
- Doors on double garages should be separated by a post or pier.

### 1.6 Vehicle Access and crossovers

### **MALDON GUIDELINES**

- Locate vehicle access at the rear of the property where possible.
- Locate crossovers to avoid excessive coverage of heritage stone channels.
- Locate crossovers to one side of the property when on the frontage.
- Maximum width of 3m

Timber crossovers are characteristic of Maldon. They are preferred when crossing over heritage stone channels. They should:

- Be constructed of hardwood timber with natural finish or left to grey over time.
- Concrete culverts may also be used where regular access for heavy vehicles is required and should:
- Be rectangular and span the channel width.
- Be overlayed with hardwood timber to camouflage their concrete structure.
- Allow adequate space for water to flow under.
- Not be covered with asphalt or cemented aggregate.

#### 1.6.1 Driveways

- Where possible the portion of driveway within the public realm should be consistent with the surface of the footpath or nature strip.
- Appropriate surface materials include:

Compacted granite or granitic sands.

Concrete.

Asphalt.

- Blue metal gravel is not appropriate.
- Within the property boundary it is encouraged to use materials that are sympathetic to the building, in addition to the materials above, this may include:

Brick, stone or tile paving.

Concrete.

Local Gravel (such as Muckleford).

#### 1.7 Fences

#### **MALDON GUIDELINES**

#### 1.7.1 Front Fences

- Install low and permeable fencing in order to preserve views to the building beyond and maintain a sense of surveillance and security.
- Reconstruct original fence designs where evidence exists.
- The height of the front fence should be between 1m-1.5m and/ or respond to the height of the neighbouring front fences.
- Materials and Finishes:

Timber pickets (vertical) dressed finish -painted.

Timber pickets sawn (vertical) finish - unpainted or satin finish.

- Emu wire fences are only permitted in association with buildings constructed post 1920s.
- Colours are to be in accordance with the Colour Guidelines (refer to section 6).

#### 1.7.2 Side and rear fences

- Maximum1.5m-2.0m high.
- Can be solid.
- Angle the front portion of the fence to match the front boundary fence height. The angle should start at the line of the front wall.
- Materials and Finishes

Butted vertical timber palings sawn finished hardwood, with no cover straps –unpainted or satin finish.

Lapped vertical timber palings sawn finished hardwood - unpainted or satin finish.

Custom orb (corrugated) - vertical -painted.

Custom orb (corrugated) - vertical --galvanised.

Post and wire (farm fence) – round or split posts and plain fencing wire or rabbit proof wire (not chain or other mesh).

Colours are to be in accordance with the Colour Guidelines.

#### 1.8 Solar Panels

- Locate panels on a roof that is not visible from the street or public space and is not on the primary façade.
- Install panels flush with the roof plane.
- Install panels so they do not protrude above or beyond the roof.
- Locate on a building of less significance, for example a shed or carport where possible.
- Mounting panels on sensitive heritage fabric is strongly discouraged.

Where the above locations are not feasible, visible panels will be considered if they are sensitively located. For example, if they are:

- Set back from the primary façade and behind contributory items such as chimneys.
- Screened by a neighbouring structure or building.
- Arranged neatly and maintain a visible portion of roof around them, when viewed from the public realm.
- Proportionate with the roof size in terms of coverage.

#### 1.9 Service units

(Air-conditioning units, hot water systems, meters etc.)

- Locate units so they are not visible from the street or public realm and not positioned on the primary facade or project above the roof ridge.
- Screen units with vegetation or appropriate structures.
- Install units flush with the roof plane where possible and do not allow units to protrude above or beyond the roof line.
- Mounting panels on sensitive heritage fabric is strongly discouraged.

#### 1.10 Rainwater tanks

- Locate tanks behind the building where possible, or on the side towards the rear of the lot. If those locations are not possible
- in-ground tanks, under floor tanks, or partially submerged tanks are encouraged (subject to compliance with manufacturer's requirements and potential archaeological impacts).
- Galvanised custom orb (corrugated) or colourbond to conform with the colour guidelines.
- Avoid plastic water tanks, unless in ground.
- Match associated plumbing with the material, finish and colours of the building and the tank.

#### 1.11 Exterior materials

### **MALDON GUIDELINES**

New building materials that are characteristic to Maldon and complement the materials used in the immediate area are encouraged.

Preferred materials include but are not limited to:

#### 1.11.1 Walls

- Square edged weatherboard with a paint finish.
- Render painted or unpainted.
- Plain pressed red standard sized bricks, new or second hand with natural coloured mortar and flush joints.
- Painted brickwork.
- Galvanised custom orb steel sheeting (corrugated iron).
- Natural stone.

# <u>1.11.2</u> Roof

- Galvanised custom orb steel sheeting (corrugated iron).
- Painted custom orb steel sheeting (Colorbond).

### 1.11.3 Windows, doors, verandahs, posts, external trims and detailing

- Timber with a paint finish.
- Painted metal work.

### 1.11.4 Outbuildings

Outbuilding materials should be characteristic to Maldon and complement the materials used in the immediate area.

Preferred materials include but are not limited to:

- Timber structure where visible from the street.
- Vertical custom orb steel sheeting.
- Square edged weatherboard with a paint finish.
- Vertical Timber paling walls, paint finish.
- Square edged weatherboard with a paint finish.
- Uncoloured polycarbonate panels to be used sparingly and only when not visible from the street.

**1.12 Finishes and Paint Colour** (refer to Appendix 1 – below)

Appendix 1 - Materials and Colours

		_	WALLS	ROOF	JOINERY	SIGNAGE	FENCES	OUTBUILDINGS
Colours	Munsell	Range						Š
Off White	Hue	Unrestricted						
	Value	9.25 to 9.5						
	Chroma	0 to 1						
Cream	Hue	10YR-5Y						
	Value	8.5 to 9.25	•		•			
	Chroma	1 to 6						
Light Stone	Hue	10YR-4Y						
	Value	6.4 to 8.5		•				
	Chroma	3 to 5						
Light Brown	Hue	5YR-2Y						
	Value	5 to 6.4	•		•	•	•	•
	Chroma	2 to 6						
Rich Brown	Hue	5YR-10YR						
	Value	1.4 to 5	•		•	•	•	
	Chroma	2 to 8						
Indian Red	Hue	7.5R-10R						
	Value	2 to 3	•	•	•		•	
	Chroma	5 to 6						
Chrome Green	Hue	2.5GY-10GY						
and Related	Value	4 to 6			•	•		
Greens	Chroma	1.5 to 3						
Prussian Blue	Hue	7.5B-7.5PB						
and Related	Value	2 to 3			•	•		
Blues	Chroma	4 to 8						
Black and Off	Hue	Unrestricted						
Black	Value	0 to 2			•	•		
	Chroma	0 to 4						
Slate Grey	Hue	Unrestricted						
,	Value	3 to 3.5		•				
	Chroma	0 to 1						
Other colours	Small scale signwriting: letters not exceeding 7.5cm in height					•		
				Pern	nitte	d		
Table 1. Exterior Pa	int Colours			frontir	t <b>ricte</b> ng High entral H	or Ma	ain Stre	

# **Native Vegetation Removal Report**



NVRR ID: 353\_20240513\_2G9

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:** 13/05/2024

Local Government Area: MOUNT ALEXANDER SHIRE

Registered Aboriginal Party: Dja Dja Wurrung

Coordinates: 144.07103, -36.98736

Address: 1 LOWTHER STREET MALDON 3463

# Summary of native vegetation to be removed

Assessment pathway	Basic Assess	ment Pathway				
Location category	characterised to be classifie	<b>Location 1</b> The native vegetation extent map indicates that this area is not typically characterised as supporting native vegetation. It does not meet the criteria to be classified as Location Category 2 or 3. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.				
Total extent including past and proposed removal (ha)  Includes endangered EVCs (ha): 0	0.302	Extent of past removal (ha)  Extent of proposed removal - Patches (ha)  Extent of proposed removal - Scattered Trees (ha)	0 0.087 0.215			
No. Large Trees proposed to be removed	0	No. Large Patch Trees  No. Large Scattered Trees	0 0			
No. Small Scattered Trees	9					

# 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 <sup>1</sup>	0.076 General Habitat Units
Minimum strategic biodiversity value score <sup>2</sup>	0.408
Large Trees	0
Vicinity	North Central CMA or MOUNT ALEXANDER SHIRE 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 (NVCR) Search Tool - <a href="https://nvcr.delwp.vic.gov.au">https://nvcr.delwp.vic.gov.au</a>

<sup>1.</sup> The General Offset amount required is the sum of all General Habitat Units in Appendix 1.

<sup>2.</sup> Minimum strategic biodiversity value score is 80 per cent of the weighted average score across habitat zones where a General Offset is Page 2 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

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.	

This statement describes the topographical and land features in the vicinity of the proposed works, including

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

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

### **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.	

### **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?

-		
Na		
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 nati	ve
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.

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.

# **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	Туре	DBH (cm)	EVC code Bioregional (modelled) conservation status		Large Tree(s)	Condition score (modelled)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
1	Patch	-	Gold0061	Depleted	-	0.247	0.051	0.051	0.510	0.014
2	Patch	-	Gold0061	Depleted	-	0.330	0.036	0.036	0.510	0.014
Α	Scattered Tree	69	Gold0061	Depleted	-	0.200	0.031	0.018	0.510	0.004
В	Scattered Tree	50	Gold0061	Depleted	-	0.200	0.031	0.018	0.510	0.004
С	Scattered Tree	3	Gold0061	Depleted	-	0.200	0.031	0.024	0.510	0.005
D	Scattered Tree	50	Gold0061	Depleted	-	0.200	0.031	0.024	0.510	0.005
E	Scattered Tree	67	Gold0061	Depleted	-	0.200	0.031	0.030	0.510	0.007
F	Scattered Tree	36	Gold0061	Depleted	-	0.200	0.031	0.028	0.510	0.006
G	Scattered Tree	25	Gold0061	Depleted	-	0.200	0.031	0.021	0.510	0.005

Information provided by or on behalf of the applicant					Information calculated by NVR Map							
2	Zone	Туре	DBH (cm)	EVC code (modelled)	Bioregional conservation status	Large Tree(s)	Condition score (modelled)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units	
	Н	Scattered Tree	13	Gold0061	Depleted	-	0.200	0.031	0.021	0.510	0.005	
	Ι	Scattered Tree	67	Gold0061	Depleted	-	0.200	0.031	0.029	0.510	0.007	

# **Appendix 2: Images of mapped native vegetation**

# 1. Property in context



- Proposed Removal
- Property Boundaries



200 m

# 2. Aerial photograph showing mapped native vegetation



Proposed Removal

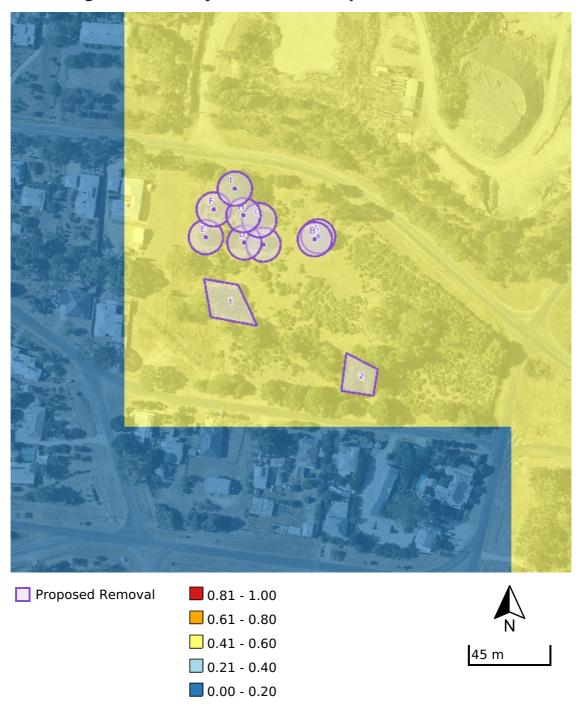


45 m

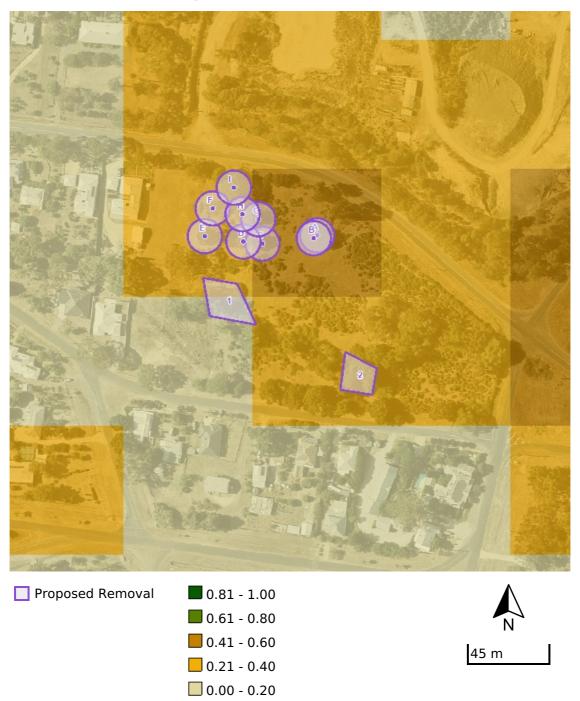
# 3. Location Risk Map



# 4. Strategic Biodiversity Value Score Map



# **5. Condition Score Map**



# 6. Endangered EVCs

Not Applicable

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# **Preliminary Arborist Report**

# **Assessment of Trees at 1 Lowther Street Maldon**

#### **Prepared For:**

John Koroneos 1 Lowther Street Maldon VIC 3463

### **Prepared By:**

Tim Cameron - Consulting Arborist Qualifications:

- -Graduate Certificate Arboriculture
- -Diploma Horticulture (Arboriculture)

# **Axiom Tree Management Pty Ltd**

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Wednesday, 28 October 2020



# Summary

Axiom Tree Management Pty Ltd has been engaged by to provide a Preliminary Arborist report on trees at 1 Lowther Street, Maldon. A Preliminary Arborist report has been requested as part of the proposed development to assist with planning. No site plans or feature level survey have been provided.

The subject site is a semi-rural property in the rural town of Maldon. The site is undulating and covers approximately 1.9 ha. The trees are primarily located along an ephemeral waterway that runs through the site. The site is bordered by residential properties to the west, Lowther Street to the north, Reef Street to the east and Polsue Street to the south.

- In total One-hundred and nine (109) trees or groups of trees were assessed on and directly adjoining the subject site that may be impacted by future development:
  - Most of the trees are Eucalyptus camaldulensis and Fraxinus oxycarpa
  - The vast majority of trees have been planted at a similar time or are self-sown young specimens.
  - Common self-sown species that have the potential to become weed species include Fraxinus oxycarpa,
     Salix babylonica and Prunus cerasifera 'Nigra'.
- The health of most of the trees is 'Good':
  - The good health can be attributed to the selection of common exotic and native specimens which are tolerant of many biotic and abiotic conditions.
- The structure of most of the trees is 'Fair':
  - The trees on the site are primarily common Australian native species that have been at the same time most likely as tube stock.
  - The trees contain common defects including dead branches, decay, and cavities. Many of the trees within the site have not benefitted from Arboricultural maintenance.
- ULE is an estimation of how long a tree can provide amenity in the landscape at an acceptable level of risk.
  - Most of the trees have been assigned a long ULE of greater than 20 years;
- Four retention values have been considered, consisting of 'High', 'Medium', 'Low' and 'Third party'.
  - One trees (1) have been assigned High retention value;
  - Twenty-six trees (26) have been assigned 'Medium' retention value;
  - Sixty trees (60) have been assigned 'Low' retention value;
  - Twenty trees (20) have been assessed within the adjoining neighbouring properties.

The Arborist report has been undertaken to guide future subdivision and construction design. Trees have been assessed based on size, condition, and origin to determine their retention value, with the following considerations to be factored into development:

- Construction into the TPZs of trees is allowed (AS 4970 2009).
- The level of encroachment is based upon the percentage of TPZ area intruded upon with less than 10% encroachment considered minor and greater than 10% encroachment considered major.
- Where services are required to encroach into the TPZ of retained trees by greater than 10%, boring to a
  depth greater than 750mm below existing ground level should be explored.
- Excavation and machinery travel associated with boring activities must be located outside TPZ areas unless permitted by the project Arborist.



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## 1 Introduction

Axiom Tree Management Pty Ltd has been engaged by John Koroneos to provide a Preliminary Arborist report on trees at 1 Lowther Street, Maldon. A Preliminary Arborist report has been requested as part of the proposed development to assist with planning. No site plans or feature level survey have been provided.

The site is in a General Residential Zone (GRZ1), located within Mount Alexander Shire and is affected by Significant Landscape Overlay (SLO1). In Victoria, a permit is usually required to remove, destroy or lop native vegetation. These regulations are known as the native vegetation removal regulations and are primarily implemented through local council planning schemes.

# 2 Key Objectives

As part of the report the key objectives include:

- Identify and record the dimensions of all trees that have the potential to be impacted by future development;
- Provide an assessment of the health, structure and retention value of the tree specimens; and
- Provide tree protection measures in accordance with AS 4970 2009 for retained trees to ensure that their health and structure is maintained or improved throughout development and in the long term.

# 2.1 Site Methodology

On Saturday, 10 October 2020, Tim Cameron conducted a site inspection.

Data collected for the trees included but was not limited to:

- Botanical Name;
- Diameter at Breast Height (DBH);
- Retention Value;

- Canopy Dimensions (estimated);
- Health and Structure;
- Useful Life Expectancy (ULE).

Additional methodology includes:

- Assessments were conducted from ground level, with no instruments other than a diameter tape to measure DBH.
- A detailed visual inspection of the tree/s and the surrounding site was conducted, including a complete walk around the tree, looking at the buttress roots, trunk, branches, and leaves.
- Trees were assessed and located using differentially corrected GPS (generally +/- 1.0m accuracy) and aligned to a surveyor feature survey where available.





Drawn and Plotted by: TDC Date: 14/10/2020 Scale: 1:5,781 Geographic Projection: GDA 1994 MGA Zone 55 **Assessment of Trees at** 1 Lowther Street Maldon

# Legend









# 3 Observations/Discussions

# 3.1 Subject Site

The subject site is a semi-rural property in the rural town of Maldon. The site is undulating and covers approximately 1.9 ha. The trees are primarily located along an ephemeral waterway that runs through the site (Figure 1 & Figure 2). The site is bordered by residential properties to the west, Lowther Street to the north, Reef Street to the east and Polsue Street to the south.



Figure 1 Subject site showing trees planted in a rows along the waterway



Figure 2 Subject site showing a group of trees planted closely together to the east of the site



#### 3.2 Trees Details

### 3.2.1 Species Composition

In total One-hundred and nine (109) trees or groups of trees were assessed on and directly adjoining the subject site that may be impacted by future development. The vast majority of trees have been planted at a similar time or are self-sown young specimens.

Common self-sown species that have the potential to become weed species include *Fraxinus oxycarpa*, *Salix babylonica* and *Prunus cerasifera 'Nigra'*. Most of the trees are *Eucalyptus camaldulensis* and *Fraxinus oxycarpa* (Table 1). Descriptions of common species include:

- Eucalyptus camaldulensis (River Red Gum) grow mostly along floodplains and watercourses, in areas that receive periodic inundation or where subterranean moisture is available, especially in lower rainfall areas. The tree will grow on a variety of soils from sands to heavy clay (Kelly, Chippendale & Johnson 1969).
- Fraxinus oxycarpa is selected for planting in urban areas for its outstanding shape and fine delicate foliage. The lanceolate pointed leaflets are 4-7cm long and sharply serrate. From southern Europe, Persia, and the Caucasus (More et al, 2003).

Table 1 Species composition

Botanical Name	Common Name	Origin	Count
Eucalyptus camaldulensis	River Red Gum	Indigenous	30
Fraxinus oxycarpa	Desert Ash	Exotic	20
Eucalyptus leucoxylon	Yellow Gum	Indigenous	6
Eucalyptus nicholii	Narrow-leaved Black Peppermint	Native	5
Salix babylonica	Weeping Willow	Exotic	5
Melaleuca armillaris	Giant Honey Myrtle	Native	4
Fraxinus oxycarpa 'Raywood'	Claret Ash	Exotic	4
Prunus cerasifera 'Nigra'	Purple Cherry Plum	Exotic	3
Eucalyptus botryoides	Southern Mahogany	Native	3
Allocasuarina verticillata	Drooping She Oak	Indigenous	2
Eucalyptus globulus 'Compacta'	Dwarf Blue Gum	Native	2
Eucalyptus goniocalyx	Long-leaved Box	Indigenous	2
Acacia mearnsii	Black Wattle	Indigenous	2
Eucalyptus robusta	Swamp Mahogany	Native	2
Populus nigra 'Italica'	Lombardy Poplar	Exotic	2
Eucalyptus saligna	Sydney Blue Gum	Native	2
Other species			15
Total			109

### 3.2.2 Health

The health of most of the trees is 'Good' (Table 2). The assessment of health has been assigned based on several factors including canopy growth and density, presence of pest or disease, presence of dead branches considering the time of year and typical form of the species.

The good health of the trees can be attributed to the selection of common exotic and native specimens. Tolerant of many biotic and abiotic conditions, many of these species have been selected for their hardiness and low maintenance requirements.

Table 2 Health, Structure and ULE ratings

Health/Structure Range	Health Count	Structure Count	ULE ratings	ULE
Good	71	23	0-5 years	7
Fair	26	58	5-10 years	22
Poor	8	25	10-20 years	25
Very poor/Dead	4	3	20+ years	55
Total	109	109	Total	109



#### 3.2.3 Structure

The structure of most of the trees is 'Fair' (Table 2). The trees on the site are primarily common Australian native species that have been at the same time most likely as tube stock. The trees contain common defects including dead branches, decay, and cavities. Many of the trees within the site have not benefitted from Arboricultural maintenance.

#### 3.2.4 Useful Life Expectancy (ULE)

The ULE of a tree is assigned by the assessor based on many factors including; species longevity, suitability to the site and current age and condition both regarding health and structure. It is an estimation of how long a tree can provide amenity in the landscape at an acceptable level of risk.

Most of the trees have been assigned a long ULE of greater than 20 years (**Table 2**). Most of the trees are long lived native species that have the potential to live for many decades provided conditions do not change significantly.

#### 3.3 Tree Retention

Four retention values have been considered, consisting of 'High', 'Medium', 'Low' and 'Third party'. Retention value considers tree size and condition, ULE, contribution to landscape and individual tree significance and they provide useful information to planners, regarding which trees are considered worthy of protection in the design phase. Table 3 gives a breakdown of retention values across the site.

 Retention Value
 Count

 High
 1

 Medium
 28

 Low
 60

 Third Party
 20

109

**Table 3 Retention Values** 

#### 3.3.1 High Retention

Total

One trees (1) have been assigned High retention value (**Table 4**). High retention trees are well suited to the site and offer amenity. They are normally in 'Good' to 'Fair' health and have 'Good' to 'Fair' structure. The ULE should be at least the same as the design life of any new buildings.

Table 4 High Retention Trees

ID	Botanical Name	Age	H x W	DBH (cm)	Health	Structure
17	Eucalyptus leucoxylon	Mature	17m x 12m	98	Good	Fair

#### 3.3.2 Medium Retention

Twenty-six trees (26) have been assigned 'Medium' retention value (**Table 5**). The trees are moderate or large sized specimens with a general condition rating of fair. If designing around these trees is not feasible or practical, removal and replacement would be an acceptable compromise.

Table 5 Medium Retention Trees

ID	Botanical Name	Age	H x W	DBH (cm)	Health	Structure
1	Eucalyptus viminalis	Semi mature	13m x 14m	75	Good	Fair
2	Eucalyptus nicholii	Semi mature	13m x 4m	50	Good	Fair
5	Eucalyptus botryoides	Mature	13m x 10m	77	Fair	Poor
8	Eucalyptus camaldulensis	Semi mature	13m x 6m	50	Good	Good
10	Eucalyptus scoparia	Mature	18m x 7m	77	Good	Fair
13	Eucalyptus leucoxylon	Mature	10m x 5m	36	Fair	Fair
14	Eucalyptus nicholii	Mature	13m x 5m	58	Fair	Fair
18	Corymbia citriodora	Semi mature	15m x 8m	52	Good	Fair
49	Fraxinus oxycarpa	Mature	14m x 10m	62	Good	Fair
50	Populus nigra 'Italica'	Semi mature	18m x 3m	49	Good	Fair
51	Eucalyptus camaldulensis	Mature	14m x 15m	52	Good	Fair



ID	Botanical Name	Age	H x W	DBH (cm)	Health	Structure
56	Populus nigra 'Italica'	Semi mature	18m x 2m	40	Good	Fair
57	Eucalyptus goniocalyx	Mature	10m x 10m	59	Fair	Poor
59	Eucalyptus baueriana	Mature	14m x 10m	69	Good	Fair
62	Eucalyptus saligna	Semi mature	15m x 16m	82	Fair	Fair
68	Eucalyptus camaldulensis	Semi mature	12m x 5m	40	Poor	Poor
70	Eucalyptus cinerea	Mature	15m x 6m	43	Poor	Fair
73	Eucalyptus camaldulensis	Semi mature	15m x 12m	53	Good	Fair
75	Eucalyptus globulus	Mature	16m x 6m	64	Good	Fair
76	Eucalyptus botryoides	Mature	15m x 9m	45	Good	Poor
78	Eucalyptus camaldulensis	Semi mature	14m x 9m	56	Good	Fair
79	Eucalyptus camaldulensis	Semi mature	10m x 7m	47	Good	Fair
80	Eucalyptus camaldulensis	Semi mature	11m x 12m	50	Good	Fair
82	Eucalyptus camaldulensis	Semi mature	16m x 14m	73	Good	Fair
84	Eucalyptus bicostata	Mature	23m x 5m	80	Good	Poor
85	Corymbia maculata	Semi mature	18m x 5m	43	Good	Fair
87	Melaleuca armillaris	Mature	6m x 6m	43	Fair	Fair
95	Fraxinus oxycarpa	Semi mature	11m x 3m	27	Dead	Fair

#### 3.3.3 Low Retention

Sixty trees (60) have been assigned 'Low' retention value (**Table 6**). Low retention value trees are either young or semi mature common varieties that are easily replaceable or are dead and require removal. Trees in poor health or with significant defects in structure are not suitable for preservation in areas where people or structures will be located (Matheny & Clark, 1998).

Table 6 Low Retention Trees

ID	Botanical Name	Age	HxW	DBH (cm)	Health	Structure
3	Acacia mearnsii	Semi mature	7m x 2m	12	Fair	Fair
4	Eucalyptus globulus 'Compacta'	Mature	10m x 3m	65	Poor	Poor
6	Eucalyptus botryoides	Mature	9m x 4m	42	Poor	Poor
7	Eucalyptus nicholii	Mature	10m x 10m	67	Poor	Very poor
9	Eucalyptus camaldulensis	Young	3m x 1m	3	Good	Good
11	Fraxinus oxycarpa	Young	5m x 2m	12	Good	Good
12	Fraxinus oxycarpa	Young	6m x 2m	12	Good	Good
15	Eucalyptus globulus 'Compacta'	Mature	10m x 5m	90	Very Poor	Poor
16	Eucalyptus melliodora	Young	3m x 1m	6	Good	Good
19	Eucalyptus camaldulensis	Young	9m x 2m	14	Good	Good
20	Eucalyptus camaldulensis	Young	9m x 2m	16	Good	Good
21	Eucalyptus camaldulensis	Young	10m x 3m	19	Good	Fair
22	Eucalyptus camaldulensis	Young	9m x 1m	13	Good	Good
23	Eucalyptus camaldulensis	Young	8m x 1m	13	Good	Good
24	Eucalyptus camaldulensis	Young	11m x 3m	30	Good	Poor
25	Eucalyptus camaldulensis	Young	12m x 2m	23	Good	Fair
26	Eucalyptus camaldulensis	Young	8m x 2m	15	Good	Fair
27	Eucalyptus camaldulensis	Young	11m x 3m	35	Good	Fair
28	Eucalyptus camaldulensis	Young	11m x 3m	26	Good	Good
29	Eucalyptus camaldulensis	Young	9m x 2m	21	Good	Good
30	Salix babylonica	Mature	13m x 10m	70	Fair	Fair
31	Salix babylonica	Mature	11m x 14m	90	Fair	Poor
32	Prunus cerasifera	Mature	6m x 3m	14	Good	Fair
33	Fraxinus oxycarpa	Semi mature	12m x 5m	28	Good	Fair
34	Prunus cerasifera 'Nigra'	Semi mature	5m x 1m	9	Good	Good
35	Fraxinus oxycarpa	Young	9m x 2m	14	Good	Good
36	Fraxinus oxycarpa	Young	5m x 1m	8	Good	Fair
37	Fraxinus oxycarpa	Semi mature	12m x 4m	34	Good	Fair
38	Fraxinus oxycarpa	Semi mature	10m x 9m	34	Good	Poor
39	Fraxinus oxycarpa	Semi mature	13m x 7m	42	Good	Fair
40	Fraxinus oxycarpa	Semi mature	13m x 6m	41	Good	Fair
41	Prunus cerasifera 'Nigra'	Semi mature	7m x 2m	7	Good	Fair
42	Fraxinus oxycarpa	Semi mature	9m x 2m	18	Good	Fair



ID	Botanical Name	Age	H x W	DBH (cm)	Health	Structure	
43	Salix babylonica	Mature	15m x 10m	140	Fair	Poor	
44	Fraxinus oxycarpa	Young	12m x 5m	20	Good	Good	
45	Fraxinus oxycarpa	Young	7m x 1m	11	Good	Good	
46	Fraxinus oxycarpa	Semi mature	9m x 4m	33	Good	Fair	
47	Fraxinus oxycarpa	Semi mature	12m x 6m	25	Good	Fair	
48	Fraxinus oxycarpa	Semi mature	10m x 2m	22	Good	Fair	
52	Fraxinus oxycarpa	Young	12m x 3m	17	Good	Good	
53	Eucalyptus camaldulensis	Young	11m x 3m	26	Good	Good	
54	Eucalyptus camaldulensis	Young	7m x 1m	8	Good	Good	
55	Eucalyptus leucoxylon	Mature	9m x 5m	38	Fair	Fair	
58	Eucalyptus sideroxylon	Mature	14m x 5m	60	Fair	Very poor	
60	Salix babylonica	Mature	14m x 16m	m x 16m 105		Fair	
61	Eucalyptus robusta	Semi mature	7m x 3m	7m x 3m 26		Poor	
63	Salix babylonica	Mature	10m x 12m	52	Fair	Fair	
64	Eucalyptus nicholii	Semi mature	11m x 5m	56	Fair	Poor	
65	Eucalyptus leucoxylon	Semi mature	7m x 8m	23	Poor	Poor	
66	Eucalyptus camaldulensis	Semi mature	7m x 2m	13	Good	Good	
67	Fraxinus oxycarpa	Semi mature	8m x 3m	17	Good	Good	
69	Eucalyptus leucoxylon	Semi mature	7m x 7m	18	Poor	Poor	
71	Eucalyptus salmonophloia	Mature	16m x 10m	57	Fair	Poor	
72	Eucalyptus camaldulensis	Young	7m x 1m	12	Good	Fair	
74	Eucalyptus camaldulensis	Semi mature	5m x 9m	29	Good	Fair	
77	Eucalyptus camaldulensis	Young	5m x 1m	10	Good	Good	
81	Eucalyptus camaldulensis	Semi mature	8m x 3m	22	Good	Fair	
83	Eucalyptus camaldulensis	Young	5m x 1m	10	Good	Good	
96	Melaleuca armillaris	Mature	7m x 3m	33	Fair	Poor	
101	Melaleuca armillaris	Mature	5m x 10m	36	Fair	Poor	

### 3.3.4 Third Party Trees

Twenty trees (20) have been assessed within the adjoining neighbouring properties (**Table 7**). The trees have been assessed on the assumption that their owner requires their retention. It is neither an observation of good health of the tree or suitability for retention. Consideration must be given for their protection throughout any future proposed development on the site unless the property owner and/or responsible authority gives consent.

Table 7 Third Party Trees

ID	Botanical Name	Age	HxW	DBH (cm)	Health	Structure
86	Melaleuca linariifolia	Mature	5m x 5m	38	Fair	Fair
88	Melaleuca armillaris	Mature	6m x 6m	30	Fair	Fair
89	Eucalyptus camaldulensis	Semi mature	13m x 4m	31	Fair	Poor
90	Fraxinus oxycarpa	Semi mature	5m x 3m	17	Good	Poor
91	Eucalyptus robusta	Semi mature	13m x 4m	36	Poor	Poor
92	Eucalyptus nicholii	Mature	14m x 9m	87	Dead	Poor
93	Allocasuarina verticillata	Semi mature	9m x 3m	21	Good	Fair
94	Acacia mearnsii	Semi mature	10m x 6m	26	Dead	Poor
97	Eucalyptus saligna	Mature	20m x 9m	60	Good	Fair
98	Eucalyptus camaldulensis	Mature	12m x 14m	78	Good	Fair
99	Eucalyptus leucoxylon	Semi mature	9m x 7m	50	Fair	Fair
100	Eucalyptus goniocalyx	Mature	10m x 10m	68	Good	Fair
102	Fraxinus oxycarpa 'Raywood'	Mature	10m x 14m	52	Good	Fair
103	Fraxinus oxycarpa 'Raywood'	Mature	10m x 14m	58	Good	Fair
104	Fraxinus oxycarpa 'Raywood'	Mature	14m x 14m	86	Good	Fair
105	Acer negundo	Mature	10m x 7m	40	Fair	Fair
106	Allocasuarina verticillata	Semi mature	10m x 1m	20	Fair	Has Failed
107	Fraxinus oxycarpa 'Raywood'	Mature	112m x 14m	60	Good	Good
108	Prunus cerasifera 'Nigra'	Mature	8m x 3m	21	Fair	Poor
109	Schinus molle	Mature	12m x 14m	95	Good	Fair



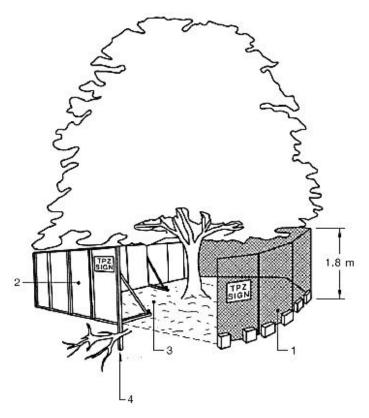
## 3.4 TPZ Specifications

Regardless of tree condition or retention value, any tree selected to be retained requires protection during construction. The best way to protect retained trees as part of any development is by establishing a tree protection zone (TPZ). TPZs have been calculated according to *Protection of Trees on Development Sites* (AS 4970-2009) for all trees to be retained calculating the TPZ as 12 times the trunk diameter at 1.4m above ground level (DBH).

The TPZ fence is designed to act as a physical barrier of protective fencing that is a minimum of 1.8m high. It is erected around retained specimens (at the edge of the TPZ) before site works commence.

### 3.4.1 TPZ Fencing

TPZ fencing should be a minimum height of 1.8m constructed of wire mesh or equivalent and supported by concrete pads (AS 4970 2009). Once TPZ fencing has been erected, the area contained within the fencing needs to be mulched with woodchips to a depth of 100mm. See Figure 5



#### LEGEND

- 1 Chain wire mesh panels with shade cloth (if required) attached, held in place with concrete feet.
- 2 Alternative plywood or wooden paling fence panels. This fencing material also prevents building materials or soil entering the TPZ.
- 3 Mulch installation across surface of TPZ (at the discretion of the project arborist). No excavation, construction activity, grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ.
- 4 Bracing is permissible within the TPZ. Installation of supports should avoid damaging roots.

Figure 5 Tree Protection Fencing



Activities excluded from the TPZ include but are not limited to-

- machine excavation including trenching (unless on approved plans);
- cultivation;
- preparation of chemicals, including cement products;
- refuelling
- wash down and cleaning of equipment;
- lighting of fires;
- temporary or permanent installation of utilities and signs;

- excavation for silt fencing;
- storage;
- parking of vehicles and plant;
- dumping of waste;
- placement of fill;
- soil level changes;
- physical damage to the tree/s.

### 3.4.2 Encroachment

Encroachment into the TPZ of trees is allowed under certain circumstances depending on a number of factors including site and tree conditions.

### 3.4.2.1 Encroachment Less Than 10%

Encroachment of less than 10% of the TPZ and outside the SRZ is deemed to be minor encroachment according to AS 4970-2009. Detailed root investigations should not be required but must be compensated with an extension to the TPZ elsewhere (Figure 6 & Figure 7). Variations must be made by the project arborist considering other relevant factors including tree health, vigour, stability, species sensitivity and soil characteristics.

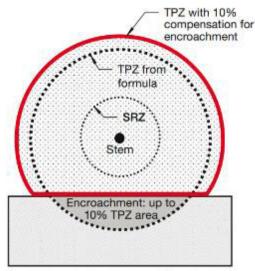


Figure 6 Example of TPZ encroachment and compensatory offset (image from AS 4970-2009).

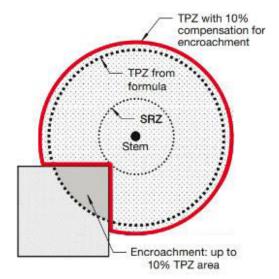


Figure 7 Example of TPZ encroachment and compensatory offset (image from AS 4970-2009).

### 3.4.2.2 Encroachment Greater Than 10%

Encroachment of more than 10% of the TPZ or into the SRZ will require the project arborist to demonstrate that the tree(s) will remain viable. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ. This may require root investigation by non-destructive methods and consideration of relevant factors tree health, vigour, stability, species sensitivity and soil characteristics.



#### 3.4.3 SRZ

The SRZ is the minimum volume of roots required by the tree to remain stable in the ground. If the SRZ is breached the chances of windthrow are significantly increased, especially if roots are cut on the same side as prevailing winds. Windthrow is an event where the entire tree fails/falls over. Often, the tree is completely uprooted with devastating results. It is important to note that the SRZ is not related to tree health. It refers to the physical volume of roots required for the tree to remain stable in the ground. It is in no way related to the physiological requirements of the tree but is the minimum volume of roots required for the tree to remain standing.

## 3.5 Future design and Construction Impact

The Arborist report has been undertaken to guide future subdivision and construction design. Trees have been assessed based on size, condition, and origin to determine their retention value, with the following considerations to be factored into development:

- Construction into the TPZs of trees is allowed (AS 4970 2009).
- The level of encroachment is based upon the percentage of TPZ area intruded upon with less than 10% encroachment considered minor and greater than 10% encroachment considered major.
- Where services are required to encroach into the TPZ of retained trees by greater than 10%, boring to a depth greater than 750mm below existing ground level should be explored.
- Excavation and machinery travel associated with boring activities must be located outside TPZ areas unless permitted by the project Arborist.

## 3.6 General Construction Specifications

TPZ and SRZ dimensions and locations have been provided as part of this report. Where possible, construction works, and associated activities should be avoided within TPZ areas. Where low impact construction works are required within TPZ areas the following specifications should be adhered to.

### **Fence Construction within TPZ Areas**

Construction of timber or colourbond fencing generally has a minor impact on trees due to their lightweight construction and relatively small footings. Provided the following specifications are adhered to construction impact will be low:

- Augers or excavation equipment are prohibited from within SRZ areas;
- Post holes are to be hand dug within TPZ areas, with roots no greater than 40mm to be removed or damaged;
- The location of fence posts is to be flexible to avoid damaging roots greater than 40mm in diameter;
- Apart from excavation for post holes, no excavation is permitted within TPZ areas greater than 150mm;
- Existing post holes for support post are to be utilised where possible for fence replacement.



### **Driveway and Footpath Construction**

Construction of the driveways and footpaths has the potential to impact trees due to excavation, compaction, and mechanical damage. Where construction of path is required within large areas of TPZ and SRZ areas, the following construction techniques should be adopted in consultation with the project Arborist:

- Footpath construction within the TPZ area is to be constructed at or near grade using porous/permeable material with no greater than 150mm cut/scrape permitted for preparation;
- Cut/scrape for preparation is to be dug by hand within TPZ areas to reduce the likelihood of root damage;
- Where surface roots are identified, the finished soil level is to be raised (no greater than 150mm) to reduce the probability of root damage;
- Excavation equipment are not permitted within TPZ areas;
- Where large amounts of battering/fill is required greater than 150mm, alternative design methods/materials will be required to reduce the impact on trees.

### Trenching for Drainage, Irrigation and Services

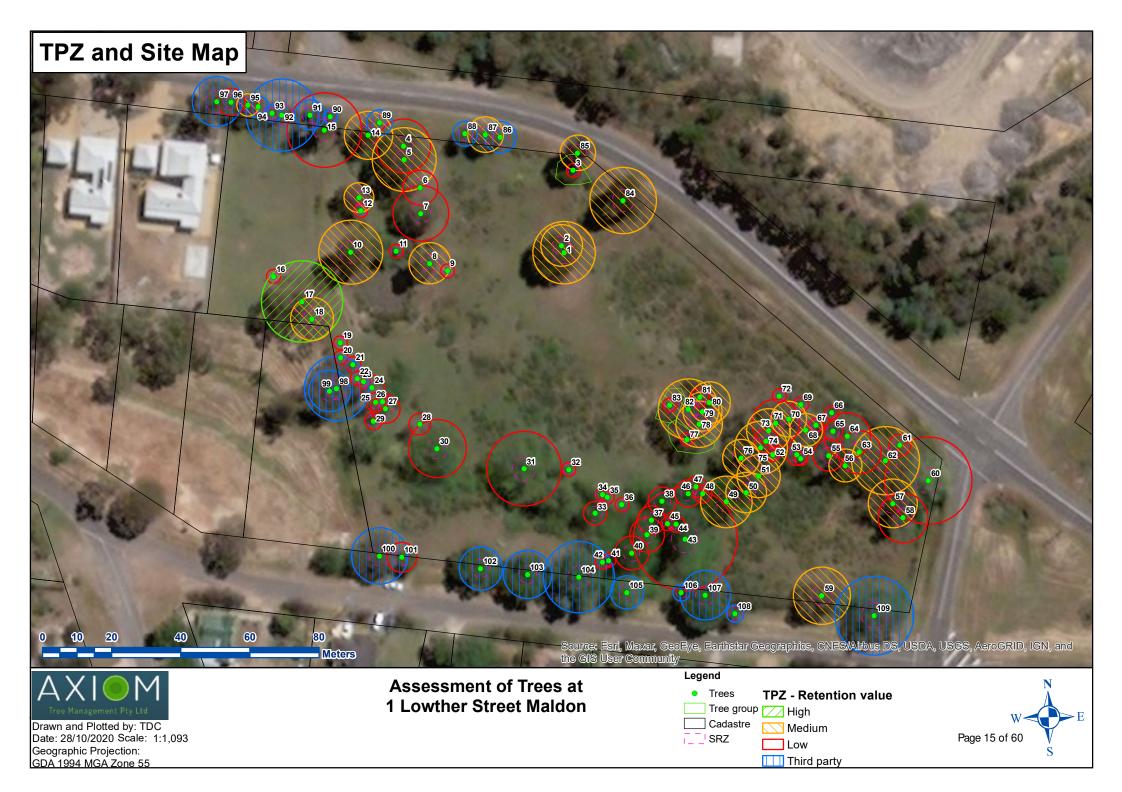
The location of services and drainage should be planned to avoid TPZ areas. To reduce the potential impact on trees the following specifications should be adhered to:

- Boring is to be explored where services occur within the TPZ of trees;
- Drainage is to be located outside TPZ areas. Where drainage is required within TPZ areas, the project Arborist is to be consulted regarding potential impacts and design;
- Installation of irrigation should not exceed 100mm below ground level within TPZ areas.

### **Landscaping within TPZ Areas**

Unspecified landscaping may be required for within TPZ and SRZ areas. The following specifications are to be adhered to during landscaping operations:

- No machine excavation or placement of soil fill within SRZ areas;
- No machine excavation or placement of soil fill greater than 150mm within TPZ areas; and
- Holes for tree planting are to be dug by hand within the TPZ of adjoining trees with no augers or excavation machinery used.





## 4 Conclusion and Recommendations

Axiom Tree Management Pty Ltd has been engaged by John Koroneos to provide a Preliminary Arborist report on trees at 1 Lowther Street, Maldon. A Preliminary Arborist report has been requested as part of the proposed development to assist with planning. No site plans or feature level survey have been provided.

The subject site is a semi-rural property in the rural town of Maldon. The site is undulating and covers approximately 1.9 ha. The trees are primarily located along an ephemeral waterway that runs through the site. The site is bordered by residential properties to the west, Lowther Street to the north, Reef Street to the east and Polsue Street to the south.

- In total One-hundred and nine (109) trees or groups of trees were assessed on and directly adjoining the subject site that may be impacted by future development:
  - Most of the trees are Eucalyptus camaldulensis and Fraxinus oxycarpa
  - o The vast majority of trees have been planted at a similar time or are self-sown young specimens.
  - Common self-sown species that have the potential to become weed species include Fraxinus oxycarpa,
     Salix babylonica and Prunus cerasifera 'Nigra'.
- The health of most of the trees is 'Good':
  - The good health can be attributed to the selection of common exotic and native specimens which are tolerant of many biotic and abiotic conditions.
- The structure of most of the trees is 'Fair':
  - The trees on the site are primarily common Australian native species that have been at the same time most likely as tube stock.
  - The trees contain common defects including dead branches, decay, and cavities. Many of the trees within the site have not benefitted from Arboricultural maintenance.
- ULE is an estimation of how long a tree can provide amenity in the landscape at an acceptable level of risk.
  - Most of the trees have been assigned a long ULE of greater than 20 years;
- Four retention values have been considered, consisting of 'High', 'Medium', 'Low' and 'Third party'.
  - One trees (1) have been assigned High retention value;
  - Twenty-six trees (26) have been assigned 'Medium' retention value;
  - Sixty trees (60) have been assigned 'Low' retention value;
  - Twenty trees (20) have been assessed within the adjoining neighbouring properties.

The Arborist report has been undertaken to guide future subdivision and construction design. Trees have been assessed based on size, condition, and origin to determine their retention value, with the following considerations to be factored into development:

- Construction into the TPZs of trees is allowed (AS 4970 2009).
- The level of encroachment is based upon the percentage of TPZ area intruded upon with less than 10% encroachment considered minor and greater than 10% encroachment considered major.
- Where services are required to encroach into the TPZ of retained trees by greater than 10%, boring to a depth greater than 750mm below existing ground level should be explored.
- Excavation and machinery travel associated with boring activities must be located outside TPZ areas unless permitted by the project Arborist.

### 5 References

AS 4970, 2009, *Australian Standard, Protection of Trees on Development Sites*, Standards Australia. Kelly, S., Chippendale, G. M. & Johnson, R. D. 1969, *Eucalypts*, Thomas Nelson Limited, Melbourne

Matheny, N. & Clark, J. 1998 *Trees and development – a technical guide to preservation of trees during land development*. International Society of Arboriculture, Champaign, IL USA

More, D and White, J. 2003. Cassell's Trees of Britain and Northern Europe. Cassell, London.



# 6 Appendices

# 6.1 Definitions

### **Botanical name:**

The genus, species and common name.

### **Canopy dimensions**

Height (approximate) and width (measured) of the canopy in metres.

#### DBH

Diameter at breast height (measured at 1.4m above ground level).

### **Tree Origin**

Term	Definition					
Exotic The species originates in a country other than Australia.						
Native The species originates within Australia.						
Indigenous	The species originates within the local environs.					

### Health

Term	Definition
Excellent	The tree is demonstrating excellent or exceptional growth. The tree should exhibit a full canopy
	of foliage and be free of pest and disease problems.
Good	The tree is demonstrating good or exceptional growth. The tree should exhibit a full canopy of
	foliage, and have only minor pest or diseases problems.
Fair	The tree is in reasonable condition and growing well. The tree should exhibit an adequate
	canopy of foliage. There may be some deadwood present in the crown. Some grazing by insects
	or possums may be evident.
Poor	The tree is not growing to its full capacity; extension growth of the laterals is minimal. The
	canopy may be thinning or sparse. Large amounts of deadwood may be evident throughout the
	crown. Significant pest and disease problems may be evident or symptoms of stress indicating
	tree decline.
Very Poor	The tree appears to be in a state of decline. The tree is not growing to its full capacity. The
	canopy may be very thin and sparse. A significant volume of deadwood may be present in the
	canopy or pest and disease problems may be causing a severe decline in tree health.
Dead	The tree is dead.

## Structure

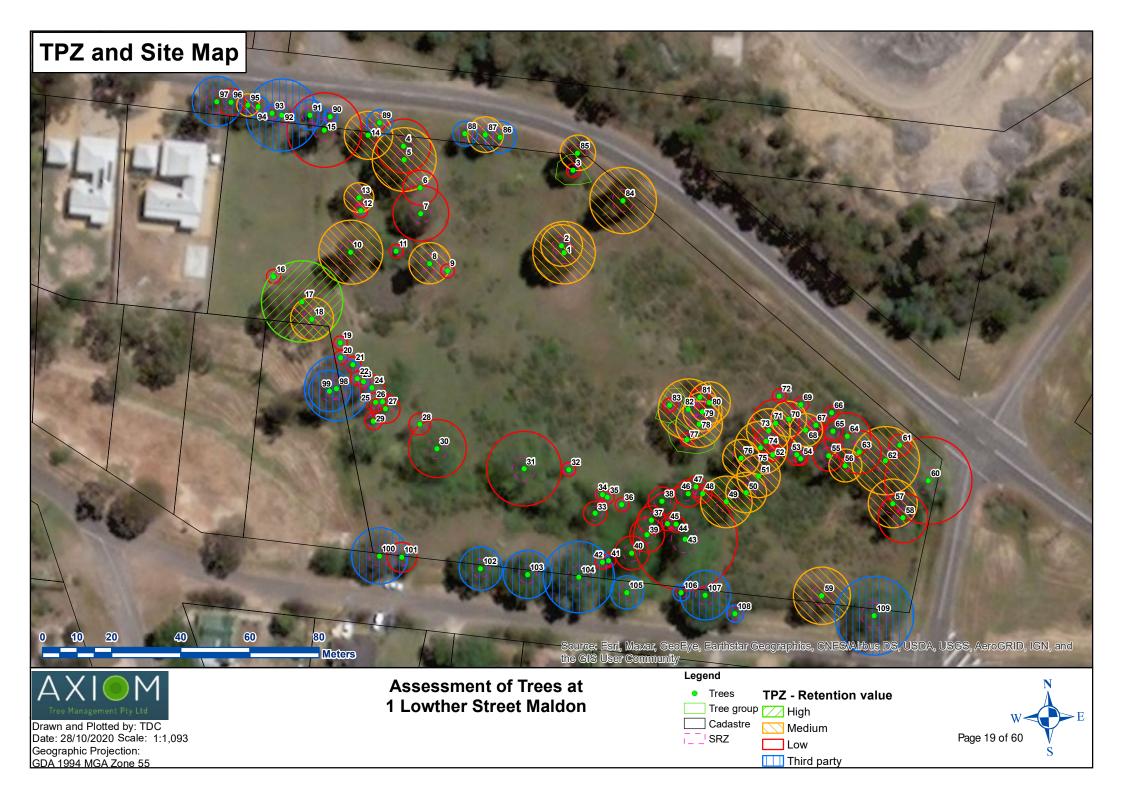
Term	Definition
Good	The tree has a well-defined and balanced crown. Branch unions appear to be strong, with no
	defects evident in the trunk or the branches. Major limbs are well defined. The tree is considered a good example of the species.
Fair	The tree has some minor problems in the structure of the crown. The crown may be slightly out of balance, and some branch unions may be exhibiting minor structural faults. If the tree has a single trunk, it may be on a slight lean or exhibiting minor defects.
Poor	The tree may have a poorly structured crown. The crown may be unbalanced or exhibit large gaps. Major limbs may not be well defined. Branches may be rubbing or crossing over. Branch unions may be poor or faulty at the point of attachment. The tree may have suffered root damage.
Very Poor	The tree has a poorly structured crown. The crown is unbalanced or exhibit large gaps with possibly large sections of deadwood. Major limbs may not be well defined. Branches may be rubbing or crossing over. Branch unions may be poor or faulty at the point of attachment. Branches may exhibit large cracks that are likely to fail in the future. The tree may have suffered major root damage.
Failed	The tree has a very poorly structured crown. A section of the tree has failed or is in imminent danger of failure.



## **Useful Life Expectancy (ULE) Rating**

Useful Life Expectancy is approximately how long a tree can be retained safely and usefully in the landscape.

Term	Definition
0 years	The tree is considered dangerous in the location and has no significant amenity value.
Less than 5 years	The tree, under normal circumstances and without extra stresses being imposed on it, should be safe and have value for up to five years, but will need to be replaced. During this period, normal inspections and maintenance will be required. If possible, replacement trees should be planted.
5 – 10 years	The tree, under normal circumstances and without extra stresses being imposed on it, should be safe and of value for up to ten years. During this period, normal inspections and maintenance will be required.
10– 20 years	The tree, under normal circumstances and without extra stresses being imposed on it, should be safe and of value for up to twenty years. During this period, normal inspections and maintenance will be required.
Greater than 20 years	The tree, under normal circumstances and without extra stresses being imposed on it, should be safe and of value for greater than 20 years. During this period, normal inspections and maintenance will be required.



# 6.1 Individual Tree Details Spreadsheet

0.1	illulvidual Tree Details sp	- Caasiicet									
ID	Botanical Name	Age	Origin	H x W	DBH (cm)	Health	Structure	ULE	Retention Value	TPZ (m radius)	SRZ (m radius)
1	Eucalyptus viminalis	Semi mature	Indigenous	13m x 14m	75	Good	Fair	20+ years	Medium	9	3.22
2	Eucalyptus nicholii	Semi mature	Native	13m x 4m	50	Good	Fair	20+ years	Medium	6	2.67
3	Acacia mearnsii	Semi mature	Indigenous	7m x 2m	12	Fair	Fair	5-10 years	Low	2	1.50
4	Eucalyptus globulus 'Compacta'	Mature	Native	10m x 3m	65	Poor	Poor	1-5 years	Low	7.8	2.76
5	Eucalyptus botryoides	Mature	Native	13m x 10m	77	Fair	Poor	10-20 years	Medium	9.24	2.76
6	Eucalyptus botryoides	Mature	Native	9m x 4m	42	Poor	Poor	1-5 years	Low	5.04	2.65
7	Eucalyptus nicholii	Mature	Native	10m x 10m	67	Poor	Very poor	0 years	Low	8.04	2.85
8	Eucalyptus camaldulensis	Semi mature	Indigenous	13m x 6m	50	Good	Good	20+ years	Medium	6	2.61
9	Eucalyptus camaldulensis	Young	Indigenous	3m x 1m	3	Good	Good	20+ years	Low	2	1.50
10	Eucalyptus scoparia	Mature	Native	18m x 7m	77	Good	Fair	20+ years	Medium	9.24	3.15
11	Fraxinus oxycarpa	Young	Exotic	5m x 2m	12	Good	Good	20+ years	Low	2	1.50
12	Fraxinus oxycarpa	Young	Exotic	6m x 2m	12	Good	Good	20+ years	Low	2	1.68
13	Eucalyptus leucoxylon	Mature	Native	10m x 5m	36	Fair	Fair	10-20 years	Medium	4.32	2.13
14	Eucalyptus nicholii	Mature	Native	13m x 5m	58	Fair	Fair	20+ years	Medium	6.96	2.78
15	Eucalyptus globulus 'Compacta'	Mature	Native	10m x 5m	90	Very Poor	Poor	0 years	Low	10.8	3.17
16	Eucalyptus melliodora	Young	Indigenous	3m x 1m	6	Good	Good	0 years	Low	2	1.50
17	Eucalyptus leucoxylon	Mature	Native	17m x 12m	98	Good	Fair	20+ years	High	11.76	3.43
18	Corymbia citriodora	Semi mature	Native	15m x 8m	52	Good	Fair	20+ years	Medium	6.24	2.57
19	Eucalyptus camaldulensis	Young	Indigenous	9m x 2m	14	Good	Good	20+ years	Low	2	1.53
20	Eucalyptus camaldulensis	Young	Indigenous	9m x 2m	16	Good	Good	20+ years	Low	2	1.53
21	Eucalyptus camaldulensis	Young	Indigenous	10m x 3m	19	Good	Fair	20+ years	Low	2.28	1.75
22	Eucalyptus camaldulensis	Young	Indigenous	9m x 1m	13	Good	Good	20+ years	Low	2	1.50
23	Eucalyptus camaldulensis	Young	Indigenous	8m x 1m	13	Good	Good	20+ years	Low	2	1.50
24	Eucalyptus camaldulensis	Young	Indigenous	11m x 3m	30	Good	Poor	5-10 years	Low	3.6	2.08
25	Eucalyptus camaldulensis	Young	Indigenous	12m x 2m	23	Good	Fair	5-10 years	Low	2.76	1.91
26	Eucalyptus camaldulensis	Young	Indigenous	8m x 2m	15	Good	Fair	5-10 years	Low	2	1.61
27	Eucalyptus camaldulensis	Young	Indigenous	11m x 3m	35	Good	Fair	20+ years	Low	4.2	2.13
28	Eucalyptus camaldulensis	Young	Indigenous	11m x 3m	26	Good	Good	20+ years	Low	3.12	1.97
29	Eucalyptus camaldulensis	Young	Indigenous	9m x 2m	21	Good	Good	20+ years	Low	2.52	1.82
30	Salix babylonica	Mature	Exotic	13m x 10m	70	Fair	Fair	10-20 years	Low	8.4	3.01
31	Salix babylonica	Mature	Exotic	11m x 14m	90	Fair	Poor	5-10 years	Low	10.8	3.31
32	Prunus cerasifera	Mature	Exotic	6m x 3m	14	Good	Fair	10-20 years	Low	2	1.68
33	Fraxinus oxycarpa	Semi mature	Exotic	12m x 5m	28	Good	Fair	10-20 years	Low	3.36	2.10
34	Prunus cerasifera 'Nigra'	Semi mature	Exotic	5m x 1m	9	Good	Good	10-20 years	Low	2	2.10
35	Fraxinus oxycarpa	Young	Exotic	9m x 2m	14	Good	Good	10-20 years	Low	2	1.50



ID	Botanical Name	0 ===	Ovinin	11 \\/	DRU	Haalab	Churchine	1115	Detention	TD7 /	SRZ (m
יוו	Botanicai Name	Age	Origin	H x W	DBH (cm)	Health	Structure	ULE	Retention Value	TPZ (m radius)	radius)
36	Fraxinus oxycarpa	Young	Exotic	5m x 1m	8	Good	Fair	10-20 years	Low	2	1.50
37	Fraxinus oxycarpa	Semi mature	Exotic	12m x 4m	34	Good	Fair	20+ years	Low	4.08	2.05
38	Fraxinus oxycarpa	Semi mature	Exotic	10m x 9m	34	Good	Poor	20+ years	Low	4.08	2.32
39	Fraxinus oxycarpa	Semi mature	Exotic	13m x 7m	42	Good	Fair	20+ years	Low	5.04	2.39
40	Fraxinus oxycarpa	Semi mature	Exotic	13m x 6m	41	Good	Fair	20+ years	Low	4.92	2.39
41	Prunus cerasifera 'Nigra'	Semi mature	Exotic	7m x 2m	7	Good	Fair	20+ years	Low	2	1.50
42	Fraxinus oxycarpa	Semi mature	Exotic	9m x 2m	18	Good	Fair	20+ years	Low	2.16	1.68
43	Salix babylonica	Mature	Exotic	15m x 10m	140	Fair	Poor	10-20 years	Low	15	4.03
44	Fraxinus oxycarpa	Young	Exotic	12m x 5m	20	Good	Good	20+ years	Low	2.4	1.75
45	Fraxinus oxycarpa	Young	Exotic	7m x 1m	11	Good	Good	20+ years	Low	2	1.50
46	Fraxinus oxycarpa	Semi mature	Exotic	9m x 4m	33	Good	Fair	20+ years	Low	3.96	2.13
47	Fraxinus oxycarpa	Semi mature	Exotic	12m x 6m	25	Good	Fair	20+ years	Low	3	2.05
48	Fraxinus oxycarpa	Semi mature	Exotic	10m x 2m	22	Good	Fair	20+ years	Low	2.64	1.94
49	Fraxinus oxycarpa	Mature	Exotic	14m x 10m	62	Good	Fair	20+ years	Medium	7.44	2.93
50	Populus nigra 'Italica'	Semi mature	Exotic	18m x 3m	49	Good	Fair	20+ years	Medium	5.88	2.63
51	Eucalyptus camaldulensis	Mature	Indigenous	14m x 15m	52	Good	Fair	20+ years	Medium	6.24	2.93
52	Fraxinus oxycarpa	Young	Exotic	12m x 3m	17	Good	Good	20+ years	Low	2.04	1.65
53	Eucalyptus camaldulensis	Young	Indigenous	11m x 3m	26	Good	Good	20+ years	Low	3.12	2.00
54	Eucalyptus camaldulensis	Young	Indigenous	7m x 1m	8	Good	Good	20+ years	Low	2	1.50
55	Eucalyptus leucoxylon	Mature	Native	9m x 5m	38	Fair	Fair	5-10 years	Low	4.56	2.25
56	Populus nigra 'Italica'	Semi mature	Exotic	18m x 2m	40	Good	Fair	20+ years	Medium	4.8	1.50
57	Eucalyptus goniocalyx	Mature	Indigenous	10m x 10m	59	Fair	Poor	10-20 years	Medium	7.08	2.85
58	Eucalyptus sideroxylon	Mature	Native	14m x 5m	60	Fair	Very poor	5-10 years	Low	7.2	2.76
59	Eucalyptus baueriana	Mature	Native	14m x 10m	69	Good	Fair	20+ years	Medium	8.28	2.95
60	Salix babylonica	Mature	Exotic	14m x 16m	105	Fair	Fair	10-20 years	Low	12.6	3.69
61	Eucalyptus robusta	Semi mature	Native	7m x 3m	26	Fair	Poor	5-10 years	Low	3.12	1.94
62	Eucalyptus saligna	Semi mature	Native	15m x 16m	82	Fair	Fair	10-20 years	Medium	9.84	3.44
63	Salix babylonica	Mature	Exotic	10m x 12m	52	Fair	Fair	10-20 years	Low	6.24	2.85
64	Eucalyptus nicholii	Semi mature	Native	11m x 5m	56	Fair	Poor	5-10 years	Low	6.72	2.76
65	Eucalyptus leucoxylon	Semi mature	Native	7m x 8m	23	Poor	Poor	5-10 years	Low	2.76	1.94
66	Eucalyptus camaldulensis	Semi mature	Indigenous	7m x 2m	13	Good	Good	5-10 years	Low	2	1.50
67	Fraxinus oxycarpa	Semi mature	Exotic	8m x 3m	17	Good	Good	20+ years	Low	2.04	1.65
68	Eucalyptus camaldulensis	Semi mature	Indigenous	12m x 5m	40	Poor	Poor	10-20 years	Medium	4.8	2.37
69	Eucalyptus leucoxylon	Semi mature	Native	7m x 7m	18	Poor	Poor	5-10 years	Low	2.16	1.85
70	Eucalyptus cinerea	Mature	Native	15m x 6m	43	Poor	Fair	10-20 years	Medium	5.16	2.47
71	Eucalyptus salmonophloia	Mature	Native	16m x 10m	57	Fair	Poor	5-10 years	Low	6.84	2.76
72	Eucalyptus camaldulensis	Young	Indigenous	7m x 1m	12	Good	Fair	5-10 years	Low	2	1.50



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ID	Botanical Name	Age	Origin	H x W	DBH (cm)	Health	Structure	ULE	Retention Value	TPZ (m radius)	SRZ (m radius)
73	Eucalyptus camaldulensis	Semi mature	Indigenous	15m x 12m	53	Good	Fair	20+ years	Medium	6.36	2.81
74	Eucalyptus camaldulensis	Semi mature	Indigenous	5m x 9m	29	Good	Fair	20+ years	Low	3.48	2.05
75	Eucalyptus globulus	Mature	Native	16m x 6m	64	Good	Fair	20+ years	Medium	7.68	2.85
76	Eucalyptus botryoides	Mature	Native	15m x 9m	45	Good	Poor	20+ years	Medium	5.4	2.57
77	Eucalyptus camaldulensis	Young	Indigenous	5m x 1m	10	Good	Good	20+ years	Low	2	1.50
78	Eucalyptus camaldulensis	Semi mature	Indigenous	14m x 9m	56	Good	Fair	20+ years	Medium	6.72	2.76
79	Eucalyptus camaldulensis	Semi mature	Indigenous	10m x 7m	47	Good	Fair	20+ years	Medium	5.64	2.53
80	Eucalyptus camaldulensis	Semi mature	Indigenous	11m x 12m	50	Good	Fair	20+ years	Medium	6	2.57
81	Eucalyptus camaldulensis	Semi mature	Indigenous	8m x 3m	22	Good	Fair	20+ years	Low	2.64	1.82
82	Eucalyptus camaldulensis	Semi mature	Indigenous	16m x 14m	73	Good	Fair	20+ years	Medium	8.76	3.09
83	Eucalyptus camaldulensis	Young	Indigenous	5m x 1m	10	Good	Good	20+ years	Low	2	1.50
84	Eucalyptus bicostata	Mature	Native	23m x 5m	80	Good	Poor	20+ years	Medium	9.6	3.17
85	Corymbia maculata	Semi mature	Native	18m x 5m	43	Good	Fair	20+ years	Medium	5.16	2.47
86	Melaleuca linariifolia	Mature	Native	5m x 5m	38	Fair	Fair	20+ years	Third party	4.56	2.30
87	Melaleuca armillaris	Mature	Native	6m x 6m	43	Fair	Fair	10-20 years	Medium	5.16	2.37
88	Melaleuca armillaris	Mature	Native	6m x 6m	30	Fair	Fair	10-20 years	Third party	3.6	2.05
89	Eucalyptus camaldulensis	Semi mature	Indigenous	13m x 4m	31	Fair	Poor	5-10 years	Third party	3.72	2.05
90	Fraxinus oxycarpa	Semi mature	Exotic	5m x 3m	17	Good	Poor	10-20 years	Third party	2.04	1.61
91	Eucalyptus robusta	Semi mature	Native	13m x 4m	36	Poor	Poor	5-10 years	Third party	4.32	2.32
92	Eucalyptus nicholii	Mature	Native	14m x 9m	87	Dead	Poor	0 years	Third party	10.44	3.17
93	Allocasuarina verticillata	Semi mature	Indigenous	9m x 3m	21	Good	Fair	10-20 years	Third party	2.52	1.79
94	Acacia mearnsii	Semi mature	Indigenous	10m x 6m	26	Dead	Poor	0 years	Third party	3.12	2.00
95	Fraxinus oxycarpa	Semi mature	Exotic	11m x 3m	27	Dead	Fair	10-20 years	Medium	3.24	2.05
96	Melaleuca armillaris	Mature	Native	7m x 3m	33	Fair	Poor	5-10 years	Low	3.96	2.15
97	Eucalyptus saligna	Mature	Native	20m x 9m	60	Good	Fair	10-20 years	Third party	7.2	3.24
98	Eucalyptus camaldulensis	Mature	Indigenous	12m x 14m	78	Good	Fair	10-20 years	Third party	9.36	3.17
99	Eucalyptus leucoxylon	Semi mature	Native	9m x 7m	50	Fair	Fair	20+ years	Third party	6	2.76
100	Eucalyptus goniocalyx	Mature	Indigenous	10m x 10m	68	Good	Fair	20+ years	Third party	8.16	2.95
101	Melaleuca armillaris	Mature	Native	5m x 10m	36	Fair	Poor	5-10 years	Low	4.32	2.37
102	Fraxinus oxycarpa 'Raywood'	Mature	Exotic	10m x 14m	52	Good	Fair	5-10 years	Third party	6.24	2.67
103	Fraxinus oxycarpa 'Raywood'	Mature	Exotic	10m x 14m	58	Good	Fair	5-10 years	Third party	6.96	2.63
104	Fraxinus oxycarpa 'Raywood'	Mature	Exotic	14m x 14m	86	Good	Fair	5-10 years	Third party	10.32	3.24
105	Acer negundo	Mature	Exotic	10m x 7m	40	Fair	Fair	10-20 years	Third party	4.8	2.37
106	Allocasuarina verticillata	Semi mature	Indigenous	10m x 1m	20	Fair	Has Failed	10-20 years	Third party	2.4	1.61
107	Fraxinus oxycarpa 'Raywood'	Mature	Exotic	112m x 14m	60	Good	Good	10-20 years	Third party	7.2	2.76
108	Prunus cerasifera 'Nigra'	Mature	Exotic	8m x 3m	21	Fair	Poor	5-10 years	Third party	2.52	2.13
109	Schinus molle	Mature	Exotic	12m x 14m	95	Good	Fair	20+ years	Third party	11.4	3.69

# 6.1 Individual Tree Details



## **Tree Number: 1**



**Botanical Name:** Eucalyptus viminalis

**Common Name:** Manna Gum Indigenous Origin: Tree Age: Semi mature

HxW: 13m x 14m Health: Good

Structure: Fair ULE: 20+ years

Defects: None

Comments:

Retention Value:

DBH (cm):

75

TPZ (m):

9

SRZ (m):

3.22

DBH (cm):

50

TPZ (m):

6

SRZ (m):

2.67

DBH (cm):

12

TPZ (m):

2

SRZ (m):

1.50

## Tree Number: 2



**Botanical Name:** Eucalyptus nicholii

Narrow-leaved Black Peppermint Common Name:

Medium

Native Origin:

Semi mature Tree Age:

HxW: 13m x 4m

Health: Good Structure: Fair

ULE: 20+ years

Retention Value: Medium

Codominant main stems and deadwood Defects:

throughout the canopy

Comments:

HxW:

Structure:

# Tree Number: 3



**Botanical Name:** Acacia mearnsii

Black Wattle **Common Name:** 

Origin: Indigenous

Semi mature Tree Age:

Health: Fair

5-10 years ULE:

**Retention Value:** Low

None Defects:

Comments: Group of 13

7m x 2m

Fair



65

TPZ (m):

7.8

SRZ (m):

2.76

DBH (cm):

77

TPZ (m):

9.24

SRZ (m):

2.76

DBH (cm):

42

TPZ (m):

5.04

SRZ (m):

2.65

## Tree Number: 4



**Botanical Name:** Eucalyptus globulus 'Compacta'

**Common Name:** Dwarf Blue Gum

Native Origin:

Mature Tree Age:

H x W: 10m x 3m

Health: Poor Structure: Poor

Retention Value: Low

ULE:

Defects: Deadwood in canopy and decay in

1-5 years

codominant stems

Dbh estimated Comments:

## Tree Number: 5



**Botanical Name:** Eucalyptus botryoides

Common Name: Southern Mahogany

Native Origin: Tree Age: Mature

HxW: 13m x 10m

Health: Fair Structure: Poor

ULE: 10-20 years **Retention Value:** Medium

Codominant stems with included union Defects:

Comments:

## Tree Number: 6



Eucalyptus botryoides **Botanical Name:** 

**Common Name:** Southern Mahogany

Native Origin:

Mature Tree Age:

HxW: 9m x 4m

Poor Structure: Poor

ULE: 1-5 years

**Retention Value:** Low

Codominant main stem and deadwood in Defects:

canopy

Comments:

Health:



67

TPZ (m):

8.04

SRZ (m):

2.85

DBH (cm):

50

TPZ (m):

6

SRZ (m):

2.61

DBH (cm):

3

TPZ (m):

2

SRZ (m):

1.50

## **Tree Number: 7**



Botanical Name: Eucalyptus nicholii

Common Name: Narrow-leaved Black Peppermint

Origin: Native

Tree Age: Mature

**H x W**: 10m x 10m

Health: Poor
Structure: Very poor
ULE: 0 years

Retention Value: Low

**Defects:** Codominant stems with included union and

active split

Comments:

## Tree Number: 8



Botanical Name: Eucalyptus camaldulensis

Common Name: River Red Gum

Origin: Indigenous

Tree Age: Semi mature

**H x W:** 13m x 6m

Health: Good

Structure: Good

ULE: 20+ years

Retention Value: Medium

**Defects:** Codominant stems with included union

Comments:

# **Tree Number: 9**



Botanical Name: Eucalyptus camaldulensis

Common Name: River Red Gum

Origin: Indigenous

Tree Age: Young

**H x W:** 3m x 1m

Health: Good

Structure: Good
ULE: 20+ years

Retention Value: Low

Defects: None

Comments: x5 not fruiting



77

TPZ (m):

9.24

SRZ (m):

3.15

DBH (cm):

12

TPZ (m):

SRZ (m):

1.50

DBH (cm):

12

TPZ (m):

2

SRZ (m):

1.68

## Tree Number: 10



Botanical Name: Eucalyptus scoparia

Common Name: Wallangarra Gum

Origin: Native

Tree Age: Mature

**H x W:** 18m x 7m

Health: Good Structure: Fair

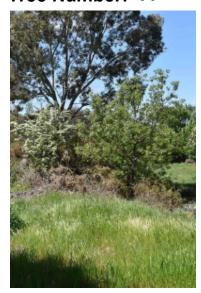
ULE: 20+ years
Retention Value: Medium

**Defects:** Codominant main stems and deadwood

throughout the canopy

Comments:

## Tree Number: 11



Botanical Name: Fraxinus oxycarpa

Common Name: Desert Ash

Origin: Exotic

Tree Age: Young
H x W: 5m x 2m

Health: Good
Structure: Good
ULE: 20+ years

Retention Value: Low

Defects: None

**Comments:** Ash and hawthorn next to dam

# Tree Number: 12



Botanical Name: Fraxinus oxycarpa

Common Name: Desert Ash

Origin: Exotic

Tree Age: Young

H x W: 6m x 2m
Health: Good

Structure: Good
ULE: 20+ years

Retention Value: Low

Defects: None

**Comments:** 

Axiom Tree Management Pty Ltd



36

TPZ (m):

4.32

SRZ (m):

2.13

DBH (cm):

58

TPZ (m):

6.96

SRZ (m):

2.78

DBH (cm):

90

TPZ (m):

10.8

SRZ (m):

3.17

Tree Number: 13



Botanical Name: Eucalyptus leucoxylon

Common Name: Yellow Gum

Origin: Native

Tree Age: Mature

**H x W:** 10m x 5m

Health: Fair Structure: Fair

**ULE:** 10-20 years

Retention Value: Medium

**Defects:** Codominant main stems and deadwood

throughout the canopy

Comments:

**Tree Number: 14** 



Botanical Name: Eucalyptus nicholii

Common Name: Narrow-leaved Black Peppermint

Origin: Native
Tree Age: Mature

**H x W:** 13m x 5m

Health: Fair Structure: Fair

ULE: 20+ years

Defects: None

Comments:

Retention Value:

Tree Number: 15



Botanical Name: Eucalyptus globulus 'Compacta'

Medium

Common Name: Dwarf Blue Gum

Origin: Native

Tree Age: Mature

H x W: 10m x 5m

Health: Very Poor

Structure: Poor

ULE: 0 years

Retention Value: Low

**Defects:** Extensive decay in main stem and

deadwood in canopy



6

TPZ (m):

2

SRZ (m):

1.50

DBH (cm):

98

TPZ (m):

11.76

SRZ (m):

3.43

DBH (cm):

52

TPZ (m):

6.24

SRZ (m):

2.57

**Tree Number: 16** 



Botanical Name: Eucalyptus melliodora

Common Name: Yellow Box
Origin: Indigenous

Tree Age: Young

H x W: 3m x 1m Health: Good

Structure: Good ULE: 0 years

Retention Value: Low

**Defects:** None

Comments: Not fruiting

Tree Number: 17



Botanical Name: Eucalyptus leucoxylon

Common Name: Yellow Gum

Origin: Native
Tree Age: Mature

**H x W:** 17m x 12m

Health:GoodStructure:FairULE:20+ years

Retention Value: High

**Defects:** Codominant stems

Comments: Not planted

Tree Number: 18



Botanical Name: Corymbia citriodora

Common Name: Lemon-scented Gum

Origin: Native

Tree Age: Semi mature

**H x W:** 15m x 8m

Health: Good
Structure: Fair
ULE: 20+ years

Retention Value: Medium

**Defects:** Leaning codominant stems



**Tree Number: 19** 



Botanical Name: Eucalyptus camaldulensis

Common Name: River Red Gum

Origin: Indigenous

Tree Age: Young

**H x W:** 9m x 2m **Health:** Good

Structure: Good ULE: 20+ year

ULE: 20+ years
Retention Value: Low

Defects: None

Comments:

DBH (cm):

14

TPZ (m):

2

SRZ (m):

1.53

Tree Number: 20



Botanical Name: Eucalyptus camaldulensis

Common Name: River Red Gum

Origin: Indigenous

Tree Age: Young

**H x W:** 9m x 2m

Health: Good Structure: Good

ULE: 20+ years

Retention Value: Low

Defects: None

Comments:

DBH (cm):

16

TPZ (m):

2

SRZ (m):

1.53

**Tree Number: 21** 



Botanical Name: Eucalyptus camaldulensis

Low

Common Name: River Red Gum

Origin: Indigenous

Tree Age: Young

H x W: 10m x 3m
Health: Good

Structure: Fair

**ULE**: 20+ years

**Retention Value:** 

Defects: None

Comments: x3

DBH (cm):

19

**TPZ (m):** 2.28

SRZ (m):



13

TPZ (m):

2

SRZ (m):

1.50

DBH (cm):

13

TPZ (m):

SRZ (m):

1.50

DBH (cm):

30

TPZ (m):

3.6

SRZ (m):

2.08

Tree Number: 22



Botanical Name: Eucalyptus camaldulensis

Common Name: River Red Gum

Origin: Indigenous

Tree Age: Young

**H x W:** 9m x 1m **Health:** Good

Structure: Good ULE: 20+ years

Retention Value: Low

Defects: None

Comments:

Tree Number: 23



Botanical Name: Eucalyptus camaldulensis

Common Name: River Red Gum

Origin: Indigenous

Tree Age: Young

**H x W:** 8m x 1m

Health: Good Structure: Good

**ULE:** 20+ years

Retention Value: Low

Defects: None

Comments: x2

Tree Number: 24



Botanical Name: Eucalyptus camaldulensis

Common Name: River Red Gum

Origin: Indigenous

Tree Age: Young

**H x W:** 11m x 3m

Health: Good Structure: Poor

**ULE:** 5-10 years

Retention Value: Low

**Defects:** Codominant stems with included union



23

TPZ (m):

2.76

SRZ (m):

1.91

DBH (cm):

15

TPZ (m):

SRZ (m):

1.61

DBH (cm):

35

TPZ (m):

4.2

SRZ (m):

2.13

Tree Number: 25



Botanical Name: Eucalyptus camaldulensis

Common Name: River Red Gum

Origin: Indigenous

Tree Age: Young

**H x W:** 12m x 2m

Health: Good Structure: Fair

**ULE:** 5-10 years

Retention Value: Low

Defects: None

Comments:

**Tree Number: 26** 



Botanical Name: Eucalyptus camaldulensis

Common Name: River Red Gum

Origin: Indigenous

Tree Age: Young

**H x W**: 8m x 2m

Health: Good Structure: Fair

**ULE**: 5-10 years

Retention Value: Low

Defects: None

Comments:

Tree Number: 27 Botanical Name: Eucalyptus camaldulensis

Common Name: River Red Gum

Origin: Indigenous

Tree Age: Young

**H x W:** 11m x 3m

Health: Good Structure: Fair

ULE: 20+ years

Retention Value: Low

**Defects:** Codominant stems



26

TPZ (m):

3.12

SRZ (m):

1.97

DBH (cm):

21

TPZ (m):

2.52

SRZ (m):

1.82

DBH (cm):

70

TPZ (m):

8.4

SRZ (m):

3.01

Tree Number: 28



Botanical Name: Eucalyptus camaldulensis

Common Name: River Red Gum

Origin: Indigenous

Tree Age: Young

**H x W:** 11m x 3m

Health: Good Structure: Good

ULE: 20+ years

Defects: None

Comments:

Retention Value:



Botanical Name: Eucalyptus camaldulensis

Low

Common Name: River Red Gum

Origin: Indigenous

Tree Age: Young

**H x W:** 9m x 2m

Health: Good Structure: Good

ULE: 20+ years

Retention Value: Low

**Defects:** Leaning main stem

Comments:

Origin:

**Tree Number: 30** 



Botanical Name: Salix babylonica

Common Name: Weeping Willow

Tree Age: Mature

**H x W:** 13m x 10m

Health: Fair Structure: Fair

ULE: 10-20 years

Retention Value: Low

**Defects:** Deadwood throughout the canopy

Exotic

Comments: Dbh estimated Blackberry



90

TPZ (m):

10.8

SRZ (m):

3.31

DBH (cm):

14

TPZ (m):

SRZ (m):

1.68

DBH (cm):

28

TPZ (m):

3.36

SRZ (m):

2.10

Tree Number: 31



Botanical Name: Salix babylonica

Common Name: Weeping Willow

Origin: Exotic
Tree Age: Mature
H x W: 11m x 14m

Health: Fair
Structure: Poor
ULE: 5-10 years
Retention Value: Low

**Defects:** Decayed leaning main stem and deadwood

throughout the canopy

Comments: Dbh estimated

Tree Number: 32



Botanical Name: Prunus cerasifera

Common Name: Cherry Plum

Origin: Exotic
Tree Age: Mature
H x W: 6m x 3m

Health: Good Structure: Fair

**ULE**: 10-20 years

Retention Value: Low

**Defects:** Codominant stems

Comments:

HxW:

Tree Number: 33



Botanical Name: Fraxinus oxycarpa

Common Name: Desert Ash

Origin: Exotic

Tree Age: Semi mature

Health: Good

Structure: Fair

ULE: 10-20 years

Retention Value: Low

**Defects:** Codominant stems with included union

12m x 5m



**Tree Number: 34** 



**Botanical Name:** Prunus cerasifera 'Nigra'

Good

**Common Name:** Purple Cherry Plum

Exotic Origin:

Semi mature Tree Age:

HxW: 5m x 1m Health: Good

Structure:

ULE: 10-20 years Retention Value: Low

Defects: None

Comments:

DBH (cm):

9

TPZ (m):

2

SRZ (m):

2.10

Tree Number: 35



**Botanical Name:** Fraxinus oxycarpa

Common Name: Desert Ash

Exotic Origin:

Tree Age: Young HxW: 9m x 2m

Good Health: Structure: Good

ULE: 10-20 years

**Retention Value:** Low None Defects:

Comments:

DBH (cm):

14

TPZ (m):

SRZ (m):

1.50

Tree Number: 36



**Botanical Name:** Fraxinus oxycarpa

Desert Ash **Common Name:** 

Origin: Exotic Young Tree Age:

HxW: 5m x 1m Health: Good Structure: Fair

ULE: 10-20 years

**Retention Value:** Low

Leaning main stem Defects:

Comments:

DBH (cm):

8

TPZ (m):

2

SRZ (m):



34

TPZ (m):

4.08

SRZ (m):

2.05

DBH (cm):

34

TPZ (m):

4.08

SRZ (m):

2.32

DBH (cm):

42

TPZ (m):

5.04

SRZ (m):

2.39

**Tree Number: 37** 



Botanical Name: Fraxinus oxycarpa

Common Name: Desert Ash

Origin: Exotic

Tree Age: Semi mature

**H x W:** 12m x 4m

Health: Good Structure: Fair

ULE: 20+ years

Retention Value: Low

**Defects:** Codominant stems

Comments:

**Tree Number: 38** 



Botanical Name: Fraxinus oxycarpa

Common Name: Desert Ash

Origin: Exotic

Tree Age: Semi mature

**H x W:** 10m x 9m

Health: Good Structure: Poor

ULE: 20+ years

Retention Value: Low

**Defects:** Codominant, included main stems with

decay

Comments:

Tree Number: 39



Botanical Name: Fraxinus oxycarpa

Common Name: Desert Ash

Origin: Exotic

Tree Age: Semi mature

**H x W:** 13m x 7m

Health: Good Structure: Fair

ULE: 20+ years

Retention Value: Low

Defects: None



41

TPZ (m):

4.92

SRZ (m):

2.39

DBH (cm):

7

TPZ (m):

SRZ (m):

1.50

## Tree Number: 40



Botanical Name: Fraxinus oxycarpa

Common Name: Desert Ash

Origin: Exotic

Tree Age: Semi mature

**H x W:** 13m x 6m

Health: Good Structure: Fair

ULE: 20+ years

Retention Value: Low

**Defects:** Codominant, leaning stems

Comments:

## **Tree Number: 41**



Botanical Name: Prunus cerasifera 'Nigra'

Common Name: Purple Cherry Plum

Origin: Exotic

Tree Age: Semi mature

H x W: 7m x 2m

Health: Good

Structure: Fair

ULE: 20+ years

Retention Value: Low

Defects: None

Comments:

## Tree Number: 42



Botanical Name: Fraxinus oxycarpa

Common Name: Desert Ash

Origin: Exotic

Tree Age: Semi mature

H x W: 9m x 2m

Health: Good

Structure: Fair

ULE: 20+ years

Retention Value: Low

**Defects:** Leaning main stem

Comments:

DBH (cm):

18

**TPZ (m):** 2.16

SRZ (m):



140

TPZ (m):

15

SRZ (m):

4.03

## Tree Number: 43



**Botanical Name:** Salix babylonica **Common Name:** Weeping Willow

Exotic Origin: Tree Age: Mature

Health: Fair Structure: Poor

HxW:

ULE:

10-20 years Retention Value: Low

Defects: Decay in main stem and deadwood in

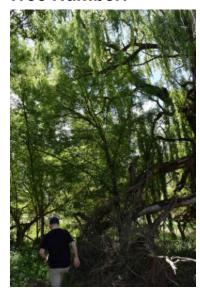
15m x 10m

canopy

Exotic

Comments: Dbh estimated

## Tree Number: 44



**Botanical Name:** Fraxinus oxycarpa

Common Name: Desert Ash

Origin: Tree Age: Young

HxW: 12m x 5m

Health: Good Good Structure: ULE: 20+ years

Retention Value: Low None Defects:

Comments:

DBH (cm):

20

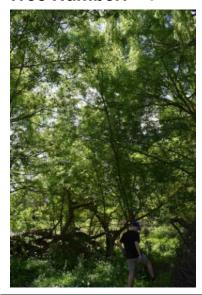
TPZ (m):

2.4

SRZ (m):

1.75

**Tree Number: 45** 



**Botanical Name:** Fraxinus oxycarpa

Desert Ash **Common Name:** 

Origin: Exotic Young Tree Age:

HxW: 7m x 1m Health: Good Structure: Good

20+ years ULE:

Low

None Defects:

Comments:

**Retention Value:** 

DBH (cm):

11

TPZ (m): 2

SRZ (m):



33

TPZ (m):

3.96

SRZ (m):

2.13

Tree Number: 46



Botanical Name: Fraxinus oxycarpa

Common Name: Desert Ash

Origin: Exotic

Tree Age: Semi mature

 H x W:
 9m x 4m

 Health:
 Good

ULE: 20+ years

Retention Value: Low

**Defects:** Codominant stems

Fair

Comments:

Structure:

**Tree Number: 47** 



Botanical Name: Fraxinus oxycarpa

Common Name: Desert Ash

Origin: Exotic

Tree Age: Semi mature
H x W: 12m x 6m

Health: Good Structure: Fair

ULE: 20+ years

Retention Value: Low

Defects: None

Comments:

DBH (cm):

25

TPZ (m):

3

SRZ (m):

2.05

**Tree Number: 48** 



Botanical Name: Fraxinus oxycarpa

Common Name: Desert Ash

Origin: Exotic

Tree Age: Semi mature

**H x W:** 10m x 2m

Health: Good Structure: Fair

ULE: 20+ years

Retention Value: Low

**Defects:** Codominant stems

Comments:

DBH (cm):

22

**TPZ (m):** 2.64

SRZ (m):



62

TPZ (m):

7.44

SRZ (m):

2.93

DBH (cm):

49

TPZ (m):

5.88

SRZ (m):

2.63

DBH (cm):

52

TPZ (m):

6.24

SRZ (m):

2.93

## Tree Number: 49



Botanical Name: Fraxinus oxycarpa

Common Name: Desert Ash

Origin: Exotic

Tree Age: Mature

**H x W**: 14m x 10m

Health: Good Structure: Fair

ULE: 20+ years
Retention Value: Medium

**Defects:** Codominant stems

Comments:

# Tree Number: 50



Tree Number: 51

Botanical Name: Populus nigra 'Italica'

Common Name: Lombardy Poplar

Origin: Exotic

Tree Age: Semi mature

**H x W:** 18m x 3m

Health: Good Structure: Fair

ULE: 20+ years

Defects: None

Comments:

**Retention Value:** 

#### Station Carlo

Tree Age:



Mature

Medium

Common Name: River Red Gum

Origin: Indigenous

**H x W:** 14m x 15m

Health: Good

Structure: Fair
ULE: 20+ years

Retention Value: Medium

**Defects:** Codominant stems





17

TPZ (m):

2.04

SRZ (m):

1.65

DBH (cm):

26

TPZ (m):

3.12

SRZ (m):

2.00

DBH (cm):

8

TPZ (m):

2

SRZ (m):

1.50

**Tree Number: 52** 



**Botanical Name:** Fraxinus oxycarpa

**Common Name:** Desert Ash

Exotic Origin:

Tree Age: Young

HxW: 12m x 3m

Health: Good Structure: Good

ULE: 20+ years

Retention Value: Low

Defects: None

Comments:

Tree Number: 53



**Botanical Name:** Eucalyptus camaldulensis

River Red Gum Common Name:

Indigenous Origin:

Tree Age: Young

HxW: 11m x 3m

Good Health: Structure: Good

ULE: 20+ years

Retention Value: Low

Leaning main stem Defects:

Comments:

Tree Number: 54



**Botanical Name:** Eucalyptus camaldulensis

Low

River Red Gum **Common Name:** 

Origin: Indigenous

Young Tree Age:

HxW: 7m x 1m

Health: Good

Structure: Good

20+ years ULE: **Retention Value:** 

None Defects:



38

TPZ (m):

4.56

SRZ (m):

2.25

DBH (cm):

40

TPZ (m):

4.8

SRZ (m):

1.50

DBH (cm):

59

TPZ (m):

7.08

SRZ (m):

2.85

Tree Number: 55



Botanical Name: Eucalyptus leucoxylon

Common Name: Yellow Gum

Origin: Native

Tree Age: Mature

**H x W:** 9m x 5m

Health: Fair Structure: Fair

**ULE:** 5-10 years

Retention Value: Low

**Defects:** Leaning main stem and deadwood in canopy

Comments:

**Tree Number: 56** 



Botanical Name: Populus nigra 'Italica'

Common Name: Lombardy Poplar

Origin: Exotic

Tree Age: Semi mature

**H x W:** 18m x 2m

Health: Good

Structure: Fair
ULE: 20+ years

Retention Value: Medium

Defects: None

Comments:

Tree Number: 57



**Botanical Name:** Eucalyptus goniocalyx

Common Name: Long-leaved Box

Origin: Indigenous

Tree Age: Mature

**H x W:** 10m x 10m

Health: Fair
Structure: Poor

ULE: 10-20 years

Retention Value: Medium

**Defects:** Decay in main stem and deadwood in

canopy



60

TPZ (m):

7.2

SRZ (m):

2.76

DBH (cm):

69

TPZ (m):

8.28

SRZ (m):

2.95

DBH (cm):

105

TPZ (m):

12.6

SRZ (m):

3.69

Tree Number: 58



**Botanical Name:** Eucalyptus sideroxylon

**Common Name:** Red Ironbark

Native Origin:

Tree Age: Mature

14m x 5m H x W:

Health: Fair

Structure: Very poor

ULE: 5-10 years

Defects: Codominant stems with included union

Low

Comments:

Retention Value:

Tree Number: 59



**Botanical Name:** Eucalyptus baueriana

Blue Box Common Name: Native Origin:

Mature Tree Age:

HxW: 14m x 10m

Health: Good Structure: Fair

ULE: 20+ years Retention Value: Medium

Decay in main stem Defects:

Comments: Major trunk wound

Tree Number: 60



**Botanical Name:** Salix babylonica Weeping Willow

**Common Name:** 

Exotic Origin: Mature

H x W: 14m x 16m

Health: Fair Structure: Fair

Tree Age:

ULE: 10-20 years

**Retention Value:** Low

Codominant main stems and deadwood Defects:

throughout the canopy

Comments: Dbh estimated



26

TPZ (m):

3.12

SRZ (m):

1.94

DBH (cm):

82

TPZ (m):

9.84

SRZ (m):

3.44

DBH (cm):

52

TPZ (m):

6.24

SRZ (m):

2.85

Tree Number: 61



Botanical Name: Eucalyptus robusta

Common Name: Swamp Mahogany

Origin: Native

Tree Age: Semi mature

**H x W:** 7m x 3m

Health: Fair
Structure: Poor
ULE: 5-10 years

Retention Value: Low

**Defects:** Leaning codominant stems with deadwood

throughout canopy

Comments:

Tree Number: 62



Botanical Name: Eucalyptus saligna

Common Name: Sydney Blue Gum

Origin: Native

Tree Age: Semi mature
H x W: 15m x 16m

Health: Fair Structure: Fair

ULE: 10-20 years
Retention Value: Medium

Defects: Codominant stems

Comments:

Tree Number: 63



Botanical Name: Salix babylonica

Common Name: Weeping Willow

Origin: Exotic
Tree Age: Mature

**H x W:** 10m x 12m

Health: Fair Structure: Fair

**ULE:** 10-20 years

Retention Value: Low

**Defects:** Deadwood throughout the canopy



56

TPZ (m):

6.72

SRZ (m):

2.76

DBH (cm):

23

TPZ (m):

2.76

SRZ (m):

1.94

DBH (cm):

13

TPZ (m):

2

SRZ (m):

1.50

## Tree Number: 64



Botanical Name: Eucalyptus nicholii

Common Name: Narrow-leaved Black Peppermint

Origin: Native

Tree Age: Semi mature

**H x W:** 11m x 5m

Health: Fair
Structure: Poor
ULE: 5-10 years

Retention Value: Low

**Defects:** Codominant, leaning stems with extended

branches throughout canopy

Comments:

Tree Number: 65



Botanical Name: Eucalyptus leucoxylon

Common Name: Yellow Gum

Origin: Native

Tree Age: Semi mature

**H x W:** 7m x 8m

Health: Poor Structure: Poor

Structure: Poor ULE: 5-10 years

Retention Value: Low

Defects: Leaning main stem and deadwood

throughout canopy

Comments: Suppressed

# Tree Number: 66



Botanical Name: Eucalyptus camaldulensis

Common Name: River Red Gum

Origin: Indigenous

Tree Age: Semi mature

**H x W:** 7m x 2m

Health: Good Structure: Good

ULE: 5-10 years

Retention Value: Low

**Defects:** Leaning codominant stems



17

TPZ (m):

2.04

SRZ (m):

1.65

DBH (cm):

40

TPZ (m):

4.8

SRZ (m):

2.37

DBH (cm):

18

TPZ (m):

2.16

SRZ (m):

1.85

Tree Number: 67



Botanical Name: Fraxinus oxycarpa

Common Name: Desert Ash

Origin: Exotic

Tree Age: Semi mature

H x W: 8m x 3m
Health: Good

Structure: Good ULE: 20+ years

Retention Value: Low

**Defects:** Leaning main stem

Comments: Dbh estimated

Tree Number: 68



Botanical Name: Eucalyptus camaldulensis

Common Name: River Red Gum

Origin: Indigenous

Tree Age: Semi mature

**H x W:** 12m x 5m

Health: Poor Structure: Poor

ULE: 10-20 years

Retention Value: Medium

**Defects:** Decayed stem with deadwood throughout

canopy

Comments: Possum damage, Major trunk wound

Tree Number: 69



Botanical Name: Eucalyptus leucoxylon

Common Name: Yellow Gum

Origin: Native

Tree Age: Semi mature

**H x W:** 7m x 7m

Health: Poor Structure: Poor

**ULE:** 5-10 years

Retention Value: Low

**Defects:** Leaning codominant stems with deadwood

throughout canopy

Comments: Dbh estimated



43

TPZ (m):

5.16

SRZ (m):

2.47

DBH (cm):

57

DBH (cm):

12

TPZ (m):

2

SRZ (m):

1.50

# Tree Number: 70



Botanical Name: Eucalyptus cinerea

Common Name: Mealy Stringybark

Origin: Native

**H x W:** 15m x 6m

**Health:** Poor **Structure:** Fair

ULE: 10-20 years
Retention Value: Medium

**Defects:** Extended branches and deadwood

Mature

throughout the canopy

Comments:

Tree Age:

### Tree Number: 71



Botanical Name: Eucalyptus salmonophloia

Common Name: Salmon Gum

Origin: Native
Tree Age: Mature

**H x W:** 16m x 10m

Health: Fair

Structure: Poor

ULE: 5-10 years

Retention Value: Low

TPZ (m):
6.84

SRZ (m):
2.76

**Defects:** Decay in main stem and broken branches

and deadwood throughout the canopy

Comments:

# Tree Number: 72



Botanical Name: Eucalyptus camaldulensis

Common Name: River Red Gum

Origin: Indigenous

Tree Age: Young
H x W: 7m x 1m
Health: Good

Structure: Fair

ULE: 5-10 years

Retention Value: Low

**Defects:** Leaning main stem

Comments: x3



53

TPZ (m):

6.36

SRZ (m):

2.81

DBH (cm):

29

TPZ (m):

3.48

SRZ (m):

2.05

DBH (cm):

64

TPZ (m):

7.68

SRZ (m):

2.85

Tree Number: 73



Botanical Name: Eucalyptus camaldulensis

Common Name: River Red Gum

Origin: Indigenous

Tree Age: Semi mature

**H x W**: 15m x 12m

Health: Good Structure: Fair

ULE: 20+ years

Retention Value: Medium

**Defects:** Leaning main stem

Comments:

**Tree Number: 74** 



Botanical Name: Eucalyptus camaldulensis

Common Name: River Red Gum

Origin: Indigenous

Tree Age: Semi mature

**H x W:** 5m x 9m

Health: Good Structure: Fair

ULE: 20+ years

Retention Value: Low

**Defects:** Leaning main stem

Comments: Suppressed

Tree Number: 75



Botanical Name: Eucalyptus globulus

Mature

Common Name: Blue Gum

Origin: Native

**H x W:** 16m x 6m

Health: Good

Structure: Fair

ULE: 20+ years

Retention Value: Medium

Defects: None

**Comments:** 

Tree Age:

Axiom Tree Management Pty Ltd



45

TPZ (m):

5.4

SRZ (m):

2.57

DBH (cm):

10

TPZ (m):

SRZ (m):

1.50

DBH (cm):

56

TPZ (m):

6.72

SRZ (m):

2.76

#### Tree Number: 76



Botanical Name: Eucalyptus botryoides

Common Name: Southern Mahogany

Origin: Native

Tree Age: Mature

**H x W:** 15m x 9m

Health: Good Structure: Poor

ULE: 20+ years
Retention Value: Medium

**Defects:** Codominant stems with deadwood and

extended branches throughout the canopy

Comments:

# Tree Number: 77



**Botanical Name:** Eucalyptus camaldulensis

Common Name: River Red Gum

Origin: Indigenous

Tree Age: Young

**H x W:** 5m x 1m

Health: Good Structure: Good

ULE: 20+ years

Retention Value: Low

Defects: None

Comments: x 8 suckers

### **Tree Number: 78**



Botanical Name: Eucalyptus camaldulensis

Common Name: River Red Gum

Origin: Indigenous

Tree Age: Semi mature

**H x W:** 14m x 9m

Health: Good Structure: Fair

ULE: 20+ years

**Defects:** Leaning main stem

Medium

Comments:

**Retention Value:** 



47

TPZ (m):

5.64

SRZ (m):

2.53

DBH (cm):

50

TPZ (m):

6

SRZ (m):

2.57

DBH (cm):

22

TPZ (m):

2.64

SRZ (m):

1.82

Tree Number: 79



**Botanical Name:** Eucalyptus camaldulensis

**Common Name:** River Red Gum

Origin: Indigenous

Semi mature Tree Age:

H x W: 10m x 7m

Health: Good Structure: Fair

ULE: 20+ years

Retention Value: Medium

Defects: Leaning main stem

Comments:

Tree Number: 80



**Botanical Name:** Eucalyptus camaldulensis

River Red Gum Common Name:

Indigenous Origin:

Tree Age: Semi mature

HxW: 11m x 12m

Health: Good Structure: Fair

ULE: 20+ years

Retention Value: Medium

Leaning main stem Defects:

Comments: Suppressed

Tree Number: 81



Eucalyptus camaldulensis **Botanical Name:** 

River Red Gum **Common Name:** 

Origin: Indigenous

Semi mature Tree Age:

8m x 3m HxW:

Health: Good Structure: Fair

20+ years ULE:

**Retention Value:** Low

Exposed roots and leaning main stem Defects:



73

TPZ (m):

8.76

SRZ (m):

3.09

DBH (cm):

10

TPZ (m):

SRZ (m):

1.50

DBH (cm):

80

TPZ (m):

9.6

SRZ (m):

3.17

Tree Number: 82



**Botanical Name:** Eucalyptus camaldulensis

**Common Name:** River Red Gum

Origin: Indigenous

Tree Age: Semi mature

16m x 14m H x W:

Good Health: Structure: Fair

ULE: 20+ years

Retention Value: Medium

Defects: Codominant, leaning stems

Comments:

Tree Number: 83



**Botanical Name:** Eucalyptus camaldulensis

River Red Gum Common Name:

Indigenous Origin:

Tree Age: Young

HxW: 5m x 1m

Good Health:

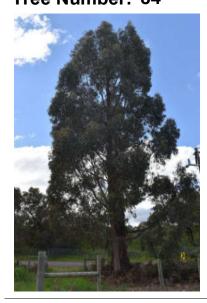
Structure: Good ULE: 20+ years

**Retention Value:** Low

None Defects:

Comments: х7

Tree Number: 84



Eucalyptus bicostata **Botanical Name:** 

Eurabbie **Common Name:** 

Native Origin:

Tree Age:

Health:

HxW: 23m x 5m

Good Structure: Poor

ULE: 20+ years

**Retention Value:** Medium

Codominant stems with included union Defects:

Mature

Comments: Cable if retained



43

TPZ (m):

5.16

SRZ (m):

2.47

DBH (cm):

38

TPZ (m):

4.56

SRZ (m):

2.30

DBH (cm):

43

TPZ (m):

5.16

SRZ (m):

2.37

**Tree Number: 85** 



Botanical Name: Corymbia maculata

Common Name: Spotted Gum

Origin: Native

Tree Age: Semi mature

**H x W:** 18m x 5m

Health: Good Structure: Fair

**ULE**: 20+ years

Retention Value: Medium

Defects: None

Comments:

Tree Number: 86



Botanical Name: Melaleuca linariifolia

Common Name: Snow in Summer

Origin: Native
Tree Age: Mature

**H x W**: 5m x 5m

Health: Fair Structure: Fair

ULE: 20+ years
Retention Value: Third party

Defects: None

Comments:

Tree Number: 87



Botanical Name: Melaleuca armillaris

Common Name: Giant Honey Myrtle

Origin: Native

Tree Age: Mature
H x W: 6m x 6m

Health: Fair Structure: Fair

ULE: 10-20 years

Retention Value: Medium

**Defects:** Codominant, leaning stems



30

TPZ (m):

3.6

SRZ (m):

2.05

DBH (cm):

31

TPZ (m):

3.72

SRZ (m):

2.05

DBH (cm):

17

TPZ (m):

2.04

SRZ (m):

1.61

**Tree Number: 88** 



Botanical Name: Melaleuca armillaris

Common Name: Giant Honey Myrtle

Common Name: Giant Honey Myrtle
Origin: Native

Tree Age: Mature
H x W: 6m x 6m

Health: Fair Structure: Fair

ULE: 10-20 years

Retention Value: Third party

**Defects:** Codominant stems

Comments:

Tree Number: 89



**Botanical Name:** Eucalyptus camaldulensis

Common Name: River Red Gum

Origin: Indigenous

Tree Age: Semi mature
H x W: 13m x 4m

Health: Fair

Structure: Poor ULE: 5-10 years

Retention Value: Third party

**Defects:** Leaning, decayed codominant stems

Comments:

Tree Number: 90



Botanical Name: Fraxinus oxycarpa

Common Name: Desert Ash

Origin: Exotic

Tree Age: Semi mature

H x W: 5m x 3m

Health: Good

Structure: Poor

ULE: 10-20 years Retention Value: Third party

**Defects:** Leaning main stem

Comments: Suppressed



36

TPZ (m):

4.32

SRZ (m):

2.32

DBH (cm):

87

TPZ (m):

10.44

SRZ (m):

3.17

DBH (cm):

21

TPZ (m):

2.52

SRZ (m):

1.79

### Tree Number: 91



**Botanical Name:** Eucalyptus robusta **Common Name:** Swamp Mahogany

Native Origin:

Tree Age: Semi mature

H x W: 13m x 4m

Health: Poor Structure: Poor

ULE: 5-10 years Retention Value:

Defects: Leaning main stem with decay and

Third party

deadwood throughout the canopy

Comments:

### Tree Number: 92



**Botanical Name:** Eucalyptus nicholii

Common Name: Narrow-leaved Black Peppermint

Native Origin: Mature Tree Age:

HxW: 14m x 9m

Health: Dead Structure: Poor ULE: 0 years

Retention Value: Third party

Deadwood in canopy and decay in Defects:

codominant stems

Comments:

### Tree Number: 93



Allocasuarina verticillata **Botanical Name:** 

**Common Name:** Drooping She Oak

Indigenous Origin: Semi mature Tree Age:

9m x 3m HxW: Health: Good Structure: Fair

ULE: 10-20 years **Retention Value:** Third party

Defects: Leaning main stem



26

TPZ (m):

3.12

SRZ (m):

2.00

DBH (cm):

27

TPZ (m):

3.24

SRZ (m):

2.05

DBH (cm):

33

TPZ (m):

3.96

SRZ (m):

2.15

Tree Number: 94



**Botanical Name:** Acacia mearnsii **Common Name: Black Wattle** 

Indigenous Origin:

HxW: 10m x 6m

Health: Dead Structure: Poor

ULE: 0 years

Retention Value: Third party

Defects: Decay in main stem and deadwood in

Semi mature

Semi mature

canopy

Comments:

Tree Age:

**Tree Number: 95** 



**Botanical Name:** Fraxinus oxycarpa

Common Name: Desert Ash

Exotic Origin:

Tree Age: HxW: 11m x 3m

Health: Dead Structure: Fair

ULE: 10-20 years

Retention Value: Medium

Leaning main stem Defects:

Comments:

Tree Number: 96



Melaleuca armillaris **Botanical Name:** 

**Common Name:** Giant Honey Myrtle

Origin: Native Mature Tree Age:

7m x 3m HxW:

Health: Fair Structure: Poor

ULE: 5-10 years

**Retention Value:** Low

Codominant stems with included union Defects:



60

TPZ (m):

7.2

SRZ (m):

3.24

DBH (cm):

78

TPZ (m):

9.36

SRZ (m):

3.17

DBH (cm):

50

TPZ (m):

6

SRZ (m):

2.76

Tree Number: 97



Botanical Name: Eucalyptus saligna
Common Name: Sydney Blue Gum

Origin: Native

Tree Age: Mature

**H x W:** 20m x 9m

Health: Good Structure: Fair

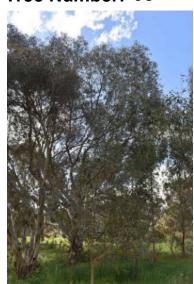
ULE: 10-20 years

Retention Value: Third party

**Defects:** Decayed, codominant stems

Comments: Large stems removed over property

Tree Number: 98



Botanical Name: Eucalyptus camaldulensis

Common Name: River Red Gum

Origin: Indigenous

Tree Age: Mature

**H x W:** 12m x 14m

Health: Good Structure: Fair

ULE: 10-20 years

Retention Value: Third party

**Defects:** Codominant stems with extended branches

throughout canopy

Comments:

Tree Number: 99



Botanical Name: Eucalyptus leucoxylon

Common Name: Yellow Gum

Origin: Native

Tree Age: Semi mature

**H x W:** 9m x 7m

Health: Fair
Structure: Fair

ULE: 20+ years

Retention Value: Third party

**Defects:** Codominant stems



68

TPZ (m):

8.16

SRZ (m):

2.95

DBH (cm):

36

TPZ (m):

4.32

SRZ (m):

2.37

DBH (cm):

52

TPZ (m):

6.24

SRZ (m):

2.67

**Tree Number: 100** 



**Botanical Name:** Eucalyptus goniocalyx

**Common Name:** Long-leaved Box

Indigenous Origin:

Tree Age: Mature

10m x 10m H x W:

Health: Good Structure: Fair

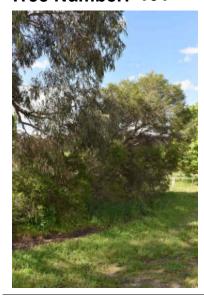
ULE: 20+ years

Retention Value: Third party

Defects: None

Comments:

Tree Number: 101



**Botanical Name:** Melaleuca armillaris

Common Name: Giant Honey Myrtle

Origin: Mature Tree Age:

HxW: 5m x 10m

Health: Fair Structure: Poor

ULE: 5-10 years

Extensive decay and included, codominant Defects:

main stems

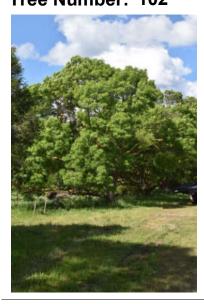
Low

Native

Comments:

Retention Value:

Tree Number: 102



Fraxinus oxycarpa 'Raywood' **Botanical Name:** 

Claret Ash **Common Name:** 

Exotic Origin: Mature Tree Age:

HxW: 10m x 14m

Health: Good Structure: Fair

ULE: 5-10 years

Retention Value: Third party

Deadwood throughout the canopy Defects:



58

TPZ (m):

6.96

SRZ (m):

2.63

DBH (cm):

86

TPZ (m):

10.32

SRZ (m):

3.24

**Tree Number: 103** 



**Botanical Name:** Fraxinus oxycarpa 'Raywood'

**Common Name:** Claret Ash

Exotic Origin:

Tree Age: Mature

HxW: 10m x 14m

Good Health: Structure: Fair

ULE: 5-10 years

Retention Value: Third party

Defects: None

Comments:

Tree Number: 104



**Botanical Name:** Fraxinus oxycarpa 'Raywood'

Common Name: Claret Ash

Exotic Origin:

Mature Tree Age:

HxW: 14m x 14m

Health: Good

Structure: Fair ULE: 5-10 years

Retention Value: Third party

Codominant main stems and deadwood Defects:

Exotic

throughout the canopy

Comments:

Tree Number: 105



Acer negundo **Botanical Name:** 

Box Elder **Common Name:** 

Origin: Mature Tree Age:

HxW: 10m x 7m

Health: Fair

Structure: Fair

ULE: 10-20 years

**Retention Value:** Third party

None Defects:

Comments:

DBH (cm):

40

TPZ (m):

4.8

SRZ (m):

2.37



20

TPZ (m):

2.4

SRZ (m):

1.61

DBH (cm):

60

TPZ (m):

7.2

SRZ (m):

2.76

DBH (cm):

21

TPZ (m):

2.52

SRZ (m):

2.13

Tree Number: 106



**Botanical Name:** Allocasuarina verticillata

**Common Name:** Drooping She Oak

Indigenous Origin:

Semi mature Tree Age:

H x W: 10m x 1m

Health: Fair

Retention Value:

Has Failed Structure:

ULE: 10-20 years

Third party Defects: Codominant stems and broken branches

throughout canopy

Comments: Failed stem

Tree Number: 107



**Botanical Name:** Fraxinus oxycarpa 'Raywood'

Common Name: Claret Ash

Exotic Origin:

Tree Age: Mature

HxW: 112m x 14m

Health: Good

Good Structure: ULE: 10-20 years

Retention Value: Third party

Codominant stems with included union Defects:

Comments:

Tree Number: 108



Prunus cerasifera 'Nigra' **Botanical Name:** 

Purple Cherry Plum **Common Name:** 

Exotic Origin:

Mature Tree Age:

H x W: 8m x 3m

Health: Fair Structure: Poor

ULE: 5-10 years

Retention Value: Third party

Codominant stems Defects:



# Tree Number: 109



Botanical Name: Schinus molle

Common Name: Peppercorn Tree

Mature

Origin: Exotic

**H x W:** 12m x 14m

Health: Good Structure: Fair

**ULE**: 20+ years

Retention Value: Third party

Defects: None

Comments:

Tree Age:

DBH (cm):

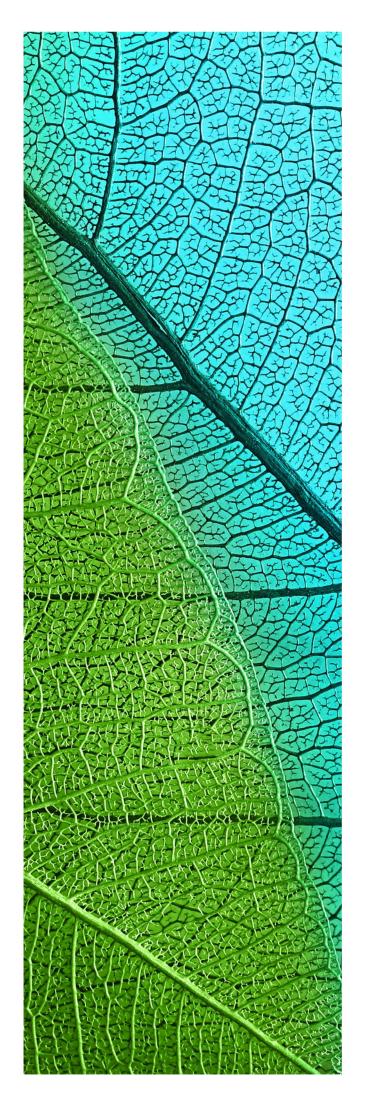
95

TPZ (m):

11.4

SRZ (m):

3.69



# 1 Lowther Street, Maldon

# Native Vegetation Assessment

C/- Tomkinson

August 2022 Report No. 21223.02 (1.0)



(Formerly Brett Lane & Associates Pty Ltd) 5/61-63 Camberwell Road Hawthorn East, VIC 3123 PO Box 337, Camberwell VIC 3124 (03) 9815 2111 www.natureadvisory.com.au

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# 1. Executive summary

Nature Advisory Pty Ltd undertook a native vegetation assessment of an approximately 2-hectare area of private land at 1 Lowther Street in Maldon. Proposed works on the site involve construction of a 16-lot residential subdivision with a reconstructed and landscaped drainage reserve running through the centre.

This report presents the information relevant to native vegetation on the property to accompany a planning permit application under Clause 52.17 of the Mount Alexander Planning Scheme, in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017a), herein referred to as 'the Guidelines'.

The study area supported primarily introduced vegetation in the form of exotic pasture grasses and planted trees, with the exception of two small patches of Creekline Grassy Woodland (EVC 68). These patches comprised an overstorey of River Red-gums with predominantly non-native understorey species.

The following native vegetation was recorded in the study area:

- Two patches of native vegetation, totalling 0.089 hectares (including no large trees in patches); and
- One large, scattered tree.

The proponent proposes to remove 0.029 hectares of native vegetation comprising:

0.029 hectares of native vegetation in patches (including no large trees in patches).

The application site lies within Location 1. Based on the extent of native vegetation, the number of large trees, and the location category, the proposal must be assessed under the **Basic** assessment pathway. This **would not** trigger a referral to the Department of Environment, Land, Water and Planning (DELWP).

A Native Vegetation Removal (NVR) report for this proposal is provided in Appendix 7.

Offsets required to compensate for the proposed removal of native vegetation from the study area are:

- 0.006 general habitat units, with the following offset attribute requirements:
  - A minimum strategic biodiversity value (SBV) of 0.408
  - Located within the North Central CMA boundary or the Mount Alexander Shire Council municipal district.
  - Include protection of no large trees.

Under the Guidelines all offsets must be secured prior to the removal of native vegetation.

The offset target for the current proposal will be achieved via a third-party offset. An online search of the *Native Vegetation Credit Register* (DELWP 2022c) has shown that the required offset is currently available for purchase from a native vegetation credit owner. The required offset would be secured following approval of the application to remove native vegetation.

In addition to Cl. 52.17, a permit for the removal of any vegetation with a DBH >40 is also required under the Significant Landscape Overlay (SLO1).

The table below summarises the compliance of the information in this report with the application requirements of the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017a).

	Application requirement	Response	
1.	Information about the native vegetation to be removed.	See Section 5.2.	



	Application requirement	Response	
2.	Topographic and land information relating to the native vegetation to be removed.	See Section 4.1 and Figure 1.	
3.	Recent, dated photographs of the native vegetation to be removed.	See Appendix 5.	
4.	Details of any other native vegetation approved to be removed, or that was removed without the required approvals, on the same property or on contiguous land in the same ownership as the applicant, in the five-year period before the application for a permit is lodged.	Not applicable. No known past removal.	
5.	An avoid and minimise statement.	See Section 6.3.	
6.	A copy of any Property Vegetation Plan contained within an agreement made pursuant to section 69 of the <i>Conservation, Forests and Lands Act 1987</i> that applies to the native vegetation to be removed.	Not applicable.	
7.	Where the removal of native vegetation is to create defendable space, a written statement explaining why the removal of native vegetation is necessary.  This statement is not required when the creation of defendable space is in conjunction with an application under the Bushfire Management Overlay.	Not applicable.	
8.	If the application is under Clause 52.16, a statement that explains how the proposal responds to the Native Vegetation Precinct Plan considerations (at decision guideline 8).	Not applicable.	
9.	An offset statement providing evidence that an offset that meets the offset requirements for the native vegetation to be removed has been identified and can be secured in accordance with the Guidelines.	See Section 6.7.	



# 2. Introduction

Tomkinson, on behalf of engaged Nature Advisory Pty Ltd to conduct a native vegetation assessment of a 2-hectare area of private land at 1 Lowther Street in Maldon, a property proposed for residential subdivision involving the creating of 16 lots and a reconstructed and landscaped drainage reserve.

This investigation was commissioned to provide information on the extent and condition of native vegetation in the study area according to Victoria's *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017a), herein referred to as 'the Guidelines'. Potential impacts on flora and fauna matters listed under the Victorian *Flora and Fauna Guarantee Act 1988* and the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* have been considered as part of a review of existing information and field investigation; no relevant implications were identified under either Act.

Specifically, the scope of the investigation included the following:

- A review of existing information on the flora and native vegetation of the study area and surrounds, including:
  - DELWP's Native Vegetation Information Management system (NVIM);
  - DELWP's NatureKit; and
  - Nature Advisory Report 'Native Vegetation Assessment Report, 1 Lowther Street, Maldon' 2021.
- A site survey involving:
  - Characterisation and mapping of native vegetation on the site, as defined in Victoria's Guidelines for the removal, destruction or lopping of native vegetation (the 'Guidelines');
  - Assessment of native vegetation in accordance with the Guidelines, including habitat hectare assessment and/or scattered tree assessment; and
  - Compilation of a flora species list for the site.

This investigation was undertaken by a team from Nature Advisory comprising Tessa Doherty (Botanist), Emma Wagner (GIS Analyst) and Cara Cappelletti (Ecologist & Project Manager).



# 3. Definitions, methods, and assessment process

#### 3.1. Definitions

#### 3.1.1. Study area

The study area for this investigation is defined as the land parcel at 1 Lowther Street, Maldon.

#### 3.1.2. Native vegetation

Native vegetation is currently defined in Clause 73.01 of all Victorian planning schemes as 'plants that are indigenous to Victoria, including trees, shrubs, herbs and grasses'. The Guidelines (DELWP 2017a) further classify native vegetation as belonging to two categories:

- Patch; or
- Scattered tree.

The definitions of these categories are provided below, along with the prescribed DELWP methods of assessment. Further details on definitions of patches and scattered trees are provided in Appendix 1.

#### Patch

A patch of native vegetation is defined as one of the following:

- An area of vegetation where at least 25 per cent of the total perennial understorey plant cover is native; or
- Any area with three or more native canopy trees<sup>1</sup> where the drip line<sup>2</sup> of each tree touches the drip line of at least one other tree, forming a continuous canopy; or
- Any mapped wetland included in the *Current wetlands* map, available in DELWP's *Native Vegetation Information Management* (NVIM) system (DELWP 2022b).

Patch condition is assessed using the habitat hectare method (Parkes *et al.* 2003; DSE 2004b) whereby components of the patch (e.g. tree canopy, understorey and ground cover) are assessed against an Ecological Vegetation Class (EVC) benchmark. The score effectively measures the percentage resemblance of the vegetation to the original condition.

The NVIM system (DELWP 2022b) provides modelled condition scores for native vegetation to be used in certain circumstances.

#### Scattered tree

A scattered tree is defined as:

A native canopy tree that does not form part of a patch.

Scattered trees are counted and mapped, the species identified and the circumference at 1.3 m above the ground is recorded.

<sup>&</sup>lt;sup>2</sup> The drip line is the outermost boundary of a tree canopy (leaves and/or branches) where the water drips onto the ground.



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<sup>&</sup>lt;sup>1</sup> A native canopy tree is a mature tree (i.e. able to flower) that is taller than three metres and normally found in the upper layer of the relevant vegetation type.

#### Tree Protection Zone

A Tree Protection Zone (TPZ) is defined as the area around the base of a tree, with a radius of  $12 \times \text{that}$  tree's diameter at breast height (DBH). The maximum TPZ is 15 metres, while a minimum of 2 metres applies. Dead trees are treated in the same manner.

#### 3.2. Field methods

The field assessment was conducted on the 25<sup>th</sup> July 2022. During this assessment, the study area was surveyed on foot.

Sites in the study area found to support native vegetation were mapped through a combination of aerial photograph interpretation and ground truthing using ArcGIS Collector (accurate to approximately 5 metres).

Whilst this assessment was not designed to provide an exhaustive inventory of flora species in the study area, all efforts were made to schedule the site assessment at a time of year when most of the native vegetation life forms are likely to be present. The winter timing of the survey and condition of vegetation was considered suitable to ascertain the extent and condition of native vegetation. While grassy areas were largely mown, condition was still considered acceptable for determining if ground cover was predominantly native.

#### 3.3. Planning permit and application requirements

State planning provisions are established under the *Victorian Planning and Environment Act* 1987. Clause 52.17 of all Victorian Planning Schemes states the following:

A permit is required to remove, destroy or lop native vegetation, including dead native vegetation.

A permit is not required if the following apply:

- If an exemption in Cl. 52.17-7 specifically states that that a permit is not required.
- If a native vegetation precinct plan corresponding to the land is incorporated into the planning scheme and listed in the schedule to Cl. 52.16.
- If the native vegetation is specified in a schedule to Cl. 52.17.

#### 3.3.1. Application requirements

Any application to remove, destroy or lop native vegetation must comply with the application requirements specified in the Guidelines (DELWP 2017a).

When assessing an application, Responsible Authorities are also obligated to refer to Clause 12.01-2S *Native vegetation management* in the Planning Scheme that, in addition to the Guidelines, refers to the following:

- Assessor's handbook applications to remove, destroy or lop native vegetation (DELWP 2018a).
- Statewide biodiversity information maintained by DELWP.

The application of the Guidelines (DELWP 2017a) is explained further in Appendix 1.

#### 3.3.2. Referral to DELWP

Clause 66.02-2 of the Planning Scheme determines the role of DELWP in the assessment of native vegetation removal permit applications. If an application is referred, DELWP may make certain recommendations to the responsible authority in relation to the permit application.

Any application to remove, destroy or lop native vegetation must be referred to DELWP if any of the following apply:



- The impacts to native vegetation are in the *Detailed* assessment pathway;
- A property vegetation plan applies to the site; or
- The native vegetation is on Crown land that is occupied or managed by the responsible authority.



# 4. Existing information and results

#### 4.1. Site description, zoning and overlays

The study area for this investigation (Figure 1) constituted approximately 2 hectares of private land located at 1 Lowther Street in Maldon, approximately 30 kilometres southwest of Bendigo and is bordered by Lowther Street to the north, Reef Street to the east, Polsue Street to the south and housing to the west.

The study area supported sandy loam on a landscape that sloped gently down towards a drainage line that runs west to east across the study area. One constructed drainage line and dam were also present in the northwest corner of the study area.

It is likely that the study area was previously used for stock grazing. Surrounding land predominantly supported residential areas to the south and west, and conservation areas and mining to the north and east.

Vegetation in the study area consisted of predominantly introduced pasture grasses, planted trees and planted shrubs. The ground layer across the study area was consistently dominated my common introduced species including Rat-tail Grass, Paspalum, Cocksfoot, Annual Meadow-grass, Flatweed, Kikuyu, Ribwort and Sheep Sorrel. The majority of tress in the study area were planted and were mostly non-indigenous Eucalypt or wattle species planted along the property boundary and drainage line. One indigenous (non-planted) Yellow Gum was recorded in the western end of the study area.

Two remnant patches of indigenous River Red-gums were recorded along the drainage line. These patches were lacking a midstorey and comprised almost entirely non-native groundlayer species. Weed cover was very high in these areas and comprised mostly Panic Veldt-grass, Onion Grass, Sheep Sorrel, Ribwort and Flatweed. The high-threat weed species Blackberry, Gorse, Bridal Creeper and Oxalis Pescaprae were all recorded within these patches. Indigenous species in these areas were limited to scattered Sifton Bush, Rush and Weeping Grass.

The study area lies within the Goldfields bioregion and falls within the North Central catchment and Mount Alexander Shire local government area.

#### 4.1.1. Zoning

The study area is currently zoned General Residential Zone – Schedule 1 (GRZ1) in the Mount Alexander Planning Scheme.

This zoning aims to encourage development that respects the neighbourhood character and promote a diversity of housing types and growth.

#### 4.1.2. Overlays

The following planning overlay is applicable to the study area:

Significant Landscape Overlay – Schedule 1 (SLO1) – The purpose of this overlay is to identify significant landscapes and to enhance and conserve the character of these significant landscapes. Specifically, Schedule 1 to this overlay is aimed at preventing the destruction of significant bushland or trees which would detract from the value of the Maldon landscape. A permit is required to remove, destroy or lop any trees with a diameter of 40 centimetres or more at a height of 1.3 metres above ground level.

The following decision guidelines apply to an application under this overlay, which must be considered by the responsible authority:

 The effect on the whole landscape of buildings, works or activities in the specified area, particularly prominent hilltops and visually significant landforms.



- The siting and design of building and works.
- The retention of areas of vegetation or remnant vegetation as a habitat for native animals and birds and as an important visual element of the overall landscape.
- The retention of a buffer strip of vegetation within specified distances of roads, watercourses, property boundaries or in visually prominent areas.
- The contents and recommendations of any National Trust of Australia (Victoria) Classified or Recorded Landscape.
- The preservation of existing natural vegetation.
- The preservation of natural beauty and prevention of soil erosion.
- The comments of the Department of Environment, Land, Water and Planning.
- The provisions of the Maldon Design Guidelines, 1988 incorporated in this scheme.
- Maldon Urban Design Framework, 2004.
- Maldon Historic Reserve Management Plan, 1989.
- Trees & Gardens from the Goldmining Era: A Study of the Maldon Landscape, 1981.

Implications of the proposal under this overlay are provided in Section 6.9.

#### 4.2. Native vegetation

Pre-1750 (pre-European settlement) vegetation mapping administered by DELWP was reviewed to determine the type of native vegetation likely to occur in the study area and surrounds. Information on Ecological Vegetation Classes (EVCs) was obtained from published EVC benchmarks. These sources included:

- Relevant EVC benchmarks for the Goldfields bioregion<sup>3</sup> (DSE 2004a);
- NatureKit (DELWP 2022a).

#### 4.2.1. Species recorded

During the field assessment 35 plant species were recorded, of which five (14%) were indigenous and 30 (86%) were introduced or non-indigenous native (planted) in origin. A full list of flora species observed is provided in Appendix 4.

#### 4.2.2. Patches of native vegetation

Pre-European EVC mapping (DELWP 2022a) indicated that the study area and surrounds would have supported Box Ironbark Forest (EVC 61), Heathy Dry Forest (EVC 20), Grassy Dry Forest (EVC 22), Alluvial Terraces Herb-rich Woodland (EVC 67), Hillcrest Herb-rich Woodland (EVC 70), Hills Herb-rich Woodland (EVC 71) and Creekline Grassy Woodland (EVC 68) prior to European settlement based on modelling of factors including rainfall, aspect, soils and remaining vegetation.

<sup>&</sup>lt;sup>3</sup> A bioregion is defined as "a geographic region that captures the patterns of ecological characteristics in the landscape, providing a natural framework for recognising and responding to biodiversity values". In general bioregions reflect underlying environmental features of the landscape (DNRE 1997).



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Evidence on site, including floristic composition and soil characteristics suggested that Creekline Grassy Woodland (EVC 68) was present in small areas of the study area along the central drainage line (Figure 1). A description of this EVC is provided within the EVC benchmarks in Appendix 6.

Two patches (herein referred as habitat zones) comprising the abovementioned EVC, were identified in the study area (Table 1). This totalled an area of 0.089 hectares of native vegetation in patches and did not include any large trees.

Table 1: Description of habitat zones in the study area

Habitat Zone	EVC	Description
	Creekline Grassy Woodland (EVC 68)	This habitat zone comprised an overstorey of River Red-gums with an understorey dominated by introduced grasses and forbs.
		Canopy cover was approximately 30% with good health (>70%) and included no large trees. Recruitment of River Red-gums was observed in the form of saplings and seedlings.
A		Dominant understorey species included the introduced species Panic Veldt-grass, Sheep Sorrel, Cocksfoot, and Onion Grass. Scattered indigenous species included Rush, Weeping Grass and Sifton Bush.
		Weed cover was high (85%) and included multiple high-threat species including Gorse, Soursob, Blackberry and Bridal Creeper.
		Bryophyte and lichen cover was low (1%) and 8 metres of small logs were recorded.
		Organic litter cover was high (70%) and predominantly native.
	Creekline Grassy Woodland (EVC 68)	This habitat zone comprised an overstorey of River Red-gums with an understorey dominated by introduced grasses and forbs.
		Canopy cover was approximately 25% with good health (>70%) and included no large trees. Recruitment of River Red-gums was observed in the form of saplings and seedlings.
В		Dominant understorey species included the introduced species Cocksfoot, Sheep Sorrel, Angled Onion, St John's Wort and Onion Grass. Scattered indigenous species included Rush and Weeping Grass.
		Weed cover was high (95%) and included multiple high-threat species including Gorse, Soursob, Blackberry and Bridal Creeper.
		Bryophyte and lichen cover was low (2%) and 5 metres of logs were recorded, 2 metres of which were large logs.
		Organic litter cover was high (70%) and predominantly native.

The Vegetation Quality Assessment (VQA) results for these habitat zones are provided in Table 2. More detailed habitat scoring results are presented in Appendix 2. Details of large trees in patches are provided in Appendix 3.



Table 2: Summary of Vegetation Quality Assessment results

Habitat Zone	EVC	Area (ha)	Condition score (out of 100)	No. of large trees in HZ
А	Creekline Grassy Woodland (EVC 68)	0.056	30	0
В	Creekline Grassy Woodland (EVC 68)	0.033	22	0
	Total	0.089		0

#### 4.2.3. Scattered trees

There was one scattered tree recorded in the study area that would have once comprised the canopy component of Box Ironbark Forest (EVC 61).

One large scattered Yellow Gum ( $\geq$  70-centimetre DBH) occurred in the study area (Figure 1). More detailed information about this tree is listed in Appendix 3.





# 5. Assessment of impacts

#### 5.1. Proposed development

The current proposal will involve construction of a residential subdivision to create 16 lots with a landscaped drain through the centre. Earthworks will be required to reconstruct the drain, resulting in impacts to the understorey in some areas. These works will not directly affect Habitat Zone A or Tree 1 as it is outside the works area.

Under the Guidelines, native vegetation on new lots with an area of less than 0.4 hectares are to be assumed lost. This is to account for future site area exemption from the requirement for a permit application as per Cl. 52.17-7. Part of Habitat Zone B will be impacted as a result of the drainage reserve works and, therefore, the whole patch is deemed as lost and will require offsets. However, the proponent has indicated that the native vegetation proposed to be retained on site, namely Habitat Zone B and Tree 1, will be protected in perpetuity under a Section 173 Agreement, making it exempt from offsets. Mount Alexander Council has expressed their support on this position. It is recommended that the 173 Agreement includes the following conditions:

- The native vegetation to be retained must be protected in perpetuity;
- Future landowners will not be able to access the site area exemption under Cl. 52.17;
- A permit will be required to removed any of this native vegetation with appropriate provision of offsets as per the Guidelines secured prior to removal; and
- Provision of offsets will be the responsibility of the permit applicant.

In addition to the above, the site qualifies for the *Fences* exemption as there is already an existing fence. Native vegetation within 2 metres of the fence within the property boundary is exempt from requiring a permit or offsets under Cl. 52.17.

#### 5.2. Proposed native vegetation removal

The current subdivision footprint will result in the loss of a total extent of 0.029 hectares of native vegetation as represented in Figure 2 and documented in the *Native Vegetation Removal* (NVR) report provided by DELWP (Appendix 7).

This comprised the following:

0.029 hectares of native vegetation in patches (including no large trees in patches).

The native vegetation to be removed is not in an area mapped as an endangered EVC.

We understand that that no native vegetation has been removed from the property within the last five years.

Photographs of native vegetation proposed for removal are provided in Appendix 5.





# 6. Implications under legislation and policy

#### 6.1. Clause 12.01 of the of the Planning Scheme

Clause 12.01 aims to assist the protection and conservation of Victoria's biodiversity, including important habitat for Victoria's flora and fauna and other strategically valuable biodiversity sites and includes a strategy to avoid and minimise significant impacts, including cumulative impacts, of land use and development on Victoria's biodiversity.

The current proposal is in accordance with the objectives of Clause 12.01, as it minimises significant impacts to remnant native vegetation and is proposing to protect it in perpetuity. In addition, much of the native vegetation being removed demonstrates low species diversity and high weed cover.

#### 6.2. Clause 52.17 of the Planning Scheme

A permit for the proposed removal of native vegetation is required under Cl. 52.17 of the State Planning Provisions.

## 6.2.1. Exemptions

Exemptions listed in Cl. 52.17-7 relevant to the study area are:

- Planted vegetation: Native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding. This exemption does not apply to native vegetation planted or managed with public funding for the purpose of land protection or enhancing biodiversity.
- Fences: Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable either the operation or maintenance of an existing fence, or the construction of a boundary fence between properties in different ownership.

#### 6.3. Avoid and minimise statement

In accordance with the Guidelines, all applications to remove native vegetation must provide an avoid and minimise statement that describes any efforts undertaken to avoid the removal of, and minimise the impacts to biodiversity and other values of native vegetation, and how these efforts focused on areas of native vegetation that have the highest value. Efforts to avoid and minimise impacts to native vegetation in the current application are presented as follows:

- Strategic level planning The site is protected under a Significant Landscape Overlay that aims to protect areas of bushland within Maldon.
- Site level planning The proponent is intending to retain the entirety of Habitat Zone A. It is our understanding that this habitat zone would be deemed lost as it falls within a subdivision lot less than 0.4 hectares in size. Despite this, the proponent has advised that they will retain it with the intention of securing it under a Section 173 agreement. As such, this habitat zone is not deemed lost and impacts will be avoided. This is dependent on approval from the Relevant Authority. Furthermore, the proponent is intending to retain the northern portion of Habitat Zone B despite it being deemed lost.
- Furthermore, the client has advised that no feasible opportunities exist to further avoid and minimise impacts to native vegetation without undermining the key objectives of the proposal.

Further mitigation recommendations to mitigate impacts to native vegetation during construction are provided in Appendix 9.

#### 6.4. Modelled species important habitat

The current proposal footprint will not have a significant impact on any habitat for any rare or threatened species as determined in Appendix 7.



#### 6.5. Assessment pathway

The assessment pathway is determined by the location category and extent of native vegetation as detailed for the study area as follows:

- Location Category: Location 1
- Extent of native vegetation: A total of 0.029 hectares of native vegetation (including no large trees).

Based on the extent of native vegetation removal being <0.5 hectares, not including any large trees, and being in Location 1, the Guidelines stipulate that the proposal is to be assessed under the **Basic** assessment pathway, as determined by the following matrix:

Table 3: Assessment pathway matrix

Fixent of native vegetation	Location Category		
Extent of native vegetation	Location 1	Location 2	Location 3
< 0.5 hectares and not including any large trees	Basic	Intermediate	Detailed
< 0.5 hectares and including one or more large trees	Intermediate	Intermediate	Detailed
≥ 0.5 hectares	Detailed	Detailed	Detailed

This proposal would not trigger a referral to DELWP based on the above criteria.

#### 6.6. Offset requirements

Offsets required to compensate for the proposed removal of native vegetation from the study area are:

- 0.006 general habitat units, with the following offset attribute requirements:
  - A minimum strategic biodiversity value (SBV) of 0.408;
  - Located within the North Central CMA boundary or the Mount Alexander Shire Council municipal district; and
  - Include protection of no large trees.

Under the Guidelines all offsets must be secured prior to the removal of native vegetation.

#### 6.7. Offset statement

The offset target for the current proposal will be achieved via a third-party offset.

An online search of the *Native Vegetation Credit Register* (DELWP 2022c) has shown that the required offset is currently available for purchase from a native vegetation credit owner.

Evidence that the required offset is available is provided in Appendix 8. The required offset would be secured following approval of the application to remove native vegetation.

#### 6.8. Zoning

General Residential zoning aims to encourage development that respects the neighbourhood character and promotes a diversity of housing types and growth. This development upholds the objectives of this zoning, as it will result in the expansion of residential housing in Maldon. The establishment of the drainage reserve and protection of native vegetation will also serve to maintain the rural character of the region.



#### 6.9. Overlays

The study area is largely covered by exotic vegetation with low ecological value. The cluster of remnant trees in the centre of the property will be retained on site. In addition, trees in the roadside reserve along the northern boundary will be retained. Though these trees are planted or exotic, they still provide a buffer strip as well as foraging and nesting habitat for native fauna.

#### 6.10. CaLP Act

The Catchment and Land Protection Act 1994 (CaLP Act) requires that landowners (or a third party to whom responsibilities have been legally transferred) must eradicate regionally prohibited weeds and prevent the growth and spread of regionally controlled weeds.

Property owners who do not eradicate Regionally prohibited weeds or prevent the growth and spread of Regionally controlled weeds for which they are responsible, may be issued with a Land Management Notice or Directions Notice that requires specific control work to be undertaken.

In accordance with the *Catchment and Land Protection Act* 1994, the noxious weed species listed below, that were recorded in the study area, must be controlled.

- St John's Wort;
- Blackberry; and
- Gorse

Precision control methods that minimise off-target kills (e.g. spot spraying) should be used in environmentally sensitive areas (e.g. within or near native vegetation, waterways, etc.).



# 7. References

- DELWP 2017a, Guidelines for the removal, destruction or lopping of native vegetation, Department of Environment, Land, Water and Planning, East Melbourne.
- DELWP 2017b, Flora and Fauna Guarantee Act 1988 Protected Flora List, June 2017, Department of Environment, Land, Water and Planning, East Melbourne.
- DELWP 2018, Assessor's Handbook Applications to remove, destroy or lop native vegetation (Version 1.1, dated October 2018), Department of Environment, Land, Water and Planning, East Melbourne.
- DELWP 2021, Flora and Fauna Guarantee Act 1988 Threatened List, October 2021, Department of Environment, Land, Water and Planning, East Melbourne.
- DELWP 2022a, NatureKit, Department of Environment, Land, Water and Planning, East Melbourne.
- DELWP 2022b, *Native Vegetation Information Management*, Department of Environment, Land, Water and Planning, East Melbourne.
- DELWP 2022c, Online Search of the Native Vegetation Credit Register, Department of Environment, Land, Water and Planning, East Melbourne.
- Department of Sustainability and Environment (DSE) 2004a, *Ecological Vegetation Class (EVC)*Benchmarks by Bioregion, Department of Environment, Land, Water and Planning, East Melbourne.
- Department of Sustainability and Environment (DSE) 2004b, *Native Vegetation:* sustaining a living landscape, Vegetation Quality Assessment Manual guidelines for applying the Habitat Hectare scoring method (Version 1.3), Department of Environment, Land, Water and Planning, East Melbourne.
- Parkes D, Newell G & Cheal D 2003, Assessing the Quality of Native Vegetation: The 'habitat hectares' approach, *Ecological Management and Restoration* 4:29 38.



Appendix 1: Details of the assessment process in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017a)

#### Purpose and objective

Policies and strategies relating to the protection and management of native vegetation in Victoria are defined in the State Planning Policy Framework (SPPF). The objective identified in Clause 12.01 of all Victorian Planning Schemes is 'To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation'.

This is to be achieved through the following three-step approach, as described in the Guidelines:

- 1. Avoid the removal, destruction or lopping of native vegetation.
- 2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
- 3. Provide an offset to compensate for the biodiversity impact from the removal, destruction or lopping of native vegetation.

**Note:** While a planning permit may still be required, if native vegetation does not meet the definition of either a patch or a scattered tree, an offset under the Guidelines is not required.

#### Assessment pathways

The first step in determining the type of assessment required for any site in Victoria is to determine the assessment pathway for the proposed native vegetation removal. The three possible assessment pathways for applications to remove native vegetation in Victoria are the following:

- Basic;
- Intermediate: or
- Detailed.

This assessment pathway is determined by two factors:

- Location Category, as determined using the states' Location Map. The location category indicates the potential risk to biodiversity from removing a small amount of native vegetation. The three location categories are defined as follows:
  - Location 1 shown in light blue-green on the Location Map; occurring over most of Victoria.
  - Location 2 shown in dark blue-green on the Location Map; includes areas mapped as endangered EVCs and/or sensitive wetlands and coastal areas.
  - Location 3 shown in brown on the Location Map; includes areas where the removal of less than 0.5 hectares of native vegetation could have a significant impact on habitat for rare and threatened species.
- Extent of native vegetation The extent of any patches and scattered trees proposed to be removed (and the extent of any past native vegetation removal), with consideration as to whether the proposed removal includes any large trees. Extent of native vegetation is determined as follows:
  - Patch the area of the patch in hectares.
  - Scattered Tree the extent of a scattered tree is dependent on whether the scattered tree is small or large. A tree is considered large if the diameter at breast height (DBH) is equal to or greater than the large tree benchmark DBH for the relevant bioregional EVC. Any scattered tree that is not a large tree is a small scattered tree. The extent of large and small scattered trees is determined as follows:



- Large scattered tree the area of a circle with a 15 metre radius, with the trunk of the tree at the centre.
- Small scattered tree the area of a circle with a ten metre radius, with the trunk of the tree at the centre.

The assessment pathway for assessing an application to remove native vegetation is subsequently determined as shown in the following matrix table:

Extent of native vegetation	Location Category					
Extent of native vegetation	Location 1	Location 2	Location 3			
< 0.5 hectares and not including any large trees	Basic	Intermediate	Detailed			
< 0.5 hectares and including one or more large trees	Intermediate	Intermediate	Detailed			
≥ 0.5 hectares	Detailed	Detailed	Detailed			

**Note:** If the native vegetation to be removed includes more than one location category, the higher location category is used to determine the assessment pathway.

#### Landscape scale information – strategic biodiversity value

The SBV is a measure of a location's importance to Victoria's biodiversity, relative to other locations across the state. This is represented as a score between 0 and 1 and determined from the SBV map, available from NVIM (DELWP 2022b).

#### Landscape scale information - habitat for rare or threatened species

Habitat importance for rare or threatened species is a measure of the importance of a location in the landscape as habitat for a particular rare or threatened species, in relation to other habitat available for that species. This is represented as a score between 0 and 1 and determined from the habitat importance maps administered by DELWP.

This includes two groups of habitat:

- **Highly localised habitats** Limited in area and considered to be equally important, therefore having the same habitat importance score.
- Dispersed habitats Less limited in area and based on habitat distribution models.

Habitat for rare or threatened species is used to determine the type of offset required in the detailed assessment pathway.

#### Biodiversity value

A combination of site-based and landscape scale information is used to calculate the biodiversity value of native vegetation to be removed. Biodiversity value is represented by a general or species habitat score as follows.

The extent and condition of native vegetation to be removed are combined to determine the habitat hectares as follows:



#### Habitat hectares = extent of native vegetation × condition score

The habitat hectare score is combined with a landscape factor to obtain an overall measure of biodiversity value. Two landscape factors exist as follows:

- **General landscape factor** determined using an adjusted strategic biodiversity score, and relevant when no habitat importance scores are applicable;
- Species landscape factor determined using an adjusted habitat importance score for each rare or threatened species habitat mapped at a site in the Habitat importance map.

These factors are subsequently used as follows to determine the biodiversity value of a site:

General habitat score = habitat hectares × general landscape factor

Species habitat score = habitat hectares × species landscape factor

#### Offset requirements

A native vegetation offset is required for the approved removal of native vegetation. Offsets conform to one of two types and each type incorporates a multiplier to address the risk of offset:

• A general offset is required when the removal of native vegetation does not have a significant impact on any habitat for rare or threatened species (i.e. the proportional impact is below the species offset threshold). In this case a multiplier of 1.5 applies to determine the general offset amount.

General offset (amount of general habitat units) = general habitat score × 1.5

• A species offset is required when the removal of native vegetation has a significant impact on habitat for a rare or threatened species (i.e. the proportional impact is above the species offset threshold). In this case a multiplier of 2 applies to determine the species offset amount.

Species offset (amount of species habitat units) = Species habitat score × 2

**Note:** If native vegetation does not meet the definition of either a patch or scattered tree an offset is not required.

#### Offset attributes

Offsets must meet the following attribute requirements, as relevant:

- General offsets
  - Offset amount general offset = general habitat score × 1.5
  - Strategic biodiversity value the offset has at least 80% of the SBV of the native vegetation removed



- Vicinity the offset is in the same CMA boundary or municipal district as the native vegetation removed
- Habitat for rare and threatened species N/A
- Large trees the offset includes the protection of at least one large tree for every large tree to be removed

#### Species offsets

- Offset amount species offset = species habitat score × 2
- Strategic biodiversity value: N/A
- Vicinity: N/A
- Habitat for rare and threatened species the offset comprises mapped habitat according to the habitat importance map for the relevant species
- Large trees the offset includes the protection of at least one large tree for every large tree to be removed



Appendix 2: Detailed Vegetation Quality Assessment results

Habita	at Zone		А	В	
Bioregion			Gold	Gold	
EVC N	lumber		68	68	
Total a	area of Habitat Zone (ha)		0.056	0.033	
	Large Old Trees	/10	0	0	
	Tree Canopy Cover	/5	3	3	
	Lack of Weeds	/15	2	2	
tion	Understorey	/25	15	5	
Site Condition	Recruitment	/10	1	1	
Site	Organic Matter	tter /5 3		3	
	Logs	/5	2	4	
	Site condition standardis multiplier*	sing	1.00	1.00	
	Site Conditi	on subtotal	26	18	
t pe	Patch Size	/10	1	1	
Landscape Context	Neighbourhood	/10 0		0	
	Distance to Core		3	3	
Total (	Condition Score	/100	30	22	

<sup>\*</sup> Modified approach to habitat scoring - refer to Table 14 of DELWP's Vegetation Quality Assessment Manual (DSE, 2004).



#### Appendix 3: Large trees in patches and scattered trees recorded in the study area

Tree No.	Common Name	Scientific Name	DBH (cm)	Circumference (cm)	Habitat Category	Radius of TPZ (m)	Remove/Retain
1	Yellow Gum	Eucalyptus leucoxylon	82	258	Large Scattered Tree	9.84	Retain

**Notes:** DBH = Diameter at breast height (130 cm from the ground); **TPZ =** Tree Protection Zone.



Appendix 4: Flora species recorded in the study area

Origin	Common name	Scientific name	EPBC	FFG-T	FFG-P	CaLP Act
*	Early Black-wattle	Acacia decurrens				
#	Sallow Wattle	Acacia longifolia				
*	Sheep Sorrel	Acetosella vulgaris				
*	Agapanthus	Agapanthus praecox subsp. orientalis				
*	Brown-top Bent	Agrostis capillaris				
*	Angled Onion	Allium triquetrum				R
*	Cape weed	Arctotheca calendula				
*	Bridal Creeper	Asparagus asparagoides				R
	Drooping Cassinia	Cassinia sifton				
*	Kikuyu	Cenchrus clandestinus				
*	Cocksfoot	Dactylis glomerata				
*	Panic Veldt-grass	Ehrharta erecta				
#	Blue Box	Eucalyptus baueriana				
#	Southern Mahogany	Eucalyptus botryoides				
	River Red-gum	Eucalyptus camaldulensis				
#	Southern Blue-gum	Eucalyptus globulus				
	Yellow Gum	Eucalyptus leucoxylon subsp. leucoxylon				
#	Eucalypt	Eucalyptus spp.				
#	Red Ironbark	Eucalyptus tricarpa				
#	Manna Gum	Eucalyptus viminalis				
*	Ash	Fraxinus spp.				
*	St John's Wort	Hypericum perforatum subsp. veronense				С
*	Flatweed	Hypochaeris radicata				
	Rush	Juncus spp.				
#	Giant Honey-myrtle	Melaleuca armillaris subsp. armillaris		Endangered		
	Weeping Grass	Microlaena stipoides var. stipoides				
*	Soursob	Oxalis pes-caprae				R
*	Paspalum	Paspalum dilatatum				
*	Ribwort	Plantago lanceolata				
*	Onion Grass	Romulea rosea				
*	Blackberry	Rubus fruticosus spp. agg.				С
*	Willow	Salix spp.			R	
*	Pepper Tree	Schinus molle				
*	Rat-tail Grass	Sporobolus africanus				
*	Gorse	Ulex europaeus				С

Notes: EPBC = Threatened species status under the EPBC Act; FFG-T = Threatened species status under the FFG Act; FFG-P = Listed as protected (P) under the FFG Act; CaLP Act: Declared noxious weeds under the CaLP Act (S = State Prohibited Weeds – any infestations must be reported to DELWP that is responsible for control of these; P = Regionally Prohibited Weeds – landowners must eradicate these; C = Regionally Controlled Weeds – landowners must prevent the growth and spread of these; R = Restricted Weeds – trade in these weeds and propagules, either as plants, seeds or contaminants in other materials is prohibited).



<sup>\* =</sup> introduced to Victoria

<sup># =</sup> Victorian native taxa occurring outside the natural range (most have been planted)

#### Appendix 5: Photographs of native vegetation proposed for removal

All photographs were taken on 25th July 2022



Photo 1: Habitat Zone A



Photo 2: Habitat Zone B





Photo 3: Large scattered Yellow Gum



Appendix 6: EVC benchmarks





# EVC 68: Creekline Grassy Woodland

#### **Description:**

Eucalypt-dominated woodland to 15 m tall with occasional scattered shrub layer over a mostly grassy/sedgy to herbaceous ground-layer. Occurs on low-gradient ephemeral to intermittent drainage lines, typically on fertile colluvial/alluvial soils, on a wide range of suitably fertile geological substrates. These minor drainage lines can include a range of graminoid and herbaceous species tolerant of waterlogged soils, and are presumed to have sometimes resembled a linear wetland or system of interconnected small ponds.

#### Large trees:

Species DBH(cm) #/ha
Eucalyptus spp. 80 cm 15 / ha

#### **Tree Canopy Cover:**

%coverCharacter SpeciesCommon Name15%Eucalyptus camaldulensisRiver Red-gumEucalyptus microcarpaGrey BoxEucalyptus melliodoraYellow Box

#### **Understorey:**

Life form	#Spp	%Cover	LF code
Immature Canopy Tree		5%	IT
Medium Shrub	4	10%	MS
Small Shrub	3	5%	SS
Large Herb	2	5%	LH
Medium Herb	9	15%	MH
Small Herb	3	5%	SH
Large Tufted Graminoid	2	5%	LTG
Medium to Small Tufted Graminoid	16	40%	MTG
Medium to Tiny Non-tufted Graminoid	3	5%	MNG
Bryophytes/Lichens	na	10%	BL

LF Code  MS MS MS SS SS PS LH MH MH MH SH LTG LTG MTG	Species typical of at least part of EVC range Acacia pycnantha Daviesia ulicifolia Cassinia arcuata Pimelea humilis Pultenaea largiflorens Astroloma humifusum Senecio tenuiflorus Xerochrysum viscosum Gonocarpus tetragynus Hypericum gramineum Hydrocotyle laxiflora Austrostipa rudis Carex tereticaulis Poa labillardierei	Common Name Golden Wattle Gorse Bitter-pea Drooping Cassinia Common Rice-flower Twiggy Bush-pea Cranberry Heath Slender Fireweed Shiny Everlasting Common Raspwort Small St John's Wort Stinking Pennywort Veined Spear-grass Rush Sedge Common Tussock-grass
LTG	Carex tereticaulis	Rush Sedge
MTG MTG MTG MTG MTG MNG SC	Poa labiliardierei Elymus scaber var. scaber Austrodanthonia setacea Juncus remotiflorus Carex appressa Microlaena stipoides var. stipoides Thysanotus patersonii	Common Tussock-grass Common Wheat-grass Bristly Wallaby-grass Diffuse Rush Tall Sedge Weeping Grass Twining Fringe-lily



# EVC 68: Creekline Grassy Woodland - Goldfields bioregion

#### **Recruitment:**

Continuous

#### **Organic Litter:**

40 % cover

#### Logs:

30 m/0.1 ha.

#### Weediness:

weeainess:				
LF Code	Typical Weed Species	Common Name	Invasive	<b>Impact</b>
LH	Cirsium vulgare	Spear Thistle	high	high
LH	Sonchus oleraceus	Common Sow-thistle	high	low
MH	Hypochoeris radicata	Cat's Ear	high	low
MH	Anagallis arvensis	Pimpernel	high	low
MH	Hypochoeris glabra	Smooth Cat's-ear	high	low
MH	Galium murale	Small Goosegrass	high	low
MH	Oxalis pes-caprae	Soursob	high	high
LTG	Juncus acutus	Spiny Rush	high	high
LTG	Phalaris aquatica	Toowoomba Canary-grass	high	high
MTG	Briza maxima	Large Quaking-grass	high	low
MTG	Briza minor	Lesser Quaking-grass	high	low
MTG	Romulea rosea	Onion Grass	high	low
MTG	Vulpia bromoides	Squirrel-tail Fescue	high	low
MTG	Bromus hordeaceus ssp. hordeaceus	Soft Brome	high	low
MNG	Aira elegantissima	Delicate Hair-grass	high	low
MNG	Vulpia muralis	Wall Fescue	high	low
MNG	Bromus madritensis	Madrid Brome	high	low

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Appendix 7: Native Vegetation Removal (NVR) report



# Scenario test - native vegetation removal

This report provides offset requirements for internal testing of different proposals to remove native vegetation. This report DOES NOT support an application to remove, destroy or lop native vegetation under Clause 52.16 or 52.17 of planning schemes in Victoria. A report must be obtained from the Department of Environment, Land, Water and Planning (DELWP).

Date of issue: 18/08/2022 Report ID: Scenario Testing

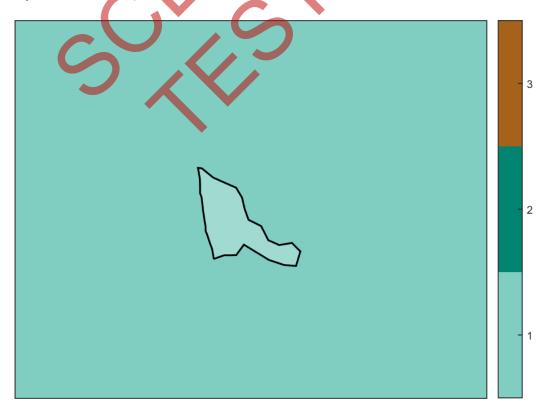
Time of issue: 10:53 am

Project ID	21223_Lowther_St_removal_220818
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## Assessment pathway

Assessment pathway	Basic Assessment Pathway
Extent including past and proposed	0.029 ha
Extent of past removal	0.000 ha
Extent of proposed removal	0.029 ha
No. Large trees proposed to be removed	0
Location category of proposed removal	Location 1  The native vegetation is not in an area mapped as an endangered Ecological Vegetation Class (as per the statewide EVC map), sensitive wetland or coastal area. Removal of less than 0.5 hectares in this location will not have a significant impact on any habitat for a rare or threatened species

#### 1. Location map



# Scenario test - native vegetation removal

# Offset requirements if a permit is granted

Any approval granted will include a condition to obtain an offset that meets the following requirements:

General offset amount <sup>1</sup>	0.006 general habitat units				
Vicinity	North Central Catchment Management Authority (CMA) or Mount Alexander Shire Council				
Minimum strategic biodiversity value score <sup>2</sup>	0.408				
Large trees	0 large trees				

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

Appendix 1 includes information about the native vegetation to be removed

Appendix 2 includes information about the rare or threatened species mapped at the site.

Appendix 3 includes maps showing native vegetation to be removed and extracts of relevant species habitat importance maps



<sup>1</sup> The general offset amount required is the sum of all general habitat units in Appendix 1.

<sup>2</sup> Minimum strategic biodiversity score is 80 per cent of the weighted average score across habitat zones where a general offset is required

# Scenario test - native vegetation removal

### Next steps

Any proposal to remove native vegetation must meet the application requirements of the Basic Assessment Pathway and it will be assessed under the Basic Assessment Pathway.

This report DOES NOT support an application to remove, destroy or lop native vegetation under Clause 52.16 or 52.17 of planning schemes in Victoria.

If you wish to remove the mapped native vegetation you must submit the related shapefiles to the Department of Environment, Land, Water and Planning (DELWP) for processing, by email to ensymnvrtool.support@delwp.vic.gov.au. DELWP will provide a Native vegetation removal report that is required to meet the permit application requirements in accordance with Guidelines for the removal, destruction or lopping of native vegetation (Guidelines).



# Appendix 1: Description of native vegetation to be removed

All zones require a general offset, the general habitat units each zone is calculated by the following equation in accordance with the Guidelines:

General habitat units = extent x condition 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

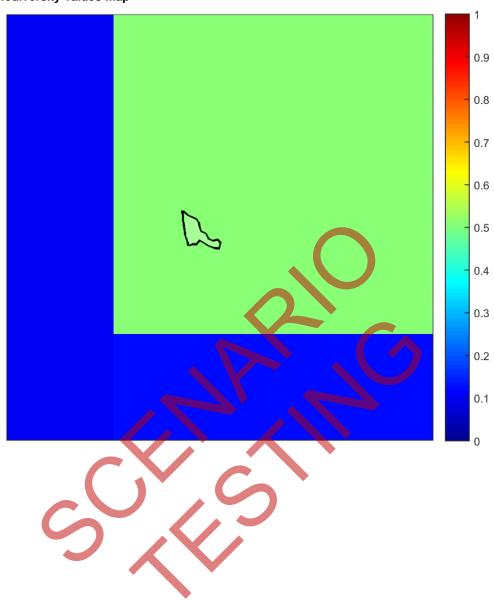
	Information provided by or on behalf of the applicant in a GIS file								Inform	nation calcu	lated by EnSym
Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV HI score	Habitat units	Offset type
1-B	Patch	gipp0068	Endangered	0	no	0.170	0.029	0.029	0.510	0.006	General
	SCENARIO										

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

This is not applicable in the Basic Assessment Pathway.



# Appendix 3 – Images of mapped native vegetation 2. Strategic biodiversity values map



Appendix 8: Evidence that native vegetation offset requirement is available





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

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

Date and time: 23/08/2022 03:47 Report ID: 15506

#### What was searched for?

#### General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)			
0.006	0.408	0	CMA	North Central		
			or LGA	Mount Alexander Shire		

#### Details of available native vegetation credits on 23 August 2022 03:47

#### These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	СМА	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-0085_2	0.075	0	North Central	Hepburn Shire	Yes	Yes	No	Bio Offsets
BBA-0648	0.007	0	North Central	Central Goldfields Shire	Yes	Yes	No	Bio Offsets
BBA-0737	0.143	14	North Central	Northern Grampians Shire	Yes	Yes	No	Bio Offsets
BBA-0741	1.691	0	North Central	Pyrenees Shire	Yes	Yes	No	VegLink
BBA-0771	0.025	1	North Central	Loddon Shire	Yes	Yes	No	VegLink
BBA-0909	0.010	0	North Central	Campaspe Shire	Yes	Yes	No	Contact NVOR
BBA-2163	0.007	11	North Central	Loddon Shire	No	Yes	No	Contact NVOR
BBA-2389	0.017	0	North Central	Loddon Shire	Yes	Yes	No	VegLink
BBA-2438	0.007	0	North Central	Loddon Shire	Yes	Yes	No	VegLink
BBA-3006	17.363	3	North Central	Greater Bendigo City	No	Yes	No	Ethos
BBA-3006	17.363	3	North Central	Greater Bendigo City	No	Yes	No	Contact NVOR
BBA-3031	9.298	169	North Central	Pyrenees Shire	Yes	Yes	No	VegLink
BBA-3031	0.287	0	North Central	Pyrenees Shire	Yes	Yes	Yes	VegLink
BBA-3052_01	12.543	246	North Central	Northern Grampians Shire	Yes	Yes	No	VegLink
TFN_2-C1626	22.893	0	North Central	Gannawarra Shire	No	Yes	No	VegLink
TFN-C1640	0.854	3	North Central	Hepburn Shire	Yes	Yes	No	VegLink
TFN-C1662	0.038	0	North Central	Gannawarra Shire	Yes	Yes	No	VegLink
TFN-C1662_2	0.497	0	North Central	Gannawarra Shire	Yes	Yes	No	VegLink
TFN-C1662_3	6.101	0	North Central	Gannawarra Shire	Yes	Yes	No	VegLink
TFN-C1702	16.952	16	North Central	Gannawarra Shire	Yes	Yes	No	TFN

TFN-C1854	0.251	0	North Central	Macedon Ranges Shire	No	Yes	No	VegLink
TFN-C1970	7.509	0	North Central	Greater Bendigo City	No	Yes	No	Contact NVOR
TFN-C1970_2	3.631	0	North Central	Greater Bendigo City	No	Yes	No	Ethos
VC_CFL- 3071_01	3.299	148	North Central	Loddon Shire	Yes	Yes	No	VegLink
VC_CFL- 3076_01	9.124	49	North Central	Pyrenees Shire	Yes	Yes	No	Bio Offsets
VC_CLO- 2451_01	12.734	107	North Central	Greater Bendigo City	No	Yes	No	Contact NVOR
VC_CLO- 3046_01	0.219	49	North Central	Greater Bendigo City	No	Yes	No	Contact NVOR

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

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

There are no sites listed in the Native Vegetation Credit Register that meet your offset requirements when applying the alternative arrangements as listed in section 11.2 of the Guidelines for the removal, destruction or lopping of native vegetation.

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

Credit Site ID	GHU	LT	СМА	LGA	Land owner	Trader	Fixed price	Broker(s)
VC_CFL- 0771_03	7.821	19	North Central	Loddon Shire	Yes	Yes	No	VegLink
VC_CFL- 3701_01	10.574	18	Goulburn Broken, North Central	Greater Bendigo City	Yes	Yes	No	Bio Offsets
VC_CFL- 3742_01	12.301	410	North Central	Loddon Shire	Yes	Yes	No	VegLink

LT - Large Trees

CMA - Catchment Management Authority

LGA - Municipal District or Local Government Authority

#### **Next steps**

#### If applying for approval to remove native vegetation

Attach this report to an application to remove native vegetation as evidence that your offset requirement is currently available.

#### If you have approval to remove native vegetation

Below are the contact details for all brokers. Contact the broker(s) listed for the credit site(s) that meet your offset requirements. These are shown in the above tables. If more than one broker or site is listed, you should get more than one quote before deciding which offset to secure.

#### **Broker contact details**

Broker Name	Phone	Email	Website
Abzeco Pty. Ltd.	(03) 9431 5444	offsets@abzeco.com.au	www.abzeco.com.au
Baw Baw Shire Council	(03) 5624 2411	bawbaw@bawbawshire.vic.gov.au	www.bawbawshire.vic.gov.au
Biodiversity Offsets Victoria	0452 161 013	info@offsetsvictoria.com.au	www.offsetsvictoria.com.au
Native Vegetation Offset Register	136 186	nativevegetation.offsetregister@d elwp.vic.gov.au	www.environment.vic.gov.au/nativ e-vegetation
Ecocentric Environmental Consulting	0410 564 139	ecocentric@me.com	Not avaliable
Ethos NRM Pty Ltd	(03) 5153 0037	offsets@ethosnrm.com.au	www.ethosnrm.com.au
Nillumbik Shire Council	(03) 9433 3316	offsets@nillumbik.vic.gov.au	www.nillumbik.vic.gov.au
Trust for Nature	8631 5888	offsets@tfn.org.au	www.trustfornature.org.au
Vegetation Link Pty Ltd	(03) 8578 4250 or 1300 834 546	offsets@vegetationlink.com.au	www.vegetationlink.com.au
Yarra Ranges Shire Council	1300 368 333	biodiversityoffsets@yarraranges.vi c.gov.au	www.yarraranges.vic.gov.au
	Abzeco Pty. Ltd.  Baw Baw Shire Council  Biodiversity Offsets Victoria  Native Vegetation Offset Register  Ecocentric Environmental Consulting Ethos NRM Pty Ltd  Nillumbik Shire Council  Trust for Nature  Vegetation Link Pty Ltd	Abzeco Pty. Ltd. (03) 9431 5444  Baw Baw Shire Council (03) 5624 2411  Biodiversity Offsets Victoria 0452 161 013  Native Vegetation Offset Register  Ecocentric Environmental Consulting  Ethos NRM Pty Ltd (03) 5153 0037  Nillumbik Shire Council (03) 9433 3316  Trust for Nature 8631 5888  Vegetation Link Pty Ltd (03) 8578 4250 or	Abzeco Pty. Ltd. (03) 9431 5444 offsets@abzeco.com.au  Baw Baw Shire Council (03) 5624 2411 bawbaw@bawbawshire.vic.gov.au  Biodiversity Offsets Victoria 0452 161 013 info@offsetsvictoria.com.au  Native Vegetation Offset Register 136 186 nativevegetation.offsetregister@delwp.vic.gov.au  Ecocentric Environmental Consulting  Ethos NRM Pty Ltd (03) 5153 0037 offsets@ethosnrm.com.au  Nillumbik Shire Council (03) 9433 3316 offsets@nillumbik.vic.gov.au  Trust for Nature 8631 5888 offsets@tfn.org.au  Vegetation Link Pty Ltd (03) 8578 4250 or 1300 834 546  Yarra Ranges Shire Council 1300 368 333 biodiversityoffsets@yarraranges.vi

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For more information contact the DELWP Customer Service Centre 136 186 or the Native Vegetation Credit Register at nativevegetation.offsetregister@delwp.vic.gov.au

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Obtaining this publication does not guarantee that the credits shown will be available in the Native Vegetation Credit Register either now or at a later time when a purchase of native vegetation credits is planned.

Notwithstanding anything else contained in this publication, you must ensure that you comply with all relevant laws, legislation, awards or orders and that you obtain and comply with all permits, approvals and the like that affect, are applicable or are necessary to undertake any action to remove, lop or destroy or otherwise deal with any native vegetation or that apply to matters within the scope of Clauses 52.16 or 52.17 of the Victoria Planning Provisions and Victorian planning schemes

#### **Appendix 9: Construction mitigation recommendations**

Recommendations to mitigate impacts to vegetation during construction are provided below:

- Establish appropriate vegetation protection zones around areas of native vegetation to be retained prior to works.
- Establish appropriate tree protection zones around scattered native trees to be retained prior to works.
- Ensure all construction personnel are appropriately briefed prior to works, and that no construction personnel, machinery or equipment are placed inside vegetation/tree protection zones.
- A suitably qualified zoologist should undertake a pre-clearance survey of planted trees to be removed in the week prior to removal to identify the presence of any nests or hollows.
- If considered necessary based on the results of the pre-clearance survey, a suitably qualified zoologist should be on site during any tree removal works to capture and relocate any misplaced fauna that may be present.



**From:** Christopher Creek < <u>c.creek48@gmail.com</u>>

**Sent:** Wednesday, 5 June 2024 3:23 PM **To:** info <info@mountalexander.vic.gov.au>

**Subject:** Objection to planning application PA 288/2022

I am writing to object to the sixteen lot subdivision at 1 Lowther St, Maldon, TP525545Q, CA 25 3E,

Volume 07901 Folio 138.

I am objecting on historical, environmental and social grounds.

Historical: this part of the old Eaglehawk Gully diggings and the natural watercourse that fed into the chinese camp and diggings. Little is left that marks those diggings and the development of this area, that would be better left as parkland, will further reduce the importance of this area. Moreover, I've had it reported to me that (before the incursion of white people) when water was plentiful this was an important gathering place for the local clan of the Dja Dja Wurrung, the Liarga Balug. This would be a wonderful exploration site both from Indigenous and Goldrush points of view.

- Environmental grounds: this is flood prone land as it is part of the head of the Porcupine
  Creek that runs through Eagle Gully and through and beyond the Porcupine Gully. It is part
  of the natural catchment where water drains of both Mt Tarrangower and the Nuggeties.
  This will degrade that catchment and interfere with the natural environment of the area.
  Many small reptiles and amphibians live in this area, including the Pobblebonk Frog and less
  common Growling Grass Frog are home to this area. The removal of this habitat will have
  real detriment to those animals that call that area home.
- 2. Social grounds: This will increase the traffic in Polsue St and Lowther St. Given that most families have between one and two vehicles then between 16 and 32 vehicles will add to the traffic load of both streets and a significant proportion of these will be large four wheel drive vehicles. Of course the coming and going of these vehicles will multiply their usage by a factor of between 2 and 4 on these streets/ Perhaps even more. This will place a significant burden on the usage of Polsue St. and the intersection that is Church, Polsue and Lowther will need to be redesigned. The quietness that the residents on Polsue St currently enjoy will be compromised as well.

From a number of points of view this area is not ideal for development and the application should be denied..

--

Kindest Regards,

**Christopher Creek** 

0418 484 649

**Dja Dja Wurrung Country** 

Maldon, Vic, 3463

c.creek48@gmail.com

# Mount Alexander Shire Council RECEIVED

Date:

Michael and Julie Ohman 5 Polsue Street Maldon 3463 Mob:0400053590 19 October 2023

Email ohman.julie@yahoo.com

# To the Planning Officer

Re: App No: pa288/2022. 1 Lowther St Maldon

We are writing to object of the subdivision of 1 Lowther St Maldon.

We have lived in 5 Polsue Street Maldon for at least 20 years opposite the proposed subdivision of 1 Lowther Street. In the years we have lived here we have witnessed many, many floods on the said property.

It does not take a one in a hundred-year flood to see this land inundated with water. If you refer to the photos one, two and three attached in this report, the water racing through the proposed site is from January 2022, there was **no flood reported** at this time as it was a typical summer storm.

As you can see the water is flowing over the site, but not flooding the lowest point, which is the culvert under Reef Street, there was a lot of water, but no houses were flooded.

I refer you to the map of drainage system (included in this submission) which runs into the proposed subdivision, which I have retrieved from the plans on the shire web site (attachment four). If you look at amount of drainage coming into the proposed subdivision, it amounts to mega litres of water flowing into it.

We can see the proposed site will also have a drain built up through it. On the plans it suggests will collect all the water running through the Council land to the west side of the site. Does this mean the Council will be building a drain - which runs from the corner of Lowther, Church and Polsue Streets - to direct the of water flow into the drain of the proposed site?

If this drain isn't built, there will be problems getting the water to flow directly into the proposed drain. The Council block is very uneven, as it stands, with different gullies running through it and is very overgrown with

blackberry and weeds. This will cause the water not only to flow into the new drain proposed, but to either side of the drain. When this happens the intended blocks to the north of the drain (blocks 14,15,16,9), and the back of both blocks seven and eight will be inundated with water. If the water runs to the south of the drain, blocks one to eight will be flooded as well.

In the present state, the flow of water on this block does not all collect in one drain, it makes its own way through the block, splitting into small creeks which ebb and flow down to the lowest point, which is Reef and Lowther Streets. There is a culvert running under Reef Street which flows into a creek, but when the water is all racing down the said drain, and also beside the drains there will be a greater volume of water raging down to the culvert which will not be able to handle that amount of water all at once, thus backing up the drain and either sides of it - causing a weakness in the drain and it will start to deteriorate - causing the drain to fail. The culvert under Reef Street will not be able to get the greater amount of water away, it will then spill over the road and will start to erode the road surface on Reef Street, spilling over

onto Lowther Street - which is a major Highway and truck route. The power of raging water is not to be taken lightly as cars and trucks are washed away in flood waters as seen in multiple media reports.

With all the building activity in Polsue Street such as semi-trailers with bulldozers on the back and other heavy vehicles, has the Council considered the ongoing effects this traffic will have on Polsue Street? The last lot of houses built in the street really took a toll on the road surface in the last couple of years, some of the road has sunken down over thirty centimetres. Polsue Street has multiple drains. These were built after the First World War - over one hundred years ago - and wooden sleepers were used over these drains. There have been multiple incidents in the past of people falling down these drains because the timbers have rotted away. This is on the nature strip between the houses and over both side of the road- not the road surface in Polsue Street. We hope no heavy vehicles topple down these drains, as people could be injured.

We would like you to consider putting a stop to

this application as people have a right to live safely in their homes and not worry about getting flooded away as we have been seeing in the last few years in small regional towns such as Rochester and Shepparton.

I have also attached some more photos of the said block flooding, and, some to show you the amount of water which flows through the gutter from Franklin Street to Polsue Street. Please look at them when you are considering your view on the sub-division.

Yours Sincerely

Michael and Julie Ohman

#### Photo number 1

This photo is of the drain which flows between Franklin and Polsue Streets. And is less than half a metre way from the boundaries of three properties, if this drain backs up it will flood all residence and if it overflows badly it will flow into the Eaglehawk Motel, we have witnessed this in the past.

The drain is nearly two metres wide and is over one metre deep. The amount of water flowing down it and the force of the flow was enough to wash a dog away.

We have found a lot of items wash down the gutter, pot plants, basket and foot balls, wood, branches all sort of things, these have blocked the gutter on numerous times, we have had to clear them out ourselves so our property was not flooded.



#### Photo number 2

This photo is of the volume of water raging from the gutter between the residences, number One and Five Poluse Street onto the intended Sub Division site, this was not a flood it was in January 2022 and a normal summer thunder storm. We have witness these very often sometimes three times over sumer.



#### Photo number 3

As we have stated the drain is nearly two metres wide and over one metre deep, in this photo you can see the water is flowing just under the top of the drain, which means there are mega litres of water flowing through this drain, the damage this much water could do would be devastating if it was to back up.



THIS SHEET MUST BE READ IN CONJUNCTION WITH ALL SHEETS OF THIS SET AND ANY ACCOMPANYING DOCUMENTS

#### **2010 FLOOD**

In 2010 we had a terrible flood the following photos are the flood waters flowing through 1 Lowther Street, as we stated in our objection, the flood water didn't all rage down to the Reef Street culvert, it made small creeks which slowed down the flow and didn't flood the culvert, thus not flooding onto Reef Street and damaging the road.



#### **2010 FLOOD**

In 2010 we had a terrible flood the following photos are the flood waters flowing through 1 Lowther Street, as we stated in our objection, the flood water didn't all rage down to the Reef Street culvert, it made small creeks which slowed down the flow and didn't flood the culvert, thus not flooding onto Reef Street and damaging the road.



# 2010 FLOODS WATER FLOWING UNDER GUTTER



# NORMAL FLOW OF THE GUTTER WHEN IT RAINS



12 Polsue St Maldon 3463

Tuesday 4 June 2024

Rosalie Hastwell Mob. 0404819980

Dr Tim Dargaville Mob. 0432800866

# RE Planning Application PA288/2022 - 1 Lowther St, Maldon

We have already lodged an objection to this application (Oct 22 2023)

We are writing further to state our understanding as follows, based on further conversation with council officer Daniel Spark

- that the objection period as verbally advised on Monday has been extended for all objectors to now been extended for all objectors to July 2
- that all previous objections submitted in the first round of October 2023 will still be considered
  as current and will be presented to Councillors irrespective of whether further objection is
  submitted by July 2

We have asked for confirmation of this from Daniel Spark and are still awaiting a response.

Regards

Rosalie Hastwell and Dr Tim Dargaville

Email from Rosalie to Daniel Spark June 3 2024

On Monday, June 3, 2024, 9:06 pm, rosalie hastwell < rosalie hastwell@yahoo.com.au > wrote:

Hi Daniel

Can you please confirm that

- the objection period as agreed with John Crofts from our group this morning has **now been extended for all objectors to July 2**
- that all previous objections submitted in the first round of October 2023 **will still be considered as current and will be presented to Councillors** irrespective of whether further objection is submitted by July 2
- the public open space along the waterway easement, which you first advised would be included in the proposal when we spoke in June last year, and which you again advised John Crofts and me was in the proposal when we met at Shire offices last Monday, has not in fact been included in the applicant's proposal at this stage.

Many thanks

Rosalie

Rosalie Hastwell and Tim Dargaville 12 Polsue St Maldon 3463 22nd October 2023

Planning Services Mount Alexander Shire Council PO Box 185 CASTLEMAINE VIC 3450

RE Application for a Planning Permit - PA288/2022

Land at: 1 Lowther St, Maldon Proposal: Sixteen lot subdivision

# **Letter of Objection**

We write regarding the application PA288/2022 for 1 Lowther St, Maldon. Our property 12 Polsue St abuts the proposed subdivision on our western and northern boundaries.

## CONTEXT

1 Lowther St is situated in a semi-rural area at a key entry point to Maldon, well known for its status as Australia's First Notable Town (National Trust, 1966). We believe it is imperative that any subdivision and development in Maldon is undertaken with sensitivity to the town's significance, character, environment and amenity. The proposed subdivision into sixteen lots at 1 Lowther St runs counter to this.

# **KEY AREAS OF CONCERN**

# 1. AMENITY + CHARACTER

# Inappropriate development

1 Lowther Street is in a semi-rural area. It has significant existing factors contributing to its overall character and the enjoyment of residents and visitors. We understand that while there does not appear to be a neighbourhood character control in place for this site, Council needs to closely consider neighbourhood character when assessing this proposal.

We believe that the proposed intense subdivision is inappropriate and that within this semirural area any subdivision/development should be low density.

The proposal indicates a minimum building setback which is not appropriate for a semi rural setting, is not consistent with surrounding properties and also raises concerns about fire safety. Has Council considered whether the proposed setbacks are consistent with neighbourhood character and safety?

# 2. ENVIRONMENT

# Protecting ephemeral waterway environment

The ephemeral waterway that runs through the proposed development site and the semi-rural land around it, is home to a diversity of wildlife. With the planned removal of numerous trees and other existing natural resources, we are concerned that the natural habitat will be significantly affected.

# Proposed tree removal

Due to the ephemeral waterway running through the site, there are some relatively larger trees compared to other parts of Maldon, contributing to a pleasant and green environment. 109 trees are identified in the Arborist's report. 14 of these are proposed for removal including indigenous trees. The proposal includes a plan indicating retained trees vs those earmarked for removal, However it does not clearly indicate which of the trees in the arborists report are to be retained and which are proposed for removal.

We respectfully request that clarification is provided regarding which trees in the arborists report are proposed for removal; and whether the proposed removal of trees is in addition to the fairly extensive removal of trees that we understand has already taken place on this site in recent years?

We understand that in subdivisions and developments that retain existing trees on private land it is very difficult to ensure that they are protected. There is extensive evidence that this approach is not effective and that there are many cases where trees are poisoned, removed etc.

How is it proposed to protect those trees which are to be retained?

# **Open Space contribution**

We understand that with a subdivision of this scale, an open space contribution is required.

Has Council considered the opportunity to protect and enhance the existing environment through setting aside the ephemeral waterway and surrounding flood zone for revegetation and open space? This would also address a number of potential risks raised above and below.

## 3. SAFETY AND SUITABILITY

# Flooding risk

The applicant acknowledges that the area is subject to flooding. The proposed intensive, suburban-style development would add many more houses in this flood-prone area and could change the flow of water, contributing to greater overland flooding in storm events. We believe that the flood zone should not be part of the residential blocks, and that the risk of increased flooding as a result of intense development needs to be looked at very carefully.

# Potential contamination/instability of site

As a former intensive gold mining area where quartz cutting may have led to residual soil contamination we have concerns for the safety and suitability of the site for housing development. Has there been a soil analysis of the site?

Has Council considered whether there are old mining works in the area which may contribute to instability of site and may impact on building? The area around the creek would be of particular concern.

## Fire risk

We note the inclusion of Common Property access in order to maximise the number of housing blocks on the site. This would be a no-through road/court which is not in keeping with good practice in an area of significant fire risk. *Has a safety evaluation been undertaken?* 

## **NEXT STEPS**

We have approached Senior Statutory Planner Daniel Spark and also Cr Stephen Gardner to seek advice on the process. We are currently waiting on a response from the officer but appreciate the advice of Cr Gardner that following lodgement of a minimum of 5 objections, a meeting with the applicant will be arranged with the opportunity for mediation, prior to a Councillor Briefing and Meeting to hear and consider concerns. We also understand that further objections and more detailed submissions are able to be lodged prior to this meeting.

Thank you in advance for your attention to significant concerns relating to multiple aspects of the proposal. We look forward to the opportunity to address Council and to ensuring that any subdivision/development of 1 Lowther Street is both sensitive and appropriate.

Yours sincerely

Rosalie Hastwell rosalie hastwell@yahoo.com.au 0404819980

Dr Tim Dargaville tim.dargaville@gmail.com 0432800866

Professor Andrea Hull, OA.

130 Victoria Avenue

Albert Park VIC 3206

Planning Services, Mount Alexander Shire Council

Civic Centre, 27 Lyttleton Street

**CASTLEMAINE VIC 3450** 

Dear Planning Officer, Councilors:

Re. Objection to Planning Permit Ref. PA288/2022 affecting land at 1 Lowther Street Maldon TP525545Q CA 25 Volume 07901 Folio 138.

Dear Sir/Madam:

I am the owner of the residence at 10 Lowther Maldon. I strongly object to the issuing of any such planning permit as above. My major objection is to the proposed destruction of the heritage values of the area. Maldon is Australia's only National trust classified town and it was this which caused me to purchase my Maldon property.

The proposal for a 16 lot subdivision is totally out of character with Maldon and the surrounding environs. Also, it would be along one of the three main entry points into Maldon and thus provide a most unwelcome and unsuitable entry to the foremost Heritage Town in the country.

Very large funds have been spent on recent renovations to Porcupine Village as a heritage-based site for visitors celebrating The Gold Rush Days. Porcupine Village is in Allan's Road which becomes Lowther Street. This 16 lot subdivision at 1 Lowther Street would virtually undo all much if not all of the heritage work that has been carried out.

I object also because I think approval of the planning permit would create a very bad precedent but my major objection is to the destruction of the heritage values.

Yours sincerely,

Professor Andrea Hull, OA.

Colleen Barnes
14 Polsue Street,
Maldon Vic, 3463
As an adjoining property owner, I Strongly object to Planning Application PA288/2022 as currently proposed,
I didn't buy in Maldon in 2017 to be surrounded by urban sprawl, we spent months agonizing over the design of our home to ensure it would sit in alignment with the heritage of the area after lengthy consultation with Mt Alexander council.
The application will impact.
• views from windows, balconies/Deck areas
views from windows, balconies/ Deck areas
<ul> <li>risk of overshadowing with 1.5 property easements, forced location of building pads due to water</li> <li>tree canopies</li> </ul>
• risk of overshadowing with 1.5 property easements, forced location of building pads due to water
• risk of overshadowing with 1.5 property easements, forced location of building pads due to water & tree canopies
<ul> <li>risk of overshadowing with 1.5 property easements, forced location of building pads due to water &amp; tree canopies</li> <li>traffic generated and street parking</li> </ul>
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17 Polsue Street

Maldon VIC 3463

20.10.23

**Planning Services** 

Mount Alexander Shire Council

PO Box 185

Castlemaine VIC 3450

Re: Proposed subdivision, 1 Lowther Street Maldon (Application No. pa288/2022)

I wish to register a number of concerns about this proposal. Please note, I am not opposed to development in Maldon but given the town's unique character I am certainly opposed to any inappropriate development which ignores that character. I also wish to express my disappointment as a resident of the area that I received no notice of any kind concerning the proposal: I should not have had to learn about it from my neighbours. I speak as a resident of 14 years at this property.

Has any consideration been given to the history and cultural heritage of this parcel of land? Has there been any investigation, let alone an audit of indigenous artefacts at the site? The same question applies to artefacts from the gold rush era. Not only was there extensive gold exploration right along the Eaglehawk Gully, but it was later a site of Chinese market gardening. Do we have any idea of what will be lost if the area is built over?

I regularly observe kangaroos on this land, and there is a wide variety of birdlife present. Frogs can be heard especially after rain. One wonders what other wildlife uses the land and water there. Is council aware of the amount and variety of native flowers and grasses? Part of Maldon's valued profile is the semi-rural nature of the wider town — with native flora and fauna living in close proximity to houses and yards on pleasant green spaces. This great charm will be lost if every parcel of land is seen as an opportunity to add to the built environment.

The wedge of land in question lies between Polsue Street — a quiet thoroughfare with minimal traffic use where children can safely ride bikes and play — and Lowther Street. The latter has for a long time been the bypass route for heavy vehicles; with recent housing added along the street it has been necessary to lower speed limits – which appear to be largely ignored. Another cluster of houses will further complicate traffic and traffic management. Entering and exiting residences on Lowther Street is already precarious, and the addition of more will add to the potential dangers. In an emergency such as bushfire, tragic consequences are not hard to predict.

I urge council to give the above matters serious consideration. There are other concerns I am aware of that I have not mentioned in this correspondence. The proposal is not a good idea.

Sincerely

Mike Smythe

Jan Bainbridge 12A Lowther Street

Maldon VIC 3463

Too many vehicles entering and exiting onto Lowther Street especially where the access is placed. it is a very busy Vic Roads truck route. Even with the 60km speed the likelyhood of accidents is high. There have been 2 car accidents in the last month in close proximity to the access point. I also think 7 driveways onto Polsue Street is excessive. This is a flood prone block with a watercourse running through it. I dont mind the idea of sub divisions but this is excessive.

## 19 October 2023

Two Mad Men Pty Ltd
The Eaglehawk Country House Hotel – Maldon
Ken Harvey & Mark Hooper
35A Reef St
Maldon 3463

Planning Services
Mount Alexander Shire Council
PO Box 185, CASTLEMAINE VIC 3450

We would like to put forward an objection to the proposed 16 lot subdivision at 1 Lowther St, Maldon. (application no: pa288/2022).

We would like to have council consider the following major points of objection:

- 1. Size of lots impacting Maldon's status as a Notable town
- 2. Water and waste management
- 3. Parking and Traffic
- 4. Aesthetics and noise

Maldon has been designated Australia's First Notable town and is unique for its preserved 19th-century appearance, maintained since gold-rush days. Planning permit application PA288/2022 is not in the spirit of being a Notable town. Maldon won't be known as Australia's First (and only) Notable town, but rather known for its poor town planning and its unsympathetic lot developments. Of the proposed 16 lots, 6 are under 400m2 with one as small 259m2 and a further three under 340m2. This is a size more suited to inner city Melbourne such as Brunswick, Richmond or Carlton, not Maldon. Whilst there may be historic lots in Maldon (Main and High street to be specific) that are ~300m2, the sizes of several lots in the proposed subdivision don't support a modern country town with open spaces, gardens and space between dwellings.

The proposed development is not sympathetic to the town, it's not sympathetic to the environment, it's not sympathetic to the strained infrastructure or the history that made Maldon Australia's first notable town.

Growth is essential for every town and housing is part of this process. We believe a sympathetic approach and appropriate subdivision is required to maintain the unique aesthetic of the town. Minimum Lot sizes of 500m2 plus would reflect a modern addition to the town allowing for appropriate spacing of dwellings and suitable sized gardens and outdoor space around and between houses.

We can't see that council has considered the water and sewage management system that will aim to support the subdivision. We have had persistent and recurrent issues related to poor drainage, overflowing sewerage and unpleasant smells bubbling up through toilet

## 19 October 2023

Two Mad Men Pty Ltd
The Eaglehawk Country House Hotel – Maldon
Ken Harvey & Mark Hooper
35A Reef St
Maldon 3463

cisterns. The proposed high-density subdivision would add untenable stress to an already failing situation. As it stands, when there is heavy rain the lower parts of the proposed site become a swamp and the proposed subdivision causes major flooding concerns.

We are also concerned about the noise implications of the development, both in the construction phase and once complete. We run a successful tourism focused development that relies on the quiet enjoyment of our guests and their attraction to a heritage listed property on the edge of a notable town. Being slammed next to a noisy, high-density subdivision will detract from that enormously and will diminish both the value of our business and the value of our property. Our business and our customers bring an enormous value into the town.

We find the proposed subdivision to be flawed, unsightly and myopic for all the reasons outlined above and we will strenuously oppose it.

Ken Harvey & Mark Hooper Directors Two Mad Men Pty Ltd



I have no particular issue with a subdivision in principle, but there are a number of elements of the proposal that are troublesome.

The proposal includes a drainage easement obviously required as this is a water course during rain events.

My understanding is the easement cannot be built upon, but it may be possible to build fences along property boundaries which could impede on the flow of stormwater. Alternatively, there could be garden beds or plantings etc that could also compromise water flow.

It would be a better solution to excise the drainage easement from all proposed property boundaries. This would obviously result in a reduction in overall total area of subdivided blocks, but would eliminate the issues outlined above. The drainage easement could simply be open space available for general use. If left within boundaries of multiple allotments there will be issues regarding keeping the area tidy. Some owners may mow their lot, with undeveloped block owners letting their patch become overgrown.

The proposal indicates in many cases side clearances from building envelope to boundary of only 1.2 meters. This is not reflective of the general rhythm of the majority of Maldon, where most properties have car access to the rear of property on at least one side, or open carports etc.

By accepting 1.2 side clearances, there can be 2.4 between adjoining houses, compromising light ingress and creating shading issues from one house onto the next. Maldon is a country town, not an inner city suburb. Maldon should not accept cramped housing like that within recent developments in the McKenzie Hill area of Castlemaine.

Some allotments also show building envelope with frontage set-back of 1.2m. This is clearly not in keeping with the town at large, and must be rejected.

I note that these proposed building envelopes use these minimum setbacks to maximise the building envelope to make the building area seem quite large. In most cases the building envelope area is far greater than most house areas being built anyway, so increasing set-backs does not overly compromise the size house than can be built, and removes the expectation that some-one can build so close to a boundary.

This is particularly relevant with lots 2 and 3. I understand the need to include some smaller lots but having two dissimilar houses with just 2.4m between them should be avoided. A better solution may be to combine the two allotments, and designate them for development as a duplex by single developer, but capable of then on-selling as two separate properties.

Planning Services, Mount Alexander Shire Council

**CASTLEMAINE VIC 3450** 

Dear Sir/Ms:

Re. Objection to Application for a Planning Permit Ref. PA288/2022 affecting land at 1 Lowther Street Maldon TP525545Q CA 25 Volume 07901 Folio 138.

Dear Sir/Ms:

I am the resident at 10 Lowther Maldon and I vehemently object to any issuing of any planning permit in reference to PA288/2022. I have multiple grounds for doing so but my foremost objection relates to the destruction of the heritage values of this area and town. We take great pride in being Australia's only National trust classified town --- the whole town! --- and its widely promoted heritage values attracts many tourists upon whom many of our livelihoods depend. We look after this town because we love living here and we came here because of its heritage values which this proposal would destroy.

The proposal for a 16 lot subdivision reveals contempt for heritage that I regard as unconscionable.

This 16 lot subdivision would be at one of the three main entry points into our heritage town and would be a un-welcome blight upon the character of the place.

It is worth noticing that a great deal of money – including, I believe, some funds from the Shire Council – has been spent on the recent renovations to Porcupine Village as a living museum and reenactment site for living and activities in the old gold-rush days, i.e., a celebration of our heritage embodied in the town. It would be an egregious planning error for the suggested development to go ahead a short distance away along the same road (Porcupine Village is in Allan's Road which becomes Lowther Street).

A good number of we residents are looking forwards to further working at Porcupine Village. The proposed development would be a heavy blow not only upon the village but also all we locals.

I object also on the grounds that it would create an appallingly bad precedent and that it would increase the traffic flow along Lowther Street which is already quite dangerous due to a the steep inclines that means people along the southern side of the road cannot adequately see traffic as they exit their driveways. There was such an accident only a matter of weeks ago and I myself have helped rescue severely damaged people from the water filled gutters in the front of my house.

However, my foremost objection is to the destruction of the heritage values.

Yours sincerely,

**Graham Pitts** 

10 Lowther Street

Maldon VIC 34

# Mount Alexander Shire Council RECEIVED

Date

John Crofts 15 Polsue St Maldon 3463

Planning Services Mount Alexander Shire Council Po Box 185 Castlemaine 3450

Re: Proposed subdivision at 1 Lowther St, Maldon

Application No: pa288/2022

I, John Crofts of the above address, would like object to this proposed subdivision on the following ground:

# Inappropriate Development for Maldon, a Heritage listed town

As Polsue St is one of the boundaries in the proposed Subdivision and is directly opposite my house. One of the key reasons why my wife and I moved to Maldon in 2019 was the "feel" and "ambience" of it as a town. By this I mean the juxtaposition of the old with the new in terms of buildings, housing, and services.

Buildings in the main street (delightfully called Main Street) have mostly kept their original façade dating back to the 1860's. This creates an old-world appearance where nothing has changed but paradoxically everything has had to change to reflect modern day living. Housing is a wonderful mix of old miner's cottages dating back to the 1860's with an appropriate blend of houses since then. Our own house is an old late circa 1930's weatherboard. Others have been built over the intervening years in different shapes and sizes, but somehow manage to blend seamlessly into an entirely agreeable landscape in almost every street in the town. There are no "eyesores" in Maldon.

What is being proposed in this Subdivision, is an inchoate blend of houses driven by whatever can be built on available land after allowing for the tree canopy on each block. This has meant some blocks are 1343m² in size but only an incredible 259m² is available for building! There are several other examples of this, 1270m²/317m² available and another 1505m²/361m².

The implications of this means that house designs will be by necessity haphazard, incompatible and without any complementarity of design. This is what frequently happens in some housing commission developments. This clashes with what has occurred in past developments in and around Maldon. Housing development has allowed for a gentle growth in the size and population of Maldon in keeping with the feel of the town and its history.

If this Subdivision is allowed to go ahead with its attendant issues of increased density, traffic management, particularly exiting on Lowther Street, and long standing and recognized water and flooding problems then Maldon will likely no longer be featured in a recent article where it was named in a list of "14 Most Beautiful Small Towns in Victoria" (thetravel.com)

This further sets a precedent for other inappropriate developments to go ahead which will over time erode the reasons why residents and visitors alike love Maldon.



# OBJECTION LETTER TO THE APPLICATION FOR PLANNING PERMIT OF 1 LOWTHER STREET MALDON, APPLICATION NO PA 288/2022.

To whom it may concern,

My name is Richenda Pritchard and I am a resident of 6 Lowther St Maldon. My mother, Janet Roberts-Billett is the owner of 6 Lowther St, and my husband and I are her tenants.

My contact phone number is 0422801262.

I am writing to object to the application to develop a sixteen lot subdivision.

The reasons for this are:

- 1. Disruption to the natural habitat and diversity of birdlife and environment.
- 2. Dangerous traffic issues and lack of management of traffic on Lowther St. I will develop these issues further.
  - 1. There has been a subdivision next door to us at 4 Lowther St. As part of this subdivision, many large trees were cut down and removed. Black cockatoos were visitors to these trees, as well as white cockatoos. There is also a diverse variety of small birds that feed on the native flora on our property and the remaining trees of 4 Lowther St. If 1 Lowther is developed into 16 lots, the majority of the trees and vegetation in the area will be removed, impacting the birdlife in the area even more. Perhaps a study could be done to determine the impact.

I have also seen female kangaroos and their joeys feeding on the area during summer. It seems that this area is a safe place for them and their young, and provides them with access to water. Removing the vegetation will impact them as well.

In late winter, the ethereal waterways on 1 Lowther St fill with water, also in spring. It is common to hear the sounds of frogs that dwell in the waterways, as well as in the drains at the front of our property.

Again, perhaps a study could be done to determine the impact on the flora and fauna of the area. 16 subdivisions of this area would destroy the vegetation and native habitat of this area.

## 2. Traffic.

This is a major concern, and has huge impact on the residents on Lowther St.

Lowther St is a 60km per hour zone, however the majority of drivers go well over this and speed down Lowther St in both directions.

On Wednesday morning the 18<sup>th</sup> October, two days ago, a car travelling over the speed limit crashed into my neighbor opposite who was driving his son to school. He was coming out of his driveway and collected the oncoming car. It is unknown to me at this stage who was at fault, however it is a fact that the driver of the oncoming car was running late for work. This is actually the second accident that my neighbor has had in six weeks, in the same spot, in the same way.

No-one was injured in either of these accidents, however both cars were extensively damaged.

The building of three residences at 4 Lowther St will increase traffic onto Lowther St, just after the bend around 1 Lowther St. There will be three more driveways onto Lowther St with traffic as soon as these properties are constructed and lived in. Sixteen residences will have even more of an impact on a road which is already a truck route by-passing Maldon to Maryborough.

This is a potentially dangerous road and there is no provision for increased traffic onto Lowther St safely.

I am not opposed to development of 1 Lowther ST, however I feel that there are many issues that need to be further looked at before any development proceeds, and certainly 16 potential developments. I would propose an environmental impact statement be done, as well as an investigation to the safety of road traffic on Lowther St and how 11 more driveways will impact this. (8 at 1 Lowther and 3 at 4 Lowther).

Yours sincerely,

Richenda Pritchard.

From: RecordsUnit
To: Planning

Subject: FW: Objection to planning permit application PA288/2022

**Date:** Thursday, 6 June 2024 2:28:53 PM

Attachments: <u>image002.png</u>

From: Aaron Wood <Aaron.Wood@minterellison.com>

Sent: Thursday, 6 June 2024 2:01 PM

To: info <info@mountalexander.vic.gov.au>

Cc: John Carey < John. Carey@minterellison.com>; Joshua Dellios

<Joshua.Dellios@minterellison.com>

**Subject:** Objection to planning permit application PA288/2022

**Caution:** This email is originated from outside of the organisation. Do not click on links or open attachments unless you recognise the sender, and know the content is safe.

Dear the relevant officer

# Objection to planning permit application PA288/2022

We refer to Planning Permit Application PA288/2022 for the Property situate 1 Lowther Street, Maldon 3463 VIC.

We act for Kaiser Reef Ltd, which operates the Union Hill Mine in Maldon. The entrance to our client's mining operations is directly opposite the Property.

Our client objects to planning permit application on the grounds that the subdivision will result in an increased residential density in close proximity to its mining operations. This is a poor planning outcome, having regard to the differing nature of these land uses and may result in complaints being made against our client's operations on various amenity grounds, including noise and vehicle movements.

We further note that the Property forms part of our client's mining licence. Our client is considering its rights in respect of this issue.

Kind regards
Aaron
Aaron Wood
Lawyer T +61 3 8608 2356 M +61 450 522 199
aaron.wood@minterellison.com
MinterEllison Collins Arch 447 Collins Street Melbourne VIC 3000 minterellison.com Follow us on LinkedIn
?

## CONFIDENTIALITY

This email, including any attachments, is confidential and may be legally privileged (and neither is waived or lost by

mistaken delivery). Please notify the sender if you have received this email in error and promptly delete it from your system. Any unauthorised use of this email is expressly prohibited. Our liability in connection with this email (including due to viruses in any attachments) is limited to re-supplying this email and its attachments. Please refer to our <u>privacy policy</u> for more information on how we collect and handle personal information.

## **ACKNOWLEDGEMENT OF COUNTRY**

MinterEllison respectfully acknowledges the Traditional Custodians on whose lands we live, work and learn. We offer our respects to Elders past and present.

-----

From: RecordsUnit
To: Planning

Subject: FW: Objection to Planning Application PA 288/2022

**Date:** Wednesday, 5 June 2024 4:55:11 PM

From: Jean Wyldbore < jeanwyldbore@gmail.com>

**Sent:** Wednesday, 5 June 2024 4:35 PM **To:** info <info@mountalexander.vic.gov.au>

**Subject:** Objection to Planning Application PA 288/2022

**Caution:** This email is originated from outside of the organisation. Do not click on links or open attachments unless you recognise the sender, and know the content is safe.

I am writing to strongly object to the sixteen lot subdivision proposed for <u>1 Lowther St, Maldon</u>, TP525545Q, CA 25 3E, Volume 07901 Folio 138.

I am objecting on historical, environmental, amenity and social grounds.

- 1. Historical: This block is an important remnant part of the old Eaglehawk Gully diggings and the natural watercourse that fed into the Chinese camp and diggings. Little is left that marks those diggings and the development of this area, that would be better left as lightly accessible parkland, linked by a walking track to the old Battery, will further reduce the historical value of this area.
- 2. Further, during his research for his book about the former Eaglehawk Hotel and its surrounds, Christopher Creek had it reported to him that before the incursion of white people and when water was plentiful, this was an important gathering place for the local clan of the Dja Dja Wurrung: the Liarga Balug. This vulnerable site has the potential be an important exploration site from both Indigenous and Goldrush perspectives.
- 3. It is also adjacent to the original Maldon Swimming Pool area.
- 4. Environmental grounds: this land is flood prone. It is part of the head of the Porcupine Creek that runs through Eaglehawk Gully and through and beyond the Porcupine Gully. It is part of the natural catchment where water drains off both Mt Tarrangower and the Nuggeties. This development will further degrade that catchment and interfere with the natural environment of the area, which has already been affected by recent domestic building works.
- 5. Many small reptiles and amphibians live in this area, including the Pobblebonk Frog and less common Growling Grass Frog. The removal of even more of this habitat will have real detriment to those animals, and birds such as the White-Faced Heron, amongst others.
- 6. Social amenity: This will increase the traffic in Polsue St and Lowther St. Given that most families have between one and two vehicles then between 16 and 32 vehicles will add to the traffic load of both streets and a significant proportion of these will be

large four wheel drive vehicles. Of course the coming and going of these vehicles will multiply their usage by a factor of between 2 and 4 on these streets, perhaps more. This will place a significant burden on the use of Polsue St. and the intersection that is Church, Polsue and Lowther will need to be redesigned, further threatening its amenity. The quietness that the residents of Polsue St currently enjoy will be compromised as well.

7. Residents of Stump Street and Reef Street will also be affected by additional traffic both during and after the development phases. Traffic noise from Allens Road and Lowther Street has noticeably increased over the past couple of years; this development will potentially exacerbate this situation.

This area is inappropriate for development and the application should be denied.

Yours sincerely

Jean Wyldbore 14 Stump Street Maldon Victoria 3463 Traditional Dja Dja Wurrung country

Mob: 0408 055 245

jeanwyldbore@gmail.com

Subject: Planned Subdivision of Polsue St x Lowther St, Maldon [PA288/2022]

To: Planning Officer, Mount Alexander Shire Council

I would like to provide a concise overview of the situation without emotional language. While I cannot include images, I do have pertinent information involving residents who might be impacted by the proposed subdivision.

Each time the culvert experiences flooding, three residences become concerned about potential yard inundation. Brian, residing at 3 Polsue St, has birds and is anxious about their welfare in a flood. He is also worried about his dog as they are his sole companions, and being an elderly individual, a flood event would be catastrophic for him.

Julie, residing at 5 Polsue St, has been a victim of family and domestic violence. A flood event could be devastating, given the significance of her house as a place of safety, free from abuse. Despite the size of the land, it holds immense sentimental value as it's where her child grew up.

Regarding insurance, as of October 18, 2023, the annual premium for 5 Polsue St is \$2,200.09. Although it may be considered a "low risk" area currently, a flood in this close-knit community could have severe consequences for the pensioners, young families, and other Maldon residents. Many might face increased flood damage or even loss of insurance coverage, potentially forcing them to leave this cherished tree-change regional community.

Introducing an additional sixteen houses to a country road with limited infrastructure, essentially one exit, and a historical drain that has not been adequately maintained by the council is a concerning prospect. The drain has previously caused injuries to locals, including the postman and elderly residents, due to soil subsidence and erosion. These concerns are further exacerbated when heavy trucks, construction equipment, and tradespeople become involved in the construction process.

The construction phase will necessitate the presence of tradespeople on-site, leading to an increased number of vehicles, waste disposal concerns, early morning disturbances, and difficulties with parking. There is also the risk of vehicles accidentally falling into the drain, which has occurred previously, particularly near the Claret Ash trees, and on the Lowther St side of the road where the ground gave way.

I firmly support housing development, including medium and low-density options, if they are situated in safe and appropriate areas. Safety considerations are crucial, especially for emergencies like floods, fires, storms, and bushfires. The fact that Polsue St has only one entry and exit for these future residents makes it unsuitable for the proposed development, and accessing Lowther St is problematic due to the presence of trucks.

I believe that subdivision can be considered if it includes improved land and flood management infrastructure. However, it is essential that the provided documentation is not misleading. The proposed plan is attributed to a relatively anonymous SMSF based in Keilor, which raises questions about the funds' contributions to the local community. It's important that investments genuinely benefit the community, including local businesses, education, and infrastructure, rather than simply bolstering someone's trust fund.

Thank you for considering these concerns regarding the subdivision plan.

Please redact my personal information for family and domestic violence safety concerns:

Laura Ohman 5 Polsue St Maldon, 3463 0491 572 983

# Mount Alexander Shire Council RECEIVED

18/10/23 Oliva and Adrian Millman 35 Reef St, Maldon Motel Maldon

Planning Services
Mount Alexander Shire Council
PO Box 185, CASTLEMAINE VIC 3450,

We (Olivia and Adrian Millman) would like to put forward an objection to the proposed 16 lot subdivision at 1 Lowther St, Maldon. (application no: pa288/2022).

We would like to have council consider two major points of objection:

- 1. Impact on tourism
- 2. Water and waste management

Our business and residence is Motel Maldon (entrance 35 Reef St and exit Polsue St). Our site contains a manager's cottage and 11 units for 'short stay' accommodation.

Motel Maldon is directly next to the proposed subdivision- we know that our guests come to Maldon for its unique historic charm, authentic historic housing and streetscapes, along with instant access to bushland and native animals and birds that surround our motel. 1 Lowther Street is part of this appeal.

Its natural beauty enhances the success of our business and other businesses in Maldon. The proposed subdivision poses potential risk to the tourism industry in the area and we encourage council to consider a more sensitive and appropriate approach.

While future growth is essential for any town (and providing housing is part of this process) we believe a sensitive and appropriate subdivision is required in order to maintain the unique aesthetic of the township and in turn support the tourism industry of Maldon.

Secondly, has council considered the water and sewage management system that will aim to support the subdivision? This time last year when we had substantial rainfall the water/sewage system was under stress resulting in having to close our business. All Polsue St residents also experienced sewage problems. Therefore, we are concerned about whether Coliban water have been consulted regarding a further 16 households impacting on the already 'stressed' water/waste system in Maldon.

Furthermore, when there is heavy rain the lower parts of the proposed site becomes a small lake- this often takes months to drain away. From knowledge of locals, plumbers and historians of the area-the true water course comes from parts of The Nuggety Ranges and Mount Tarrengower flowing down through the Ephemeral water way (Porcupine Creek) of the subdivision. In addition, the water run-off from the township also flows into this area causing major flooding concerns.

In closing we have chosen to come to this 'protected' area to operate an accommodation business that relies on a healthy tourism industry and is a beautiful natural and historic environment to live in. We believe the proposed subdivision poses potential risk to that and would like greater consideration/research of the objections mentioned in this letter.

18/10/23 Oliva and Adrian Millman 35 Reef St, Maldon Motel Maldon

Thank you and look forward to further discussions.

Olivia and Adrian Millman

stay@motelmaldon.com

Ph: 0447123395



Barbara O'Donnell 15 Lowther St, Maldon, 3463.

Planning Services, Mt Alexander Shire Council, PO Box 185, Castlemaine, Vic 3450.

RE: Application for a Planning Permit for 1 Lowther St. Maldon. PA288/2022. I would like to lodge my objection to the above Application. I am strongly opposed on several grounds.

Maldon has been recognised only recently as one of the 14 most beautiful towns in regional Victoria. This reputation is based on its unique character, rural feel and spacious environs. This application would result in the first densely developed site in Maldon and would therefore compromise our reputation, and the tourist businesses which rely on it. I fear a precedent would be set which could change forever the town we, and many who travel here love.

The proposed site though referred to as a "drain" in the application is a well-known flood area during times of heavy rain upstream. Regardless of any planned flood mitigation planned by the developer, have the council considered the effects this development would have on the drain outlet bordering Reef St. where the council becomes responsible?

However, as a resident of Lowther St, my strongest objection is based on traffic issues. The proposed access "court" is nominated as "common property". By definition, this means that **no-one** is permitted to park on it. There is 8 houses; therefore up to 16 cars relying on this access. Where do visitors park? Lowther St is the designated truck route for Maldon. It is the route to Bendigo, Cairn Curran, and Newstead, as well as a livestock route. Furthermore, it is a narrow street given its usage, has no verges at all, and no footpaths on the side of the application, making it extremely dangerous to parked cars and pedestrians alike.

The exit of the "court" is situated just beyond a blind bend in Lowther St incoming. This morning I attended the second car accident in 6 weeks in Lowther St, which involved a car coming around said blind corner and colliding with a car exiting a property. This took place 100mts further on from the proposed exit. It was fortunate that in both recent incidents, cars not trucks were involved. In my mind this access point would be a disaster waiting to happen. I am not against development in Maldon; I am however against insensitive inappropriate development in Maldon.

Thanking you for your consideration in this matter.

Sincerely,

**From:** Rob Pickering < <u>rob.e.pickering@googlemail.com</u>>

**Sent:** Friday, 20 October 2023 7:27 PM **To:** info <info@mountalexander.vic.gov.au>

Subject: Objection to Pa288/2022

17 Lowther Street

Maldon VIC 3463

Dear Sir/Madam,

I am writing to register my objection to the following application number:

## App No: pa288/2022. 1 Lowther ST Maldon

I am opposed to the development as I believe it to be inappropriate for the town of Maldon for a variety of reasons:

Maldon is well known for being the first 'town' of note in Australia and has built its reputation on being a historic town to attract tourists and inhabitants alike. This development will be the first thing that many visitors or passers by see in Maldon; namely a development similar in many ways to a housing estate with small envelopes, relatively higher density, not in keeping with the current town. This could well have negative impacts on visitor numbers and therefore the local tourism especially if this sets a future precedent for similar developments.

In terms of road safety Lowther Street is a busy road with road trains passing at high speeds. There are no footpaths currently which makes it dangerous for pedestrians as well as to drivers trying to get onto Lowther street from their properties, with traffic approaching around a bend. The proposed development would significantly increase the number of cars and pedestrians utilising the road increasing these existing safety risks.

I also object to this development as it sits on land that is a flood plane. This could become more prevalent (and moreover cause other nearby properties, previously not impacted by flooding, to be impacted by future flooding events).

Kind Regards,

Rob Pickering

0414249027

# COUNCILLOR BRIEFING PRESENTATION

PA288/2022

1 Lowther Street, Maldon

Sixteen-lot staged subdivision, vegetation removal and creation of access to a Principal Road Network

27 August 2024



# **PLANNING CONTEXT:**

# Zone and Overlay(s):

- General Residential Zone Schedule 1 (GRZ1)
- Significant Landscape Overlay Schedule 1 (SLO1)

# Other:

- Clause 52.17 (Native vegetation removal)
- Clause 56 (Residential Subdivision)
- Clause 52.29 (Land Adjacent to the Principal Road Network)

# A permit is required for:

- Subdivision
- Vegetation removal
- Creation of vehicle access to a road in Transport Zone 2.



# PCRZ Maldon Golf Course PPRZ FZ PCRZ IN1Z PCRZ JRZI PCRZ Maldon RALWAY Maldon Caravan Park Reserve GRZ FZ IN1Z

# ZONING MAP





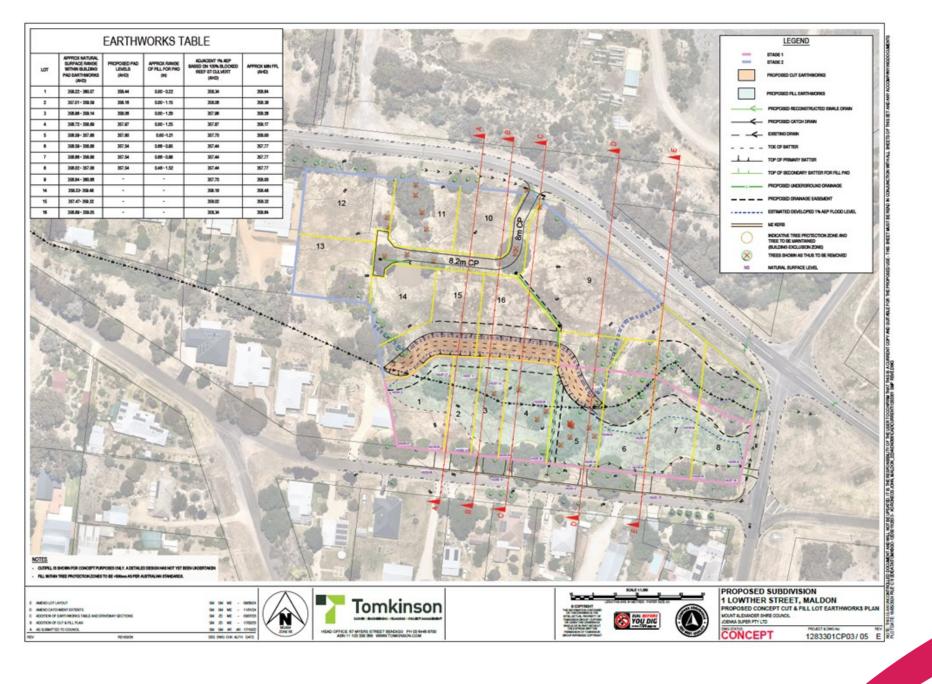
SITE CONTEXT (AERIAL PHOTO)





# PROPOSED PLAN OF SUBDIVISION





# EARTHWORKS PLAN



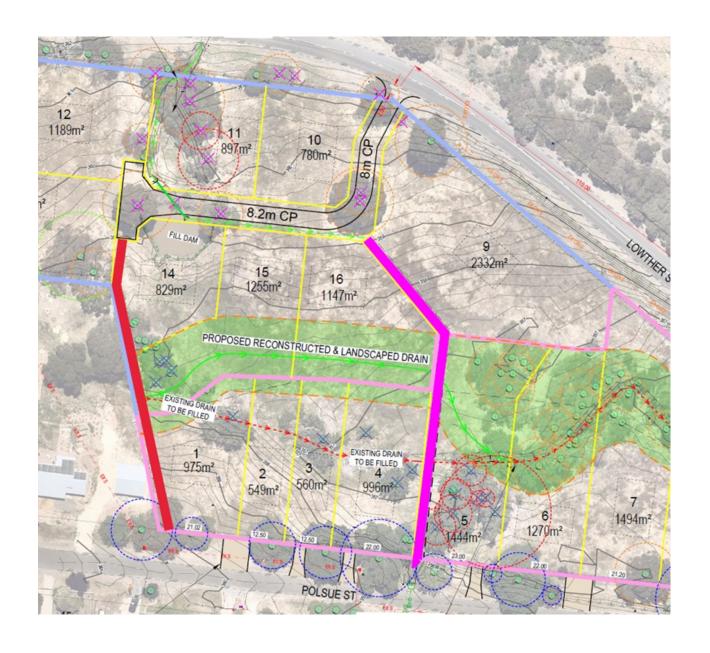
# **OFFICER COMMENT:**

Public notice: Yes, 19 objections

# **Grounds of objection include:**

- Neighbourhood character
- Traffic
- Concerns regarding future development
- Loss of amenity
- Loss of vegetation
- Overdevelopment of the site
- Need for infrastructure upgrades
- Loss of views
- Flooding and stormwater
- Land capability with adjoining mine





# Consultation Meeting suggested footpaths



# **OFFICER COMMENT:**

# Officer recommendation is for approval of a Notice of Decision to Grant a Permit for the following reasons:

- The proposal is consistent with the objectives of relevant policies of the Planning Policy Framework and the objectives of the General Residential Zone.
- The subdivision design protects significant vegetation on the site and provides lot sizes consistent with the
  existing and preferred neighbourhood character.
- The proposal satisfies the standards and objectives of Clauses 56 (ResCode).
- The impact on the open drain "waterway" that extends through the site has been considered under the
  provisions of the Significant Landscape Overlay. In addition, the North Central CMA and Goulburn Murray no
  objection to the grant of a permit subject to conditions.



# **Questions**





#### **Grounds for Refusal**

#### Planning Permit Application PA288/2022 – 1 Lowther Street Maldon

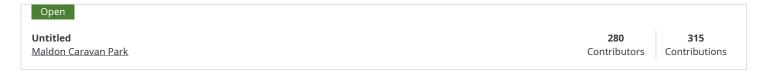
#### Recommendation:

That Council resolve to issue Notice of Refusal to Grant a Planning Permit PA288/2022 for the development of a sixteen lot staged subdivision, vegetation removal and creation of access to a Principal Road Network at 1 Lowther Street on the following grounds:

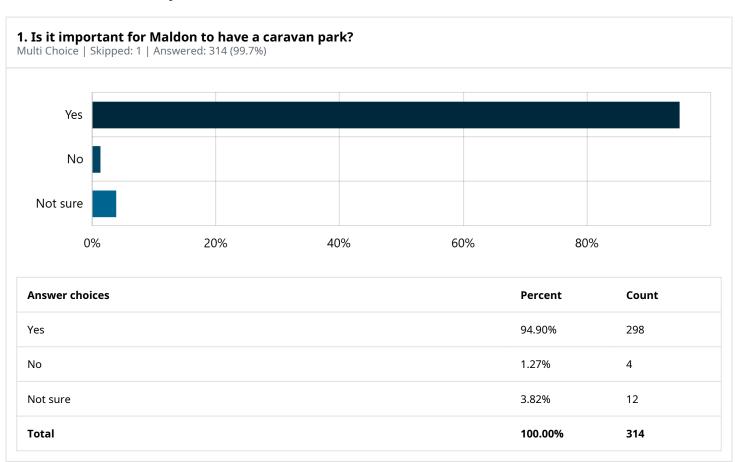
- 1. The proposed subdivision does not respect the existing or preferred neighbourhood character. The proposed vegetation removal and realignment of the existing waterway does not respond to and integrate with the surrounding urban environment or protect significant vegetation and site features, contrary to Clause 56.03-5 (Neighbourhood character objective) and 15.01-3S (Subdivision design) of the Mount Alexander Planning Scheme.
- 2. The subject land is not considered to be suitable for the proposed subdivision and does not represent an orderly planning outcome which is contrary to the decision guidelines of Clause 65.02 (Approval of an Application to Subdivide Land) of the Mount Alexander Planning Scheme.
- 3. The proposed subdivision and alteration to the existing waterway does not maintain the natural drainage function, stream habitat and wildlife corridors and landscape values of the site contrary to Clause 14.02-2S (Catchment planning and management).

### **Shape Mount Alexander**

Report Type: Form Results Summary Date Range: 10-02-2025 - 20-03-2025 Exported: 20-03-2025 16:44:01



## **Contribution Summary**



2. If yes, can you explain why?
Long Text | Skipped: 24 | Answered: 291 (92.4%)

Sentiment

Positive
69% (201)

Mixed
5% (14)

Negative
5% (16)

Neutral
21% (60)

Unclassified
0% (0)

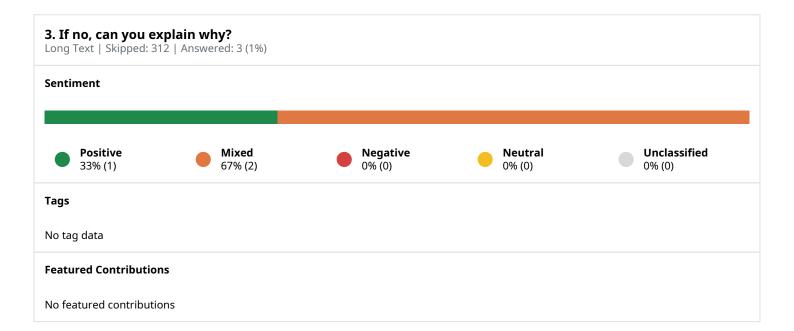
Tags

No tag data

Featured Contributions

No featured contributions

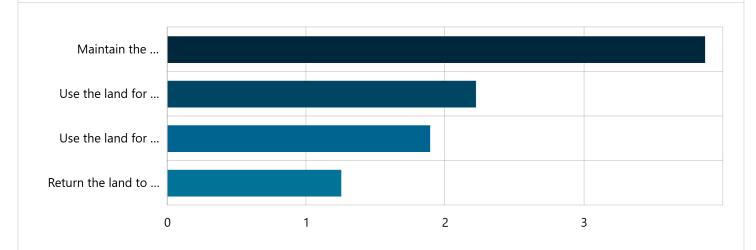






## 4. Rank from most important to least important, the four possible options we've come up with for the future of the Maldon Caravan Park.

Ranking | Skipped: 15 | Answered: 300 (95.2%)



	1	2	3	4	Count	Score	Avg Rank
Maintain the operation of the Maldon Caravan Park	91.97% 275	4.68% 14	3.01% 9	0.33% 1	299	3.87	1.12
Use the land for recreation and/or leisure	2.67% 7	56.49% 148	32.82% 86	8.02% 21	262	2.22	2.46
Use the land for social and affordable housing	6.49% 17	33.97% 89	29.39% 77	30.15% 79	262	1.89	2.83
Return the land to the Department of Energy, Environment and Climate Action.	0.39% 1	5.43% 14	33.33% 86	60.85% 157	258	1.25	3.55

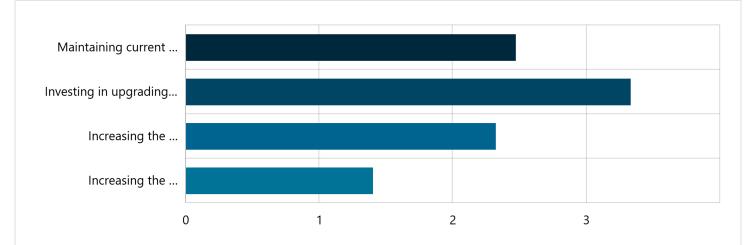
**Score** - Sum of the weight of each ranked position, multiplied by the response count for the position choice, divided by the total contributions. Weights are inverse to ranked positions.

Avg Rank - Sum of the ranked position of the choice, multiplied by the response count for the position choice, divided by the total 'Count' of the choice.



#### 5. If the site continues to operate as the Maldon Caravan Park, what should Council focus on?

Ranking | Skipped: 18 | Answered: 297 (94.3%)

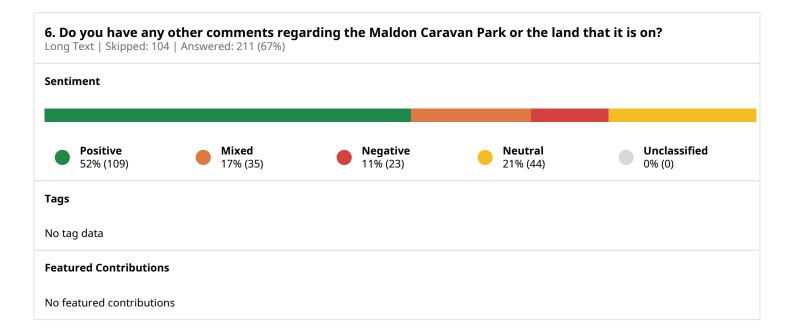


	1	2	3	4	Count	Score	Avg Rank
Maintaining current facilities	29.23% 83	24.30% 69	21.83% 62	24.65% 70	284	2.47	2.42
Investing in upgrading current facilities	60.00% 171	29.12% 83	9.12% 26	1.75% 5	285	3.33	1.53
Increasing the number of cabin facilities	12.32% 34	38.04% 105	36.59% 101	13.04% 36	276	2.32	2.50
Increasing the number of annual site holders	3.38% 9	7.89% 21	30.45% 81	58.27% 155	266	1.40	3.44

**Score** - Sum of the weight of each ranked position, multiplied by the response count for the position choice, divided by the total contributions. Weights are inverse to ranked positions.

Avg Rank - Sum of the ranked position of the choice, multiplied by the response count for the position choice, divided by the total 'Count' of the choice.





7. Name Required Short Text   Skipped: 0   Answered: 315 (100%)	
Sentiment	
No sentiment data	
Tags	
No tag data	
Featured Contributions	
No featured contributions	



8. Postcode Required Short Text   Skipped: 0   Answered: 315 (100%)
Sentiment
No sentiment data
Tags
No tag data
Featured Contributions
No featured contributions



9. Email Required Email   Skipped: 0   Answered: 315 (100%)
na@na.com Contribution 315 of 315   20 March 2025
Contribution 314 of 315   20 March 2025
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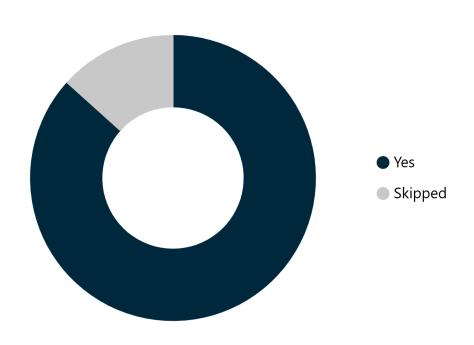


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na@na.com Contribution 297 of 315   19 March 2025
Contribution 296 of 315   19 March 2025

Showing 20 latest contributions only. Please see the data results for all contributions to this question.



## $\textbf{10. I have read Council's Privacy Statement and understand how my contact details will be used and stored \\ \textbf{Single Checkbox} \mid \textbf{Skipped: 42} \mid \textbf{Answered: 273 (86.7\%)}$



Answer choices	Percent	Count
Yes	100.00%	273
Total	100.00%	273



# **Mount Alexander Shire Council**

Revenue and Rating Plan 2025-2029

# Acknowledgement of county

Mount Alexander Shire Council acknowledges that the traditional custodians of this land, the Dja Dja Wurrung and Taungurung peoples, proudly survive. We acknowledge their continued practise of custom and their close cultural, spiritual, physical, social, historical and economic relationship with the land and waters that make up their country, which includes

Mount Alexander Shire.

Council recognises the Victorian Government's
Recognition and Settlement with both the Dja Dja
Wurrung Clans Aboriginal Corporation and the
Taungurung Land and Waters Council.

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Document Type:	Plan		TRIM reference:	DOC/24/59724		
Document Status:	Draft					
Policy Owner (position):	Manager Finance					
Internal endorsement required:	Not Applicable					
Final Approval by:	Council					
Date approved:	Click here to enter a date.					
Evidence of approval:	Council					
Version Number:	4 Frequency of Review: 1 year					
Review Date:	30/06/2026					
Date rescinded:	Not applicable					
Related legislation:	Local Government Act 1989 Local Government Act 2020 Cultural and Recreational Lands Act 1963 Valuation of Land Act 1960 Penalty Interest Rates Act 1983					
Related strategic documents, policies, or procedures:	Rating Strategy 2022 – 2027 Financial Plan 2023-2033 Cash Management Policy					

Date	Version Number	Details of Version	Modified by
19/05/2021	1	Initial Plan	Executive Manager Corporate Services
17/03/2022	2	Review and update	Financial Services Coordinator
13/04/2023	3	Review and update	Executive Manager Corporate Services
22/04/2025	4	Review and update	Financial Services Coordinator

#### 1.1 PURPOSE

The Local Government Act 2020 requires each council to prepare and adopt a Revenue and Rating Plan by the next 30 June after a general election for a period of at least the next 4 financial years.

The Revenue and Rating Plan provides the framework for the setting of fees and charges, statutory charges, rates, and other income sources.

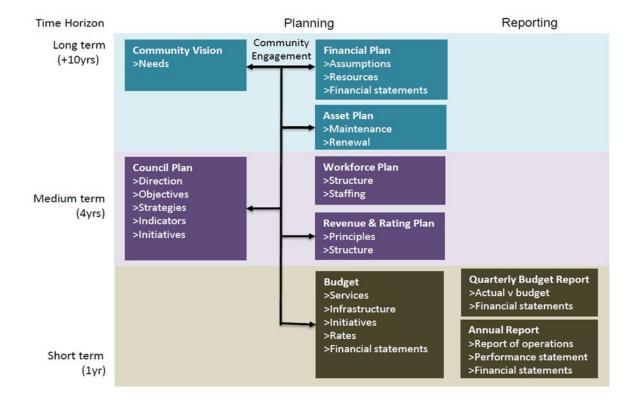
Additionally, it defines the amounts of rates to be generated either through a uniform rate, or from different ratepayer/property classes through municipal charges, differential rates, service rates and charges, and special rates and charges (where they have been adopted).

The Revenue and Rating Plan therefore defines what each source of revenue is, how income will be raised and the policy rationale/assumptions for each, to fund the objectives in the Council Plan, as well as ongoing operational works and services, and capital projects.

This plan is an important part of Council's integrated strategic planning and reporting framework, all of which helps Council achieve its vision of:

#### Working together for a healthy, connected shire

Strategies outlined in this Plan align with the objectives contained in the Council Plan and will feed into budgeting and long-term financial planning documents, as well as other strategic planning documents.



This Plan will explain how Council calculates the revenue needed to fund its activities, and how the funding burden will be apportioned between ratepayers and other users of Council facilities and services.

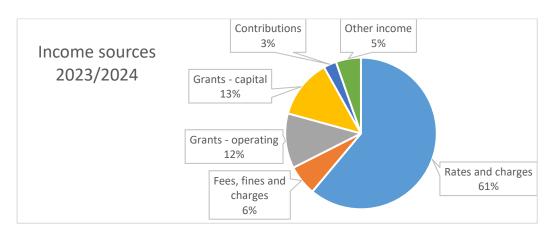
This Plan will set out decisions that Council has made in relation to rating options available to it under The *Local Government Act 2020* to ensure the fair and equitable distribution of rates across property owners. It will also set out principles used in decision making for other revenue sources such as fees and charges.

It is also important to note that this Plan does not set revenue targets for Council. Rather, it outlines the strategic framework and decisions that inform how Council will calculate and collect revenue.

Regular reviews of the Revenue and Rating Plan will be undertaken and, at the discretion of the document owner, may be re-adopted for a further period not exceeding the initial four years of the Plan. This Plan is informed by Council's Rating Strategy, which was adopted in December 2021.

#### 1.2 INTRODUCTION

Council provides a significant number of services and facilities to the local community and, in doing so, must collect revenue to cover the cost of providing these services and facilities.



Council's revenue sources include:

- Rates and waste collection charges.
- Grants from other levels of government.
- Statutory fees and fines.
- User fees.
- Cash and non-cash contributions from other parties (i.e., developers, community groups).
- Interest from investments.
- Other income, including sale of assets and property rental.

Rates and waste collection charges are the most significant revenue source for Council and comprise 61% of annual income.

The introduction of rate capping under the Victorian Government's Fair Go Rates System (FGRS) has brought a renewed focus to Council's long-term financial sustainability. The FGRS stipulates the annual rate cap i.e. the allowed annual increase to Council's average rates income. Council may make an application to the Essential Services Commission for a variation that is greater than rate cap. Maintaining service delivery levels and investing in community assets remain key priorities for Council.

Council provides a wide range of services to the community, often for a fee or charge. The nature of these fees and charges generally depends on whether they relate to statutory or non-statutory services. For example, statutory planning fees are set by State Government statute. In these cases, Council usually has no control over service pricing. However, in relation to other services, Council can set a fee or charge and will set that fee based on the principles outlined in this Revenue and Rating Plan.

Changes to funding from other levels of government can adversely affect Council revenue. Some grants are tied to the delivery of Council services, whilst many are tied directly to the delivery of new, or renewal of existing, community assets, such as roads, bridges, footpaths, community halls, swimming pools or sports pavilions. Council takes a deliberately strategic approach in the grants it applies for, particularly where community assets are concerned.

#### 1.3 RATES AND CHARGES

The Local Government Act 1989 (the Act) is primarily the governing legislation in relation to property rates and charges. At some stage, this legislation will be incorporated into the Local Government Act 2020.

Rates are property taxes that allow councils to raise revenue to fund essential public services provided to their municipal population. Importantly, this taxation system includes flexibility for councils to utilise different tools in its rating structure to accommodate issues of equity and to ensure fairness in rating for all ratepayers.

Council has established a rating structure comprised of two key elements. These are:

- General rates based on property values (using the Capital Improved Valuation methodology), which are indicative of capacity to pay and form the central basis of rating under the Act.
- Service charges a 'user pays' component for services to reflect benefits provided by Council to ratepayers who benefit from a service.

Striking a proper balance between these elements will help to improve equity in the distribution of the rate burden across residents.

Council makes a further distinction when applying general rates by applying rating differentials based on the purpose for which the property is used e.g., whether the property is used for residential, commercial, or farming purposes etc. This distinction is based on the concept that different property categories should pay a fair and equitable contribution, considering the benefits those properties derive from the local community.

The Mount Alexander Shire Council rating structure comprises the following five differential rates:

- General residential properties and home-based businesses that are conducted at residential premises. Vacant land that is not farm land and cannot be developed for residential purposes are also classified as general.
- Commercial a 130% differential that applies to:
  - Any land that is occupied for the principle purpose of carrying out the manufacture or production of, or trade in, goods or services.
  - Residential properties that are predominately used for the purposes of short-term accommodation rental.
- Farm an 80% differential that applies to rateable land:
  - o That is not less than 2 hectares in area; and
  - That is used primarily for grazing (including agistment), dairying, pigfarming, poultry-farming, fish-farming, tree-farming, bee-keeping, viticulture, horticulture, fruit-growing or the growing of crops of any kind or for any combination of those activities; and
  - That is used by a business:
    - That has a significant and substantial commercial purpose or character; and
    - That seeks to make a profit on a continuous or repetitive basis from its activities on the land; and
    - That is making a profit from its activities on the land, or that has a reasonable prospect of making a profit from its activities on the land if it continues to operate in the way that it is operating.
- Vacant land applies to rateable land that does not have a dwelling, or to vacant commercial or industrial land, and is set at 200% of the general rate.
- Recreational Rate applies to rateable land upon which sporting, recreational, or cultural activities are conducted, and include buildings that may be ancillary to such activities. These properties have a rate of zero set in accordance with the Cultural and Recreational Lands Act 1963.

The formula for calculating rates payable, excluding any additional charges, arrears or additional supplementary rates, is:

The differential rate in the \$

X

Property value

=

Rates payable

The rate in the dollar for each rating differential category is included in Council's annual budget.

Rates and charges are an important source of revenue, accounting for approximately 60% of operating revenue received by Council. The collection of rates is an important factor in funding Council services.

Planning for future rate increases is therefore an essential component of the long-term financial planning process and plays a significant role in funding Council services.

Council is aware of the balance between rate revenue (as an important income source) and community sensitivity to rate increases. With the introduction of the State Government's Fair Go Rates System, all rate increases are capped to a rate declared by the Minister for Local Government (the minister) after considering the advice of the Essential Services Commissioner. The annual rate increase cap is announced by the Minister in December for the following financial year.

Council currently utilises a service charge to recover the cost of Council's waste services and to provide for future transfer station capital costs. The waste and recycling collection service charge is not capped under the Fair Go Rates System, and Council will continue to allocate funds from this charge towards the provision of waste services.

#### 1.3.1 RATING LEGISLATION

The legislative framework set out in the Act determines Council's ability to develop a rating system. The framework provides significant flexibility for Council to tailor a system that suits its needs.

Section 155 of the Act provides that a Council may declare the following rates and charges on rateable land:

- General rates under Section 158.
- Municipal charges under Section 159.
- Service rates and charges under Section 162.
- Special rates and charges under Section 163.

The strategy in relation to municipal charges, service rates and charges, and special rates and charges are discussed later in this document.

In raising rates, Council is required to primarily use the valuation of the rateable property to levy rates. Section 157 (1) of the Act provides Council with three choices in terms of which valuation base to utilise. They are:

- Site Value (SV)
- Capital Improved Value (CIV)
- Net Annual Value (NAV).

The advantages and disadvantages of the respective valuation basis are discussed further in this document. Whilst this document outlines Council's strategy regarding rates revenue, rates data will be contained in the Council's annual budget as required by the *Local Government Act 2020*.

Section 94(2) of the *Local Government Act 2020* states that Council must adopt a budget by 30 June each year (or at another time fixed by the Minister) to include:

- a) The total amount that the Council intends to raise by rates and charges.
- b) A statement as to whether the rates will be raised by the application of a uniform rate or a differential rate.
- c) A description of any fixed component of the rates, if applicable.
- d) If the Council proposes to declare a uniform rate, the matters specified in Section 160 of the Act.
- e) If the Council proposes to declare a differential rate for any land, the matters specified in Section 161(2) of the Act.

Section 94(3) of the *Local Government Act 2020* also states that Council must ensure that, if applicable, the budget also contains a statement:

- a) That the Council intends to apply for a special order to increase the Council's average rate cap for the financial year or any other financial year.
- b) That the Council has made an application to the ESC for a special order and is waiting for the outcome of the application.
- c) That a special order has been made in respect of the Council and specifying the average rate cap that applies for the financial year or any other financial year.

This Plan outlines the principles and strategic framework that Council will utilise in calculating and distributing the rating burden to property owners, however, the quantum of rate revenue and rating differential amounts will be determined in Council's annual budget.

#### 1.3.2 DETERMINING WHICH VALUATION BASE TO USE

Under the Act, Council has three options as to the valuation base it elects to use. They are:

- Capital Improved Value (CIV) the value of land and improvements upon the land.
- Site Value (SV) the value of land only.
- Net Annual Value (NAV) the rental valuation based on CIV.

#### **Capital Improved Value (CIV)**

Capital Improved Value is the most commonly used valuation base by Local Government with almost all Victorian councils applying this methodology. Based on the value of both land and all improvements on the land, ratepayers generally understand it, as it equates to the market value of the property.

Section 161 of the Act provides that a Council may raise any general rates by the application of a differential rate if –

- a) It uses the capital improved value system of valuing land; and
- b) It considers that a differential rate will contribute to the equitable and efficient carrying out of its functions.

Where a council does not utilise CIV, it may only apply limited differential rates in relation to farm land, urban farm land or residential use land.

The advantages of using Capital Improved Value (CIV) are that:

- It includes all property improvements, and hence is often supported on the basis that it more closely reflects "capacity to pay". The CIV rating method considers the full development value of the property, and hence better meets the equity criteria than SV and NAV.
- The concept of the market value of property is more easily understood with CIV rather than NAV or SV.
- Most councils in Victoria have now adopted CIV, which makes it easier to compare relative movements in rates and valuations across councils.
- The use of CIV allows Council to apply differential rates, which greatly adds to Council's ability to distribute equitably the rating burden based on ability to afford council rates. CIV allows Council to apply higher rating differentials to particular sectors that offset residential rates.

The disadvantages of using CIV is the fact that:

 Rates are based on the total property value which may not necessarily reflect the income level of the property owner e.g., pensioners and lowincome earners.

#### Site value (SV)

With valuations on land alone, and with only very limited ability to apply differential rates, the implementation of SV in a Mount Alexander Shire Council context would cause a shift in rate burden from the commercial and vacant land sectors onto the residential and farm sectors and would hinder Council's objective of a fair and equitable rating system.

There would be further rating movements away from modern townhouse style developments on relatively small land parcels to older established homes on quarter acre residential blocks. In many ways, it is difficult to see an improvement in equity by the implementation of the site valuation method.

The advantages of using Site Value include:

- There is a perception that under site value, a uniform rate would promote development of land, particularly commercial and industrial developments. There is, however, little evidence to prove that this is the case.
- The scope for possible concessions for urban farm land and residential use land.

The disadvantages of using Site Value include:

- There will be a significant shift from the commercial and vacant land sectors onto the residential and farm sectors in the Shire. The percentage increases in many cases would be in the extreme range.
- That it is a major burden on property owners that have large areas of land.
   Some of these owners may have much smaller/older dwellings compared to those who have smaller land areas but well-developed dwellings but will pay more in rates. A typical example is flats, units, or townhouses, which will all pay low rates, compared to traditional housing styles.
- The use of SV can place pressure on councils to give concessions to categories of landowners on whom the rating burden is seen to fall disproportionately (e.g., farm land and residential use properties). Large landowners, such as farmers for example, are disadvantaged by using site value.
- It will reduce Council's rating flexibility and options to deal with any rating inequities due to the removal of the ability to levy differential rates.

#### Net annual value (NAV)

NAV, in concept, represents the annual rental value of a property and, in practice, is loosely linked to CIV. For residential and farm properties, NAV is calculated at 5 per cent of the CIV. In contrast to the treatment of residential and farm properties, assessment of NAV for commercial and industrial properties is made with regard to actual market rental. This differing treatment of commercial versus residential and farm properties has led to some suggestions that all properties should be valued on a rental basis.

Overall, there is not widespread support for the use of NAV. For residential and farm ratepayers, actual rental values pose some problems. The artificial rental estimate used may not represent actual market value, and means the base is the same as CIV but is harder to understand.

#### **Recommended Valuation Base**

In choosing a valuation base, councils must decide on whether they wish to adopt a differential rating system (different rates in the dollar for different property categories) or a uniform rating system (the same rate in the dollar). If a council was to choose the former, under the Act it must adopt either of the CIV or NAV methods of rating.

Mount Alexander Shire Council applies CIV to all properties within the municipality to consider the fully developed value of the property. This basis of valuation considers the total market value of the land plus buildings and other improvements.

The CIV method, and using differential rating, allows councils to shift part of the rate burden from some groups of ratepayers to others, through different "rates in the dollar" for each class of property.

Section 161(1) of the Act outlines the requirements relating to differential rates, which include:

- a) A Council may raise any general rates by the application of a differential rate, if Council considers that the differential rate will contribute to the equitable and efficient carrying out of its functions.
- b) If a Council declares a differential rate for any land, the Council must specify the objectives of the differential rate, which must be consistent with the equitable and efficient carrying out of the Councils functions and must include the following:
  - i. A definition of the types or classes of land which are subject to the rate and a statement of the reasons for the use and level of that rate.
  - ii. An identification of the type or classes of land which are subject to the rate in respect of the uses, geographic location (other than location on the basis of whether or not the land is within a specific ward in Council's district).
  - iii. Specify the characteristics of the land, which are the criteria for declaring the differential rate.

Once the Council has declared a differential rate for any land, the Council must:

- a) Specify the objectives of the differential rates.
- b) Specify the characteristics of the land that are the criteria for declaring the differential rate.

The purpose is to ensure that each council has a sound basis on which to develop the various charging features when determining its revenue strategies and ensure that these are consistent with the provisions of the Act.

The general objectives of each of the differential rates are to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of council. There is no limit on the number or types of differential rates that can be levied. The highest differential rate can be no more than four times the lowest differential rate.

#### **Property Valuations**

The *Valuation of Land Act 1960* is the principle legislation in determining property valuations. Under the *Valuation of Land Act 1960*, the Victorian Valuer-General conducts property valuations on an annual basis.

The value of land is always derived by the principle of valuing land for its highest and best use at the relevant time of valuation.

Council needs to be mindful of the impacts of revaluations on the various property types in implementing the differential rating strategy outlined in the previous section to ensure that rises and falls in property rates remain affordable and that rating 'shocks' are, to some degree, mitigated.

#### **Supplementary Valuations**

Supplementary valuations are carried out for a variety of reasons including subdivisions, amalgamations, renovations, new constructions, extensions, occupancy changes, and corrections. The Victorian Valuer-General, who advises Council on a regular basis of valuation and Australian Valuation Property Classification Code (AVPCC) changes, undertakes supplementary valuations. The AVPCC groups properties into a category based on their existing use.

Supplementary valuations bring the value of the affected property into line with the general valuation of other properties within the municipality. Lodgement of objections to supplementary valuations must be in accordance with Part 3 of the *Valuation of Land Act 1960*.

#### Objections to property valuations

Part 3 of the *Valuation of Land Act 1960* provides that a property owner may lodge an objection against the valuation or the Australian Valuation Property Classification Code (AVPCC) of a property:

- Within two months of the issue of the original or supplementary Rates and Valuation Charges Notice (Rates Notice); or
- Within four months if the notice was not originally issued to the occupier of the land.

A property owner must lodge their objection to the valuation or the AVPCC in writing to Council. On receiving a Land Tax Assessment Notice from the State Revenue Office, property owners can also object to the site valuation of their property. Property owners can appeal their land valuation within two months of receipt of their Council Rate Notice (via Council) or within two months of receipt of their Land Tax Assessment Notice (via the State Revenue Office).

#### 1.3.3 RATING STRATEGY

In December 2021, Council adopted its "Rating Strategy 2022-2027". This Strategy provides a plan to achieve fair and equitable outcomes for ratepayers.

#### **1.3.4 RATING**

Council considers that each differential rate will contribute to the equitable and fair distribution of the rate burden to fund the carrying out of Council functions. Details of the objectives of each differential rate, the classes of land that are subject to each differential rate, and the uses of each differential rate are set out further below.

#### Advantages of a differential rating system

Summarised below are some of the advantages of utilising a differential rating system:

- There is greater flexibility to distribute the rate burden between all classes of property, and therefore link rates with the ability to pay and reflecting the tax deductibility of rates for commercial premises.
- Differential rating allows Council to reflect better the investment required by Council to establish infrastructure to meet the needs of the commercial sector.

- Such a system allows Council to reflect the unique circumstances of some rating categories where the application of a uniform rate may create an inequitable outcome (e.g., farming enterprises).
- Council has discretion in the imposition of rates to facilitate and encourage appropriate development of its municipal district in the best interest of the community. (i.e., vacant commercial properties still attract the commercial differential rate).

#### Disadvantages of a differential rating system

Summarised below are some of the disadvantages in applying differential rating:

- The justification of the differential rate can at times be difficult for the various groups to accept giving rise to queries and complaints where the differentials may seem to be excessive.
- Differential rates can be confusing to ratepayers, as they may have difficulty understanding the system. Some rating categories may feel they are treated unfavorably because they are paying a higher differential than other ratepayer groups.
- Differential rating involves a degree of administrative complexity as properties
  continually shift from one type to another (e.g., residential to commercial)
  requiring Council to update its records. Ensuring the accuracy and integrity of
  Council's data is critical to ensure the correct classification of properties into their
  right category.
- Council may not achieve the objectives it aims for through differential rating. For example, Council may set its differential rate objectives to levy a higher rate on land not developed, however it may be difficult to prove whether the rate achieves those objectives.

#### **General Rate**

#### **Definition:**

Applies to residential properties and home-based businesses that are conducted at residential premises. Vacant land that is not farm land and cannot be developed for residential purposes is also classified as general.

#### **Objectives:**

To ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of the Council, including (but not limited to) the:

- Construction and maintenance of assets.
- Development and provision of community services.
- Provision of general support services.

#### Types and classes:

Rateable land having the relevant characteristics described below:

- a) Used primarily for residential purposes.
- b) Home based businesses that are conducted at residential premises.
- c) Vacant land that is not farm land and cannot be developed for residential purposes.

#### Use of rate:

The differential rate will be used to fund items of expenditure described in the annual budget adopted by Council. The level of the differential rate is the level that Council considers is necessary to achieve the above-specified objectives.

#### Level of rate:

100%

#### Geographic location:

Wherever located within the municipal district.

#### **General Farm Rate**

#### **Definition:**

Any land which is "farm land" within the meaning of Section 2(1) of the *Valuation of Land Act 1960*. Farm land means any rateable land:

- a) That is not less than 2 hectares in area; and
- b) Is used primarily for grazing (including agistment), dairying, pig-farming, poultry farming, fish farming, tree farming, bee keeping, viticulture, horticulture, fruit growing or the growing of crops of any kind or for any combination of those activities; and
- c) That is used by a business:
  - i. That has a significant and substantial commercial purpose of character.
  - ii. That seeks to make a profit on a continuous or repetitive basis from its activities on the land.
  - iii. That is making a profit from its activities on the land, or that has a reasonable prospect of making a profit from its activities on the land if it continues to operate in the way that it is operating.

#### **Objectives:**

To ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of the Council, including (but not limited to) the:

- Construction and maintenance of assets.
- Development and provision of community services.
- Provision of general support services.
- Maintain agriculture as a major industry in the municipal district.
- Facilitate the longevity of the farm sector.
- Achieve a balance between providing for municipal growth and retaining the important agricultural economic base.

#### Types and classes:

Farm land having the relevant characteristics described below:

- a) Not less than 2 hectares in area; and
- b) Used primarily for primary production purposes; and
- c) Used by a business

#### Use of rate:

The differential rate will be used to fund items of expenditure described in the annual budget adopted by Council. The level of the differential rate is the level that Council considers is necessary to achieve the above-specified objectives.

#### Level of rate:

80% of the General Rate.

#### Geographic location:

Wherever located within the municipal district.

#### **Commercial Rate**

#### **Definition:**

Commercial land is any land that is:

- a) Occupied for the principal purpose of carrying out the manufacture or production of, or trade in, goods or services.
- b) Residential properties that are predominantly used for the purposes of shortterm accommodation rental.

#### **Objectives:**

To ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of the Council, including (but not limited to) the:

- Construction and maintenance of assets.
- Development and provision of community services.
- Provision of general support services.

The commercial businesses situated in the Shire benefit from ongoing investment by Council in services and infrastructure, as well as promotion of tourism and economic development objectives. Council also notes the tax deductibility of Council rates for commercial properties, which is not available to the residential sector, and the income generating capability of commercial based properties.

#### Types and classes:

Commercial land having the relevant characteristics described below:

- a) Used primarily for commercial purposes.
- b) Residential properties used primarily for short-term accommodation rental.

#### Use of rate:

The differential rate will be used to fund items of expenditure described in the annual budget adopted by Council. The level of the differential rate is the level that Council considers is necessary to achieve the above-specified objectives.

#### Level of rate:

130% of the General Rate.

#### Geographic location:

Wherever located within the municipal district.

#### **Vacant Land Rate**

#### **Definition:**

Vacant land is any land that is rateable land

- a) That does not have a dwelling; or
- b) Vacant commercial or industrial land.

#### Objectives:

To ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of the Council, including (but not limited to) the:

- Construction and maintenance of assets.
- Development and provision of community services.
- Provision of general support services.

In view of the demand for affordable housing, a high vacant land rate should discourage "land banking" and encourage development of suitable residential land.

#### Types and classes:

Vacant land having the relevant characteristics described below:

a) Undeveloped but suitable for building residential dwellings, or commercial or industrial buildings.

#### Use of rate:

The differential rate will be used to fund items of expenditure described in the annual budget adopted by Council. The level of the differential rate is the level that Council considers is necessary to achieve the above-specified objectives.

#### Level of rate:

200% of the General Rate.

#### Geographic location:

Wherever located within the municipal district.

#### **Recreational Rate**

#### **Definition:**

Applies to rateable land upon which sporting, recreational, or cultural activities are conducted, and include buildings that may be ancillary to such activities.

#### **Objectives:**

The Cultural and Recreational Lands Act 1963 provides for a council to grant a rating concession to any "recreational lands" which meet the test of being rateable land under the Act.

All profits derived by the organisation must be applied in the promoting of its objectives and must not be used in any way for the payment of any dividend or disbursement to its members.

#### Types and classes:

For any concession to apply, the organisation must be a cultural or recreational group and must provide a general benefit to the community.

#### Use of rate:

Not applicable, as no rates are generated.

#### Level of rate:

0%

#### Geographic location:

Wherever located within the municipal district.

#### 1.3.5 MUNICIPAL CHARGE

Council does not levy a municipal charge. However, this is another principle rating option available to councils.

Under Section 159 of the Act, Council may declare a municipal charge to cover some of the administrative costs of the Council. The legislation is not definitive on what comprises administrative costs and does not require Council to specify what the charge covers.

The application of a municipal charge represents a choice to raise a portion of the rates by a flat fee for all properties, rather than sole use of the CIV valuation method.

Under the Act, a council's total revenue from a municipal charge in a financial year must not exceed 20 per cent of the combined sum total of the council's total revenue from the municipal charge and the revenue from general rates (total rates).

The municipal charge applies equally to all properties and contributes to the recovery of the fixed costs of providing administrative services, irrespective of valuation. The same contribution amount per assessment can be seen as an equitable method of recovering this portion of Council's administrative costs.

#### 1.3.6 SPECIAL CHARGE SCHEMES

Council does not currently have any special charge schemes but has used them in the past to help fund works (usually construction of a footpath or sealing of a road). The Act recognises that councils need help to provide improved infrastructure for their local communities. Legislation allows councils to pass on the cost of capital infrastructure to the owner of a property that generally receives a unique benefit from the construction works.

The purposes for which special rates and special charges may be used include road construction, kerb and channelling, footpath provision, drainage, and other capital improvement projects.

The basis of declaration of the special rate or special charges is the criteria specified by the council in the rate (Section 163 (2)). In accordance with Section 163 (3), Council must specify:

- a. The wards, groups, uses or areas for which the special rate or charge is declared.
- b. The land in relation to which the special rate or special charge is declared.
- c. The manner in which the special rate or special charge will be assessed and levied.
- d. Details of the period for which the special rate or special charge remains in force.

The special rates and charges provisions are flexible and can be used to achieve a wide range of community objectives. The fundamental principle of special rates and charges is proof "special benefit" applies to those being levied. For example, they could be used to fund co-operative fire prevention schemes. This would ensure that there were no 'free-riders' reaping the benefits but not contributing to fire prevention.

Landscaping and environmental improvement programs that benefit small or localised areas could also be funded using special rates or charges.

#### 1.3.7 SERVICE RATES AND CHARGES

Council currently applies a compulsory service charge for the collection and disposal of recycling and refuse for properties in designated areas across the Shire. Council retains the objective of setting the service charge for waste at a level that recovers the cost of the waste services.

Section 162 of the Act provides a council with the opportunity to raise service rates and charges for any of the following services:

- a. The provision of a water supply.
- b. The collection and disposal of refuse.
- c. The provision of sewage services.
- d. Any other prescribed service.

#### 1.3.8 COLLECTION AND ADMINISTRATION OF RATES AND CHARGES

The purpose of this section is to outline the rate payment options, processes, and the support provided to ratepayers experiencing financial hardship.

#### Payment options

In accordance with Section 167(1) of the Act ratepayers have the option of paying rates and charges by way of four instalments. Alternatively, a lump sum can be paid on the 1<sup>st</sup> instalment due date. Payments are due on the prescribed dates below:

1st Instalment: 30 September
2nd Instalment: 30 November
3rd Instalment: 28 February
4th Instalment: 31 May.

Council offers a range of payment options including:

- Online:
  - Bpay or Bpay View (through a customer's online banking).
  - Council's website, using a credit or debit card.
  - In person at any Australia Post outlet or Council's Civic Centre.
- By phone, using a credit or debit card.
- By mail (cheques only).
- By direct debit.

#### Interest on arrears and overdue rates

Interest is charged on all overdue rates in accordance with Section 172 of the Act. The interest rate applied is fixed under Section 2 of the *Penalty Interest Rates Act 1983*, which is determined by the Minister and published by notice in the Government Gazette. In 2025, this rate is set at 10%.

#### **Municipal Rates Concession rebate**

Holders of a Centrelink Pensioner Concession Card or a Veteran Affairs Gold Card which stipulates Totally and Permanently Incapacitated (TPI), War Widow, Extreme Disablement Adjustment (EDA) or Prisoner of War (POW) may claim a rebate on their sole or principal place of residence. Upon initial application, ongoing eligibility is maintained, unless rejected by Centrelink or the Department of Veteran Affairs during the annual verification procedure. Upon confirmation of an eligible pensioner concession status, the pensioner rebate is deducted from the rate account.

For new applicants, after being granted a Pensioner Concession Card (PCC) or Gold Card, cardholders can then apply for the rebate at any time throughout the rating year. On verification of eligibility criteria, Council can approve retrospective claims up to a maximum of one previous financial year. For periods prior to this, the relevant government department may approve claims.

#### **Trust for Nature Covenant rebate**

An annual rebate of 100% on the general rates payable to Council is available for that portion of the site value covered by the Trust for Nature Covenant permanent agreement program. This program aims to encourage positive environmental practices.

#### Cultural and recreational land rebate

A 100% concession is applied to the following entities in line with Council's Rating Strategy and the *Cultural and Recreational Lands Act 1963*:

- Castlemaine Bowling Club Inc.
- Castlemaine Golf Club
- Castlemaine Art Museum
- Castlemaine Lawn Tennis Club
- Mount Alexander Golf Club Inc.
- Maldon Golf Club
- Campbells Creek Bowling Club
- Harcourt Bowling Club Inc.
- Castlemaine Pistol Club
- Castlemaine Gun Club Inc.
- Maldon Bowling Club Inc.
- Newstead Bowling Club
- Chewton Archers (Chewton Bowmen Club)
- Maldon Racecourse Reserve Committee of Management
- Harcourt Pony Club
- Cairn Curran Sailing Club Inc.
- Maldon Croquet Club
- Small Bore Rifle Club
- Castlemaine Croquet Club
- Buda Historic House and Garden Inc.
- Nalderun Incorporated
- Mt Alexander Vintage Engine Club Inc.
- Chewton Domain Society (old Town Hall and park area)
- Newstead Croquet Club

#### **Deferred payments**

Under Section 170 of the Act, Council may allow the deferment of the payment of any rate or charge for an eligible ratepayer whose property is their sole place of residency. This allows ratepayers an extended period to make payments or, alternatively, to forestall payments on an indefinite basis until the ratepayer ceases to own or occupy the land in respect of which rates and charges are to be levied.

Deferral of rates and charges will be considered where ratepayers have discussed their financial situation with Rates Officers. Where Council approves an application for deferral of rates or charges, interest will continue to be levied on the outstanding balance of rates and charges.

Ratepayers seeking to apply for such provision are advised to discuss their situation with a member of the Rates team.

#### **Financial Hardship Policy**

It is acknowledged at the outset that various ratepayers may experience financial hardship for a range of issues and that meeting rate obligations constitutes just one element of a number of difficulties they may face. The purpose of the Financial

Hardship Policy is to provide options for ratepayers facing such situations to deal with the situation positively and reduce the strain imposed by financial hardship.

#### **Debt recovery**

Council makes every effort to contact ratepayers at their correct address, but it is the ratepayers' responsibility to properly advise Council of their contact details. Section 122 of the *Local Government Act 2020* requires either the buyer of property, or their agents (e.g., solicitors or conveyancers), to notify Council by way of a Notice of Acquisition of an interest in land.

If an account becomes overdue, Council will issue an overdue reminder notice that will include accrued penalty interest. If the account remains unpaid, Council may take legal action without further notice to recover the overdue amount. All fees and court costs incurred will be recoverable from the ratepayer.

If an amount payable by way of rates in respect to land has been in arrears for three years or more, Council may act to sell the property in accordance with Section 181 of the Act.

#### **Emergency Services and Volunteers Fund (ESVF)**

On Friday 13 December 2024, the Victorian Government announced the Fire Services Property Levy (FSPL) will be replaced with the new Emergency Services and Volunteers Fund (ESVF) from 1 July 2025.

Aimed to bolster protection for Victorians facing fires and other disasters, the key changes of the new ESVF include:

- expansion of funding to include other emergency services in addition to the existing Fire Rescue Victoria and Country Fire Authority (CFA)
- CFA and Victoria State Emergency Service (VICSES) volunteers will be exempt from ESVF on their principal place of residence (PPR)
- the vacant land category will be abolished, with vacant land being allocated to its corresponding land use sector.

From 1 July 2026, a new category will be created for residential PPR, and non-PPR residential properties will incur the non-residential fixed charge.

Like the FSPL, the ESVF will be calculated based on a fixed charge that varies by property type, and a variable charge based on property value. The ESVF will be collected by councils and appear on rates notices, replacing FSPL.

More information will be available on the Victorian State Revenue Office website (https://www.sro.vic.gov.au/fire-services-property-levy) following Royal Assent. This levy is not included in the rate cap and increases in the levy are at the discretion of the State Government.

Eligible pensioners are entitled to a rebate for their principal place of residence. If a pensioner currently receives a Municipal Rates Concession rebate, they automatically receive this concession.

#### 1.4 OTHER REVENUE ITEMS

#### 1.4.1 USER FEES AND CHARGES

User fees and charges are those that Council will charge for the delivery of services and use of community infrastructure.

Examples of user fees and charges include:

- Pool visitation fees
- Landfill waste management fees
- · Aged care service fees
- · Lease and facility hire fees.

The provision of infrastructure and services form a key part of Council's role in supporting the local community. In providing these, Council must consider a range of 'Best Value' principles including service cost and quality standards, value-for-money, and community expectations and values. Council must also balance the affordability and accessibility of infrastructure and services with its financial capacity and long-term financial sustainability.

Councils must also comply with the government's Competitive Neutrality Policy for significant business activities they provide, and adjust their service prices to neutralise any competitive advantages when competing with the private sector.

In providing services to the community, Council must determine the extent of cost recovery for particular services consistent with the level of both individual and collective benefit that the services provide, and in line with the community's expectations.

Services provided are based on one of the following pricing methods:

- a. Market price
- b. Full cost recovery price
- c. Accessible price
- d. Incentive price.

Market pricing – Council sets prices based on the benchmarked competitive prices of alternate suppliers. In general, market price represents full cost recovery plus an allowance for profit. Market prices will be used when other providers exist in the given market, and councils need to meet their obligations under the State Government's Competitive Neutrality Policy. The State Government is party to the inter-governmental Competition Principles Agreement, which is one of the three agreements that underpin National Competition Policy. Under the Competition Principles Agreement, each State and Territory are obliged to introduce and apply competitive neutrality policy and principles to Local Government and all government agencies.

If a market price were lower than a council's full cost price, then the market price would represent Council subsidising that service. If this situation exists, and there are other suppliers existing in the market at the same price, this may mean that Council is not the most efficient supplier in the marketplace. In this situation, the

Council will consider whether there is a community service obligation and whether Council should be providing this service at all.

**Full cost recovery pricing -** aims to recover all direct and indirect costs incurred by Council. This pricing is used where a service provided by Council benefits individual customers specifically, rather than the community as a whole. In principle, fees and charges should be set at a level that recovers the full cost of providing the services unless there is an overriding policy or imperative in favour of subsidisation.

**Accessible pricing -** Council subsidises a service by not passing the full cost of that service onto the customer. Subsidies may range from full subsidies (i.e., Council provides the service free of charge) to partial subsidies, where Council provides the service to the user with a discount. The subsidy can be funded from Council's rate revenue or other sources such as Commonwealth and State Government funding programs. Full Council subsidy pricing and partial subsidy pricing should always be based on knowledge of the full cost of providing a service.

**Incentive pricing -** Supports Council policy that seeks to regulate or restrict certain behaviour. This is particularly relevant in animal management or community safety and amenity. For example, to discourage residents from keeping large numbers of pets, a permit is required to keep a number of pets in excess of those allowed by local law.

As per the Victorian Auditor General's Office report "Fees and Charges – cost recovery by local government" recommendations, Council has developed a Pricing Policy to help guide the fair and equitable setting of prices. The Policy outlines the process for setting fee prices and includes such principles as:

- Consideration of both direct and indirect costs when setting prices.
- Consideration of accessibility, affordability and efficient delivery of services.
- Competitive neutrality with commercial providers.

Council develops a schedule of fees and charges as part of its annual budget each year. Proposed pricing changes will be included in this table and communicated to stakeholders before adoption of the budget, giving them the chance to review and provide valuable feedback before adoption of the fees.

#### 1.4.2 STATUTORY FEES AND FINES

Statutory fees and fines are those that Council collects under the direction of legislation or other government directives. The rates used for statutory fees and fines are generally advised by the State Government department responsible for the corresponding services or legislation and, generally, councils will have limited discretion in applying these fees.

Examples of statutory fees and fines include:

- Planning and subdivision fees
- Building and inspection fees
- Infringements and fines
- Land Information Certificate fees.

Victoria's Acts and Regulations use penalty and fee units to describe the amount of a fine or a fee.

#### **Penalty units**

To define the amount payable for fines for many offences, penalty units are used. For example, A person must not sell a tobacco product or e-cigarette product to a person under the age of 18 years. Penalty: In the case of a natural person,120 penalty units; In the case of a body corporate, 600 penalty units.

One penalty unit is currently \$197.59, from 1 July 2024 to 30 June 2025.

Indexation of the rate for penalty units occurs each financial year so that it is raised in line with inflation. The value of a penalty unit is set annually by the Department of Treasury and Finance, and is updated on 1 July each year.

#### Fee units

Fee units are used to calculate the cost of a certificate, registration or licence that is set out in an Act or Regulation. For example, the cost of a land information certificate is 1.82 fee units.

The value of one fee unit is currently \$16.33. The value of a fee unit is set annually by the Department of Treasury and Finance, and is updated on 1 July each year.

The cost of fees and penalties is calculated by multiplying the number of units by the current value of the fee or unit. The exact cost may be rounded up or down.

#### **1.4.3 GRANTS**

Grant revenue represents income received from other levels of government. Some grants are singular and attached to the delivery of specific projects, whilst others can be of a recurrent nature and may or may not be linked to the delivery of projects.

Council will pro-actively advocate to other levels of government for grant funding support to deliver important infrastructure and service outcomes for the community. Council may use its own funds to leverage higher grant funding and maximise external funding opportunities.

When preparing its Financial Plan, Council considers its proposed project pipeline, advocacy priorities, upcoming grant program opportunities, and co-funding options to determine what grants to apply for. Council will only apply for and accept external funding if it is consistent with the Community Vision and does not lead to the distortion of Council Plan priorities.

Detailed clearly in Council's budget document are grant assumptions. No project that is reliant on grant funding will proceed until a signed funding agreement is in place.

#### 1.4.4 CONTRIBUTIONS

Contributions represent funds received by Council, usually from non-government sources, and are usually linked to projects.

Contributions can be made to Council in the form of either cash payments or asset hand-overs.

Examples of contributions include:

- Monies collected from developers under planning and development agreements.
- Monies collected under Developer Contribution Plans (DCP's) and Infrastructure Contribution Plans (ICP's).
- Contributions from user groups towards upgrade of facilities.
- Assets handed over to Council from developers at the completion of a subdivision, such as roads, drainage, and streetlights.

Contributions should always be linked to a planning or funding agreement. Council will not undertake any work on a contribution-funded project until a signed agreement outlining the contribution details is in place.

Contributions linked to developments can be received well before any Council expenditure occurs. In this situation, the funds will be identified and held separately for the specific works identified in the agreements.

#### 1.4.5 INTEREST ON INVESTMENTS

Council receives interest on funds managed as part of its investment portfolio, where funds are held in advance of expenditure, or for special purposes. The investment portfolio is managed per Council's Cash Management Policy, which seeks to earn the best return on funds, whilst minimising risk.

### 1.4.6 BORROWINGS

Whilst not a source of income, borrowings can be an important cash management tool in appropriate circumstances. Loans can only be approved by Council resolution. The following financial sustainability principles must be adhered to with new borrowings:

- Borrowings must only be applied for where it can be proven that repayments can be met in the Financial Plan.
- Borrowings must not be used to fund ongoing operations or renewal capital works.
- Borrowings are appropriate for funding large capital works where the benefits are provided to future generations.
- Council will maintain its debt at levels which are sustainable, with:
  - o Indebtedness <40% of rate and charges revenue, and
  - Debt servicing cost <5% of total revenue (excluding capital revenue).</li>

#### 1.4.7 FUTURE CONSIDERATIONS

Council regularly considers the services it provides, as well as associated service levels, and this is particularly important given the continued reform that affects its revenue streams e.g., rate capping and the Rating System Review, or Federal Government reform in the aged care sector. Given the financial pressures and growing expectations that Council works within, we will continue to explore opportunities for development of new businesses or services that would provide the opportunity to generate additional own-source income.

#### **APPENDIX 1 - DEFINITIONS**

**Australian Valuation Property Classification Code (AVPCC)** – a classification system that assigns a code to land, based on its existing use. The AVPCC (in addition to Site Value, Capital Improved Value and Net Annual Value) forms part of every valuation in accordance with the Act.

**Capital Improved Value (CIV)** – the total market value of the land plus buildings and other improvements.

**Essential Services Commission** – an independent regulator that promotes the long-term interests of Victorian consumers with respect to the price, quality and reliability of essential service.

**Fair Go Rates System** – on advice from the essential services commissioner the Minister for Local Government sets the local council rate cap for the next financial year. The rate cap limits the maximum amount a council can increase general rates and municipal charges. The minister can set a cap that applies to all councils, a group of councils or a single council.

If the rate cap does not meet a council's needs, the council can submit a higher cap application for up to four years of higher caps at a time. The rate cap for the 2025/2026 financial year has been set at 3%. This means that the average rate cannot increase by more than 3%, however individual rate payers may experience higher or lower increases due to changes in the value of their properties relative to other properties in the shire.

**Net Annual Value (NAV)** – the current value of a property's net annual rent (by law, Net Annual Value must be at least 5% of the Capital Improved Value for commercial property and exactly 5% of Capital Improved Value for residential property).

**Payment in lieu of rates (PILOR)** – allows for councils and electricity generators to negotiate annual payments under section 94(6A) of the Electricity Industry Act 2000 (El Act).

**Rate in the dollar** – the total amount of money to be raised in general rates divided by the total value of all rateable properties in your area.

**Services** – assistance, support, advice and other actions undertaken by a council for the benefit of its local community.

**Site Value (SV)** – the market value of the land only.

**Statement of capital works** – a statement that shows all capital expenditure of a council in relation to non-current assets, as well as asset expenditure type e.g. new, renewal, upgrade or expansion.

**Strategic resource plan** – a plan of the financial and non-financial resources required by the council for the next four years to achieve its strategic objectives.

# Attachment 9.4.4.1

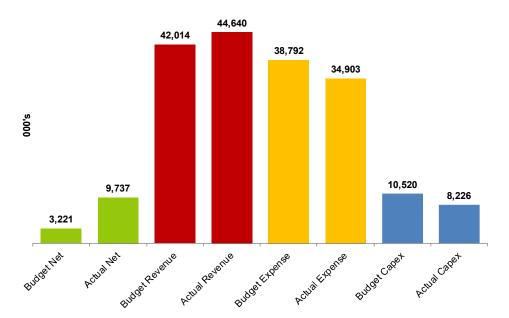


# Finance Report

For the period 1 July 2024 – 31 March 2025



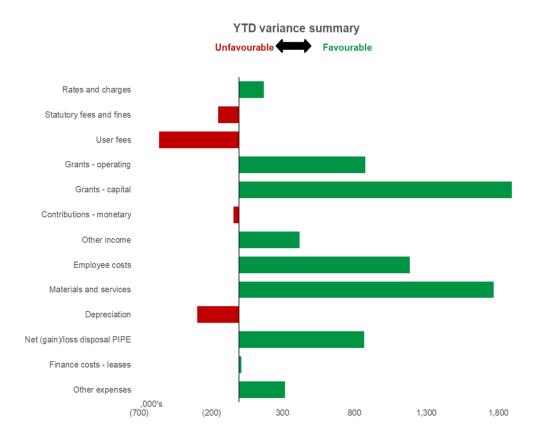
#### **Executive Summary**



- Overall a favourable year to date performance of \$9.74 million surplus, which is \$6.52 million greater than the year to date budget.
- Revenue is favourable at \$2.63 million (6%) variance greater than the year to date budget.
- Expenditure is favourable at \$3.89 million (10%) variance less than the year to date budget.
- Year to date, capital works program has achieved 78% of year to date budget. This
  does not include the \$3.41 million of commitments raised for capital projects. This
  variance is due to a variety of reasons that are outlined further at section e) of this
  report.
- Adopted carry forwards are included in these statements.
- The year to date operating result includes non-recurrent capital grants of \$2.28 million resulting in an adjusted underlying result of \$7.46 million surplus compared to YTD budget surplus of \$2.47 million.
- As per Section 363 of the 1989 Local Government Act (Amended), Council has not entered into any environmental upgrade agreements.
- Government grants An analysis of grants received compared to total revenue (excluding Roads to Recovery, Federal Assistance Grants and Aged Care) provides the following:

2022/2023 Actual	12.1%
2023/2024 Actual	24.0%
2024/2025 YTD Budget	3.1%
2024/2025 YTD Actual	9.1%
2024/2025 Adopted Budget	7.5%

Year to date favourable/unfavourable variances in the Income Statement by category.



#### a) Income Statement - Council

#### **Mount Alexander Shire Council**



Budget review for the period ended March 2025 **Income & Expenses** 

	Adopted	Current							
Actual 2023/2024 \$,000's	Budget 2024/2025 \$,000's	Budget 2024/2025 \$,000's		Budget YTD \$,000's	Actual YTD \$,000's	Variance V YTD \$,000's	Variance YTD %	Ref	FORECAST \$,000's
			Income						
27,569	28,500	28,500	Rates and charges	28,505	28,677	172 =	1%		28,61
1,094	1,358	1,358	Statutory fees and fines	887	743	(143) 🕽	-16%	1	1,21
1,819	2,545	2,545	User fees	1,859	1,305	(554)	-30%	2	1,73
5,290	9,492	9,492	Grants - operating	8,458	9,334	876 🧋	10%	3	10,24
5,704	4,435	4,435	Grants - capital	755	2,648	1,892 🧋	250%	4	5,62
782	305	305	Contributions - monetary	230	192	(38) 🕽	-16%		23
454	1,000		Contributions - non monetary	-	-	-=	0%		1,00
207	-	-	(Increase)/decrease on provision for landfill liability Share of net profits (or loss) of	-	-	- =	0%		
8	5		associates and joint ventures	-			0%		
2,202	1,741		Other income	1,319	1,740	421 🤘	232%	5	2,16
45,129	49,382	49,382	Total Income	42,014	44,640	2,627 🖋	<b>/</b> 6%		50,82
			Expenses						
19,634	21,526	22,002	Employee costs	16,310	15,128	1,182 🦦	7%	6	20,84
15,548	14,083	16,094	Materials and services	12,123	10,357	1,765	<i>p</i> 15%	7	15,69
9,816	9,695	9,695	Depreciation	7,338	7,626	(288) =	-4%		10,16
174	174	174	Amortisation - intangible assets	130	129	2 =	1%		17
118	118	118	Amortisation - right of use assets	88	71	17 🖋	20%		11
16	20	20	Bad and doubtful debts	9	6	3 🖬	<b>2</b> 38%		2
			Net (gain) or loss on disposal of property, infrastructure, plant and	4.000	450	·			
628	1,160	,	equipment	1,023	153			8	2,36
65	60	60	Borrowing costs	34	32				6
28	22		Finance costs - leases	17	0	*			2
1,685	2,293	2,299	Other expenses	1,720	1,400	320 🤘	<b>/</b> 19%	9	2,29
47,712	49,151	51,532	Total Expenses	38,792	34,903	3,889 🖋	10%		51,75

#### Reference notes (greater than \$100,000 and 5%):

- 1. Statutory fees and fines are \$143,309 (16%) less than budget due to:
  - a. Lower than expected number of asset protection permits issued (\$72,086).
  - b. Lower than estimated parking fines issued (\$63,314).
  - c. Lower than expected number of building permits issued (\$38,088).
  - d. Lower than expected number of septic tank permits issued (\$28,066). Partially offset by:
  - e. Greater than expected number of animal registrations received (\$26,236).
  - f. Greater than expected number of food premises registrations issued (\$16,327).

- 2. User fees are \$553,732 (30%) less than budget due to:
  - a. Home Care Package (HCP) provider, this new initiative was originally budgeted to commence at the start of the financial year. Commencement delays have been experienced and HCP's are now scheduled to commence April 2025. As a result, there is a year to date unfavourable income variance of \$565,259 in user fees. HCP is unlikely to be fully operational before the end of the financial year. In addition, there is a corresponding under expenditure of \$478,477.
- 3. Operating grants are \$876,177 (10%) greater than year to date budget due to:

Unbudgeted grants recognised for:	\$
Council flood support fund – January/February 2024 storms	596,684
Small Towns Flood Study Amendment C103malx	153,000
Council flood support fund – October 2022 floods	141,549
Connecting communities and builders program	40,000
Children's audit of Mount Alexander Shire	40,000
TAC community road safety grant program	23,750
Australia Day civic event	12,000
VicHealth - Vaping prevention	12,000
Recycling right household education and behaviour change	11,780
Local government workforce planning	10,000
Healthy equal youth (HEY) program	10,000
HLC - Phase 2 Projects	10,000
Total unbudgeted grants recognised	1,060,763

Increased grant funding received for:	\$
Commonwealth Home Support Program (CHSP)	102,148
Total increased grant funding received	102,148

2024/25 budgeted funding not yet received for:	\$
Home and community care (HACC)	(52,956)
Engage! (January to June)	(30,000)
FReeZA	(17,750)
Total offset by budgeted funding not yet received	(100,706)

2024/25 budgeted funding overestimated for:	\$
Federal assistance grants (FAG)	(207,000)
Total offset by budgeted funding overestimated	(207,000)

 Council recently announced a \$12.19M funding agreement for the Frederick Street and Mechanics Lane town centre redevelopment. This funding will be recognised progressively during the life of the project as capital works are completed

Capital grants are \$1,892,269 (250%) greater than year to date budget due to:

Unbudgeted grants received and earnt for:	\$
Local Roads Community Infrastructure Fund (LRCI) round 3	804,919
Campbells Creek off road trail	483,232
TIMB 2.0 data modelling tool	259,076
Local Roads Community Infrastructure Fund (LRCI) round 2	121,927
Castlemaine and Campbells Creek flood levee banks - phase 3	115,234
Local Roads Community Infrastructure Fund (LRCI) round 4	94,916
Emergency resilience trailers	81,147
Newstead levee	61,117
Local Roads Community Infrastructure Fund (LRCI) round 1	58,023

Building blocks improvement-south Castlemaine kinder renovation & extension	50,667
Community information monitors	42,594
Advance designs - sport and recreation	30,250
Bill Woodfull Recreation Reserve sports lighting upgrade (SRV)	20,000
Castlemaine transfer station sorting space	15,545
TAC - Berkeley Street footpath construction	15,000
Total unbudgeted grants received and earnt	2,253,647

Grant income earnt earlier than budgeted	\$
Local roads resealing program (Roads to Recovery)	369,450
Total grants earnt earlier than budgeted	369,450

Grant income earnt later than budgeted; previously set aside as a liability upon receipt	\$
Annual playground replacement program	(21,195)
Total offset by grants earnt later than budgeted	(21,195)

24/25 budgeted grant funding not yet received for:	\$
Diamond Gully roads and intersection	(624,244)
Advance designs - sport and recreation	(56,250)
Drainage hotspot review	(25,000)
Total offset by budgeted grant funding not yet received	(705,464)

- 5. Other income is \$420,587 (32%) greater than budget due to:
  - a. Investment interest earned is \$406,819 greater than budget.
  - b. Unbudgeted reimbursement for container deposit scheme \$49,559.
  - c. Fuel tax credits received are \$22,349 greater than budget.
  - d. Unbudgeted CFA reimbursements for on call staff, graders and water trucks during fire season \$20,880.
  - e. Unbudgeted Department of Transport annual reimbursement LED streetlights \$19,800. These funds have been transferred to the Energy/water saving reserve.
  - f. Interest income earned on late payment of rates \$48,899 greater than YTD budget. YTD budget is \$150,000.
  - g. Partially offset by Home Care Package (HCP) provider program, refer to section a) note 2. a. \$171,788 less than budget.
- 6. Employee costs are \$1,181,973 (7%) less than year to date budget. This variance is generally due to staff vacancies, many in new budgeted positions, yet to be recruited or only recently filled across the organisation. Noting that the Enterprise Bargaining Agreement (EBA) back pays have not been accrued either (\$360k approx.).
- 7. Materials and services are \$1,765,434 (15%) less than budget. Further explanation is provided below.

**Special projects** are \$839,744 less than budget. This underspend predominantly relates to the Community Recovery Hubs project (\$309,935). The carry forward budget for the Community resilience recovery officer program was duplicated by an amount of \$160,013, and will continue to show as a variance within the current budget.

**Operating projects** are \$986,534 less than budget. This underspend predominantly relates to Waste collection costs (\$554,083) and the Home Care Package (HCP) provider program expected to commence in quarter four of the year (\$183,209).

- 8. Net (gain) or loss on disposal of property, infrastructure, plant and equipment is less than the year to date budget. This net loss is made up of sales proceeds less written down value of disposals. That is, we have recognised \$155,184 in sales proceeds received and \$308,591 in disposals, which equals a net loss of \$153,407 (year to date actual).
- 9. Other expenses are \$319,954 (19%) less than budget due to:
  - a. Mount Alexander Affordable Housing Trust (MAAHT) (\$250,000) pending establishment of the trust.
  - b. Community grants \$29,745, specifically still some delays with community asset committees submitting annual returns for recreation reserves (\$11,750). Also, undersubscription of community events grants by \$10,388.
  - c. Fee waivers \$25,002, specifically free green waste disposal period yet to be recognised (\$21,200 budgeted).
  - d. Councillor allowances \$20,855 less than budget due to timing.

#### b) Procurement

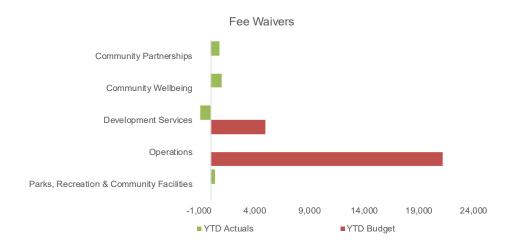
There have been no contracts awarded under CEO financial delegation (greater than \$200,000 and less than \$1 million) during the period 1 January 2025 to 31 March 2025.

#### c) Fee waivers

Year to date, \$1,198 of fees and charges (valued greater than \$100), have been waived in the regular course of business. These fees comprise the following and are represented in the graph below:

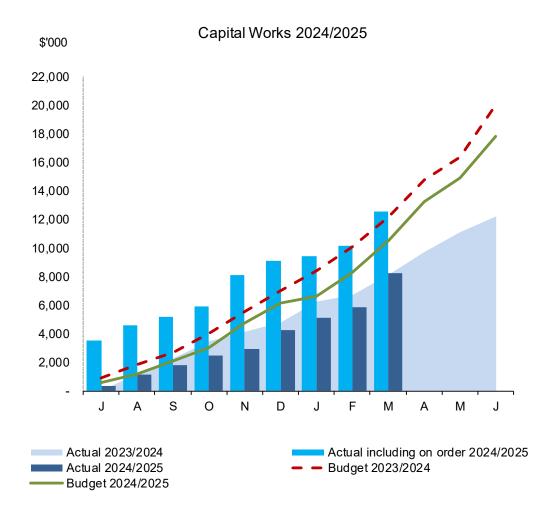
- i. Various home care services (one) \$1,000.
- ii. Planning applications (one) negative \$1,000. This was recorded as a fee waiver in 2023/24 but then the customer declined the fee waiver provided in 2024/25 and paid the application fees in full.
- iii. Fire prevention (two) \$815.
- iv. Venue hire recreation reserve (one) \$383.

During November 2024 Council offered two free green waste disposal periods to assist residents to prepare for the upcoming fire season. Data was not available to record the fees waived at this time.



#### d) Capital works to reporting date

Year to date capital expenditure compared to the current budget and prior year actuals.



#### e) Capital works by asset class

Capital expenditure and orders by asset class compared to budget.

### **Mount Alexander Shire Council**



#### Statement of capital works expenditure

For March 2025

Asset Class	Current Annual Budget	YTD Budget	YTD Actuals	YTD Variance	YTD Variance	Ref	Commitments	Forecast
	\$,000's	\$,000's	\$,000's	\$,000's	%		\$,000's	\$,000's
Bridges	1,635	1,162	1,142	20	2%		64	1,230
Buildings	2,079	1,823	1,594	229	13%	1	403	2,079
Drainage	5,535	1,680	372	1,307	78%	2	657	5,482
Footpaths and cycleways	934	862	1,468	(605)	-70%	3	279	1,917
Land improvements	50	50	12	38	76%		12	50
Recreation*	1,355	530	212	318	60%	4	210	1,355
Plant and equipment	1,642	1,442	1,194	247	17%	5	221	1,642
Roads	4,029	2,449	1,640	809	33%	6	1,496	3,607
Computers and technology	564	522	468	53	10%		71	564
Waste management	-	-	123	(123)	0%	7	-	-
TOTAL	17,824	10,520	8,226	2,295	22%		3,413	17,927

<sup>\*</sup>Recreation includes \$806,250 current budget for Campbells Creek pavilion upgrade and extension, with other projects comprising of: recreation reserve lighting projects, playground replacement program, unisex toilets, public art, fencing and a feasibility study.

#### Reference notes (greater than \$100,000 and 5%):

Actual capital works expenditure to 31 March 2025 was \$8.23 million, which is \$2.30 million (22%) less than year to date budget.

Summarised below are the status of projects that have significant expenditure variances to budget.

#### 1. Buildings \$229,106 (13%) less than YTD budget

- a. Barfold Hall \$172,339 timing variance awaiting the issuing of the building permit. Construction is expected to commence in quarter 4.
- b. Property renewal of community buildings have been broken down into several parts. Castlemaine depot works have been completed. RSL building heating upgrade works have commenced with expected completion mid-April 2025. Muckleford Community Centre window renewals and kitchen works completed (\$71,326 variance).
- c. Oak timber flooring installed, final inspection completed and awaiting building certificate on the Chewton church restoration project. Exterior render set to be restored in May 2025 with anticipated completion in June 2025. Exterior concrete apron installed. (\$45,695 variance).

- d. An assessment framework has been developed for Newstead outdoor fitness equipment, and a needs analysis has been undertaken (\$39,998 variance).
- e. Newstead pool pump installation along with the shade sail installation at Harcourt and Newstead pools is completed. Urgent backwash tank repairs and compliance works for soiled water at Newstead pool is completed. Harcourt pool painting and Maldon pool filter vessel replacement works have been completed. (\$39,909 variance).

These variances are partially offset by:

- f. Completion of the Bill Woodfull Recreation Reserve all gender facilities grant funded project. Grant acquittal will now be undertaken to request the final unbudgeted grant instalment of \$50,000. (\$119,691 variance over budget).
- g. Request for quote is being prepared to undertake the unbudgeted grant funded Building blocks improvement works at South Castlemaine Kindergarten with construction expected during summer school holidays. (\$50,667 unbudgeted variance due to grant application approved after adoption of the 2024/25 budget).

#### 2. Drainage \$1,307,447 (78%) less than YTD budget

- a. Sheeting piling trial was undertaken in February 2025 on the Castlemaine and Campbells Creek levee banks project. Final designs for Castlemaine cabin & van park and the Campbells Creek township levees were received. Elizabeth Street levee and Main Road Campbells Creek levee requires a redesign. Planning permit for the construction of the levees is underway and expected in May 2025. National School Lane levee planning permit has received objections from neighbouring residences which will delay construction by up to six weeks. (\$1,100,896 variance).
- b. Construction completed in March 2025 on the Newstead levee flood gate renewal project, with final invoices expected (\$107,245 variance).
- c. Works are yet to commence on drainage hotspots review project (\$55,585 variance).
- d. Campbell Street drainage upgrade works are now completed with final invoices expected (\$41,197 variance).

#### 3. Footpaths and cycleways \$605,202 (70%) greater than YTD budget

a. Works have now been completed on the Campbells Creek off road trail. Minor installation of signs & bollards remaining. Grant acquittal will now be undertaken to request the final grant instalments, including recent unbudgeted allocation of LRCI round 3 funding portion. (\$665,983 variance over budget).

This variance is partially offset by:

b. Budget allocation for the annual footpath design works will be redirected to the Berkeley Street footpath construction project. Contract has been awarded with expected commencement shortly (\$66,170 timing variance).

#### 4. Recreation \$317,558 (60%) less than YTD budget

- a. Electric accessible BBQ has been installed along with tree protection zones established in annual priority playground renewals program at Fryerstown. Temporary fencing to be erected and landscaping works for preparation of playground equipment installation to commence start April 2025 with playground installation expected end April 2025 (\$138,766 variance).
- b. Procurement process has identified three finalist artists who will be considered for the final design. Budget is on track for public art commission two year project. (\$125,292 variance).
- c. Targeted consultation meetings with stakeholders were held in February 2025 to discuss potential site for soccer facility. Findings and recommendation to be presented to Councillors in May 2025. (\$50,375 variance).

#### 5. Plant and equipment \$247,224 (17%) less than YTD budget

- a. An order has been raised for one bus, while a second bus was ordered in 2023/24 and is still awaiting delivery. It is unlikely that either of these two buses will be delivered during 2024/25 due to lengthy lead times and modifications required. One utility delivery is expected May 2025 while another was delivered in March 2025. Eight vehicles have been disposed of via auction year to date. (\$225,737 variance).
- b. Grader and a Flocon seal truck were delivered in December 2024. Some plant disposals have recently occurred, with further deposals expected in April 2025. Quotes are being sought for a replacement mower. (\$150,430 variance).

These variances are partially offset by:

- c. Grant funded emergency resilience trailers that were delivered in July 2024. The grant funds were set aside in 2023/24 until spent with no budget recognised in 2024/25. (\$81,147 unbudgeted variance).
- d. Purchase of two solar powered message sign boards is now complete. The grant funds were set aside in 2023/24 until spent with no budget recognised in 2024/25. (\$47,795 unbudgeted variance).

#### 6. Roads \$745,276 (30%) less than YTD budget

- a. Works are expected to commence on gravel resheeting program in April 2025 (\$256,397 variance).
- b. Works have halted on upgrading Diamond Gully Road between Langslow and Gurri Drive, pending environmental assessment outcomes. (\$203,422 variance).
- c. Local road resealing program has been progressing with line marking still outstanding. (\$158,610 variance).
- d. Provision of stabilised road patching and asphalt patching has been completed. (\$86,399 variance).

### 7. Waste management \$122,642, no budget

a. Redevelopment of the retaining wall at the Castlemaine transfer station has been completed. (\$111,724 funded from the Waste reserve).

### Planned works (\$3.41 million) on order includes:

Project	\$
Local roads resealing program	894,746
Castlemaine and Campbells Creek flood levee banks	452,117
LRCI4 Baringhup Road reconstruction	300,937
Campbells Creek off road trail	261,681
Annual motor vehicle purchases	216,232
Diamond Gully roads and intersection	146,712
Annual playground replacement program	129,150
Annual gravel road resheeting	113,841
Building upgrades for accessibility	108,971

#### f) Balance Sheet

The Balance Sheet shows Council assets, liabilities and equity, including reserves, as at reporting date.

### **Mount Alexander Shire Council**

Balance Sheet As at March 2025



Actual		Actual	Actual	Wastana	Mantan
June 2024		March 2025	March 2024	Variance to prior year	Variance to prior year
\$'000	Ref	\$'000	\$'000	\$'000	%
ASSETS					
Current assets					
6,032 Cash and cash equivalents	1	4,882	1,908	2,974	61%
4,213 Trade and other receivables	2	10,884	10,079	805	7%
16,750 Other financial assets	1	21,405	23,255	(1,850)	-9%
55 Inventories		69	118	(48)	-70%
246 Prepayments		-	21	(21)	0%
2,445 Other assets	3	542	2,636	(2,095)	-387%
29,741 Total current assets		37,782	38,017	(235)	-1%
Non current assets					
Investments in associates, joint arrangements and					
667 subsidiaries		667	660	7	1%
445,641 Property, infrastructure, plant and equipment	4	445,966	416,961	29,005	7%
402 Right-of-use assets		331	431	(100)	-30%
578 Intangible assets		449	621	(172)	-38%
447,288 Total non current assets		447,412	418,673	28,740	6%
477,029 Total assets	,	485,194	456,690	28,505	6%
LIABILITIES					
Current liabilities					
2,902 Trade and other payables		1,846	2,288	(442)	-24%
1,347 Trust funds and deposits		2,885	2,412	473	16%
3,701 Unearned income	5	2,169	3,524	(1,355)	-62%
3,462 Provisions		3,138	3,322	(184)	-6%
131 Interest-bearing liabilities		34	32	2	5%
113 Lease liabilities		12	4	8	65%
11,656 Total current liabilities	•	10,085	11,583	(1,498)	-15%
Non current liabilities					
1,874 Provisions		1,874	1,930	(56)	-3%
1,476 Interest-bearing liabilities		1,476	1,607	(131)	-9%
303 Lease liabilities		303	418	(115)	-38%
3,653 Total non current liabilities		3,653	3,955	(302)	-8%
15,309 Total liabilities	•	13,738	15,538	(1,800)	-13%
464 720 NET ASSETS	•	471 457	441 152	20.205	60/-
461,720 NET ASSETS	,	471,457	441,152	30,305	6%
EQUITY					
119,119 Accumulated surplus		116,537	112,036	4,500	4%
-2,583 Current year net earnings (incl reserve transfers)		15,897	17,379	(1,481)	-9%
326,278 Revaluation reserves	4	326,278	299,758	26,519	8%
18,906 Other reserves	6	12,745	11,978	766	6%
461,720 Total equity		471,457	441,152	30,305	6%

#### Reference notes (greater than \$500,000 and 5%):

- 1. Cash holding balances and investments are overall improved with the early receipt of the 2024/25 Federal Assistance Grant and some delayed capital spend.
- 2. Trade and other receivables are greater due to the striking of the 2024/25 rates.

- 3. The decreased balance of other assets reflects the receipt of income reimbursed from the October 2022 flood event.
- 4. The increase in property, infrastructure, plant and equipment due to asset revaluations recognised, across several asset classes, at 30 June 2024.
- 5. Under the Australian Accounting Standards (AASB15 and AASB1058), unearned income consists of contractual grant funding received in advance where specific performance obligations, such as building of assets and infrastructure, are yet to occur. These funds are required to be held as a liability until these obligations are met, when they will then be recognised as income.
- 6. Increase in reserve balances reflects an increased receipt of developer contributions compared to the same period in 2023/24, which have been transferred to the relevant reserves. Together with greater waste charges earned on the striking of the 2024/25 rates, which were transferred to the Waste reserve.

#### g) Trade and other receivables

The table below details amounts paid and outstanding from each of this financial year's rate instalments. Instalment four is not yet due, but ratepayers can choose to pay these in full before the due dates.



#### Outstanding rates compared to prior years.



#### h) Cash (including restricted and unrestricted cash)

Cash reserves are made up of cash and cash equivalents of \$4.88 million plus other financial assets, such as term deposits, of \$21.41 million.

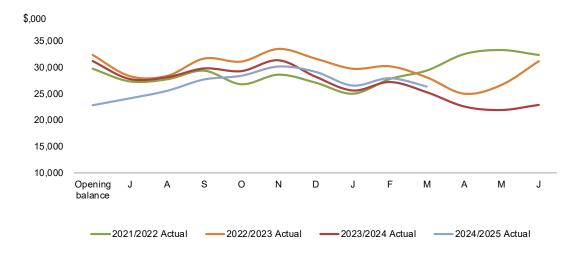
Most of this cash has already been allocated for a future use or obligation such as:

- a. Trust funds and deposits (where the money has to be returned) \$2.89 million.
- b. Unearned income (where we have received the grant funds but have yet to spend the money by performing the specific obligations tied to the funding agreement) \$2.17 million.
- c. Employee provisions \$3.57 million.
- d. Other reserves that are held for statutory or non-statutory purposes \$12.75 million.

After considering the above allocations, our available cash is positive, noting that the trust funds, unearned income, provisions and reserves do not all have to be settled immediately.

Unrestricted cash Cash and cash equivalents Other financial assets Total cash holdings	\$,000 4,882 21,405 26,287
Less cash allocations:	
Trust funds and deposits	(2,885)
Unearned income	(2,169)
Employee provisions	(3,566)
Statutory reserves	(2,208)
Non-statutory reserves	(10,537)
Total cash allocations	(21,365)
Unrestricted cash	4,922

Cash levels for the year to date in comparison to the last three financial years.



#### i) Reserve transfers

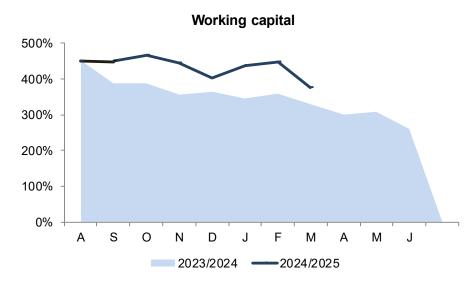
Transfers to and from reserves are made both during the year and at year-end, when specific criteria, as set out in the *Financial Reserves Policy 2024*, are met. Below is a summary of reserve transfers made year to date.

Reserves	Opening Balance	Transfer To	Transfer From	Closing Type of Balance reserve
	\$'000	\$'000	\$'000	\$'000
Waste management	4,813	2,419	(220)	7,011 Non-statutory
Open space	744	161		905 Statutory
Energy/water saving	308			308 Non-statutory
Uncompleted works	8,544		(8,544)	- Non-statutory
Diamond Gully DCP	734	29		763 Statutory
Campbells Creek South DCP	83			83 Statutory
McKenzie Hill (North) DCP	374			374 Statutory
Developer tree planting	124	2	(8)	119 Non-statutory
General developer contribution	83			83 Statutory
Swimming pool	3,061			3,061 Non-statutory
Unspent grants	-			- Non-statutory
Gravel rehabilitation	39			39 Non-statutory
_	18,906	2,611	(8,773)	12,745

#### j) Key financial ratios

#### Liquidity (working capital) (375%)

(current assets / current liabilities)



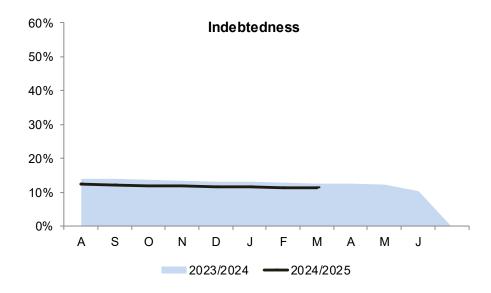
The liquidity ratio measures the ability to pay existing liabilities in the next 12 months. A ratio higher than 100% means there is more cash and liquid assets than short-term liabilities. A ratio of greater than 100% is low risk.

The ratio is usually high early in the financial year when the rates and charges are struck (which increases current assets by showing a higher debtors balance of amounts owing to Council). It is reduced during the year as Council receives the money and pays it out to cover operational and capital expenditure.

2024/2025 budgeted a liquidity ratio of 238% at 30 June 2025.

#### Indebtedness (11%)

(Non-current liabilities / own source revenue)

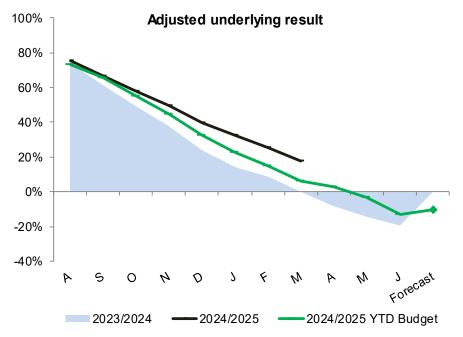


This ratio assesses the ability of Council to pay the principal and interest on borrowings, as and when they fall due, from the funds it generates (predominately rates and charges). The higher the percentage, the less ability Council has to

cover non-current liabilities generated from own source revenues. Own-source revenue is used (rather than total revenue) because it does not include capital grants, which are usually tied to specific projects. A ratio of less than 40% is low risk.

#### Adjusted underlying result (18%)

(Adjusted underlying surplus (deficit) / adjusted underlying revenue)

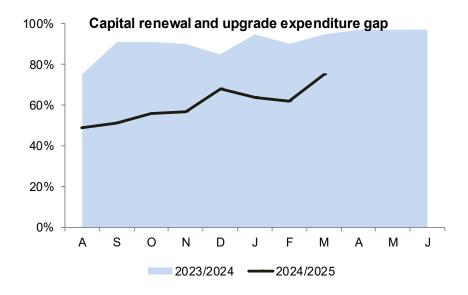


This ratio indicates the extent to which Council's operations are sustainable in the longer-term. Ideally, this ratio will always be positive. Large and/or persistent underlying operating deficits indicate Council may not be retaining sufficient funds to maintain infrastructure. A ratio of more than 5% surplus is low risk. This ratio is adjusted because it does not include capital grants, which are usually tied to specific capital projects.

2024/2025 budgeted for the adjusted underlying result a deficit of 8%.

### Capital renewal and upgrade expenditure gap (75%)

(capital renewal and upgrade expenditure / depreciation)

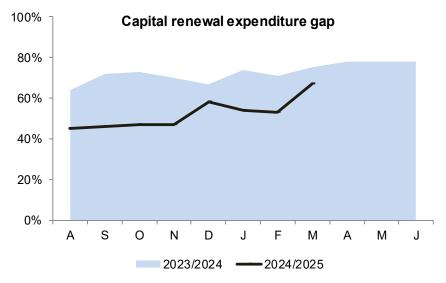


This ratio compares the rate of spending on renewing, restoring, upgrading and replacing existing assets (excludes new and expansion costs) against the depreciation expense (which reflects the deterioration of existing assets). Ratios higher than 100% indicate that spending on existing assets is faster than the depreciation rate. A ratio of greater than 100% is low risk.

2024/2025 budgeted a renewal gap of 82%.

### Capital renewal expenditure gap (67%)

(capital renewal expenditure / depreciation)



This ratio compares the rate of spending on renewing, restoring and replacing existing assets (excludes new, upgrade and expansion costs) against the depreciation expense (which reflects the deterioration of existing assets). Ratios higher than 100% indicate that spending on existing assets is faster than the depreciation rate.

#### k) Other financial assets

Investments are made in accordance with Council's *Cash Management Policy* 2023. 22 investments are held across a number of financial institutions to spread both the portfolio and counterparty credit risk.

Standard & Poors (long-term rating scale) rated banks:

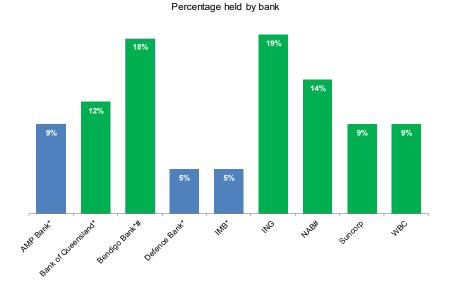
Green - A or above

Blue - BBB.

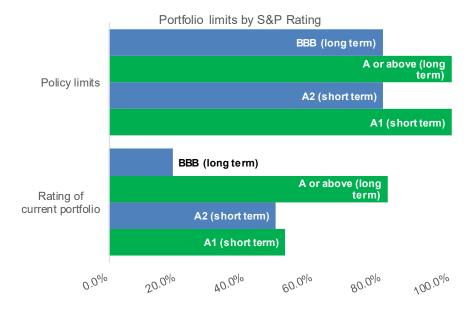
Note: Suncorp Bank is now owned by ANZ, which supports the fossil fuel industries.

# banks that have branches within Mount Alexander Shire

\* indicates banks divested from supporting the fossil fuel industry. This data is confirmed from Market Forces website: <a href="http://www.marketforces.org.au/banks/compare">http://www.marketforces.org.au/banks/compare</a>.

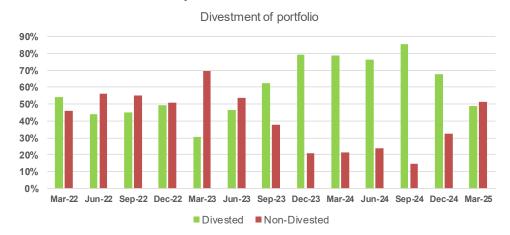


Under the adopted *Cash Management Policy 2024*, all investments are made relative to the current Standard and Poor's (S & P) credit ratings set. If ratings are downgraded, to continue to comply with the Policy, deposits may need to be withdrawn prior to maturity.

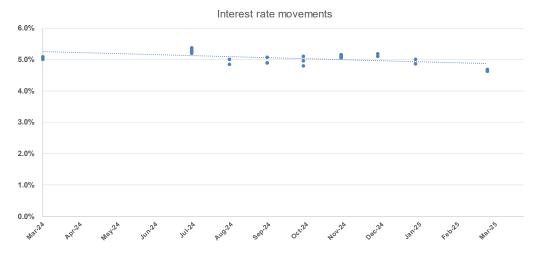


As at 31 March 2025 Council had \$10.41 million (48.61%) invested in financial institutions that support divestment from the fossil fuel industry. This data is confirmed from Market Forces website: <a href="http://www.marketforces.org.au/banks/compare">http://www.marketforces.org.au/banks/compare</a>.

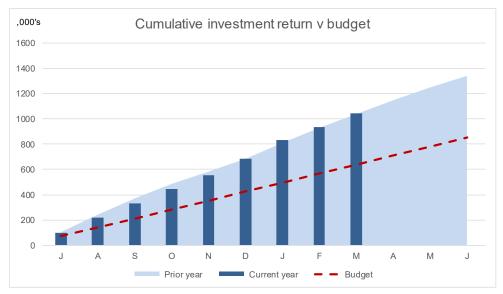
Representation of investments held in institutions that do not support the fossil fuel industries over the last three years are shown below.



Interest rate movements for term deposits lodged over the last 12 months since 1 March 2024 are detailed below.



Year to date interest earned on investments compared to budget and prior year.



### **Mount Alexander Shire Council**



Cash flow statement for the period ended March 2025 **Income & Expenses** 

Actual	Adopted Budget		Budget	Actual	Variance	Variance	Ref
	2024/2025		YTD	YTD	YTD	YTD	Kei
\$,000's	\$,000's		\$,000's	\$,000's	\$,000's	%	
,,,,,,	.,,	Cash flows from operating activities	,,	,,,,,,	.,,,,,	,,	
27,388	27.996	Rates and charges	22,765	22,291	(474) 📥	-2%	
1.094		Statutory fees and fines	887	738	(149) 💥		
1.819		User fees	1.859	1,305	(554)		
9,621	13,681	Grants - operating and capital	9,214	11,829			_
782	310	Contributions - monetary	230	192			
1,290	1,286	Interest received	638	1,044			
250	0	Trust funds and deposits (net)	1,538	1,538	0 🕳	0%	
2,921	2,534	Other receipts	682	835	153 🎻	22%	
(19,455)	(21,427)	Employee costs	(16,310)	(14,078)	2,232 🎻	14%	3
(19,175)	(15,233)	Materials and services	(11,067)	(12,554)	(1,487) 💥	-13%	4
(1,923)	(2,723)	Other payments	(1,720)	(1,400)	320 🧳	19%	
4,612	10,641	Net cash provided by/(used in) operating activities	8,714	11,739	3,025 🎺	35%	
		Cash flows from investing activities					
285	347	Sale of fixed assets	354	155	(198) 💥	-56%	
(12,938)		Payments for capital works	(10,520)	(8,259)	(2,261) 🛷	21%	5
22,750	807	Proceeds from sale of investments	16,750	16,750		0%	
(16,750)		Payments for investments	(21,405)	(21,405)		0%	_
(6,653)	(10,825)	Net cash provided by/(used in) investing activities	(14,822)	(12,759)	2,063 🥪	14%	_
		Cash flows from financing activities					
(84)		Finance costs of borrowings and leases	(51)	(33)	(18) 🎺	36%	
(240)	· ,	Repayment of borrowings and leases	(98)	(97)	() —	0%	_
(324)	(270)	Net cash inflow/(outflow) from financing activities	(148)	(130)	18 🎺	12%	_
(2,365)	(AEA)	Net increase (decrease) in cash	(6,256)	(1,150)	5,106 🥪	000/	
8,397		Cash at beginning of the financial period	3,808	6,032	•	82%	
6,032		Cash at 31 March 2025	(2,448)	4,882		58%	-
0,032	3,334	Cash at 31 widi Cil 2023	(2,440)	4,002	7,330 🧳	299%	

### Reference notes (greater than \$500,000 and 5%):

- 1. User fees are less than budgeted with delays in commencing as a Home Care Package (HCP) provider. Refer to section a) for further details.
- 2. Grants are greater than budgeted with the reimbursement of several flood/storm events from the past few years.
- 3. Employee costs are less than expected with staff vacancies, many in new budgeted positions, yet to be recruited or only recently filled across the organisation, along with the pending EBA backpay.
- 4. Materials and services are greater than expected with payment of many of the June 2024 invoices occurring in July 2024 and later.
- 5. Capital works are progressing. Refer to section e) for further details.

#### m) Glossary

**Adopted budget** – the budget as adopted by Council prior to 30 June in accordance with the Local Government Act.

**Asset** – something that is owned and will benefit the community.

**Asset expansion expenditure** – expenditure that extends the capacity of an existing asset to provide benefits to new users at the same standard as is provided to existing beneficiaries.

**Asset renewal expenditure** – expenditure on an existing asset, or on replacing the existing asset, that returns the service capability of the asset to its original capability.

**Asset upgrade expenditure** – expenditure that enhances an existing asset to provide a higher level of service, or increases the life of the asset beyond its original life.

**Bad debt** - debt that will not be collected, usually due to the debtor going into bankruptcy or when the cost of pursuing the debt is more than the debt owed.

**Borrowing cost** – interest and other costs that an entity incurs in connection with borrowing money.

**Capital works expenditure** – expenditure on non-current assets and includes new assets, asset renewal, asset expansion and asset upgrade.

**Cash** – is the amount of cash and cash equivalents held. It is classified on the balance sheet as a current asset, meaning it is likely to be used within the next 12 months, and is usually held in at call bank accounts or term deposits.

**Current asset** – an asset is current when it will be realised, sold or consumed within 12 months after the end of the reporting period.

**Current budget** – adopted budget plus or minus decisions of Council (e.g. carry forward projects, post budget funding outcomes etc.) and other authorised adjustments such as employee change request (ECR's).

**Current liability** - a liability is current when it will be settled within 12 months after the end of the reporting period.

**Depreciation** – the systematic allocation of the depreciable amount of an asset over its useful life.

**Doubtful debt** – a debt that might become a bad debt at some point in the future.

**Earned value** – the value of work actually completed to date. It is calculated using the actual percentage of work completed to date multiplied by the project budget. The basic principle of earned value management (EVM) is that the value of the works completed is equivalent to the funding of that work.

**Expense** – is an outflow of cash or an increase in a liability, such as a creditor.

**Equity** – the residual interest in the assets of the entity after deducting all of its liabilities.

Financial asset – an asset such as cash or a debt that can be collected.

**Financial performance indicators** – a prescribed set of indicators and measures that assess the effectiveness of financial management in a council covering operating position, liquidity, obligations, stability and efficiency.

**Financial resources** – income, expenditure, assets, liabilities, equity, cash and capital works required to deliver the services and initiatives in the budget.

**Forecast** – management estimate of final end of year outcomes (e.g. unforeseen events, minor adjustments, unknown revenues and expenses identified after the budget is adopted).

**Income** – in an inflow of cash or an increase in an asset, such as a debtor.

**Initiatives** – actions that are one-off in nature and/or lead to improvements in service.

**Interest bearing loans and borrowings** – financial liabilities other than current trade payables on normal credit terms e.g. a loan from a bank.

**Liability** – something that is owed and is required to be paid by the entity.

Net assets - total assets less total liabilities.

**New asset expenditure** – expenditure that creates a new asset that provides a service that does not currently exist.

**Non-financial resources** – the resources other than financial resources required to deliver the services and initiatives in the budget e.g. people.

**Non-monetary contribution** – non-current asset such as land, roads, footpaths or drains, which are transferred to a council for no monetary consideration by a developer at the conclusion of a property development.

**Provision** – a liability of uncertain timing or amount.

Revenue - income.

**Services** – assistance, support, advice and other actions undertaken by a council for the benefit of its local community.

**Statement of capital works** – a statement that shows all capital expenditure of a council in relation to non-current assets, as well as asset expenditure type e.g. new, renewal, upgrade or expansion.



# Quarterly Annual Plan Report 2024/2025 - Q3

The Annual Plan outlines the actions for 2024/2025 that will implement priorities from the Council Plan 2021-2025. It was adopted by Council on 16 July 2024.

This report provides a quarterly update on the progress of each action.

The actions have been presented under each of the pillars:

#### >> OUR PRINCIPLES

We are engaging genuinely with our community; we are always improving; we are delivering together

#### >> OUR COMMUNITY

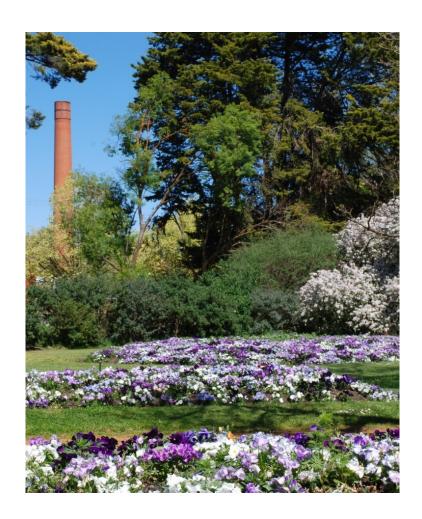
A healthy, connected, and inclusive community

#### >> OUR ENVIRONMENT

A flourishing environment for nature and people

#### >> OUR ECONOMY

A resilient and growing local economy



### **OUR PRINCIPLES**

We are engaging genuinely with our community

### We are always improving

Council is responsive to the needs of the communities it serves

Year	Project Name	Description	Budget	Funding source	Target Completion Date	Status	Progress	Date Completed	Comments
AP24-1	Service Review	Develop a process to review organisational service capability	\$49,500	Council	30/06/2025	Commenced	70%		Proposed Service Review Model developed, for Executive feedback and endorsement.

### We are working across Council, government, local partners, and across community to meet the varied needs of our region

Year	Project Name	Description	Budget	Funding source	Target Completion Date	Status	Progress	Date Completed	Comments
AP25-1	Customer First Strategy	Adopt a strategy relating to Council's Customer Experience efforts.	\$4,000	Council	30/06/2025	Ongoing	85%		Scheduled for adoption by the Executive Team in May 2025.

### **OUR COMMUNITY**

A healthy, connected, and inclusive community

Services in our community are accessible and coordinated

Year	Project Name	Description	Budget	Funding source	Target Completion Date	Status	Progress	Date Completed	Comments
AP25-2	Planning Scheme review	Commence implementation of prioritised recommendations via a planning scheme amendment process	Operating	Council, internal resources, DEECA	30/06/2025	Ongoing	60%		Submission documentation being reviewed.

### Our community is inclusive and connected

Year	Project Name	Description	Budget	Funding source	Target Completion Date	Status	Progress	Date Completed	Comments
AP23-2	Connecting walking and cycling trails	Completion of the Campbells Creek walking and cycling trail	\$927,480	State Government, Council	30/06/2025	Commenced	95%		Trail is open with all construction works completed. Signage works to be installed in May 2025.

### Our community is supported to be physically and mentally healthy

Year	Project Name	Description	Budget	Funding source	Target Completion Date	Status	Progress	Date Completed	Comments
AP25-3	My Aged Care Specialisation	Undertake process to be recognised as an organisation who supports Older Adults who identify as LGBTQIA+ Undertake process to be recognised as an organisation who supports Older Adults who are Veterans of the Department of Defence	Operating	Council	30/06/2025	Completed	100%	31/03/2025	Completed Communities of practice. Relevant details being collated on portal in readiness for submission.

### **OUR ENVIRONMENT**

### A flourishing environment for nature and people

We are working locally to address the climate emergency

Year	Project Name	Description	Budget	Funding source	Target Completion Date	Status	Progress	Date Completed	Comments
AP25- 12	Carbon Offset Strategy	Adopt a Carbon Offsetting Strategy	Operating	Council	30/06/2025	Completed	100%	18/03/2025	Carbon Offsetting and Drawdown Policy adopted at March 2025 Meeting of Council.

### We are maintaining, improving and celebrating our places and spaces

Year	Project Name	Description	Budget	Funding source	Target Completion Date	Status	Progress	Date Completed	Comments
AP25- 10	Weslyan Church Refurbishment	Complete final stage of refurbishment, to enable community use.	Capital	Council / Federal Govt	30/06/2025	Commenced	95%		All interior works complete. External rendering planned for April 2025.
AP25- 9	Annual Playground Renewal	Complete renewal of Fryerstown Playground.	\$197,852	Council, State Government	30/06/2025	Ongoing	70%		Preliminary works and landscaping works are

Year	Project Name	Description	Budget	Funding source	Target Completion Date	Status	Progress	Date Completed	Comments
				Towns Grant					underway. Playground replacement to take place in April 2025.
AP25- 7	Digital Natural Environments	Map Council's natural assets to support ongoing rehabilitation, and develop education material to support native flora and weed management.	Operating	Council	30/06/2025	Commenced	45%		Mapping programming complete. Mapping of priority areas and website content is underway.
AP25- 8	Maldon Historic Central Area Precinct Review	Process the recommendations for the review via a planning scheme amendment.	\$53,190	Council	30/06/2025	Ongoing	65%		Review of document being finalised.

# Our community is growing in harmony with nature

Year	Project Name	Description	Budget	Funding source	Target Completion Date	Status	Progress	Date Completed	Comments
AP24- 17	Castlemaine - Campbells Creek Levee Improvements (multi-year project)	Design and improvement work to the following levees: - National School Lane (complete construction) - Elizabeth Street (commence construction) - Castlemaine Cabin and Van Park (finalise design) - Campbells Creek Township (finalise design).	\$2.2 million	Council / Federal Govt	30/06/2025	Ongoing	60%		Awaiting planning permit approval for construction to commence on National School Lane. Community consultation ongoing.
AP25- 4	2025 Road Management Plan (RMP) Review	Review of the Road Management Plan (RMP) to assist in the management of road related	Operating	Council	30/06/2025	Ongoing	65%		Community consultation on draft RMP underway.

Year	Project Name	Description	Budget	Funding source	Target Completion Date	Status	Progress	Date Completed	Comments
		duties and responsibilities, as defined in the Road Management Act (2004)							
AP25- 5	FOGO and Glass Recycling	Explore options for the processing and transport of FOGO & Glass and seek Council endorsement of recommended services.	Operating	Council	30/06/2025	Completed	100%	28/02/2025	Options presented to Council in February 2025 briefing, and confirmed.

# We are focused on the housing affordability challenge in our community

Year	Project Name	Description	Budget	Funding source	Target Completion Date	Status	Progress	Date Completed	Comments
AP24- 12	Affordable Housing	Progress preferred affordable housing options	\$255,019	Council	31/12/2024	Ongoing	80%		Progressing negotiations with the State Government regarding land for affordable housing; working with the MAAH

Year	Project Name	Description	Budget	Funding source	Target Completion Date	Status	Progress	Date Completed	Comments
									Trust Advisory Committee re. corporate Trustee options and an initial demonstration project; engaging private landholders re. possible sites for a Trust project.

# We are facilitating managed growth of our towns while protecting natural assets

Year	Project Name	Description	Budget	Funding source	Target Completion Date	Status	Progress	Date Completed	Comments
AP25-6	Industrial Land review	Industrial Land Strategy drafted	\$100,000	Council	30/06/2025	Ongoing	55%		Consultation on paper complete. Feedback being consolidated and considered.

### **OUR ECONOMY**

### A resilient and growing local economy

We are helping businesses make their work simpler and more sustainable

Year	Project Name	Description	Budget	Funding source	Target Completion Date	Status	Progress	Date Completed	Comments
AP23- 8	Economic Development Strategy	Adopt an Economic Development Strategy	\$68,750	Council	30/09/2024	Completed	100%	10/09/2024	Strategy adopted at September 2024 Meeting of Council.

### We are attracting and building investment in our cultural and creative community

Year	Project Name	Description	Budget	Funding source	Target Completion Date	Status	Progress	Date Completed	Comments
AP25- 14	Public Art Commission	Following a public process, appoint an artist to commence commissioning of a significant public art installation that will be completed in 2025/26	\$125,000	Council	30/06/2025	Commenced	40%		Following a procurement process, three artists have been shortlisted to submit designs. Project remains on track.