

6 Photos

Photo 1 shows the scattered tree deemed lost. Photos of the habitat zones are contained within *Section 3.3.1*.



Photo 1 – Small scattered tree deemed lost (Tree #9) on the right

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References

- DELWP. (2017). *Guidelines for the removal, destruction or lopping of native vegetation*. Melbourne: Department of Environment and Primary Industries.
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- DELWP. (2023c). *Ecological Vegetation Classes by Bioregion*. Retrieved March 2023, from Department of Environment, Land, Water and Planning: https://www.environment.vic.gov.au/__data/assets/pdf_file/0033/48696/GipP_EVCs_combined.pdf
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- DSE. (2004). *Vegetation Quality Assessment Manual – Guidelines for applying the habitat hectares scoring method - Version 1.3. October 2004*. Melbourne: Victorian Government Department of Sustainability and Environment.
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Appendices

Appendices commence on the next page.

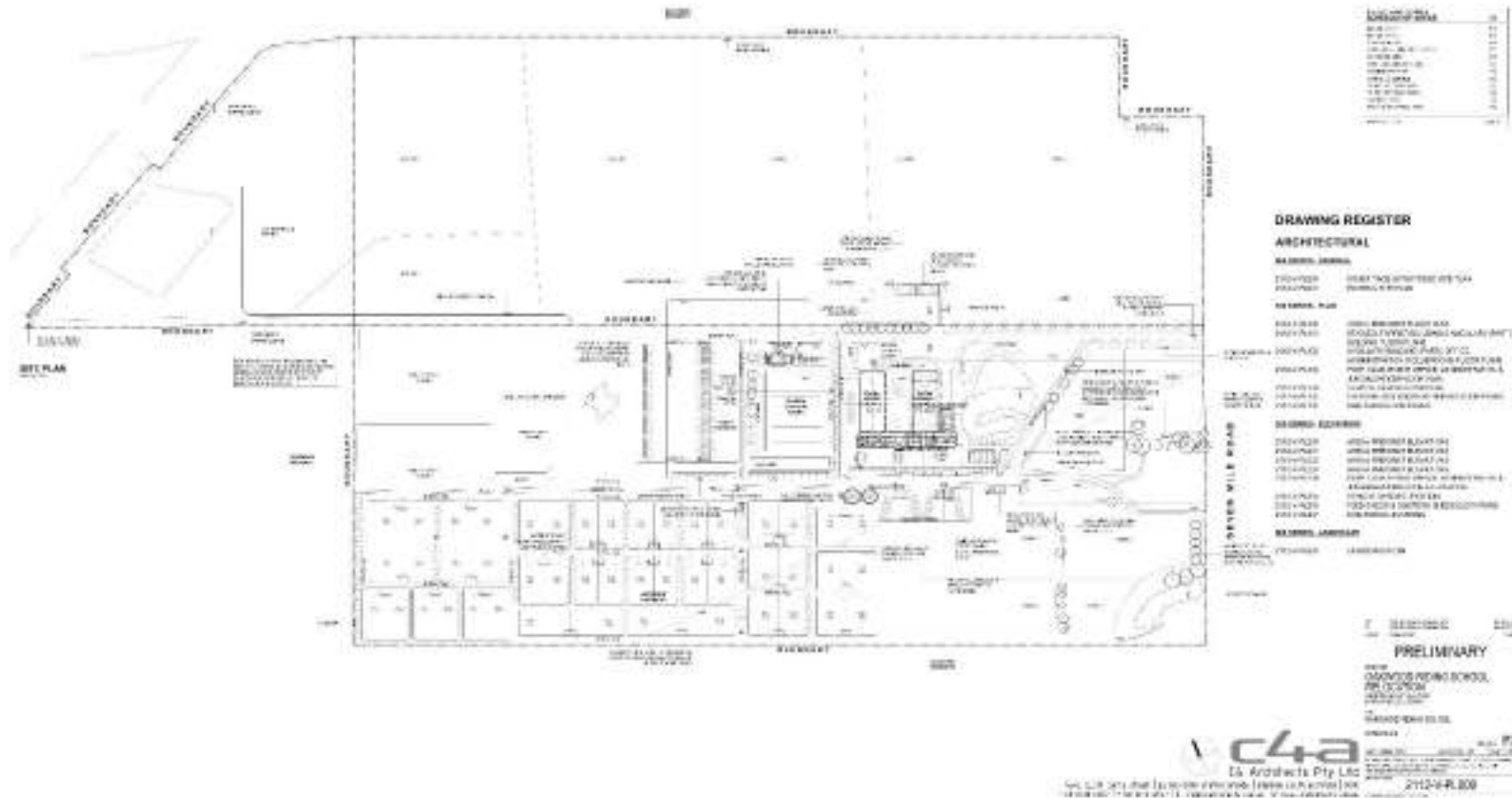
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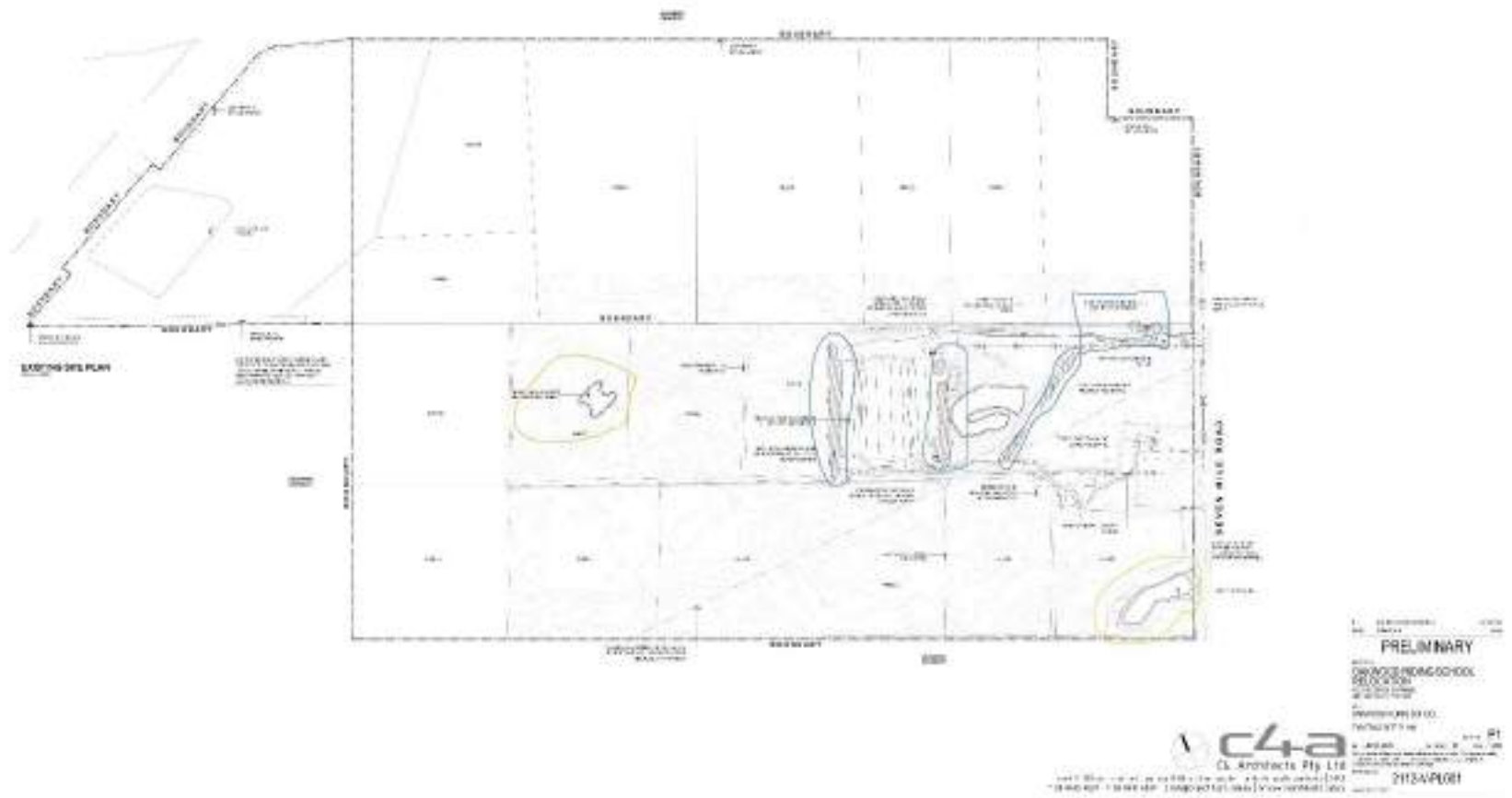
OAKWOOD RIDING SCHOOL RELOCATION

450 & 500 SEVEN MILE ROAD, NAR NAR GOON, VICTORIA
FOR OAKWOOD RIDING SCHOOL

PLANNING APPROVAL SEPTEMBER 2022




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Appendix 2 – Planning Property Reports

Lot 2 – 450 Seven Mile Road, Nar Nar Goon


Government
Land, Water
and Planning

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 11 March 2023 04:22 PM

PROPERTY DETAILS

Lot and Plan Number: **Lot 2 P5520637**

Address: **450 SEVEN MILE ROAD NAR NAR GOON 3812**

Standard Parcel Identifier (SPID): **2/P5520637**

Local Government Area (Council): **CARDINIA** www.cardinia.vic.gov.au

Council Property Number: **4764100500**

Planning Scheme: **Cardinia** [Planning Scheme – Cardinia](#)

Directory Reference: **Vicroads 96 A3**

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Melbourne Water Retailer: **South East Water**

Melbourne Water: **Inside drainage boundary**

Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**

Legislative Assembly: **NARRACAN**


OTHER

Registered Aboriginal Party: **Bunurong Land Council Aboriginal Corporation**

[View location on a map](#)

Planning Zones

[GREEN WEDGE ZONE \(GWZ\)](#)
[GREEN WEDGE ZONE - SCHEDULE 1 \(GWZ1\)](#)



GWZ - Green Wedge

P(UZ) - Public Use - Service and Utility

S(UZ) - Special Use

TR23 - Significant Municipal Road

Water a/c

Water course

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

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<http://www.planning.vic.gov.au>

Notwithstanding this disclaimer, we do not warrant the information in this report for the purpose of a contract that, to the best of our knowledge, is required for section 20C(1) of the Code of 1-1-2019 (VIC 2019)

PLANNING PROPERTY REPORT - Lot 2 Property Page 1 of 3

Allotment 34 Section H – 500 Seven Mile Road, Nar Nar Goon

PLANNING PROPERTY REPORT



From www.planning.vic.gov.au at 10 March 2023 04:26 PM

PROPERTY DETAILS

Crown Description: **Allot. 34 Sec. H PARISH OF KOO-WEE-RUP**
 Address: **500 SEVEN MILE ROAD NAR NAR GOON 3812**
 Standard Parcel Identifier (SPI): **34-H\PP2920**
 Local Government Area (Council): **CARDINIA** www.nar.nar.gov.au
 Council Property Number: **476-6100500 (Part)**
 Planning Scheme: **Cardinia** [Planning Scheme - Cardinia](#)
 Directory Reference: **Vicroads 96 M**

This parcel is one of 2 parcels comprising the property. For full parcel details get the free Property report at [Property Reports](#).

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **South East Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
 Legislative Assembly: **NARRACAN**

OTHER

Registered Aboriginal Party: **Bunurong Land Council Aboriginal Corporation**

[View location in the Field](#)

Planning Zones

[GREEN WEDGE ZONE \(GWZ\)](#)
[GREEN WEDGE ZONE - SPECIAL USE \(GWZ1\)](#)



GWZ - Green Wedge
 TR20 - Significant Municipal Road
 PUZ1 - Public Use - Service and Utility
 Water area
 SUZ1 - Special Use
 Water course

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

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PLANNING PROPERTY REPORT - Allot. 34 Sec. H PARISH OF KOO-WEE-RUP

Page 1 of 5

PLANNING PROPERTY REPORT



Planning Overlays

LAND SUBJECT TO PLANNING OVERLAYS
LAND SUBJECT TO PLANNING OVERLAYS SCHEMATIC 1/2021



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

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting the land

H001 H002 OVERLAYS



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

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PLANNING PROPERTY REPORT



Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property an 'Area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and landform types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'Areas of cultural heritage sensitivity' are one part of a two-part trigger which requires a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots) or cultural heritage management plan may be triggered. One or two dwellings, work ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required, go to <http://www.dse.vic.gov.au/2023/03/2023-03-20>.

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginal.vic.gov.au/aboriginal-heritage-101-102>.



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PLANNING PROPERTY REPORT - PAGE 24 OF 24 - FINALS OF 2023-03-20 Page 24 of 24

PLANNING PROPERTY REPORT



Further Planning Information

Planning scheme data last updated on 8 March 2023

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

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

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

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

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

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PLANNING PROPERTY REPORT - 2023-04-08 11:58:58 AM AEST

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PLANNING PROPERTY REPORT



Designated Bushfire Prone Areas

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

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

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



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

Designated BPA maps can be viewed on the PPR at <https://www.here.com/vic/publications> or at the relevant local council.

Create a BPA definition in [3d2200](https://www.planning.vic.gov.au) to measure the BPA.

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

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

Native Vegetation

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

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

You can find out more about the natural values on your property through NatureKit <https://naturekit.environment.vic.gov.au/>.

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Notwithstanding to the disclaimer, in order to comply with the information in this report for the purpose of a statement that land is a bushfire prone area as required for section 32C (2) of the Code of Law (MCC 1964).

PLANNING PROPERTY REPORT - PAGE 24 OF 34 - PUBLIC COPY - NOT FOR RELEASE

Page 2 of 3

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PLANNING PROPERTY REPORT



Planning Overlays

LAND SUBJECT TO RESTRICTION OVERLAY (LRO)
LAND SUBJECT TO RESTRICTION OVERLAY (SCHEDULE 1)



LRO - Land Subject to Restriction Overlay **Water area** **Water course**
 Note: due to overlaps, some colours may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS
 Other overlays in the vicinity not directly affecting this land



H0 - Heritage Overlay **Water area** **Water course**
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PLANNING PROPERTY REPORT



Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and landform types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two-part trigger which requires a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots) or cultural heritage management plan may be triggered. One or two dwellings, work ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required, go to <http://www.dhhs.vic.gov.au/ab-act>.

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginal.vic.gov.au/australian-heritage-act-2006>.



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PLANNING PROPERTY REPORT - Lot 2 Progress Page 2 of 3

PLANNING PROPERTY REPORT



Further Planning Information

Planning scheme data last updated on 8 March 2023

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

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PLANNING PROPERTY REPORT - LUTZ PROPERTY

Page 4 of 5

PLANNING PROPERTY REPORT



Designated Bushfire Prone Areas

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

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

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



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

Designated BPA maps can be viewed on VisPlex at <https://www.visplex.vic.gov.au/visplex> or at the relevant local council.

Create a BPA definition in [VisPlex](https://www.visplex.vic.gov.au/visplex) to measure the BPA.

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

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

Native Vegetation

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

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PLANNING PROPERTY REPORT - Lot 7 (Proposed)

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Lot 2 - 500 Seven Mile Road, Nar Nar Goon

PLANNING PROPERTY REPORT



From www.planning.vic.gov.au at 11:06 AM on 30/03/2023 04:27 PM

PROPERTY DETAILS

Lot and Plan Number: **Lot 2 TP834278**
 Address: **500 SEVEN MILE ROAD NAR NAR GOON 3812**
 Standard Parcel Identifier (SPI): **2/TP834278**
 Local Government Area (Council): **CARDINIA** www.cardinia.vic.gov.au
 Council Property Number: **47e4100500 (Part)**
 Planning Scheme: **Cardinia** [Planning Scheme - Cardinia](#)
 Directory Reference: **Vicroads 96 A4**
 This parcel is one of 2 parcels comprising the property. For full parcel details, get the free Property report at [Property Reports](#).

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **South East Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
 Legislative Assembly: **NARRACAN**

OTHER

Registered Aboriginal Party: **Bunurong Land Council Aboriginal Corporation**

[View Satellite View \(Beta\)](#)

Planning Zones

[GREEN WEDGE ZONE \(GWNZ\)](#)
[GREEN WEDGE ZONE - SCHEDULE 1 \(GWNZ1\)](#)



Note: Labels for roads may appear outside the actual zone - please refer to the labels with the legend.

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PLANNING PROPERTY REPORT



Planning Overlays

LAND SUBJECT TO RESTRICTION OVERLAY (LRO)
LAND SUBJECT TO RESTRICTION OVERLAY (SCHEDULE 1.1.1)



OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

HERITAGE OVERLAY (HO)



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PLANNING PROPERTY REPORT



Areas of Aboriginal Cultural Heritage Sensitivity

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If a significant land use change is proposed (for example, a subdivision into 3 or more lots) or cultural heritage management plan may be triggered. One or two dwellings, work ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required, go to <http://www.dhhs.vic.gov.au/ab-act>.

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginal.vic.gov.au/ab-act/ab-act-heritage-act-2006>.



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PLANNING PROPERTY REPORT: LUT 1904218 Page 2 of 3

PLANNING PROPERTY REPORT



Further Planning Information

Planning scheme data last updated on 8 March 2023

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

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

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

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

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

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Good for an overview of <https://www.planning.vic.gov.au>

Notwithstanding this disclaimer, in order to comply with the information in this report for the purpose of a statement that land is or is not in the zone is required for section 20C(1) of the Code of Land Use Planning.

PLANNING PROPERTY REPORT: LUT 17034718

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PLANNING PROPERTY REPORT



Designated Bushfire Prone Areas

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

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

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



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

Designated BPA maps can be viewed on VisPlan at <https://www.visplan.vic.gov.au/visplan> or at the relevant local council.

Create a BPA definition in [VisPlan](https://www.visplan.vic.gov.au/visplan) to measure the BPA.

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

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

Native Vegetation

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

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

You can find out more about the natural values on your property through NatureKit <https://www.naturekit.vic.gov.au/>

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Good financial decisions are based on your own research and professional advice.

Notwithstanding to the disclaimer, it is hereby acknowledged that the information in this report is for the purpose of a statement that land is a bushfire prone area as required for section 32C(1) of the State of Victoria Act 1984.

PLANNING PROPERTY REPORT - LUT 17034718

Page 3 of 3

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Appendix 3 – Flora species recorded in within the study area

Origin	Scientific Name	Common Name	FFG Act Status	EPBC Act Status	CaLP-Act Weed Species	Native Vegetation Patches	Degraded Areas
	<i>Acacia dealbata</i>	Silver Wattle				✓	
#	<i>Acacia howittii</i>	Sticky Wattle	vu				✓
	<i>Acacia melanoxylon</i>	Blackwood				✓	✓
	<i>Acacia verticillata</i>	Prickly Moses				✓	
*	<i>Agrostis capillaris</i>	Brown-top Bent					✓
	<i>Alisma plantago-aquatica</i>	Water Plantain				✓	✓
	<i>Allocasuarina littoralis</i>	Black Sheoak					✓
	<i>Allocasuarina spp.</i>	Sheoak					✓
	<i>Anthoxanthum odoratum</i>	Sweet Vernal-grass				✓	✓
	<i>Banksia spinulosa var. cunninghamii</i>	Hairpin Banksia				✓	✓
*	<i>Brassica spp.</i>	Turnip					✓
*	<i>Bromus catharticus</i>	Prairie Grass					✓
*	<i>Calicotome spinosa</i>	Spiny Broom		✓			✓
	<i>Callistemon spp.</i>	Bottlebrush					✓
*	<i>Cenchrus clandestinus</i>	Kikuyu					✓
*	<i>Chenopodium album</i>	Fat Hen					✓
#	<i>Chenopodium glaucum</i>	Glaucous Goosefoot					✓
*	<i>Cirsium vulgare</i>	Spear Thistle		✓			✓
*	<i>Corymbia citriodora subsp. citriodora</i>	Lemon-scented Gum					✓
#	<i>Corymbia maculata</i>	Spotted Gum	vu				✓
*	<i>Crataegus monogyna</i>	Hawthorn					✓
#	<i>Cynodon dactylon</i>	Couch					✓
*	<i>Cyperus eragrostis</i>	Drain Flat-sedge					✓
*	<i>Dactylis glomerata</i>	Cocksfoot					✓
*	<i>Daucus carota</i>	Carrot					✓
*	<i>Echium vulgare</i>	Viper's Bugloss					✓
*	<i>Ehrharta erecta</i>	Panic Veldt-grass					✓
	<i>Eleocharis acuta</i>	Common Spike-sedge				✓	✓
	<i>Eleocharis sphacelata</i>	Tall Spike-sedge				✓	✓
*	<i>Epilobium ciliatum</i>	Glandular Willow-herb					✓
#	<i>Eucalyptus botryoides</i>	Southern Mahogany					✓
	<i>Eucalyptus camaldulensis</i>	River Red-gum					✓
	<i>Eucalyptus cephalocarpa s.l.</i>	Silver-leaf Stringybark				✓	✓
*	<i>Eucalyptus cladocalyx</i>	Sugar Gum					✓
	<i>Eucalyptus globulus subsp. bicostata</i>	<i>Eurabbie</i>					✓
	<i>Eucalyptus globulus subsp. pseudoglobulus</i>	Gippsland Blue-gum					✓
	<i>Eucalyptus kitsoniana</i>	Bog Gum	cr				✓
	<i>Eucalyptus leucoxydon</i>	Yellow Gum					✓
	<i>Eucalyptus obliqua</i>	Messmate Stringybark				✓	
	<i>Eucalyptus ovata</i>	Swamp Gum				✓	✓
	<i>Eucalyptus radiata s.l.</i>	Narrow-leaf Peppermint				✓	
*	<i>Eucalyptus saligna</i>	Sydney Blue-gum					✓
*	<i>Euphorbia lathyris</i>	Caper Spurge					✓
*	<i>Euphorbia peplus</i>	Petty Spurge					✓
	<i>Grevillea robusta</i>	Silky Oak				✓	✓

Origin	Scientific Name	Common Name	FFG Act Status	EPBC Act Status	CaLP-Act Weed Species	Native Vegetation Patches	Degraded Areas
	<i>Hakea nodosa</i>	Yellow Hakea				✓	✓
*	<i>Holcus lanatus</i>	Yorkshire Fog					✓
*	<i>Hypochaeris radicata</i>	Flatweed				✓	✓
	<i>Juncus bufonius</i>	Toad Rush				✓	✓
	<i>Juncus gregiflorus</i>	Green Rush				✓	
	<i>Juncus pallidus</i>	Pale Rush					✓
	<i>Juncus planifolius</i>	Broad-leaf Rush				✓	✓
	<i>Lachnagrostis filiformis s.l.</i>	Common Blown-grass				✓	✓
*	<i>Lactuca serriola</i>	Prickly Lettuce					✓
	<i>Lepidosperma laterale</i>	Variable Sword-sedge				✓	
	<i>Leptospermum continentale</i>	Prickly Tea-tree				✓	✓
*	<i>Lolium perenne</i>	Perennial Rye-grass					✓
	<i>Lomandra longifolia</i>	Spiny-headed Mat-rush					✓
*	<i>Lophopyrum (monotypic)</i>	Tall Wheat-grass					✓
*	<i>Lycium ferocissimum</i>	African Box-thorn		✓			✓
*	<i>Lysimachia arvensis</i>	Pimpernel					✓
	<i>Lythrum hyssopifolia</i>	Small Loosestrife				✓	✓
*	<i>Malva parviflora</i>	Small-flower Mallow					✓
#	<i>Melaleuca armillaris subsp. armillaris</i>	Giant Honey-myrtle	en				✓
#	<i>Melaleuca ericifolia</i>	Swamp Paperbark					✓
	<i>Microlaena stipoides var. stipoides</i>	Weeping Grass					✓
*	<i>Modiola caroliniana</i>	Red-flower Mallow					✓
#	<i>Myoporum insulare</i>	Common Boobialla					✓
	<i>Olearia lirata</i>	Snowy Daisy-bush				✓	✓
	<i>Ozothamnus ferrugineus</i>	Tree Everlasting					✓
*	<i>Paspalum dilatatum</i>	Paspalum				✓	✓
*	<i>Paspalum distichum</i>	Water Couch				✓	✓
*	<i>Phalaris aquatica</i>	Toowoomba Canary-grass					✓
*	<i>Phalaris minor</i>	Lesser Canary-grass					✓
	<i>Phragmites australis</i>	Common Reed					✓
*	<i>Polygonum aviculare s.l.</i>	Prostrate Knotweed					✓
*	<i>Populus alba</i>	White Poplar					✓
#	<i>Portulaca oleracea</i>	Common Purslane					✓
	<i>Potamogeton crispus</i>	Curly Pondweed				✓	
	<i>Prunus spp.</i>	Prunus				✓	✓
	<i>Quercus spp.</i>	Oak					✓
*	<i>Rubus fruticosus spp. agg.</i>	Blackberry		✓			✓
	<i>Rumex spp.</i>	Dock					✓
	<i>Rytidosperma spp.</i>	Wallaby Grass					✓
*	<i>Salix spp.</i>	Willow		✓			✓
	<i>Senecio squarrosus s.l.</i>	Leafy Fireweed					✓
	<i>Solanum aviculare</i>	Kangaroo Apple					✓
*	<i>Solanum nigrum s.l.</i>	Black Nightshade					✓
*	<i>Trifolium repens var. repens</i>	White Clover					✓
*	<i>Trifolium spp.</i>	Clover					✓
*	<i>Typha latifolia</i>	Lesser Reed-mace					✓

Origin		Flora and Fauna Guarantee Act 1988	
*	Introduced Species	cr	Critically Endangered
#	Native but some stands may be alien	en	Endangered
		vu	Vulnerable

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Appendix 4 – Fauna species recorded in within the study area

Origin	Scientific Name	Common Name
	<i>Acrididae sp.</i>	Grasshopper
*	<i>Acridotheres tristis</i>	Common Myna
	<i>Acrocephalus australis</i>	Reed-Warbler
	<i>Acroceridae sp.</i>	Small Headed Fly
	<i>Anas superciliosa</i>	Pacific Black Duck
*	<i>Apis (Apis) mellifera</i>	European Honey Bee
	<i>Araneinae sp.</i>	Garden Orb-weaver
	<i>Chalcidoidea sp.</i>	Hatchet Wasp
	<i>Chauliognathus lugubris</i>	Plague Soldier Beetle
	<i>Corvus coronoides</i>	Australian Raven
	<i>Crinia signifera</i>	Common Froglet
	<i>Deliochus sp.</i>	Leaf-curling Spider
	<i>Dindymus versicolor</i>	Harlequin Bug
	<i>Ecnolagria rufescens</i>	Honey Brown Beetle
	<i>Egretta novaehollandiae</i>	White-faced Heron
	<i>Fulica atra</i>	Eurasian Coot
	<i>Grallina cyanoleuca</i>	Magpie-lark
	<i>Gymnorhina tibicen</i>	Australian Magpie
	<i>Heteronympha merope</i>	Common Brown Butterfly
	<i>Metura elongatus</i>	Case Moth
	<i>Myrmecia croslandi</i>	Jumping Jack Ant
	<i>Myrmecia nigriceps</i>	Bullant
	<i>Nannophya dalei</i>	Eastern Pygmyfly
	<i>Neochmia temporalis</i>	Red-browed Finch
	<i>Niveoscincus metallicus</i>	Metallic Skink
	<i>Nymphes myrmeleonides</i>	Lacewing
	<i>Orcus australasiae</i>	Orange-spotted Ladybird
*	<i>Oryctolagus cuniculus</i>	European Rabbit
	<i>Paropsisterna sp.</i>	Eucalyptus Leaf Beetle
	<i>Phonognatha sp.</i>	Leaf-curling Spider
*	<i>Pieris rapae</i>	Cabbage White Butterfly
	<i>Porphyrio melanotus</i>	Australasian Swamphen
	<i>Rhipidura leucophrys</i>	Willie Wagtail
*	<i>Spilopelia chinensis</i>	Spotted Dove
	<i>Tachybaptus novaehollandiae</i>	Australasian Grebe
	<i>Teleogryllus commodus</i>	Black Field Cricket
	<i>Thomisidae sp.</i>	Tiny Crab Spider
	<i>Tribonyx ventralis</i>	Black-tailed Native-hen
	<i>Wallabia bicolor</i>	Black-tailed Wallaby
	<i>Zizina otis</i>	Common Blue Butterfly
	<i>Zygoptera sp.</i>	Blue Damselfly

Origin	
*	Introduced Species

Appendix 5 – DEECA Native Vegetation Removal Report (NVR)



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 report is **not an assessment by DELWP** of the proposed native vegetation removal. Native vegetation information and offset requirements have been determined using spatial data provided by the applicant or their consultant.

Date of issue: 02/04/2023
 Time of issue: 3:19 pm

Report ID: IDE_2023_010

Project ID	VegetationPatches_Loss
------------	------------------------

Assessment pathway

Assessment pathway	Basic Assessment Pathway
Extent including past and proposed	0.112 ha
Extent of past removal	0.000 ha
Extent of proposed removal	0.112 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



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Native vegetation removal report

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 ¹	0.029 general habitat units
Vicinity	Port Phillip and Westernport Catchment Management Authority (CMA) or Cardinia Shire Council
Minimum strategic biodiversity value score ²	0.341
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.

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

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



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.

If you wish to remove the mapped native vegetation you are required to apply for a permit from your local council. Council will refer your application to DELWP for assessment, as required. **This report is not a referral assessment by DELWP.**

This Native vegetation removal report must be submitted with your application for a permit to remove, destroy or lop native vegetation.

Refer to the Guidelines for the removal, destruction or topping of native vegetation (the Guidelines) for a full list of application requirements. This report provides information that meets the following application requirements:

- The assessment pathway and reason for the assessment pathway
- A description of the native vegetation to be removed (met unless you wish to include a site assessment)
- Maps showing the native vegetation and property
- The offset requirements determined in accordance with section 5 of the Guidelines that apply if approval is granted to remove native vegetation.

Additional application requirements must be met including:

- Topographical and land information
- Recent dated photographs
- Details of past native vegetation removal
- An avoid and minimise statement
- A copy of any Property Vegetation Plan that applies
- A defensible space statement as applicable
- A statement about the Native Vegetation Precinct Plan as applicable
- An offset statement that explains that an offset has been identified and how it will be secured.

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Obtaining this publication does not guarantee that an application will meet the requirements of Clauses 52.16 or 52.17 of the Victoria Planning Provisions and Victorian planning schemes or that a permit to remove native vegetation will be granted.

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.

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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:

$$\text{General habitat units} = \text{extent} \times \text{condition} \times \text{general landscape factor} \times 1.5, \text{ where the general landscape factor} = 0.5 + (\text{strategic biodiversity value score})$$

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							Information calculated by iNtlyn					
Zone	Type	BioVIC	BioVIC observation status	Large tree(s)	Partial removal	Condition score	Polygon extent	Extent without overlap	BBV score	HL score	Habitat units	Offset type
1-A	Patch	gpa0063	Endangered	0	no	0.276	0.098	0.098	0.283		0.018	General
1-B	Patch	gpa0063	Endangered	0	no	0.198	0.054	0.054	0.460		0.001	General
1-C	Patch	gpa0063	Endangered	0	no	0.150	0.053	0.053	0.360		0.000	General
1-D	Patch	gpa0063	Endangered	0	no	0.213	0.005	0.005	0.443		0.001	General
1-E	Patch	gpa0063	Endangered	0	no	0.213	0.080	0.080	0.443		0.000	General
1-F	Patch	gpa0063	Endangered	0	no	0.213	0.083	0.083	0.443		0.001	General
1-G	Patch	gpa0063	Endangered	0	no	0.213	0.004	0.004	0.411		0.001	General
1-H	Patch	gpa0063	Endangered	0	no	0.213	0.088	0.088	0.419		0.001	General
1-I	Scattered Tree	gpa0063	Endangered	0	no	0.200	0.031	0.031	0.357		0.008	General

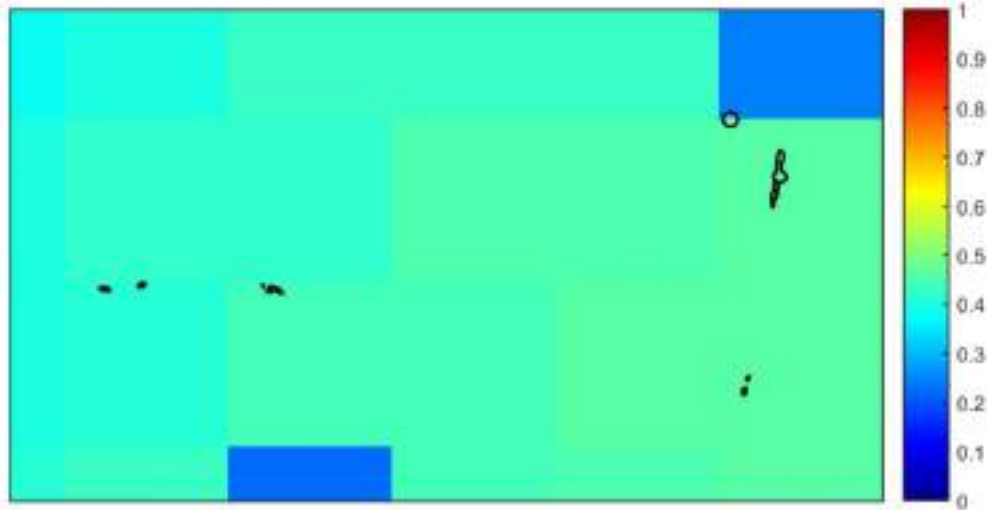
Appendix 2: Information about impacts to rare or threatened species' habitats on site

This is not applicable in the Basic Assessment Pathway.

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Appendix 3 – Images of mapped native vegetation

2. Strategic biodiversity values map



3. Aerial photograph showing mapped native vegetation



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4. Map of the property in context



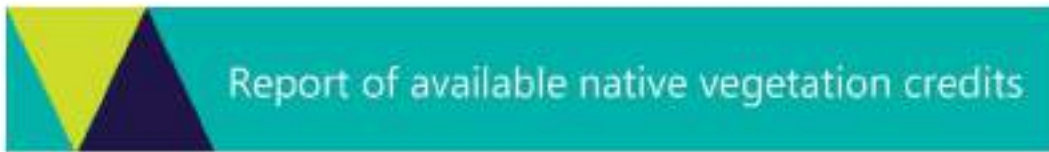
Yellow boundaries denote areas of proposed native vegetation removal.

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Appendix 6 – Quotation for Purchase of Native Vegetation Credits



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: 03/04/2023 08:26

Report ID: 18375

What was searched for?

General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)	
0.029	0.341	0	CMA	Port Phillip and Westport
			or LGA	Cardinia Shire

Details of available native vegetation credits on 03 April 2023 08:26

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-0277	5.198	454	Port Phillip and Westport	Mornington Peninsula Shire	No	Yes	No	Abezco, Ethos, VegLink
BBA-0670	0.355	0	Port Phillip and Westport	Cardinia Shire	No	Yes	No	Bio Offsets
BBA-0670	18.072	148	Port Phillip and Westport	Cardinia Shire	No	Yes	No	Abezco, VegLink
BBA-0677	15.331	1474	Port Phillip and Westport	Whitesea City	No	Yes	No	Abezco, VegLink
BBA-0678	44.683	2613	Port Phillip and Westport	Nillumbik Shire	No	Yes	No	VegLink
BBA-0678_2	0.388	59	Port Phillip and Westport	Nillumbik Shire	No	Yes	No	VegLink
BBA-0931	0.034	0	Port Phillip and Westport	Moorabool Shire	Yes	Yes	No	Bio Offsets
BBA-2789	1.317	14	Port Phillip and Westport	Baw Baw Shire	Yes	Yes	No	Contact NVOR
BBA-2790	2.911	116	Port Phillip and Westport	Baw Baw Shire	Yes	Yes	No	Contact NVOR
BBA-2832	0.126	0	Port Phillip and Westport	Nillumbik Shire	Yes	Yes	Yes	Nillumbik SC
BBA-2870	0.044	0	Port Phillip and Westport	Yarra Ranges Shire	No	Yes	No	Contact NVOR
BBA-2870	2.544	431	Port Phillip and Westport	Yarra Ranges Shire	Yes	Yes	No	VegLink
BBA-2871	16.335	1568	Port Phillip and Westport	Yarra Ranges Shire	Yes	Yes	No	VegLink

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BBA-3030	0.448	0	Port Philip and Westernport	Moorabool Shire	Yes	Yes	No	VegLink
BBA-3030	0.158	0	Port Philip and Westernport	Moorabool Shire	Yes	Yes	Yes	VegLink
BBA-3030	0.257	0	Port Philip and Westernport	Moorabool Shire	No	Yes	No	Contact NVOR
TFN-C1638	0.758	130	Port Philip and Westernport	Yarra Ranges Shire	Yes	Yes	No	Yarra Ranges SC
TFN-C1650	0.098	20	Port Philip and Westernport	Yarra Ranges Shire	Yes	Yes	Yes	Yarra Ranges SC
TFN-C1663	0.102	27	Port Philip and Westernport	Yarra Ranges Shire	Yes	Yes	Yes	Yarra Ranges SC
TFN-C1684	1.538	61	Port Philip and Westernport	Yarra Ranges Shire	Yes	Yes	No	Yarra Ranges SC
TFN-C1763_3	11.231	0	Port Philip and Westernport	Mornington Peninsula Shire	Yes	Yes	No	Ecocentric
TFN-C1982	0.098	9	Goulburn Broken, Port Philip and Westernport	Macedon Ranges Shire	No	Yes	No	Contact NVOR
VC_CFL-2638_01	0.209	697	Port Philip And Westernport	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3016_01	0.035	22	Port Philip And Westernport	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3084_01	0.182	112	Port Philip And Westernport	Cardinia Shire	Yes	Yes	No	VegLink
VC_CFL-3084_02	0.038	38	Port Philip And Westernport	Cardinia Shire	Yes	Yes	No	VegLink
VC_CFL-3682_01	1.834	0	Port Philip And Westernport	Nillumbik Shire	Yes	Yes	No	Abatto
VC_CFL-3687_01	0.321	64	Port Philip And Westernport	Baw Baw Shire	Yes	Yes	No	Baw Baw SC
VC_CFL-3708_01	0.198	507	Port Philip And Westernport	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3709_01	0.139	395	Port Philip And Westernport	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3710_01	7.608	322	Port Philip And Westernport	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3740_01	1.041	82	Port Philip And Westernport	Cardinia Shire, Yarra Ranges Shire	Yes	Yes	No	Bio Offsets
VC_CFL-3740_01	0.318	16	Port Philip And Westernport	Yarra Ranges Shire	Yes	Yes	No	Bio Offsets
VC_CFL-3744_01	2.428	377	Port Philip And Westernport	Macedon Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3782_01	0.255	82	Port Philip And Westernport	Moorabool Shire	Yes	Yes	No	VegLink
VC_CFL-3784_01	7.984	50	Port Philip And Westernport	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3789_01	0.170	19	Port Philip And Westernport	Nillumbik Shire	Yes	Yes	No	VegLink
VC_CFL-3789_01	0.700	0	Port Philip And Westernport	Nillumbik Shire	Yes	Yes	Yes	VegLink

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

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

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.

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

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
VC_CFL-3746_01	4.962	363	Fort Philip And Westport	Macedon Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3761_01	5.568	24	Fort Philip And Westport	Moorabool 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 Abbreviation	Broker Name	Phone	Email	Website
Abezco	Abezco Pty Ltd	(03) 9431 5444	offsets@abezco.com.au	www.abezco.com.au
Baw Baw SC	Baw Baw Shire Council	(03) 5624 2411	bawbaw@bawbawshire.vic.gov.au	www.bawbawshire.vic.gov.au
Bio Offsets	Biodiversity Offsets Victoria	0432 161 013	info@offsetsvictoria.com.au	www.offsetsvictoria.com.au
Contact NVOR	Native Vegetation Offset Register	138 186	nativevegetation.offsetsregister@delwp.vic.gov.au	www.environment.vic.gov.au/native-vegetation
Eccentric	Eccentric Environmental Consulting	0410 564 139	eccentric@me.com	Not available
Ethos	Ethos NRM Pty Ltd	(03) 5153 0037	offsets@ethosnrm.com.au	www.ethosnrm.com.au
Nilumbik SC	Nilumbik Shire Council	(03) 9433 3316	offsets@nilumbik.vic.gov.au	www.nilumbik.vic.gov.au
TFN	Trust for Nature	8631 5888	offsets@tn.org.au	www.trustfornature.org.au
VegLink	Vegetation Link Pty Ltd	(03) 8578 4250 or 1300 834 548	offsets@vegetationlink.com.au	www.vegetationlink.com.au
Yarra Ranges SC	Yarra Ranges Shire Council	1300 368 333	biodiversityoffsets@yarraranges.vic.gov.au	www.yarraranges.vic.gov.au

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For more information contact the DELWP Customer Service Centre 138 186 or the Native Vegetation Credit Register at nativevegetation.offsetsregister@delwp.vic.gov.au

Disclaimer

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequences which may arise from you relying on any information in this publication.

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, top 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.

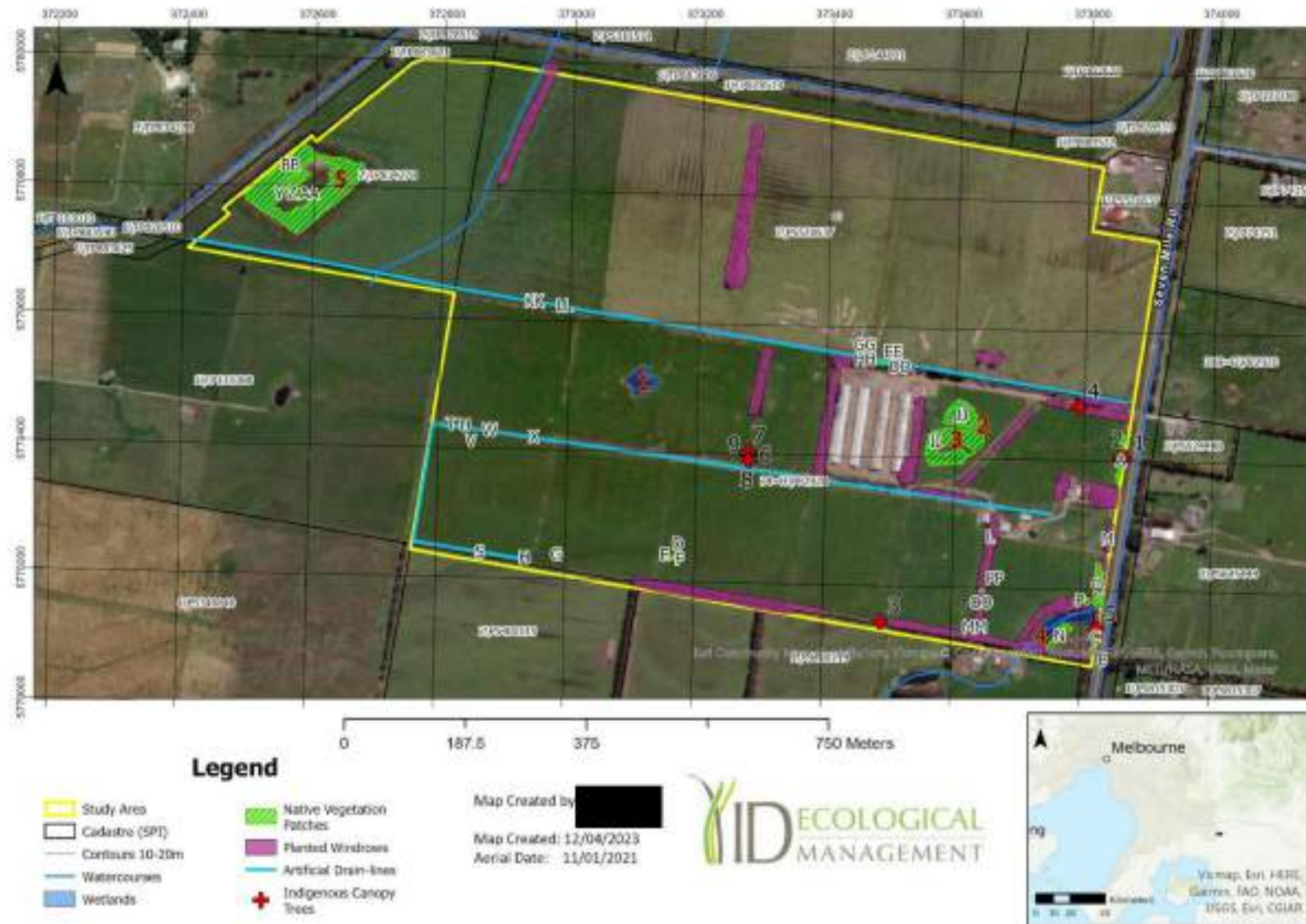
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Maps

Maps commence on the next page.

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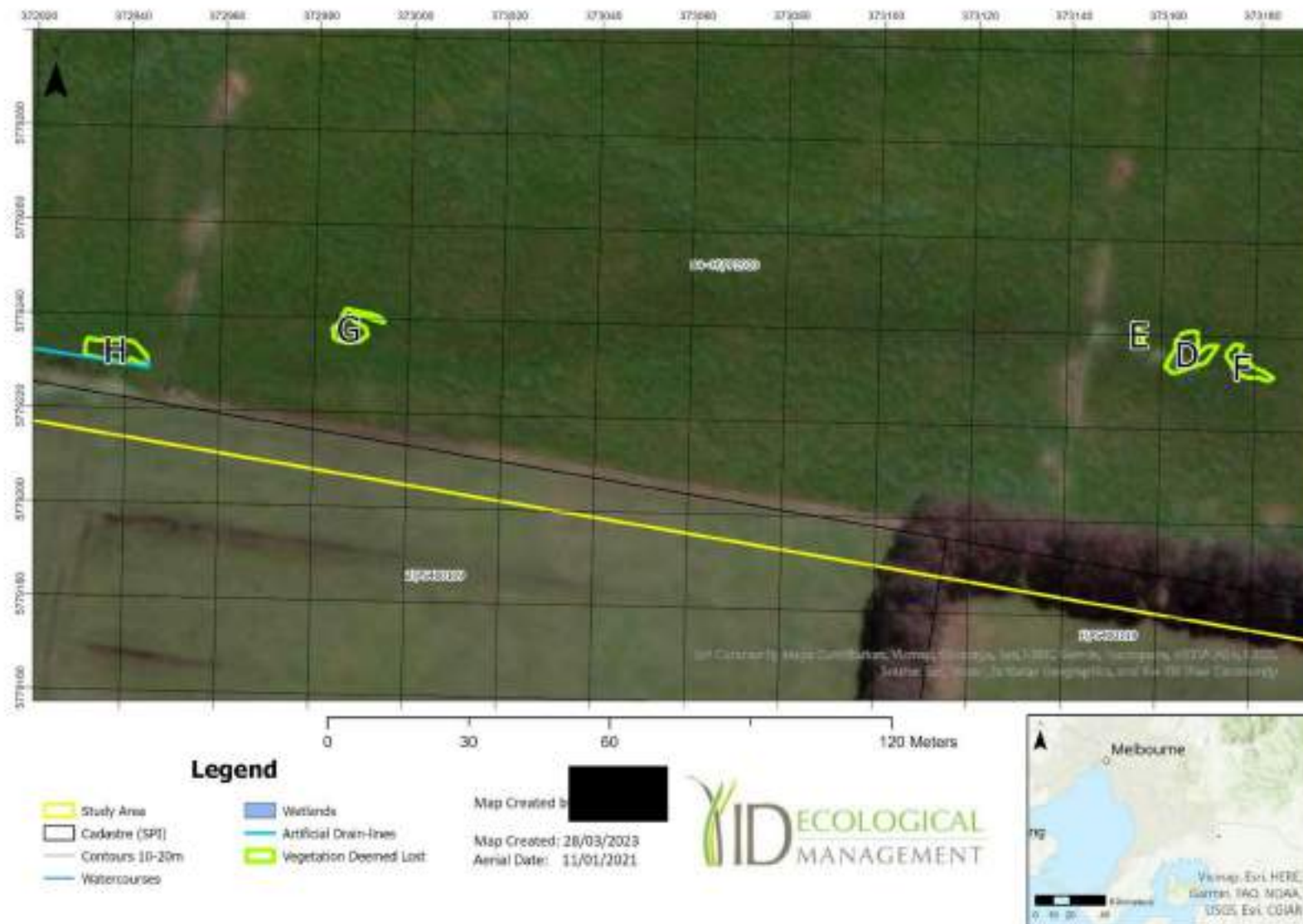
Map 1 – Native Vegetation Extent



Map 2 – Native Vegetation Deemed Loss – Eastern Boundary



Map 4 – Native Vegetation Deemed Loss – Southern Central



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ABN: 64 081 044 144

www.idecological.com.au

IMS-QT-02-V1.1

Process List

Project Name: Oakwood Riding School

Project Location: 450 and 500 Seven Mile Road, Nar Nar Goon

Date: 19-Apr-2023

	QUESTION	ANSWER
Question 1	Is the proposed activity , or all the proposed activities, exempt?	No
Question 2	Are you undertaking a High Impact Activity as listed in the Aboriginal Heritage Regulations?	No
Answer:	<p><u>ON THE BASIS OF THE ANSWERS YOU HAVE ENTERED</u></p> <p>YOU ARE NOT REQUIRED BY THE REGULATIONS TO PREPARE A CULTURAL HERITAGE MANAGEMENT PLAN FOR THIS PROJECT</p>	
	<p>This process list is for information purposes only; the result must not be relied upon by a statutory authority in deciding whether a cultural heritage management plan is required for a proposed activity.</p>	

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04 August 2022

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Dear [REDACTED]

Proposal: Flood level certificates

Site location: 500 SEVEN MILE ROAD NAR NAR GOON 3812

Melbourne Water reference: MWA-1261459

Date referred: 01/08/2022

Applicable Flood Level:

Information available to Melbourne Water indicates that the requested property falls within the Koo Wee Rup Flood Protection District under Zone 1. Because of this the estimated applicable flood level is approximately 300mm above the natural surface level of the property. Please note that whilst the above level is based on a storm event that has an AEP, that is, a 1% probability of being equalled or exceeded in any one year. The property may be affected by more frequent flooding. To determine whether the property is affected by flooding from the local drainage system, please consult your local Council

Important to note:

Melbourne Water provides flood advice under Section 202(2) of the Water Act 1989.

This letter does not constitute approval for any proposed development for planning or building.

To obtain flow rate velocity information or Melbourne Water's requirements for any proposed development, please contact our Customer Service Centre on 131 722 or make an application [here](#).

The flood level advice provided is based on the most accurate information currently available. This estimated flood information may change and is valid for 3 months from the date of this letter. If you are proposing to develop this land after such time, it is recommended that new advice be obtained from Melbourne Water.

Disclaimer

This letter does not constitute approval for any proposed development for planning or building. Melbourne Water provides flood advice under Section 202(2) of the Water Act 1989.

This certificate provides information as a general reference source only and has taken all reasonable measures to ensure that the material in this letter is as accurate as possible at the time of publication. However, Melbourne Water makes no representation and gives no warranty about the accuracy, reliability, completeness or suitability for any particular purpose of the information. To the full extent that it is able to do so in law, Melbourne Water disclaims all liability, (including liability in negligence), for losses and damages, (including indirect and consequential loss and damage), caused by or arising from anyone using or relying on the information for any purpose whatsoever.

The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.

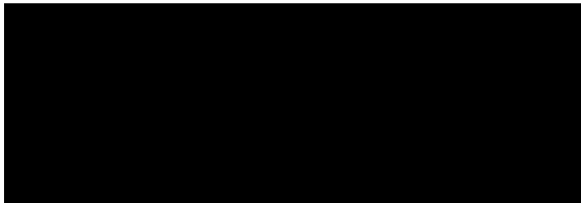
This estimated flood information may change and is valid for 3 months from the date of this letter. If you are proposing to develop this land after such time, it is recommended that new advice be obtained from Melbourne Water.

Advice

For more information in relation to flooding or additional services that Melbourne Water can provide please visit our [website](#).

For general development enquiries contact our Customer Service Centre on 131722.

Regards,



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Dea [REDACTED]

Proposal: Flood level certificates

Site location: Lot No 2, 450 SEVEN MILE ROAD NAR NAR GOON 3812

Melbourne Water reference: MWA-1261453

Date referred: 01/08/2022

Applicable Flood Level:

Information available to Melbourne Water indicates that the requested property falls within the Koo Wee Rup Flood Protection District under Zone 1. Because of this the estimated applicable flood level is approximately 300mm above the natural surface level of the property. Please note that whilst the above level is based on a storm event that has an AEP, that is, a 1% probability of being equalled or exceeded in any one year. The property may be affected by more frequent flooding. To determine whether the property is affected by flooding from the local drainage system, please consult your local Council

Important to note:

Melbourne Water provides flood advice under Section 202(2) of the Water Act 1989.

This letter does not constitute approval for any proposed development for planning or building.

To obtain flow rate velocity information or Melbourne Water's requirements for any proposed development, please contact our Customer Service Centre on 131 722 or make an application [here](#).

The flood level advice provided is based on the most accurate information currently available. This estimated flood information may change and is valid for 3 months from the date of this letter. If you are proposing to develop this land after such time, it is recommended that new advice be obtained from Melbourne Water.

Disclaimer

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The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.

This estimated flood information may change and is valid for 3 months from the date of this letter. If you are proposing to develop this land after such time, it is recommended that new advice be obtained from Melbourne Water.

Advice

For more information in relation to flooding or additional services that Melbourne Water can provide please visit our [website](#).

For general development enquiries contact our Customer Service Centre on 131722.

Regards,

Christina Camilleri
CSR

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Application Summary

Portal Reference	D32351U9
Reference No	T230182

Basic Information

Cost of Works	\$14,000,000
Site Address	450 and 500 Seven Mile Road Nar Nar Goon VIC 3812

Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?	No such encumbrances are breached
<input type="checkbox"/> Note: During the application process you may be required to provide more information in relation to any encumbrances.	

Documents Uploaded

Date	Type	Filename
28-09-2023	Additional Document	2100198 - RFI Response - 450 & 500 Seven Mile Road.pdf
28-09-2023	Additional Document	Updated Appendix B _ 2112-Oakwood_PLANNING SET_D3_20230926.pdf
28-09-2023	Additional Document	Appendix I _ Site Survey - 41038 001C.pdf
28-09-2023	Additional Document	Appendix J _ Traffic Impact Assessment Report _ 22521TREP01F01.pdf
28-09-2023	Additional Document	Appendix K1 _ Lighting Plan _ 230803_Oakwood Riding School [PRELIMINARY] 23-06-2023 - Checked by DBB.pdf
28-09-2023	Additional Document	Appendix K2 _ Lighting Design Certificate -Oakwood Riding School.pdf
28-09-2023	Additional Document	Appendix L _ Earthworks Plan _ Version 2_ 1065RD-201 TO 203.pdf
28-09-2023	Additional Document	Appendix M _ Oakwood Riding School venue activity (Rev 02).pdf

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Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VC, 3810

Email: mail@cardinia.vic.gov.au

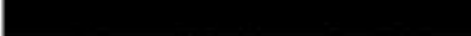
Monday to Friday 8.30am–
5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit

Lodged By

Site User	Justin McDowell Beveridge Williams	1 Glenferrie Road, Malvern VIC 3144	W: 03-9524-8888 M: 0479-193-201 E: mcdowell@bevwill.com.au
Submission Date	28 September 2023 - 03:32PM		

Declaration

 declare that all the information in this application is true and correct, and the Applicant and/or Owner (if not myself) has been notified of the application.

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Phone: 1300 787 624
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Fax: 03 5941 3784


Our Reference: 2100198

28 September 2023

ACN 006 197 235
ABN 38 006 197 235

Melbourne Office
1 Glenferrie Road
PO Box 61
Malvern VIC 3144
Tel: (03) 9524 8888

beveridgewilliams.com.au


Principal Statutory Planner
Cardinia Shire Council
Via Email

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Dear Ben,

**RE: 450 & 500 SEVEN MILE ROAD, NAR NAR GOON VIC 3812
PLANNING APPLICATION T230182
RESPONSE TO REQUEST FOR FURTHER INFORMATION (RFI)**

Beveridge Williams acts on behalf of the applicant in the above matter. On 31 May 2023, Council issued a Request for Further Information (RFI) for Planning Permit Application T230182. This application seeks to undertake buildings and works associated with Horse Husbandry, as well as the removal of native vegetation. These activities will allow the relocation of the Oakwood Riding School.

The Oakwood Riding School is a benevolent organisation dedicated to equestrian excellence and has been operating for over 60 years. The riding school will relocate from its current location in Clyde North to Nar Nar Goon to enable the school to provide a new facility that contributes positively to the equestrian community and which builds upon the reputation and longevity of the organisation.

In response to Council's Request for Further Information we provide the following:

- **Updated Appendix B:** Architectural Plans
 - **Appendix I:** Feature and Level Survey
 - **Appendix J:** Traffic Impact Assessment Report
 - **Appendix K:** Lighting Plan
 - **Appendix L:** Earthworks Plan
 - **Appendix M:** Oakwood Venue Activity Statement
1. Electronic version of all updated/additional application documentation and architectural/landscape plans at A1 size and in PDF format.

As listed above, new or updated electronic documents have been provided.

2. A site Survey Plan, prepared by a suitably qualified professional.

A survey plan showing elevations in and around proposed buildings and internal roads has been prepared and added to the architectural drawings package (**Updated Appendix B**). The survey is shown on the Existing Site Plan, which is on page two of this document. We have also provided survey information in a dedicated Feature and Level Survey document (**Appendix I**).

As shown from the above documents, the site is largely flat. Despite its large area, major contour lines generally range from 11m to 13m AHD. The 13m elevation can be found around the existing sheds and adjacent dam, towards the centre of the site, with a gradual downwards slope in each direction.

3. A traffic impact and car parking demand assessment, prepared by a suitably qualified professional.

SALT has prepared a Traffic Impact Assessment Report (**Appendix J**). Using background information and a site inspection, design recommendations have been provided to the project team. Swept path analysis as well as an assessment of traffic and parking implications have also been undertaken.

Overall, the analysis found that the horse-riding school provides an appropriate response to traffic considerations. The design and layout of the internal road network meets relevant standards and is suitable for anticipated traffic volumes. The riding school is well placed to support the anticipated peak demand of 54 vehicles, with 140 spaces, plus float and overflow parking provided. Waste collection vehicles can adequately load and unload materials.

4. A detailed written statement outlining the proposed use of club and their ancillary activities, which includes:
 - a. Nature of proposed horse related events, including competitions (and usual number of spectators), birthday parties or other horse related events;
 - b. Entry fee proposed to be charged for spectators (if any);
 - c. Maximum patronage and staffing numbers of the site;

Information has been prepared by Oakwood Riding School to address the above items (**Appendix M**).

- d. Proposed lighting of outdoor arenas (if any);

A lighting plan has been prepared for the Oakwood Riding School by Sonaray (**Appendix K1**). As shown, eight posts will be arranged at the perimeter of the arena, with LED lights mounted at a height of 20m above the natural ground level. As shown, the anticipated glare rating is between 10 units and 38 units, which is well below the 50 unit maximum for a horse-riding school to operate. The lighting provides appropriate illumination for horse riding competitions. **Appendix K2** shows that the lighting is suitable for equestrian competitions.

- e. Details of any proposed service of liquor (if any), including hours of operation, and extent of licensed area (redline).

Details of liquor service and licensing are provided in the attached Venue Activity Statement prepared by Oakwood Riding School (**Appendix M**). A red line plan has been prepared and is provided within the updated architectural plan package.

Information Required in Relation to the Site Plan

Fully dimensioned plans drawn at a scale 1:100 and preferably at A1 size, clearly showing the following:

1. Finished floor levels of all buildings on all plans (to AHD).

Finished floor levels of all buildings are now provided to AHD levels. These levels are shown on both the detailed floor plans and detailed elevations (**Updated Appendix B**).

2. Setbacks of all proposed and existing buildings to be retained on the site, from all property boundaries.'

Setbacks to property boundaries have been provided on the locality plan within **Updated Appendix B**.

3. Details of the proposed internal road network, including:
 - a. Details of any earthworks proposed to accommodate new internal road network;

Axiom Consulting Engineers have prepared an earthworks plan, showing earthworks proposed to allow the construction of new internal roads (**Appendix L**).

- b. Finished levels (to AHD) and minimum width of all proposed internal roads or other carriageways;

The Earthworks Plan prepared by Axiom also shows finished road levels to AHD levels on pages 2 and 3 (**Appendix L**).

- c. Proposed traffic/directional signage and speed bumps/vehicle calming devices (if any);

As all internal roads are two-way, directional signage is not considered necessary. Additionally, no speed bumps or vehicle calming devices are proposed. We note that the Traffic Impact Assessment Report (**Appendix J**) finds that the internal roads are appropriate for conveying traffic within the site and comply with relevant Planning Scheme and Australian Standards.

- d. Proposed direction of travel or line markings

Proposed direction of road travel has been added to the architectural plans (**Updated Appendix B**). As shown, internal roads allow traffic movement in both directions.

Information Required in Relation to the Elevation Plan

1. A detailed schedule outlining the proposed finishes of all external surfaces of all proposed buildings.

The last page of the architectural plans (**Updated Appendix B**) has provided a detailed schedule of proposed finishes. As shown, cladding materials are of appropriate colour and material. Colorbond colours are often utilised, which have an appropriate limit on how much light is reflected, supporting surrounding amenity. Other materials also have appropriate limits on light reflection.

2. Finished floor levels of all buildings on all plans (to AHD).

Floor levels have been provided on detailed elevations and sections on the architectural drawings (**Updated Appendix B**).

Non-Mandatory Information

It is also suggested the application may benefit from the provision of the following non-mandatory information:

1. Coloured perspectives such as computer-generated montages of the proposed buildings.

Perspective images of the horse riding school have been provided with the architectural plans (**Updated Appendix B**).