
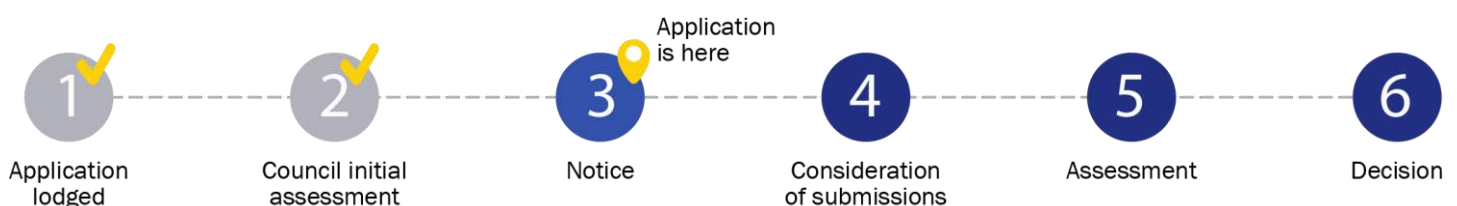


# Notice of Application for a Planning Permit

The land affected by the application is located at:	L1 TP134985 V9718 F279 503 Hall Road, Nar Nar Goon VIC 3812	
The application is for a permit to:	Earthworks associated with construction of a dam	
A permit is required under the following clauses of the planning scheme:		
35.04-5	Construct a building within nominated setbacks	
35.04-5	Construct or carry out earthworks specified in a schedule to this zone,	
44.04-2	Construct a building or construct or carry out works	
<b>APPLICATION DETAILS</b>		
The applicant for the permit is:	URM Australia Pty Ltd	
Application number:	T240376	
<p>You may look at the application and any documents that support the application at the office of the responsible authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website at <a href="http://cardinia.vic.gov.au/advertisedplans">cardinia.vic.gov.au/advertisedplans</a> or by scanning the QR code.</p>		
<b>HOW CAN I MAKE A SUBMISSION?</b>		
<p>This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:</p>		<b>01 April 2025</b>
<p><b>WHAT ARE MY OPTIONS?</b></p> <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p> <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p>	<p>An objection must:</p> <ul style="list-style-type: none"> <li>• be made to the Responsible Authority in writing;</li> <li>• include the reasons for the objection; and</li> <li>• state how the objector would be affected.</li> </ul>	<p>The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.</p>



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Planning Enquiries  
 Phone: 1300 787 624  
 Web: [www.cardinia.vic.gov.au](http://www.cardinia.vic.gov.au)

**Office Use Only**

Application No.:

Date Lodged: / /

# Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

**⚠** Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any questions, please contact Council's planning department.

**⚠** Questions marked with an asterisk (\*) must be completed.

**⚠** If the space provided on the form is insufficient, attach a separate sheet.

**i** Click for further information.

Clear Form

## The Land **i**

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

**Street Address \***

Unit No.:	St. No.: 503	St. Name: Hall Road
Suburb/Locality: Nar Nar Goon		Postcode: 3812

**Formal Land Description \***

Complete either A or B.

**⚠** This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A   Lodged Plan  Title Plan  Plan of Subdivision

OR

B

## The Proposal

**⚠** You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

**i** For what use, development or other matter do you require a permit? \*

Earthworks associated with the construction of a dam

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**📎** Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

**⚠** You may be required to verify this estimate. Insert '0' if no development is proposed.

If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application. Visit [www.sro.vic.gov.au](http://www.sro.vic.gov.au) for information.

**i** Estimated cost of any development for which the permit is required \*

## Existing Conditions 1

### Describe how the land is used and developed now \*

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

#### Agricultural

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Provide a plan of the existing conditions. Photos are also helpful.

## Title Information 1

### Encumbrances on title \*

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes (if 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

## Applicant and Owner Details 1

Provide details of the applicant and the owner of the land.

### Applicant \*

The person who wants the permit.

Name:		
Title: Mr	First Name: Adrian	Surname: Develyn
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name: 503 Hall Road
Suburb/Locality: Nar Nar Goon		State: VIC Postcode: 3812

Please provide at least one contact phone number \*

Contact information for applicant OR contact person below	
Business phone: : 0438 860 206	
Mobile phone:	Fax:

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details* <span style="float: right;">Same as applicant <input type="checkbox"/></span>		
Name:		
Title:		
Organisation (if applicable): Taylors Development Strategists		
Postal Address:		
If it is a P.O. Box, enter the details here:		
Unit No.: 8	St. No.: 270	St. Name: Ferntree Gully Road
Suburb/Locality: Notting Hill		State: VIC Postcode: 3168


### Owner \*

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

## Declaration

This form must be signed by the applicant \*

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

I declare that this application is true and correct and I permit application.

Date:   
day / month / year

## Need help with the Application?

General information about the planning process is available at [planning.vic.gov.au](http://planning.vic.gov.au)

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.


Has there been a pre-application meeting with a council planning officer?

No  Yes   
Date:  day / month / year

## Checklist

Have you:

Filled in the form completely?

Paid or included the application fee?  Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

Provided all necessary supporting information and documents?

- A full, current copy of site information for each individual parcel of land forming the subject site.
- A plan of existing conditions.
- Plans showing the layout and details of the proposal.
- Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
- If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).
- If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.

Completed the relevant council planning permit checklist?

Signed the declaration?

## Lodgement

Lodge the completed and signed form, the fee and all documents with:

Cardinia Shire Council  
PO Box 7  
Pakenham VIC 3810

In person: 20 Siding Avenue, Officer

Contact information:  
Telephone: 1300 787 624  
Email: [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)  
DX: 81006

Deliver application in person, by post or by electronic lodgement.

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

Page 1 of 1

VOLUME 09718 FOLIO 279

Security no : 124116904928E  
Produced 25/07/2024 11:57 AM

**LAND DESCRIPTION**

Lot 1 on Title Plan 134985P.  
PARENT TITLE Volume 08458 Folio 661  
Created by instrument M434551L 21/08/1986

**REGISTERED PROPRIETOR**

**ENCUMBRANCES, CAVEATS AND NOTICES**

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE TP134985P FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NUMBER		STATUS	DATE
AX991118X (E)	TRANSFER	Registered	13/05/2024

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 503 HALL ROAD NAR NAR GOON VIC 3812

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 20350G CRUZ LEGAL  
Effective from 13/05/2024

DOCUMENT END

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<b>TITLE PLAN</b>		<b>EDITION 2</b>	<b>TP 134985P</b>
Location of Land Parish: 400-WILLARUP Township: Section: Crown Allotment: District Range:		Notations:    ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN.	
Last File Reference: LP 52453 General Form: VOL 9715 FOL 275 Copy Location: 10/24 m			

EASEMENT INFORMATION				
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefitted (in favour of)
E-1 & E-2	DRAINAGE	SEE PLAN	LP52453	LOTS ONE & TWO
E-2 & E-3	PIPELINE	SEE PLAN	AC653916M	LOT 1 ON LP19200

THIS PLAN HAS BEEN PREPARED FOR THE LANDLORD'S BEST INTERESTS FOR THE PURPOSES AS PART OF THE LAND TITLE INFORMATION SERVICE COMPLETED 07/05/2015 VERIFIED GA

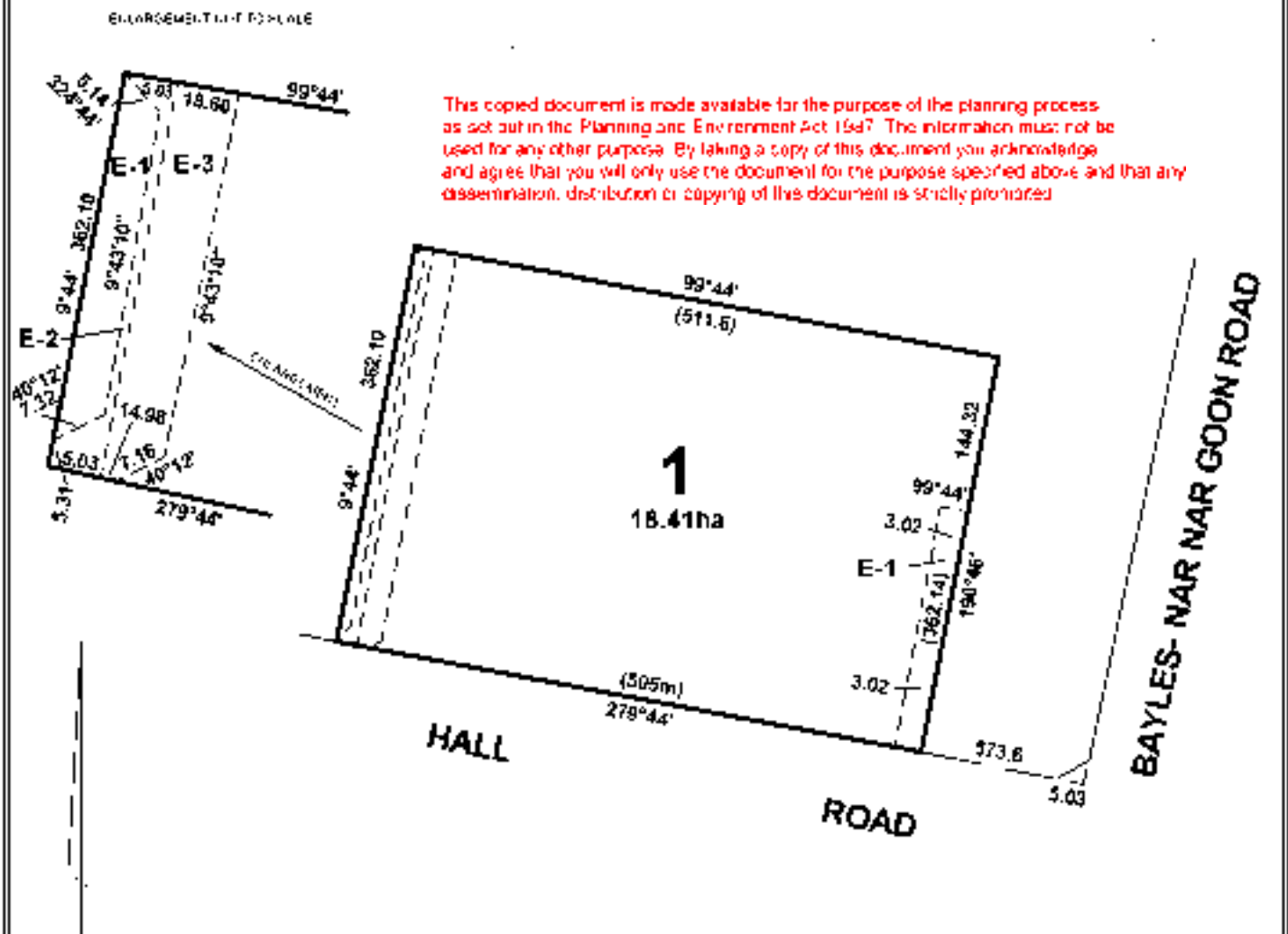


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are identified or shown on this Title Plan this does not imply separate disposable parcels under Section 2A of the Sale of Land Act 1992
PARCEL 1 = LOT 1 (P1) OF LP 52453

# MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

WARNING: THE IMAGE OF THIS PLAN/DOCUMENT HAS BEEN DIGITALLY AMENDED.  
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN/DOCUMENT.

**PLAN NUMBER**

**TP134985P**

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LAND IN THIS PLAN	E-2 & E-3	CREATION OF EASEMENT	AC855918H	13/05/04		2	A.M.B.

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# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

Produced 25/07/2024 11:57:24 AM

Status	Registered	Dealing Number	AX991118X
Date and Time Lodged	13/05/2024 02:16:11 PM		

### Lodger Details

Lodger Code	20350G
Name	CRUZ LEGAL
Address	
Lodger Box	
Phone	
Email	
Reference	

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## TRANSFER

Jurisdiction	VICTORIA
--------------	----------

### Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

### Land Title Reference

9718/279

### Transferor(s)

Given Name(s)	EDWIN MAXWELL
Family Name	HUME

### Estate and/or Interest being transferred

Fee Simple

### Consideration

\$AUD 2100000.00

### Transferee(s)

<b>Tenancy (inc. share)</b>	Sole Proprietor
Name	CSA LAND REMEDIATION HOLDINGS PTY LTD
ACN	632839180
Address	
Floor Type	LEVEL
Floor Number	2
Street Number	428





# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

Street Name	LITTLE BOURKE
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

**Duty Transaction ID**  
5969665

The transferor transfers to the transferee their estate and/or interest in the land specified for the consideration, subject to any restrictive covenant set out or referred to in this transfer.

### Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	EDWIN MAXWELL HUME
Signer Name	MATTHEW ABRAHAM
Signer Organisation	DUFFY & SIMON
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	13 MAY 2024

### Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

**File Notes:**  
NIL

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Statement End.

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# Department of Environment, Land, Water & Planning

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Produced 25/07/2024 11:57:24 AM

Status	Registered	Dealing Number	AX991118X
Date and Time Lodged	13/05/2024 02:16:11 PM		

### Lodger Details

Lodger Code  
Name  
Address  
Lodger Box  
Phone  
Email  
Reference



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9718/279

### Transferor(s)

Given Name(s)  
Family Name



### Estate and/or Interest being transferred

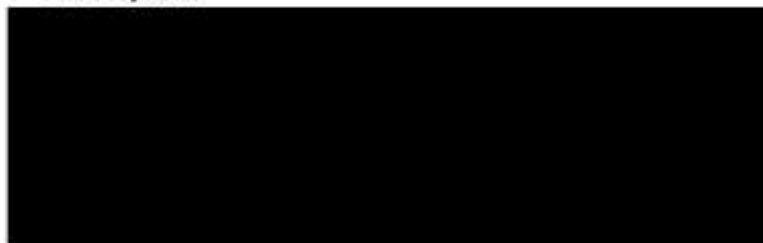
Fee Simple

### Consideration

\$AUD 2100000.00

### Transferee(s)

Tenancy (inc. share) Sole Proprietor  
Name  
ACN  
Address  
Floor Type  
Floor Number  
Street Number





# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

Street Name	LITTLE BOURKE
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

**Duty Transaction ID**  
5969665

The transferor transfers to the transferee their estate and/or interest in the land specified for the consideration, subject to any restrictive covenant set out or referred to in this transfer.

### Execution

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2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	EDWIN MAXWELL HUME
Signer Name	MATTHEW ABRAHAM
Signer Organisation	DUFFY & SIMON
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	13 MAY 2024

### Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

**File Notes:**  
NIL

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Our Ref: 24884/P  
503 Hall Road Nar Nar Goon

20 November 2024

[REDACTED]  
Statutory Planner  
Cardinia Shire Council  
20 Siding Avenue  
OFFICER VIC 3810

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Dear Ana

**503 Hall Road, Nar Nar Goon  
Planning Permit Application T240376 PA  
Response to Council Request for Further Information**

We continue to act on behalf of Adrian Develyn in relation to the land at 503 Hall Road, Nar Nar Goon ('the site') and Planning Permit Application T240376 PA ('the Application').

We write in response to Cardinia Shire Council's ('Council's') correspondence dated 29 August 2024 requesting further information pursuant to Section 54 of the *Planning and Environment Act 1987* ('the Act').

This response addresses the matters raised in the request for further information and is accompanied by updated application material for the proposed development. To assist Council's consideration, please find herewith the following documentation in support of the application:

- Updated Application Form
- Updated Town Planning Report prepared by Taylors
- Draft Farm Plan prepared by Taylors
- Plan of Feature, Level and Bathymetric Survey prepared by Taylors
- Detailed Engineering Plans prepared by Taylors
- Correspondence from Council stating their correspondence with Southern Rural Water.
- Proof of Adrian's role at *CSA Land Remediation Holdings Pty Ltd*

We request that this information replace corresponding information lodged with the application pursuant to Section 50 of the Act and that this forms the basis of any decision on the application.

Should Council consider that the information provided does not sufficiently respond to the request, we hereby request additional time to provide such information.



Additionally, we provide the following responses to Council's request for additional information in numeric order:

Item	Request	Response
1	<p><b><u>Information Required as part of the Application</u></b></p> <p><i>An Application Form correctly filled out, specifically to include the estimated cost of works.</i></p> <p><i>Council has been unable to determine the specific applicable fee, due to a lack of information provided regarding the proposed works. Following receipt of the information requested within this letter, further clarity will be provided regarding fees.</i></p>	<p>Please refer to the updated Application Form attached. We confirm that the estimated cost of the works is \$800 000 and have updated the application form accordingly.</p> <p>Accordingly, we expect the fee to be approximately \$1706.5. Please provide an invoice to the Applicant for this amount.</p>
2	<p><i>The Town Planning Report further amended to include:</i></p> <ul style="list-style-type: none"><li><i>a. Information relating to the existing use of the land;</i></li><li><i>b. More detailed information relating to the purpose of the dam (with regard to Clause 73.03 'Land Use Terms' of the Cardinia Planning Scheme);</i></li><li><i>c. A written statement describing the proposed measures to be implemented to stabilise the earthworks, preventing erosion;</i></li><li><i>d. A written statement describing how the dam is sited and constructed to prevent damage or detriment to adjoining properties from the discharge of water</i></li><li><i>e. Details as to the maximum capacity (MI) of the dam;</i></li><li><i>f. Copy of any correspondence with Southern Rural Water (outlined in Town Planning Report) confirming that a licence is not required for this dam.</i></li></ul>	<p>Please refer to the updated Town Planning Report prepared by Taylors which has been updated to include the information requested pursuant to this item.</p> <p>We wish to note that we have had no correspondence with Southern Rural Water. Southern Rural Water had correspondence direct with Council. This has been updated in our report. A copy of the correspondence from Council stating their correspondence with Southern Rural Water has been provided alongside this application.</p>

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Item	Request	Response
3	<p><i>Fully dimensioned site plans, drawn by a suitably qualified professional to a stated scale and a minimum of A3 in size, clearly showing the following:</i></p> <ul style="list-style-type: none"><li><i>a. Boundaries and dimensions of the site as detailed on the Certificate of Title;</i></li><li><i>b. Cardinal Directions (north east south west);</i></li><li><i>c. Length and width of the proposed dam;</i></li><li><i>d. Dimensioned setbacks of the edge of the earthworks area from the north, east and west title boundaries;</i></li><li><i>e. All vegetation on site including each tree assigned a number (consistent with other reports)</i></li><li><i>f. The Tree protection Zone (TPZ) shown for all trees within 15m of the proposed works including:</i><ul style="list-style-type: none"><li><i>i. Species</i></li><li><i>ii. Diameter of tree trunk at chest height (1.3 metres above Natural Ground Level)</i></li><li><i>iii. Any encroachment into the Tree Protection Zone of works (shown as a percentage)</i></li><li><i>iv. Whether the vegetation is to be retained or removed</i></li><li><i>v. Distance of trees from proposed development</i></li></ul><p><i>Note: Should the proposed works encroach on a Tree Protection Zone, the percentage of encroachment (by area) must be shown on the plan. If encroachment exceeds 10% of any given tree, an arborist report must be prepared.</i></p></li><li><i>g. Location and width of existing and proposed crossover.</i></li></ul>	<p>Please refer to the Plan of Feature, Level and Bathymetric Survey prepared by Taylors which have been drawn with respect to the relevant requirements listed in this item.</p> <p>Please also refer to the updated Town Planning report.</p> <p>Please refer to our comments in the concerns section below relating to TPZ's and an Arborist report.</p> <p>Access to the site will be gained via two crossovers. The existing crossover to the dwelling is measuring approximately 6 meters. The second crossover in the south-east corner is approximately 15 metres</p>

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Item	Request	Response
	<p><i>h. Retrospective works and proposed works shown on separate plans (if relevant).</i></p>	<p>which is required for truck access to the proposed stockyard.</p>
4	<p><i>A survey feature plan prepared by a licensed surveyor, clearly showing:</i></p> <ul style="list-style-type: none"><li><i>a. The boundaries and dimensions of the land (as detailed on the plan of subdivision).</i></li><li><i>b. The unmodified contour levels (prior to the earthworks undertaken) to Australian Height Datum (AHD).</i></li><li><i>c. The proposed contour levels to demonstrate the extent and depth of earthworks;</i></li></ul>	<p>Please refer to the attached copy of title and the Plan of Feature, Level and Bathymetric Survey prepared by Taylors which has been prepared in response to the requirements of this item.</p>
5	<p><u>Engineering Plans</u></p> <p><i>Detailed Engineering (certified by a suitably qualified engineer), drawn to a stated scale and a minimum of A3 size, clearly showing.</i></p> <ul style="list-style-type: none"><li><i>a. Length and Width of the dam</i></li><li><i>b. Capacity of the dam in megalitres</i></li><li><i>c. Cross section details of the dam including:</i><ul style="list-style-type: none"><li><i>i. Width at base of dam wall</i></li><li><i>ii. Width at the top of dam wall</i></li><li><i>iii. Depth and length</i></li><li><i>iv. Slope of batters</i></li><li><i>v. Wall Height</i></li><li><i>vi. Table drain plan</i></li></ul></li><li><i>d. The wall of the dam to have a suitable foundation and be constructed of compacted clay material so as to be completely stable and watertight.</i></li><li><i>e. Location and detail of any overflow, spillway or similar, including:</i><ul style="list-style-type: none"><li><i>i. The spillway of dam constructed of rock or similar non erodible material (if applicable).</i></li></ul></li></ul>	<p>Please refer to the Detailed Engineering Plans prepared by Taylors which have been drawn to scale and demonstrates the appropriate aspects within this item.</p> <p>We wish to note that the proposed dam is entirely in-ground, and therefore, no dam walls, spillways or wall foundations are proposed.</p>

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Furthermore, we note the following responses to each of the preliminary concern/s issues raised by Council in their request for further information.

### **Preliminary Assessment 1**

#### Incompleteness of application

*Due to the lack of information provided with this application a proper preliminary assessment of the application could not be carried out. Nor could the relevant planning permit application fee(s) be determined.*

*As mentioned in Item 1 of this letter, Council has been unable to determine the applicable fee for the proposal.*

*Following receipt of the information within this letter, further advice will be provided regarding fees.*

*In addition to the above, the lack of detailed information (i.e. plans etc) has limited the scope of this assessment, and there is the potential for other issues to arise on receipt of this information. At this stage, the potential concerns have been detailed further below, however upon receipt of the information there may be further requests for information and concerns raised.*

*Council considers this application to be premature and would suggest that the application should be withdrawn and resubmitted once the appropriate documentation (as requested above) has been prepared and can be provided.*

*Given the scope of information requested, you are encouraged to engage a suitably qualified engineer to assist with the preparation of plans.*

#### Response

We acknowledge that Council has been unable to determine an appropriate fee for this application and await further information regarding payable fees. The Application Form has been updated and submitted alongside this response and details the total cost of development of \$800 000. Accordingly, we expect the fee to be approximately \$1706.5.

Furthermore, a Draft Farm Plan and Engineering Plan have been prepared and submitted alongside this response.

### **Preliminary Assessment 2**

#### Land Use

*The application is sought on behalf of 'URM Australia Pty Ltd', with the Certificate of Title listing the Registered Proprietor as 'CSA Land Remediation Holdings Pty Ltd'. Both companies appear to deal with land remediation, waste removal services and clean fill. Given the retrospective nature of this application and the scale and type of earthworks already undertaken, council is concerned about what the 'dam' or land is intended to be used for.*

#### Response:

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We wish to note that an amended application form has been prepared and submitted alongside this response which details Adrian Develyn as the applicant, not *URM Australia Pty Ltd*. We do note that the Certificate of Title lists the Registered Proprietor as '*CSA Land Remediation Holdings Pty Ltd*' and have provided proof that



Adrian Develyn is in fact the Director of CSA. The land at 503 Hall Road is intended for personal use as a small agriculture/hobby farm enterprise and the purpose of this proposal is for the construction of a dam to service future angus beef cattle on the land. For this reason, we consider it more appropriate to identify the Applicant as an individual rather than a company and have updated the application form accordingly.

The site is located within the Green Wedge Zone – Schedule 1 (GWZ1). Pursuant to the Cardinia Planning Scheme, the purpose of this zone is to “provide for the use of land for agriculture” and to “encourage sustainable farming activities and provide opportunities for a variety of productive agricultural uses”. Aforementioned, the intended use of the land is for agricultural purposes, more specially, to raise angus cattle which is in respect to the GWZ. Agricultural farming, inclusive of cattle, is a common practice in the surrounding area with cows, sheep, horses and poultry farms dominating the landscape. The proposed dam will service the future stock on the land, situated in a centralised location to provide access to multiple paddocks, allowing the efficient management of stock on the land.

The proposal of a dam is entirely congruent with development on surrounding properties. Aforementioned, the surrounding properties have been utilised for family and agricultural purposes pursuant to the zone. Most notably, dams are located on the following properties, with some containing very large or multiple dams:

- 370 Five Mile Road, Pakenham
- 425 Five Mile Road, Pakenham
- 430 Five Mile Road, Pakenham
- 415 Five Mile Road, Pakenham
- 480 Five Mile Road, Pakenham
- 505 Five Mile Road, Pakenham
- 500 Seven Mile Road, Pakenham
- 520 Seven Mile Road, Pakenham
- 560 Seven Mile Road, Pakenham
- 570 Seven Mile Road, Pakenham
- 590 Seven Mile Road, Pakenham
- 645 Seven Mile Road, Pakenham
- 650 Seven Mile Road, Pakenham
- 680 Seven Mile Road, Pakenham
- 105 Eight Mile Road, Nar Nar Goon

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In particular, we wish to highlight the dams at 505 Five Mile Road, 500 Seven Mile Road and 105 Eight Mile Road.



Figure 1. Location of large dams in proximity to the subject site

The Dam at 505 Mile Road has a radius of roughly 90 metres, and a total area of around 24 000 m<sup>2</sup>.



Figure 2. Dam Dimensions at 505 Five Mile Road, Pakenham

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Furthermore, 500 Seven Mile Road shown below is roughly 13 000 m<sup>2</sup> with a width of approximately 106 metres and length of roughly 150 metres.



Figure 3. Dam dimensions at 500 Seven Mile Road

105 Eight Mile Road also contains a dam under construction. Upon completion it is estimated that the dam will be roughly 24 000 m<sup>2</sup>, with a length of roughly 200 metres and width or 120 metres.



Figure 4. Dam dimensions at 105 Eight Mile Road

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It is therefore clear that large dams are a common asset to surrounding properties and are indeed expected within agricultural land. The proposed dam at the subject site occupies less than 10 000m<sup>2</sup>, and is therefore, by no means the largest dam within the surrounding area.

### **Preliminary Assessment 3**

#### Agricultural Impacts

*It is noted in the Town Planning Report that the dam is proposed to be used for irrigation purposes and rely on both bore and rainwater, however no detailed information has been provided outlining what the current agricultural land use is and why it requires such a large dam to be constructed, centrally in the site.*

*Council is concerned that the construction of such a large dam within the centre of the site removes and fragments a large portion of the site from being utilised for productive agriculture. This is inconsistent with PFF and LPPF seeking to protect land in the Cardinia Westernport Green Wedge from inappropriate development.*

#### Response:

We note that the proposed dam will rely entirely on rainwater with no connection or reliance on bore water.

Aforementioned, the proposed dam is sited centrally to service multiple paddocks, primarily Angus Beef cattle to allow the efficient management of stock on the land. We wish to reiterate to Council that the proposed dam will further facilitate productive agricultural land use. A Draft Farm Plan has been provided for information purposes to further demonstrate the integral role the centrally located dam will have on the agricultural use of the land. It is noted that this farm plan is indicative only and subject to change, however it does outline the future vision for the site.

As discussed above, the proposed dam is entirely appropriate for the land use and is a common feature of agricultural land in the nearby surrounds.

### **Preliminary Assessment 4**

#### Vegetation Impacts

*It is noted that part of the application material it has been identified that no vegetation is to be impacted as part of the proposal.*

*However, aerial imaging indicates that there is vegetation in close proximity to the earthworks. Due to the lack of information provided, Council is unable to accurately determine the impact of the proposed works on existing vegetation. As such, Items 3e and 3f have been requested in order to determine the impact on the vegetation. Council will re-assess the impacts to vegetation upon receipt of information requested above.*

*Should the extent of the works encroachment on a Tree Protection Zone exceed 10% of any given tree an Arborist Report must be prepared. As the application is retrospective in addition to the standard information, the arborist report should establish if any damage to any trees has already occurred and if it can be remediated.*

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**Response:**

We note that the proposal does not intend to remove any vegetation on site, nor was any vegetation impacted during works prior to this application. There are a number of planted windbreak trees around the existing dwelling and outbuilding, as well as three small windbreaks comprising of Willow species which have been retained to assist livestock protection. Furthermore, there is a single Eucalypt species at the northern end of the northern most windbreak, located 14.4m east of the extent of dam works with the closest part of the canopy 11.5m from the dam. Further details on tree protection have been included at Section 3.0 of the updated Town Planning Report.

We further note that the vegetation on site is not protected by Clause 52.17 or any relevant overlay. Furthermore, as no vegetation is removed or impacted, no permits are triggered by these works.

**Preliminary Assessment 5**

**Referral Comments**

*The application has been referred to externally to Southern Rural Water and internally to Council's Engineering department for comment. Further concerns may be raised upon receipt of these comments.*

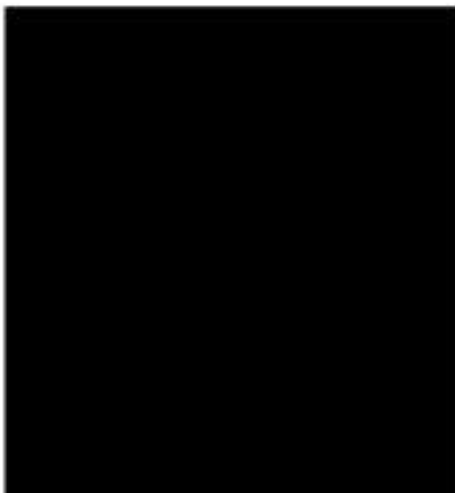
**Response:**

If any referral comments are received, we will respond to them accordingly.

**Summary**

We trust that the plans, supporting material and accompanying submission addresses Council's request and concerns in full and we look forward to the progression of the planning permit application.

Of course, should you have any further queries or require any clarification in relation to the above, please do not hesitate to contact the undersigned on [m.law@taylorstds.com.au](mailto:m.law@taylorstds.com.au) or on 9501 2800.



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# **Town Planning Report**

## **Earthworks associated with the construction of a dam**

503 Hall Road  
NAR NAR GOON

Prepared by Taylors for  
Adrian Develyn

August 2024, Updated November 2024

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## 1.0 Introduction

Taylor's Development Strategists have been engaged by Adrian Develyn to prepare this report to support an application for the construction of a dam at 503 Hall Road, Nar Nar Goon.

This proposal seeks retrospective approval for earthworks associated with the development of a dam on the land at 503 Hall Road, Nar Nar Goon ('the site'). Our client became aware of the need for a planning permit after liaising with Cardinia Shire Council on 5 July 2024. It was advised at this time that Southern Rural Water will not consider a licence for the dam (being an exemption for a permit under Clause 62.02), therefore a planning permit is required. Please refer to the attached copy of correspondence from Council stating their correspondence with Southern Rural Water. Upon receiving this advice, our now client engaged our firm to act on their behalf to prepare and coordinate the required planning permit application.

The site is located within the Green Wedge Zone – Schedule 1 ('GWZ1') and is subject to the Land Subject to Inundation Overlay ('LSIO') pursuant to the provisions of the Cardinia Planning Scheme ('the Planning Scheme'). The site is also located within a Designated Bushfire Prone Area.

A planning permit is required to carry out earthworks pursuant to the GWZ1.

The Planning Policy Framework (PPF) sets out strategic directions relevant to the subject site. The relevant policies are considered in detail in Sections 4 of this report.

This planning submission describes the site and the context within which it is located, the development proposal, identifies the relevant planning controls and policies set out in the Planning Scheme and provides an assessment of the proposal's planning merits having regard to against these policies and controls.

A Copy of Title has been submitted with this application. A Plan of Feature, Level and Bathymetric Survey, Engineering Plans and Draft Farms Farm Plans have been prepared and submitted alongside this report.



Figure 1: Site Aerial Photograph (Nearmap.com)

## 2.0 Subject Site and Surrounds

### 2.1 Subject Site

The site is commonly referred to as 503 Hall Road, Nar Nar Goon. The site is formally known as Lot 1 on TP134985P per the Certificate of Title Volume 09718 Folio 279 (a copy of which has been submitted with the Application).

The site has a depth limitation of 15.24 metres and there are no known covenants affecting the site. There are known easements encumbering the site comprising a 3.02m wide drainage easement in favour of Lots on plan of subdivision LP62453 along the eastern boundary and a combined easement with a width of 23.63m for a drainage (in favour of Lots on plan of subdivision LP62453) and pipeline (in favour of Lot 1 on plan of subdivision LP89200).

All earthworks have been sited outside of the below encumbrances.

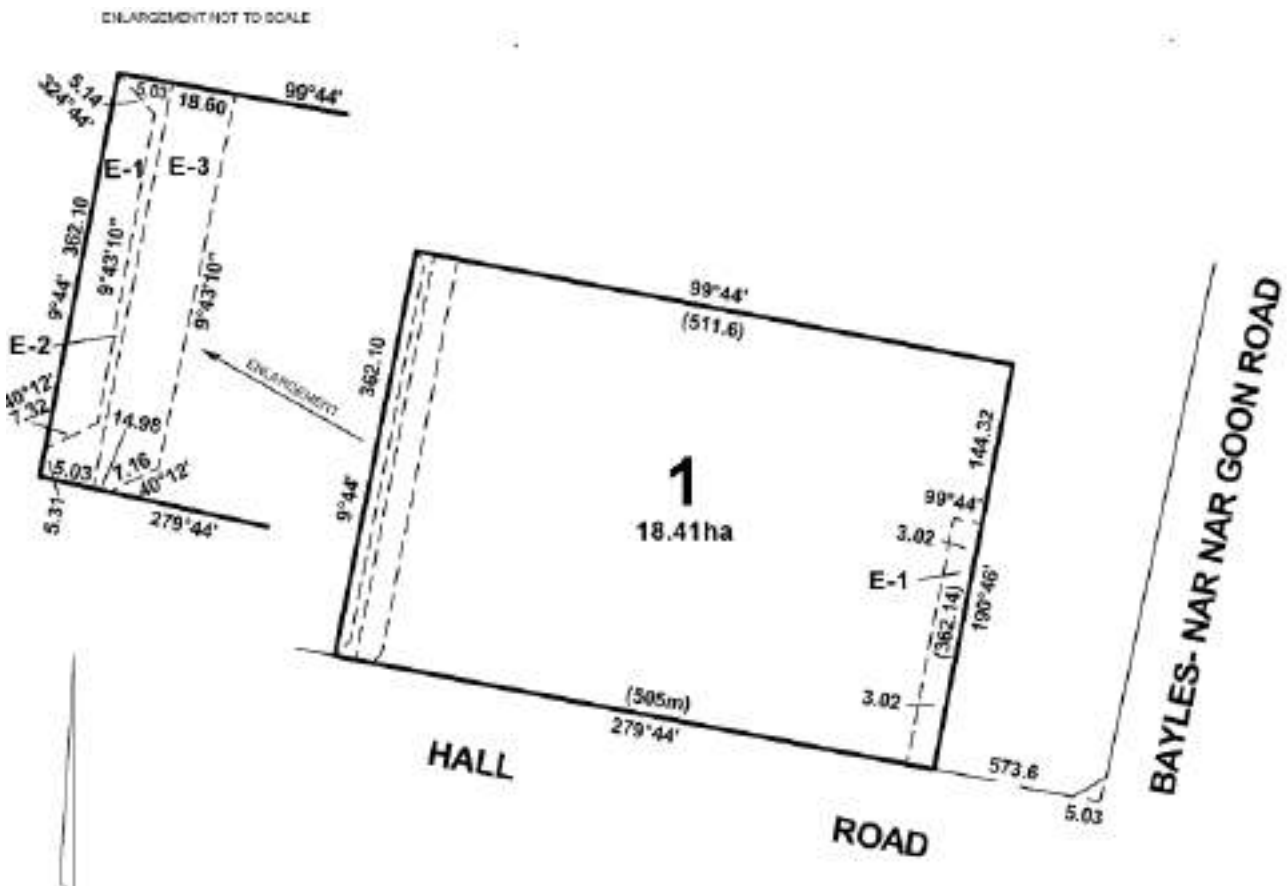


Figure 2: Title Plan

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Figure 3: Subject Site (Nearmap.com)

The site is located on the northern side of Hall Road, commencing approximately 579 metres west of the intersection between Seven Mile Road and Hall Road and approximately 1,170 metres east of the intersection between Five Mile Road and Hall Road. The site is generally rectangular in shape with a depth of approximately 360 metres and a width of approximately 512 metres, providing a total area of approximately 18.4 hectares.

Development on the site is limited to an existing rural dwelling located within the south-western corner of the site, and a nearby shed approximately 61 metres north of the dwelling. The existing dwelling is setback approximately 32 metres from the site's frontage to Hall Road and approximately 47 metres from the western boundary of the site.

The site is predominately clear of vegetation, with the exception of a small group of trees along the front boundary, in front of the house, to the rear of the dwelling, and then some windbreaks between various paddocks. The existing use of the land is for agriculture, with the grazed grasslands farmed for hay. The property was recently purchased with the intention of raising angus cattle and other live stock in the future.

Vehicle access to the site is provided via two crossovers to Hall Road. One crossover is located near the western most boundary of the site, and is a single car, gravel and dirt crossover which provides access to the existing dwelling on site. The second crossover is located towards the eastern boundary, and is a wider crossover constructed of gravel and dirt and to this point has provided access for trucks in and out of the site.

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## 2.2 Surrounding Area

The site is located appropriately 70 kilometres south-east of the Melbourne CBD and approximately 14 kilometres south-east of the township of Pakenham.

The site is situated in a predominantly rural living and agricultural area.

- Immediately north of the site is a rural living dwelling with horses kept onsite. The site is predominately cleared with sparse vegetation throughout. Two (2x) dams are located onsite.
- Immediately east of the site is a rural dwelling with horses' stables and small outbuildings located across the site for the keeping of horses. The site contains a substantial amount of planted vegetation in distinct rows.
- Immediately south of the site is Hall Road, Further south is a large, predominantly clear site that contains a rural dwelling and appears to keep sheep.
- Immediately west of the site is a poultry farm. The site is predominantly clear of vegetation with the exception of some planted trees around the poultry sheds.



Figure 4: Location Map (melway.com.au)

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### 3.0 Proposed Development

The proposal seeks retrospective permission for earthworks associated with the development of a dam. This application has been sought upon the advice of Council, following its correspondence with Southern Rural Water ('SRW'). SRW has advised that under its legislation, it will not consider a license for the construction of the dam (which would otherwise mean the dam is exempt from a planning permit as per Clause 62.02) and as such a planning permit is required.

The proposed dam has not and will not be constructed on a waterway or result in the removal of vegetation.

The purpose of the dam is to support the proposed use of the land for cattle breeding. The use of the land is within the definition of 'Agriculture' pursuant to clause 73.03 of the Cardinia Planning Scheme, specifically as it relates to: "*b) keep, breed, board, or train animals, including livestock, and birds...*" and includes 'animal husbandry'. It is intended that the site will be used in accordance with the attached draft farm plan, which is provided for information only and does not form part of this application.

Please refer to the attached Engineering Plans prepared by Taylors which detail the proposed works on site. The plans demonstrate the intention to have the proposed dam located centrally, surrounded by multiple orchards, paddocks and trees to be retained.

The dam has been centrally sited to facilitate efficient supply of water to each of the proposed paddocks to ensure the health of the stock. It is in a largely clear and vacant area of the site. Whilst we acknowledge that this application is made retrospectively, we do emphasise that no removal of trees or vegetation was required for the onset of the works on site. This has been determined by reviewing historical satellite imagery of the site as shown below. Furthermore, works have been setback from any trees onsite to aid in their ongoing viability. Furthermore, whilst the site is generally flat, the location of the dam was chosen to align with existing depressions of the land and adjacent to existing farm drains.

As noted in the site description, there are a number of planted windbreak trees around the existing dwelling and outbuildings. There are also three small windbreaks comprising Willow species which have been retained to assist protection for livestock. There is one single eucalypt species at the northern end of the of the northernmost windbreak, is detailed in the following image provided by the surveyor. It indicates that the tree is located 14.4m east of the extent of dam works and the canopy tends further easterly, with the closest part of the canopy 11.5m from the dam.

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Figure 5. Location of Trees in close proximity to proposed Dam

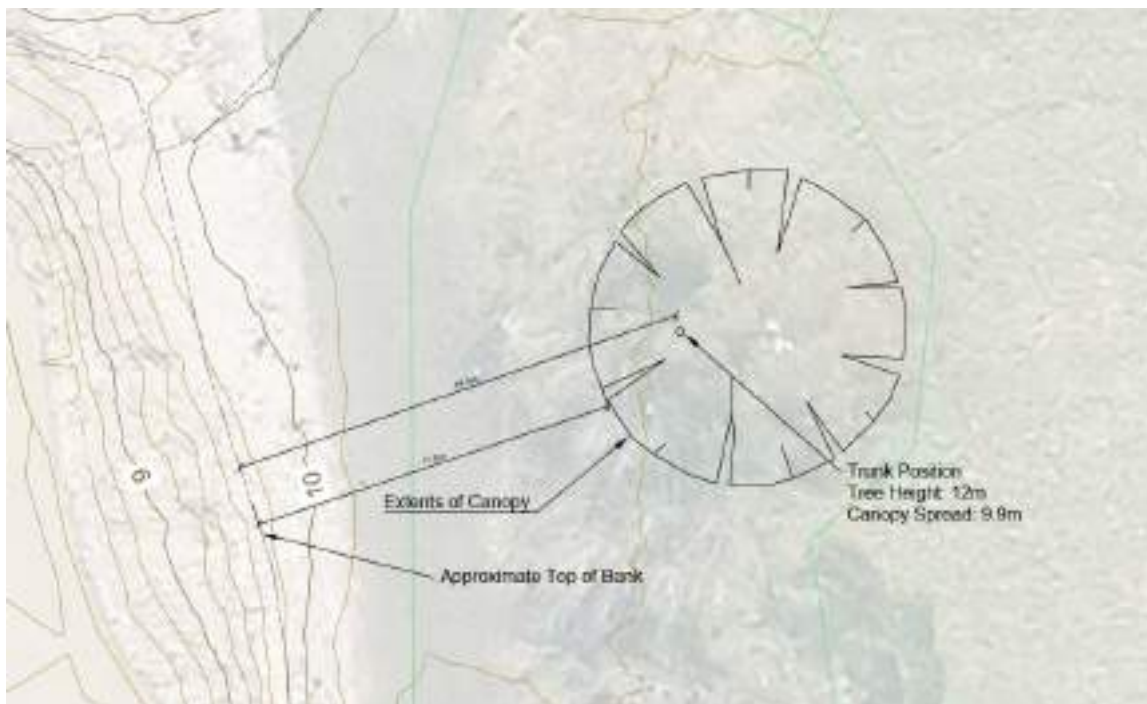


Figure 6. Distance of the Eucalypt from the proposed Dam

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It is not proposed to remove any vegetation and no trees are impacted by the dam works. Notwithstanding this, as there are no remnant native trees on the site, clause 52.17 does not apply and a permit for tree removal is not required.

The dam is a wholly 'in-ground' dam as shown on the provided detail plans, not an above-ground dam. There are no above-ground dam walls or wall foundations or spillways required that would necessitate compaction or an ANCOLD assessment. There is a >400mm freeboard around the dam and an outlet weir controls flows from the dam to the existing table drain, avoiding uncontrolled over-topping of the dam and any potential erosion risk. Therefore, there are no issues relating to stability or erosion control.

The dam is centrally located away from property boundaries to avoid impact on neighbouring properties. The dam utilises the property's current existing drainage outlet via the outlet weir to the existing table drain discharging to the Hall Rd drain, therefore limiting outflows to the previous status quo. Refer to the detail plans provided.

The dam has a top water level (TWL) of 9.6m AHD with a freeboard to greater than 10m AHD. The TWL capacity is 12.8 megalitres.

The proposal is entirely congruent with the strategic and physical characteristics of land within the Green Wedge Zone and the immediate and surrounding context, and the environmental, landscape and vegetation.

Please refer to the Draft Farm Plan and Engineering prepared by Taylors which have been submitted alongside this report.

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Figure 7: Draft Farm Plan prepared by Taylors



## 4.0 Planning Controls

### 4.1 Zone Provisions



Figure 8: Zone Map (VicPlan)

The subject site is located within the Green Wedge Zone – Schedule 1 ('GWZ1') under the Planning Scheme. The purpose of this zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for the use of land for agriculture.
- To recognise, protect and conserve green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources.
- To encourage use and development that is consistent with sustainable land management practices.
- To encourage sustainable farming activities and provide opportunity for a variety of productive agricultural uses.
- To protect, conserve and enhance the cultural heritage significance and the character of open rural and scenic non-urban landscapes.
- To protect and enhance the biodiversity of the area.

No change of use is proposed.

Pursuant to Clause 35.04-5, and Item 1 of the GWZ1 of the Planning Scheme, a permit is required for:

*Earthworks which change the rate of flow or the discharge point of water across a property boundary*

As such, a planning permit is required for the proposed earthworks.

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In response to the relevant purposes of the zone and decision guidelines, we have prepared the following assessment:

Item	Response
<b>Purpose of the Zone</b>	
<i>To implement the Municipal Planning Strategy and the Planning Policy Framework.</i>	Please refer to Section 5 of this report.
<i>To provide for the use of land for agriculture.</i>	The proposed dam is intended to be used for irrigation and to service the ongoing agricultural use of the land.
<i>To recognise, protect and conserve green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources.</i>	The development of a dam is entirely congruent with the environmental and landscape expectations for land within the Green Wedge Zone.
<i>To encourage use and development that is consistent with sustainable land management practices.</i>	The proposed dam will utilise rain water for irrigation purposes to aid in the ongoing and sustainable agricultural use of the land. <small>This copied document is made available for the purpose of the planning process, as set out in the Planning and Environment Act 1987. The information may not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</small>
<i>To encourage sustainable farming activities and provide opportunity for a variety of productive agricultural uses.</i>	The proposed dam will support the ongoing productivity of the agricultural use of the land.
<i>To protect, conserve and enhance the cultural heritage significance and the character of open rural and scenic non-urban landscapes.</i>	The dam has been sited to ensure that the environmental quality and character of the site will not be hindered upon. The siting of the dam in a largely vacant area of the site that ensures the urban character of the site is upheld.
<i>To protect and enhance the biodiversity of the area.</i>	The proposal does not require the removal of any vegetation and is submitted to not have a tangible impact on the biodiversity on site.
<b>Decision Guidelines</b>	
<b>General Issues</b>	
<i>The Municipal Planning Strategy and the Planning Policy Framework.</i>	Please refer to Section 4.3 of this report.

<p><i>Any Regional Catchment Strategy and associated plan applying to the land.</i></p>	<p>The dam is to be sited more than 30 metres away from any waterways.</p>
<p><i>The capability of the land to accommodate the proposed use or development.</i></p>	<p>The land is largely vacant and clear of vegetation, earthworks are required to facilitate the development however will be respectful the existing site features and land.</p>
<p><i>How the use or development relates to rural land use, rural diversification, natural resource management, natural or cultural heritage management, recreation or tourism.</i></p>	<p>The dam will support the ongoing agricultural use of the land by facilitating access to water for irrigation purposes.</p>
<p><i>Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining land uses.</i></p>	<p>The proposed development of a dam is entirely congruent with the development on surrounding properties. Abutting and surround properties have been utilised for farming and agricultural purposes pursuant to the zone. Most notably, dams are located on the following properties, with some properties containing multiple dams:</p> <ul style="list-style-type: none"> <li>• 370 Five Mile Road, Pakenham</li> <li>• 425 Five Mile Road, Pakenham</li> <li>• 430 Five Mile Road, Pakenham</li> <li>• 415 Five Mile Road, Pakenham</li> <li>• 480 Five Mile Road, Pakenham</li> <li>• 505 Five Mile Road, Pakenham</li> <li>• 500 Seven Mile Road, Pakenham</li> <li>• 520 Seven Mile Road, Pakenham</li> <li>• 560 Seven Mile Road, Pakenham</li> <li>• 570 Seven Mile Road, Pakenham</li> <li>• 590 Seven Mile Road, Pakenham</li> <li>• 645 Seven Mile Road, Pakenham</li> <li>• 650 Seven Mile Road, Pakenham</li> <li>• 680 Seven Mile Road, Pakenham</li> <li>• 105 Eight Mile Road, Pakenham</li> </ul> <p>Please refer to Preliminary Assessment 2 of the RFI Response Letter which provides a more detailed assessment of the large dams in the surrounding properties.</p>

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<p><i>Whether the use or development is essential to the health, safety or well-being of the State or area but is not appropriate to locate in an urban area because of the effect it may have on existing or proposed urban areas or the effect that existing or proposed urban areas may have on the proposed use or development.</i></p>	<p>The proposed development of a dam is submitted to be of no consequence to the health, safety or well-being of the State or surrounding area.</p>
<p><i>The need to minimise adverse impacts on the character and appearance of the area or features of architectural, scientific or cultural heritage significance, or of natural scenic beauty.</i></p>	<p>The dam is adequately setback from Hall Road and surrounding neighbours to aid in minimising any visual impacts. Please refer to Figure 7 below. The appearance of the dam within the rear landscape of the site is entirely congruent with the prevailing features of the agricultural land.</p>
<p><b>Rural Issues</b></p>	
<p><i>The maintenance of agricultural production and the impact on the rural economy.</i></p>	<p>The proposed dam will have no impact on the rural economy as it will simply support irrigation and the agricultural enterprise on-site.</p>
<p><i>The environmental capacity of the site to sustain the rural enterprise.</i></p>	<p>As previously stated, the proposed dam will utilise rainwater.</p>
<p><i>The need to prepare an integrated land management plan.</i></p>	<p>An integrated land management plan is submitted to not be necessary in this instance as the proposed dam will utilise rainwater.</p>
<p><i>The impact on the existing and proposed rural infrastructure.</i></p>	<p>It is submitted that the proposal will have no tangible impact on any existing rural infrastructure. The dam is located within a largely clear and vacant portion of the site. A watercourse is located within the north-west corner of the site, although no works are proposed within 30 metres of this watercourse.</p>
<p><i>The potential for the future expansion of the use or development and the impact of this on adjoining and nearby agriculture and other land uses.</i></p>	<p>The proposed dam will not inhibit any future development on any abutting properties.</p>
<p><i>The protection and retention of land for future sustainable agricultural activities.</i></p>	<p>The proposed dam will support the ongoing agricultural land use.</p>
<p><b>Environmental Issues</b></p>	

<i>The impact of the use or development on the flora and fauna on the site and its surrounds.</i>	There is no vegetation within or directly around the subject area.
<i>The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.</i>	The provision of a dam will support agricultural use of the land through irrigation.
<i>How the use or development relates to sustainable land management and the need to prepare an integrated land management plan.</i>	Please refer to the discussion above.
<i>The location of on-site effluent disposal areas to minimise impact of nutrient loads on waterways and native vegetation.</i>	N/A
<b>Design and siting issues</b>	
<i>The need to minimise any adverse impacts of siting, design, height, bulk, and colours and materials to be used, on landscape features, major roads and vistas.</i>	The proposed dam is siting to the rear of the property and will blend seamlessly into the rural landscape once complete.
<i>The location and design of existing and proposed infrastructure services which minimises the visual impact on the landscape.</i>	N/A
<i>The need to minimise adverse impacts on the character and appearance of the area or features of archaeological, historic or scientific significance or of natural scenic beauty or importance.</i>	The proposal will not result in any adverse appearances by virtue of its location onsite.

On the basis of the above, we maintain that the proposed use and development of the land positively responds to the relevant requirements, purposes and guidelines of the zone.

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Figure 9: View of dam from Hall Road

## 4.2 Overlay Controls



Figure 10: Overlay Map (DPCD Planning Maps Online)

The subject site is located within the Land Subject to Inundation Overlay (LSIO) under the Planning Scheme. The purpose of the overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.

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- To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To minimise the potential flood risk to life, health and safety associated with development.
- To reflect a declaration under Division 4 of Part 10 of the Water Act, 1989.
- To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.
- To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.

Pursuant to the Item 3 of the LSIO, a permit is **not** required to construct or carry out:

- Earthworks associated with the construction of a dam, provided no fill is imported to the site and no embankment is above ground level.

No fill has been or is proposed to be imported to the site. No embankment is proposed to be above ground level once works are finalised. Please refer to Figure 9 below. Furthermore, please refer to Sheet 4 of the detailed Engineering Plans prepared by Taylors which demonstrate the earthworks volumes on site. As such, we submit that planning permission is not required pursuant to the LSIO.



Figure 11: Site photo of dam taken at ground level

## 5.0 Planning Policy Framework

The Planning Policy Framework sets out the relevant statewide and regional policies for development. Clause 71 (Operation of this planning scheme) requires Council to integrate the range of policies relevant to the issues to be determined and to balance conflicting objectives in favour of net community benefit and sustainable development.

Clause 11 aims to facilitate the planning for and anticipation of the needs of existing and future communities, and to facilitate sustainable development that balances the need for growth alongside the protection of significant landscape. These strategies provide a balance between ensuring that a sufficient supply of land is available to support a growing population and managing the impacts of urban sprawl upon valued environmental areas.

The provisions of Clause 13 outline the need to prepare for and respond to the impacts of climate change. Clause 13 essentially highlights the importance of risk-based planning that prioritises the protection of human life. This clause outlines the importance of ensuring good future amenity outcomes within built form design.

Further to the above, and more specifically, the following local provisions within the PPF are relevant considerations in this instance:

- Clause 12.03-1S *Water Bodies and Wetlands*.
- Clause 21.02-1 *Catchment and coastal management*
- Clause 21.02-4 *Bushfire management*
- Clause 21.02-8 *Resource Conservation*

### **Clause 12.03-1S River and riparian corridors, waterways, lakes, wetlands and billabongs**

This provision contains the following relevant policy guidelines:

- *Locating earthworks, including dams, a minimum of 30 metres from waterway systems.*

The earthworks are located more than 30 metres away from the waterway located within the north-western corner of the site.

### **Clause 14.01-1R Protection of agricultural land - Metropolitan Melbourne**

The strategy of this Clause is to:

- *Protect agricultural land in Metropolitan Melbourne's green wedges and peri-urban areas to avoid the permanent loss of agricultural land in those locations.*

The proposal aids in providing for the continuing agricultural use of the land, within the GWZ, to avoid the permanent loss of an agricultural land use.

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## Clause 21.02-1 Catchment and coastal management

The overarching objective of this clause is:

- *To effectively manage development to mitigate impacts on the operation and health of waterway systems.*

The site of the dam is to be located more than 30 metres from the water course within the subject site, therefore it is submitted that the earthworks will not impede any adverse impacts on the operation or health of the waterway.

## Clause 21.02-4 Bushfire Management

While we acknowledge that the site is not subject to the Bushfire Management Overlay, it is mapped as being prone to bushfires.

A key strategy of this Clause is to:

- *Ensure development provides adequate access to water.*

While it is not the sole intent of the dam, or the purpose for its construction, the dam does provide an additional water source in the event a bushfire does occur.

## 6.0 Conclusion

It is considered that the proposal has a high level of compliance with the state and local planning policies and is consistent with the objectives of the zone. In conclusion the proposal is considered to:

- The siting of the proposed dam provides no adverse impacts both on and offsite by virtue of its location onsite, existing landscaping as well as future landscaping.
- The proposed irrigation dam is entirely congruent with the agricultural land uses sought by the GWZ1 and aids in supporting the ongoing agricultural use of the land.

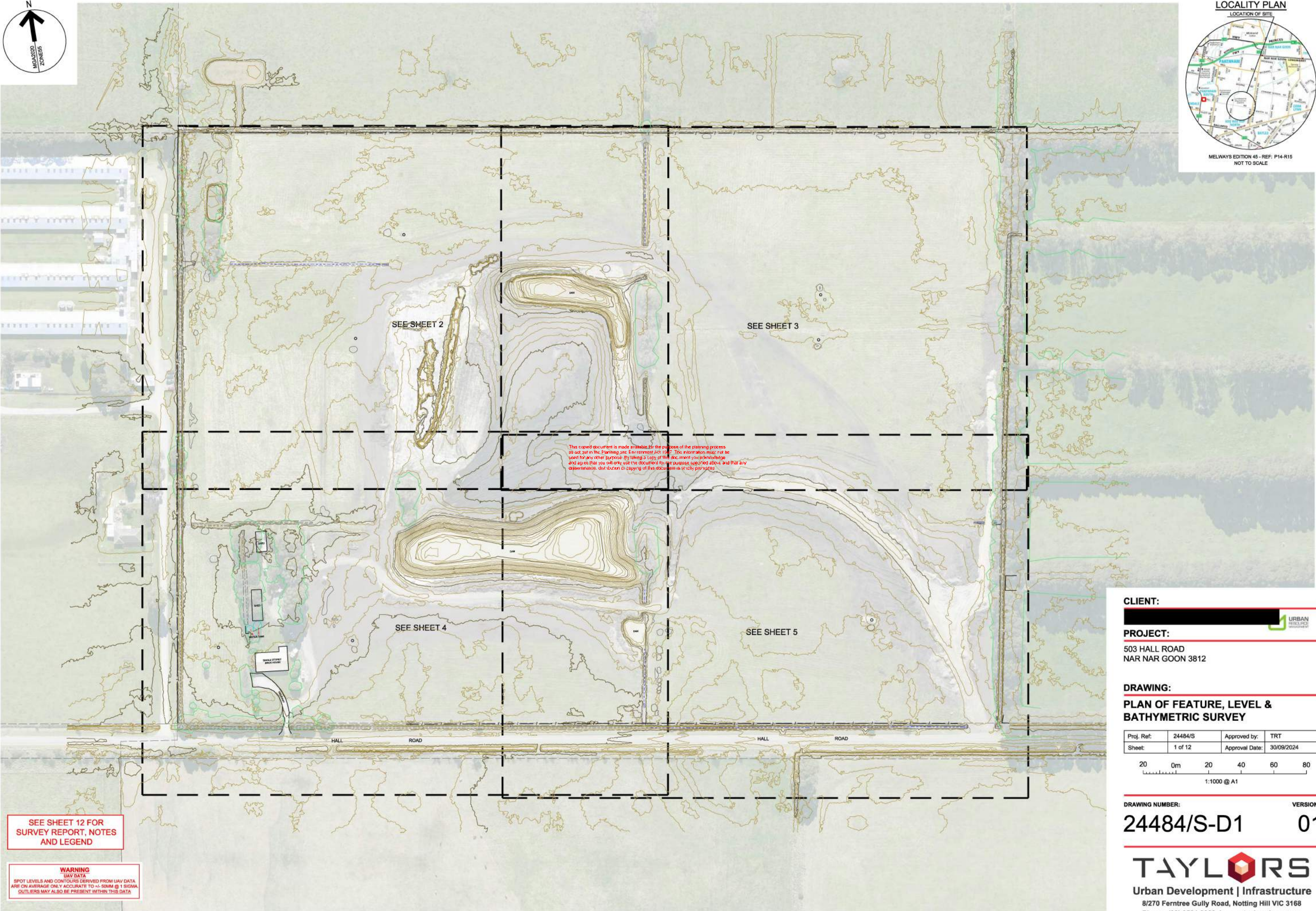
It is therefore submitted that a permit should be issued for the proposal.

Taylors Development Strategists Pty Ltd

August 2024, Updated November 2024

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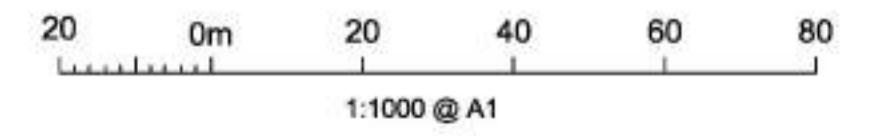
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**PLAN OF FEATURE, LEVEL & BATHYMETRIC SURVEY**

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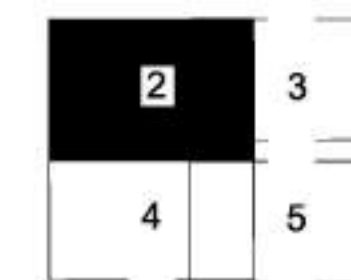
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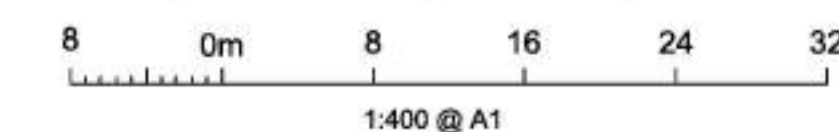
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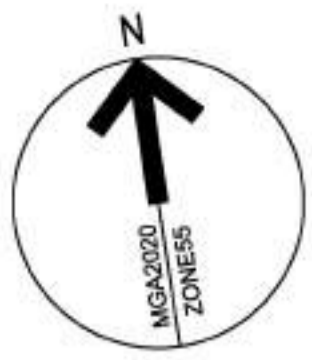
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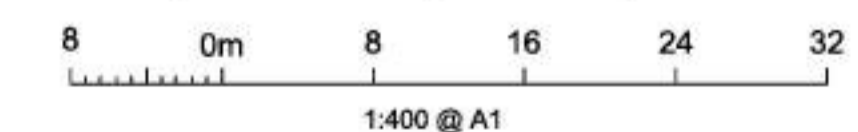
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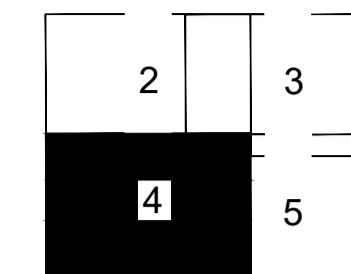
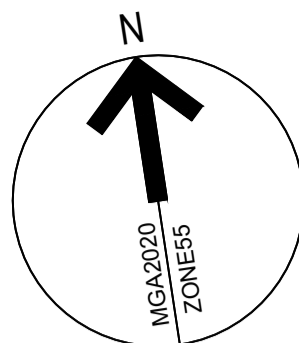
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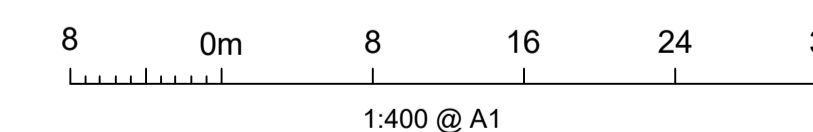
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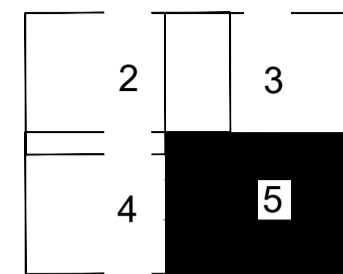
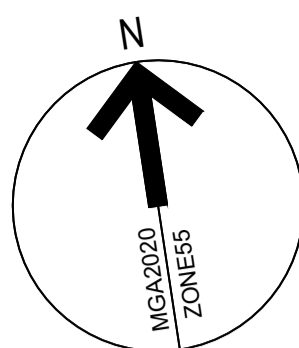


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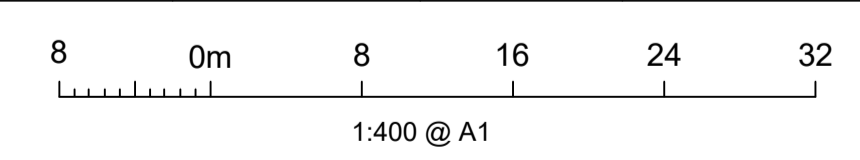
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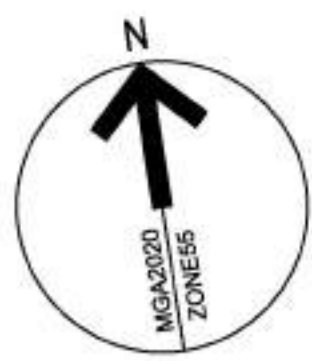
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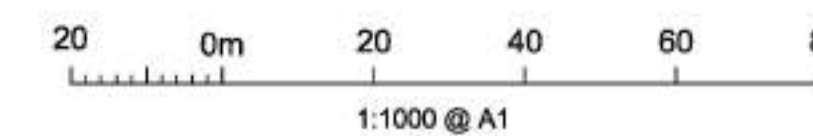
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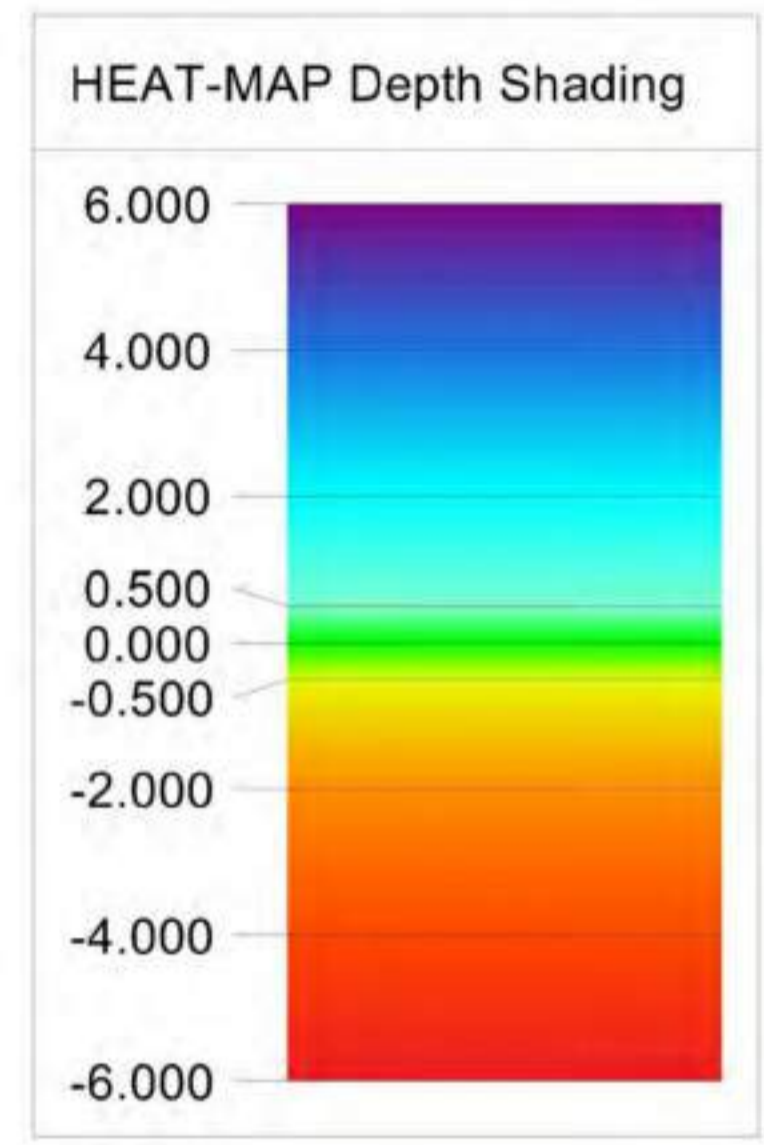
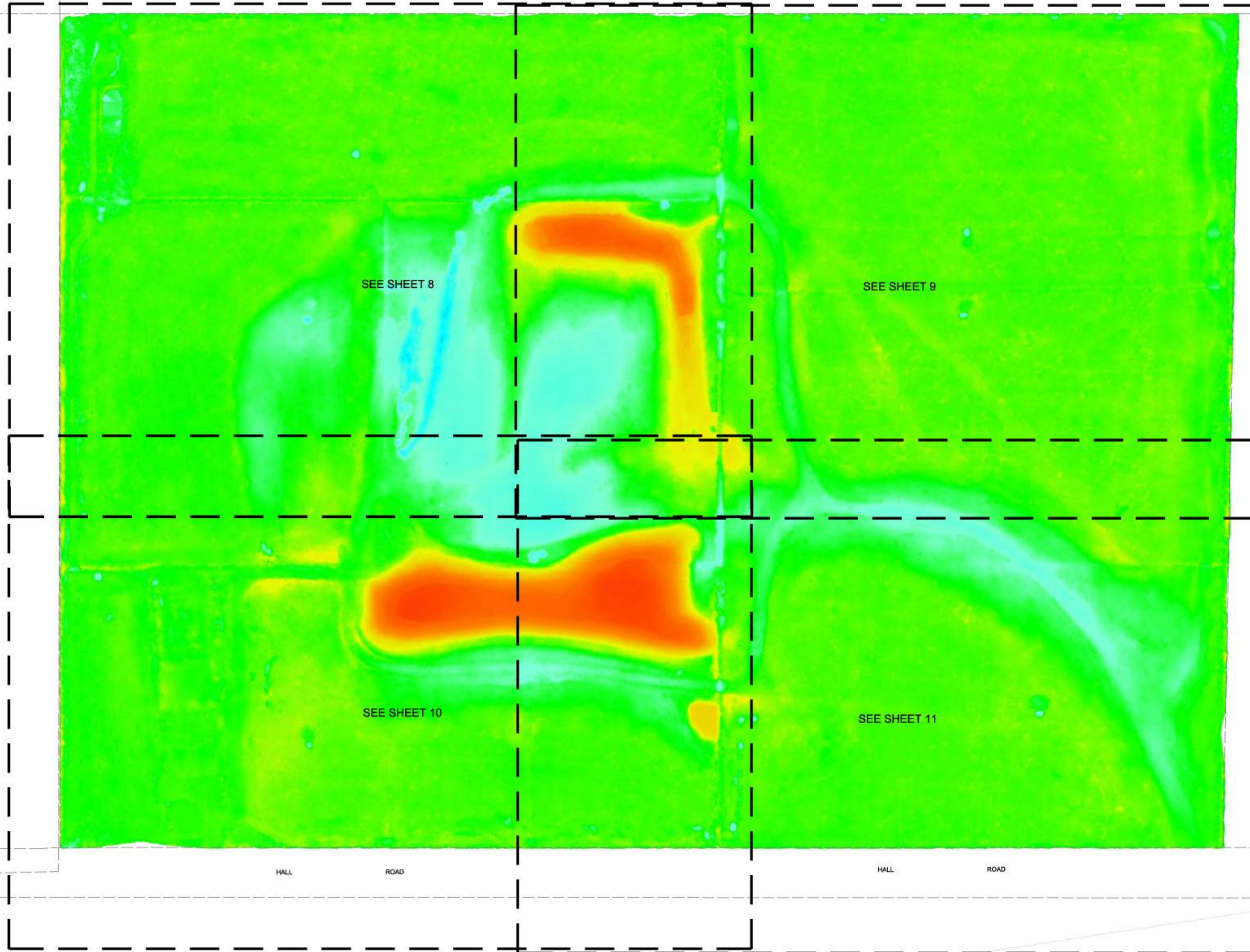
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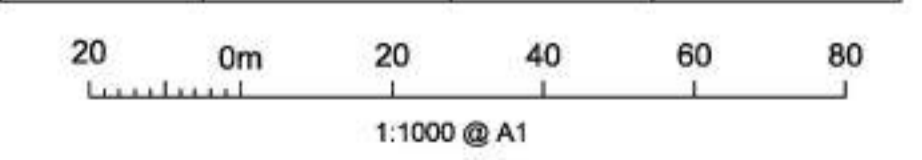
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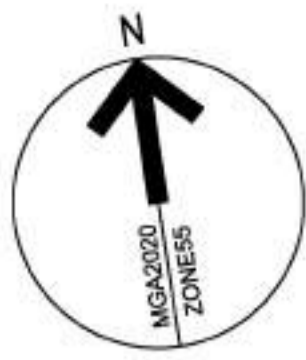
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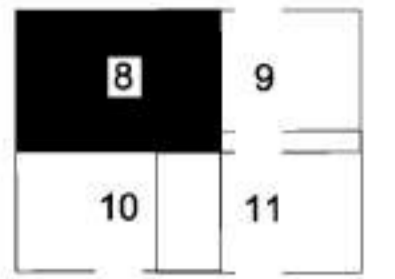
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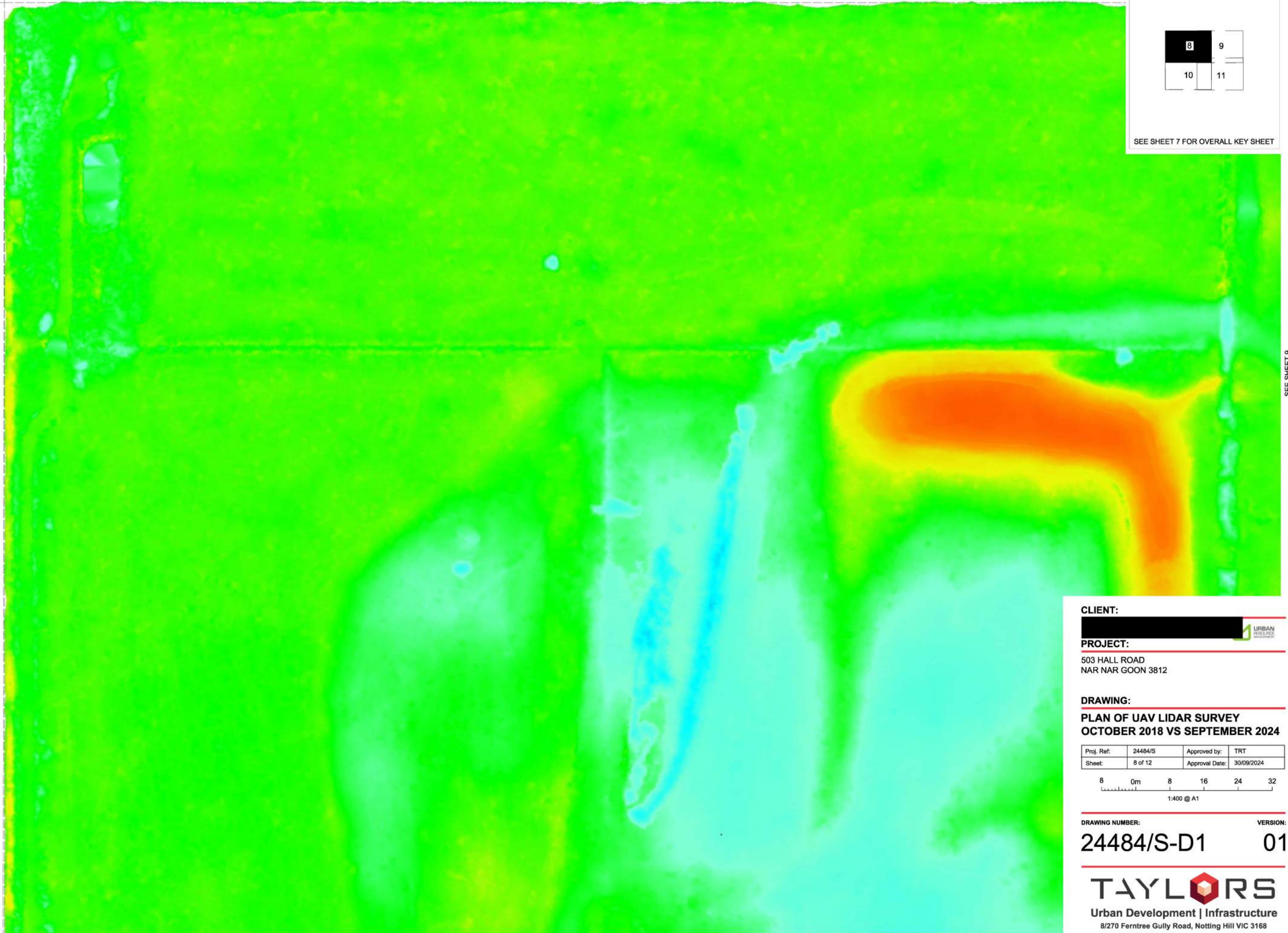
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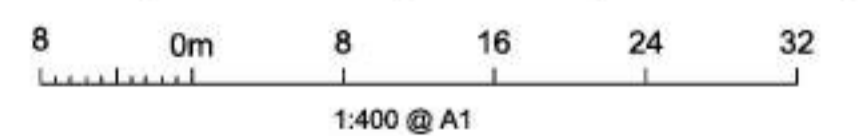
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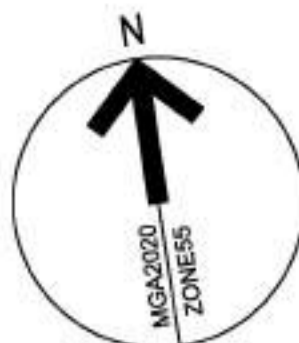
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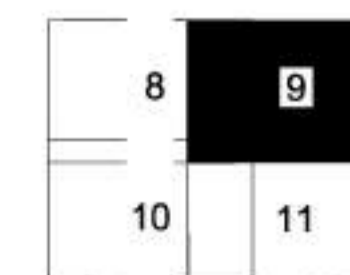
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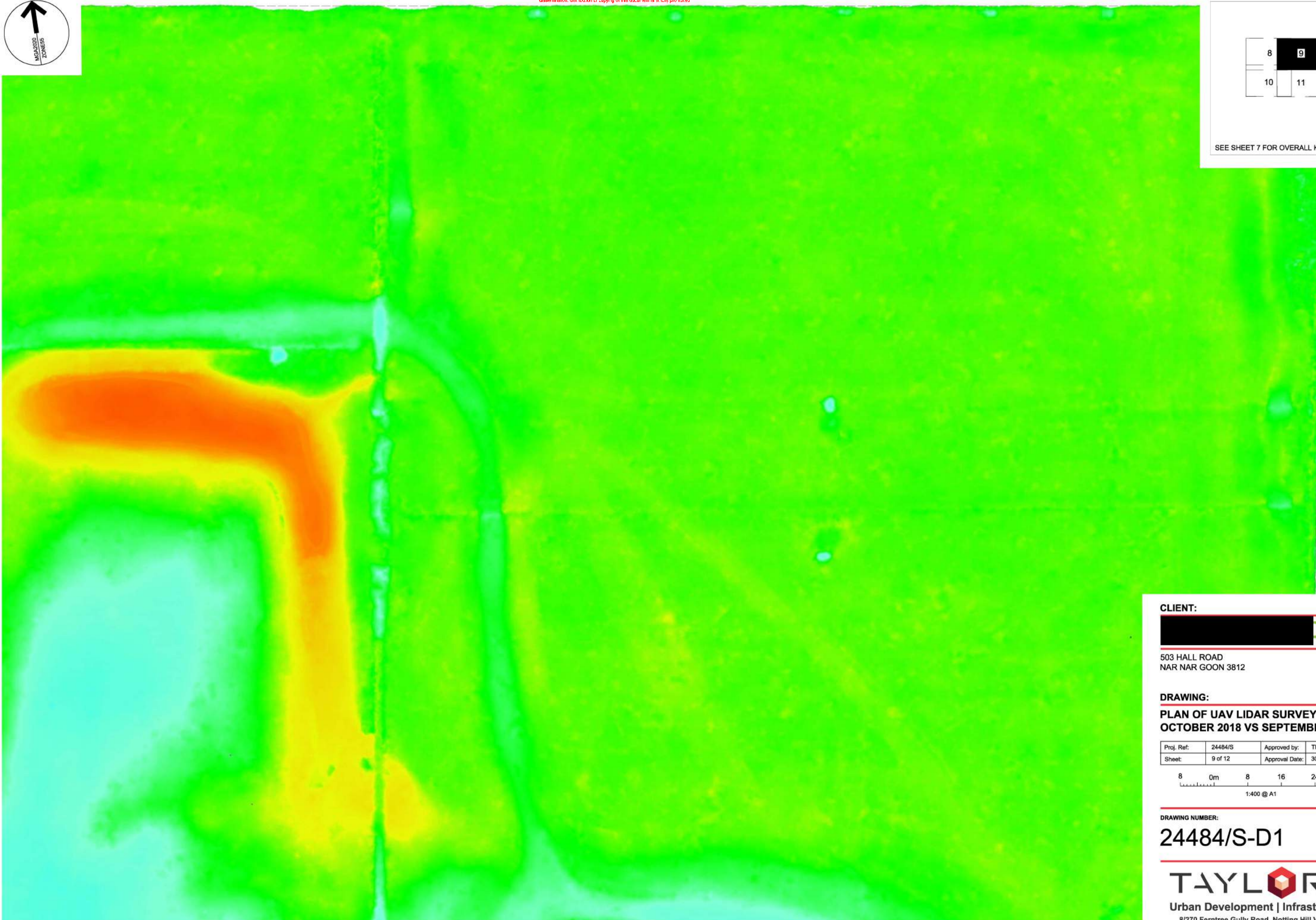


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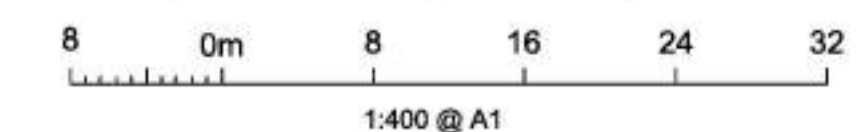


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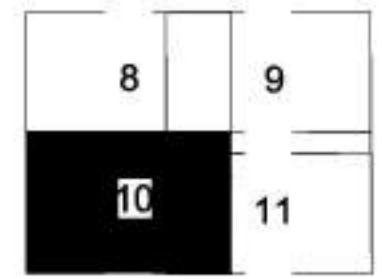
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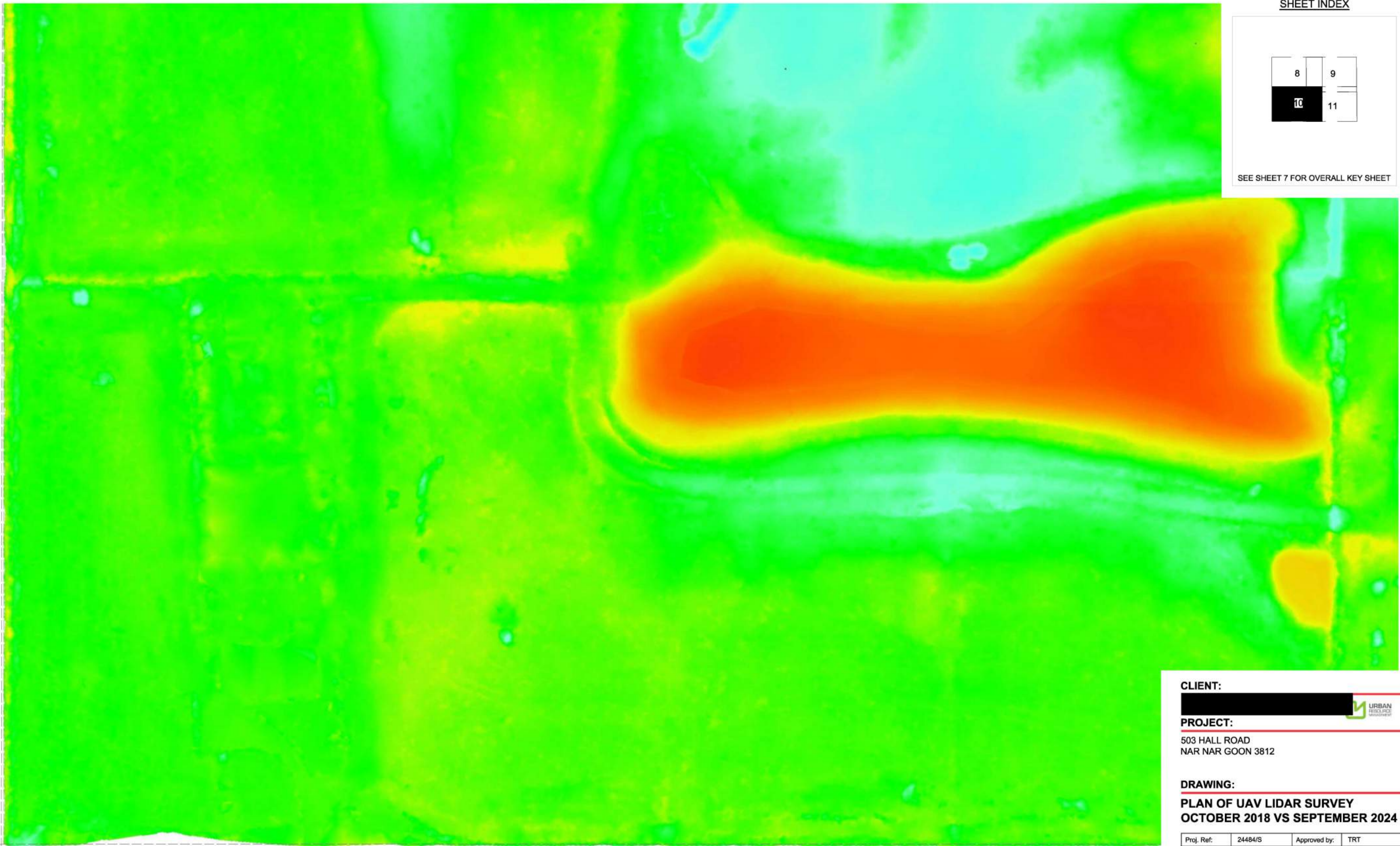
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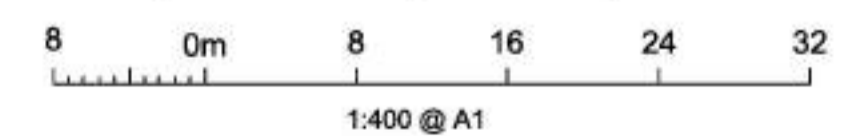
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**01**



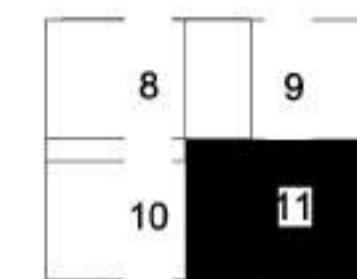
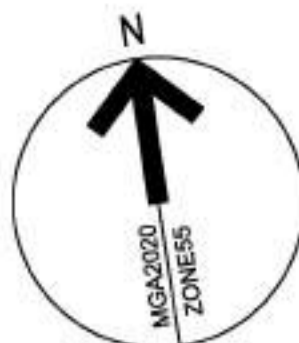
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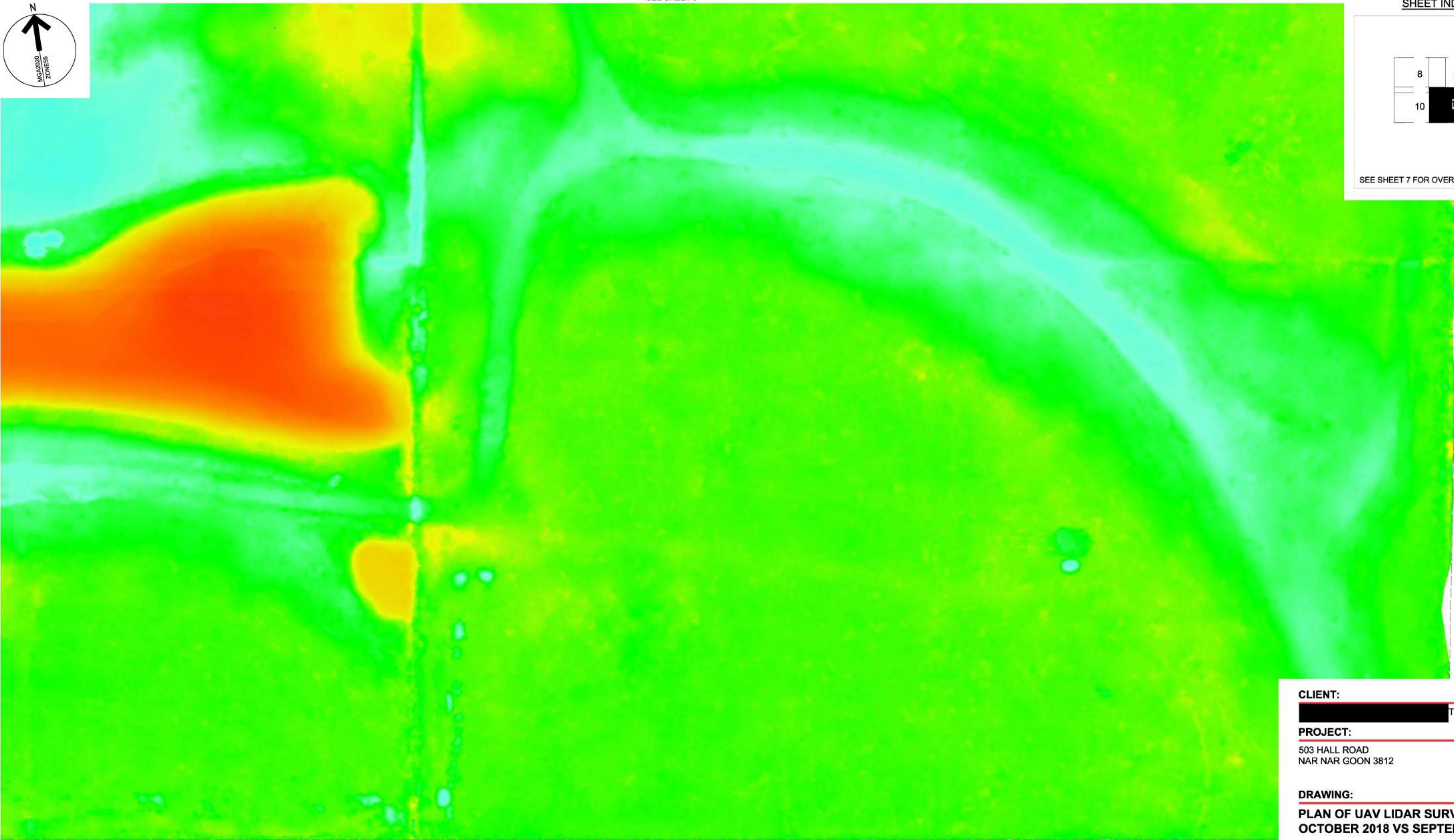
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SEE SHEET 7 FOR OVERALL KEY SHEET

SEE SHEET 10



HALL

ROAD

CLIENT:



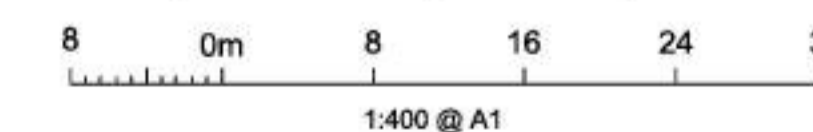
PROJECT:

503 HALL ROAD  
NAR NAR GOON 3812

DRAWING:

PLAN OF UAV LIDAR SURVEY  
OCTOBER 2018 VS SEPTEMBER 2024

Proj. Ref:	24484/S	Approved by:	TRT
Sheet:	11 of 12	Approval Date:	30/09/2024



DRAWING NUMBER:

24484/S-D1

VERSION:

01

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**SURVEY NOTES:**

THIS SURVEY WAS UNDERTAKEN ON THE 11/09/2024

**PURPOSE OF SURVEY**

TO PRODUCE A PLAN OF FEATURE, LEVEL & BATHYMETRIC SURVEY FOR PLANNING AND DESIGN PURPOSES.

**SURVEY RESULTS:**

A PLAN OF FEATURE, LEVEL & BATHYMETRIC SURVEY (24484/S-D1\_V01) HAS BEEN PREPARED AS PART OF THIS REPORT. THE INFORMATION CONTAINED HEREIN INCLUDES:

- SHEET 1 - SEPTEMBER 2024 SURVEY - OVERALL SITE
- SHEET 2-5 - SEPTEMBER 2024 SURVEY- ENLARGEMENT SHEETS
- SHEET 6 - 2018 SURVEY - OVERALL SITE
- SHEET 7 - 2018 SURVEY VS SEPTEMBER 2024 - OVERALL SITE
- SHEET 8 - 11 - 2018 SURVEY VS SEPTEMBER 2024 SURVEY- ENLARGEMENT SHEETS
- SHEET 12 - SURVEY REPORT, NOTES & LEGEND

**SURVEY DATUM:**

**BEARING DATUM** - PROJECT MGA2020 DATUM

BEARING DATUM IS MGA2020 ZONE 55 DERIVED FROM GNSS OBSERVATIONS USING NETWORK REAL-TIME KINEMATIC SOLUTION FROM VRSNOW

**CO-ORDINATE DATUM** - PROJECT MGA2020 DATUM (METERS)

CO-ORDINATES SHOWN HEREON AND CO-ORDINATES COMPRISING THE DIGITAL DATA OF THIS PLAN ARE GRID DISTANCES.

**LEVEL DATUM** - AUSTRALIAN HEIGHT DATUM (AHD)

**FEATURE & LEVEL SURVEY:**

THE SURVEY HAS LOCATED EXISTING VISIBLE FEATURES WITHIN THE SITE AND IN THE ROAD RESERVE IMMEDIATELY ADJOINING THE SITE. THE SURVEY WAS COMPILED USING A COMBINATION OF GNSS, ACCURA BOAT & UAV LIDAR CAPTURE.

THE FOLLOWING ACCURACIES HAVE BEEN ACHIEVED:

	POSITIONAL ACCURACY	DIGITAL TERRAIN MODEL (DTM) ACCURACY
HARD SURFACES	HORIZONTAL ± 0.05m, VERTICAL +0.05m	VERTICAL ± 0.05m
SOFT SURFACES	HORIZONTAL ± 0.05m, VERTICAL +0.05m	VERTICAL ± 0.10m.

DIGITAL TERRAIN MODEL (DTM):

HAS BEEN CREATED BY INCLUDING NATURAL SURFACES INCLUDING TOP, TOES, STOCKPILES CONTOUR HAVE BEEN GENERATED AT INTERVALS OF 0.2m AND LABELLED AT 1.0m INTERVALS. HAS BEEN PROVIDED ON LAYER "TO\_DTM\_TRIANGLES" WITHIN THE CAD FILE AND HAS BEEN FROZEN FOR CLARITY PURPOSES.

GENERAL:

UAV AERIAL IMAGE HAS BEEN CAPTURED ON 11/09/2024 HAS BEEN PROVIDED ON LAYER "Y\_IMAGE\_AERIAL" WITHIN THE CAD FILE ON SHEET 1-5. AN AERIAL IMAGE WITH A DATE OF CAPTURE OF 12/11/2017 HAS BEEN PROVIDED ON LAYER "Y\_IMAGE\_AERIAL" WITHIN THE CAD FILE ON SHEET 6 .THE IMAGE HAS BEEN SOURCED FROM METROMAP AND IS INDICATIVE ONLY. SOME LEVELS AND LAYERS WITHIN THE CAD FILE HAVE BEEN TURNED OFF OR FROZEN FOR CLARITY PURPOSES.

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DIGITAL CADASTRAL MAP BASE (DCMB):

THE DCMB SHOWS APPROXIMATE TITLE BOUNDARIES AND EASEMENTS SOURCED FROM DATA.VIC.GOV.AU. THEY HAVE BEEN PROVIDED WITHIN THE CAD FILE ON LAYERS:

- PR\_DCMB\_PROPERTY

**LEGEND:**

- DCMB LINEWORK PROPERTY
- CONTOUR MINOR
- CONTOUR MAJOR & LABEL
- FENCE
- TOP OF BANK
- TOE OF BANK
- TREE DRIPLINE
- DRAINAGE INVERT
- DRIVEWAY
- STOCKPILE
- BUILDING
- WATER TANK

**IMPORTANT NOTES:**

DATA ON THIS PLAN MAY ONLY BE MANIPULATED WITH THE PERMISSION OF TAYLORS DEVELOPMENT STRATEGISTS PTY. LTD.

WHILST EVERY EFFORT HAS BEEN MADE TO LOCATE ALL FEATURES AND SERVICES WITHIN THE SURVEYED AREA, TAYLORS CANNOT BE HELD RESPONSIBLE FOR FEATURES CONCEALED, BURIED, OR UNDER CONSTRUCTION AT THE TIME OF SURVEY. PLANS PROVIDED BY TAYLORS INCLUDING DIGITAL CAD DATA REPRESENT FIELD WORK UNDERTAKEN ON A SPECIFIC DATE. CHANGES TO SITE CONDITIONS MAY HAVE OCCURRED SINCE THIS DATE AND PLANS PROVIDED BY TAYLORS MAY NO LONGER BE CURRENT.

IT IS HIGHLY RECOMMENDED THAT THIS PLAN IS PRINTED IN COLOUR AT THE SHEET SIZE INDICATED IN THE SCALE OF THE DRAWING.

**UAV DATA**

UAV DATA SHOWN HATCHED HAS BEEN CAPTURED BY TAYLORS USING AN UNMANNED AIRCRAFT SYSTEM (UAS). SPOT LEVELS AND CONTOURS DERIVED ARE ON AVERAGE ONLY ACCURATE TO ± 0.05M. OUTLIERS MAY ALSO BE PRESENT WITHIN THIS DATA. FURTHER SURVEY WILL BE REQUIRED PRIOR TO DETAILED ENGINEERING DESIGN OR CONSTRUCTION.

**BATHYMETRIC DATA**

BATHYMETRIC DATA SHOWN HATCHED HAS BEEN CAPTURED BY TAYLORS USING AN ACCURA BOAT. DATA IS DERIVED FROM A DUAL FREQUENCY ECHO SOUNDER AND IS AN AVERAGE REPRESENTATION OF THE SUBMERGED SURFACE. INDICATIVE MODEL IS ACCURATE TO ± 0.2M. MEASUREMENTS HAVE BEEN CROSS-CHECKED AGAINST A BAR STAFF IN PHYSICALLY ACCESSIBLE AREAS ONLY. SUBMERGED AREAS OF RUBBISH, OBJECTS OR VEGETATION MAY RESULT IN INACCURACIES IN INTERPOLATED SURFACE. BATHYMETRIC DATA IS ONLY AVAILABLE IN AREAS OF CLEAR WATERBODY FREE OF VEGETATION, NO GUARANTEE IS GIVEN ALL AREAS ARE ACCESSIBLE AND HAVE BEEN LABELLED ACCORDINGLY. LEVEL INFORMATION DISPLAYED IS TO TOP OF SEDIMENT ONLY UNLESS SPECIFIED OTHERWISE. FOR CRITICAL DESIGN, PHYSICAL MEASURING TO SUBMERGED SURFACE IS RECOMMENDED.

**CLIENT:**



**PROJECT:**

503 HALL ROAD  
NAR NAR GOON 3812

**DRAWING:**

**PLAN OF FEATURE, LEVEL & BATHYMETRIC SURVEY**

Proj. Ref:	24484/S	Approved by:	TRT
Sheet:	12 of 12	Approved Date:	30/09/2024

DRAWING NUMBER:

24484/S-D1

VERSION:

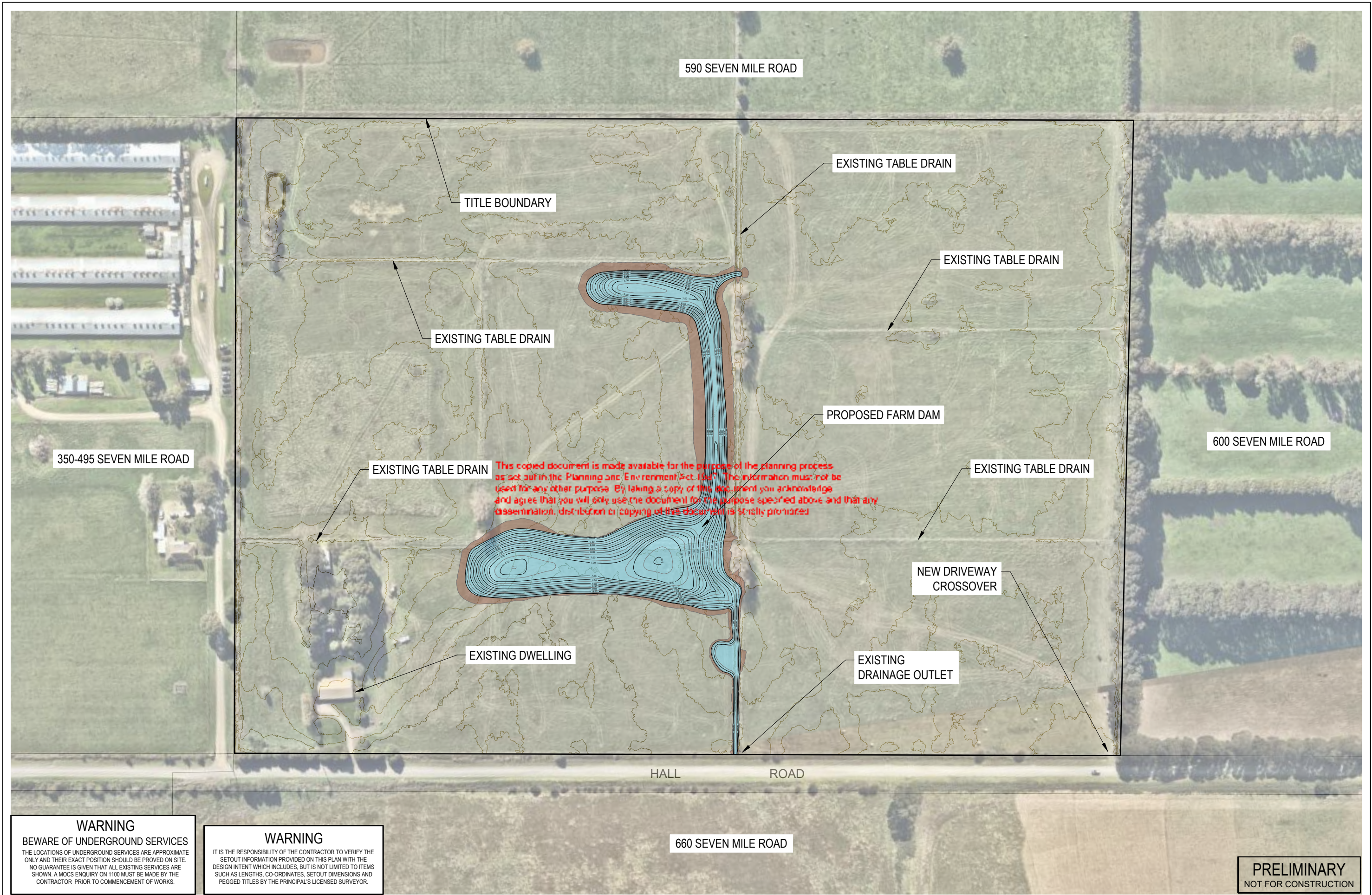
01

**AMENDMENTS:**

Version	Details	Surveyor	Drawn	Checked	Approved By	Survey Date	Plan Date	Approved Date
1	INITIAL DRAWING	NCB/SHRW/JBI	JBI	CJBU	TRT	11/09/2024	30/09/2024	30/09/2024

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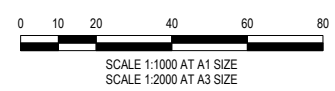



**WARNING**  
 BEWARE OF UNDERGROUND SERVICES  
 THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVED ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. A MOCS ENQUIRY ON 1100 MUST BE MADE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS.

**WARNING**  
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SETOUT INFORMATION PROVIDED ON THIS PLAN WITH THE DESIGN INTENT WHICH INCLUDES, BUT IS NOT LIMITED TO ITEMS SUCH AS LENGTHS, CO-ORDINATES, SETOUT DIMENSIONS AND PEGGED TITLES BY THE PRINCIPAL'S LICENSED SURVEYOR.

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

VER	DATE	REVISION	APPD.



  
 Coords: MGA      Levels: AHD

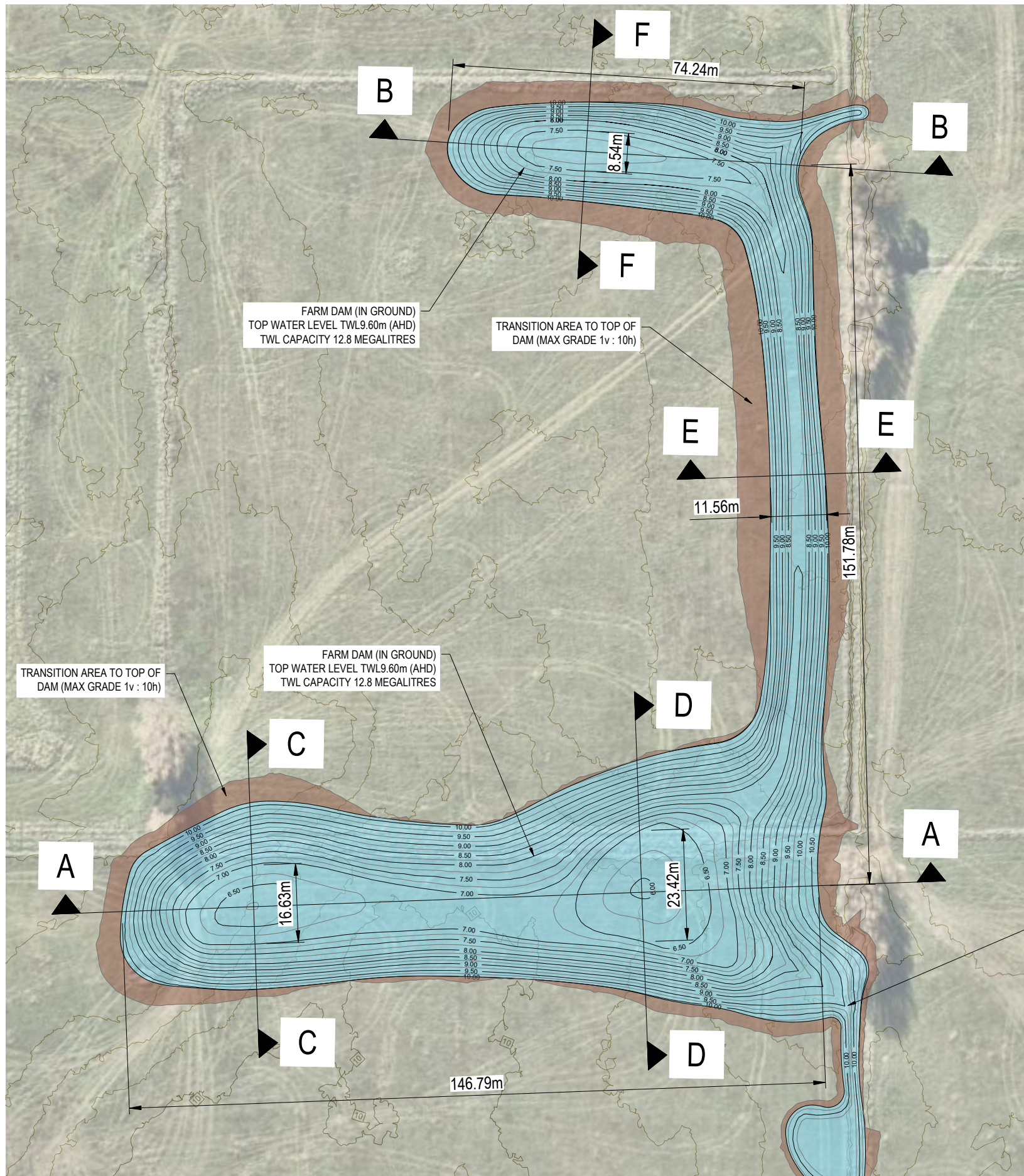
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 Tel: 61 3 9501 2000 | Web: taylorsoz.com.au

DESIGNED: AHM	AUTHORISED: -	DRAFTED: AHM
CHECKED: JOY	AUTH. DATE: -	CAD REF: 24884-C001

CARDINIA SHIRE COUNCIL  
 503 HALL ROAD  
 NAR NAR GOON  
 FARM DAM  
 GENERAL ARRANGEMENT PLAN

SCALE 1:1000 @ A1  
 VERSION A  
 SHEET 1 OF 4  
 DRAWING No.  
**24884-C001**





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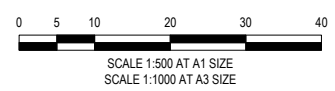
OUTLET WEIR LEVEL IL 9.60m (AHD)

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VER	DATE	REVISION	APPD.



Coords: MGA Levels: AHD

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CARDINIA SHIRE COUNCIL

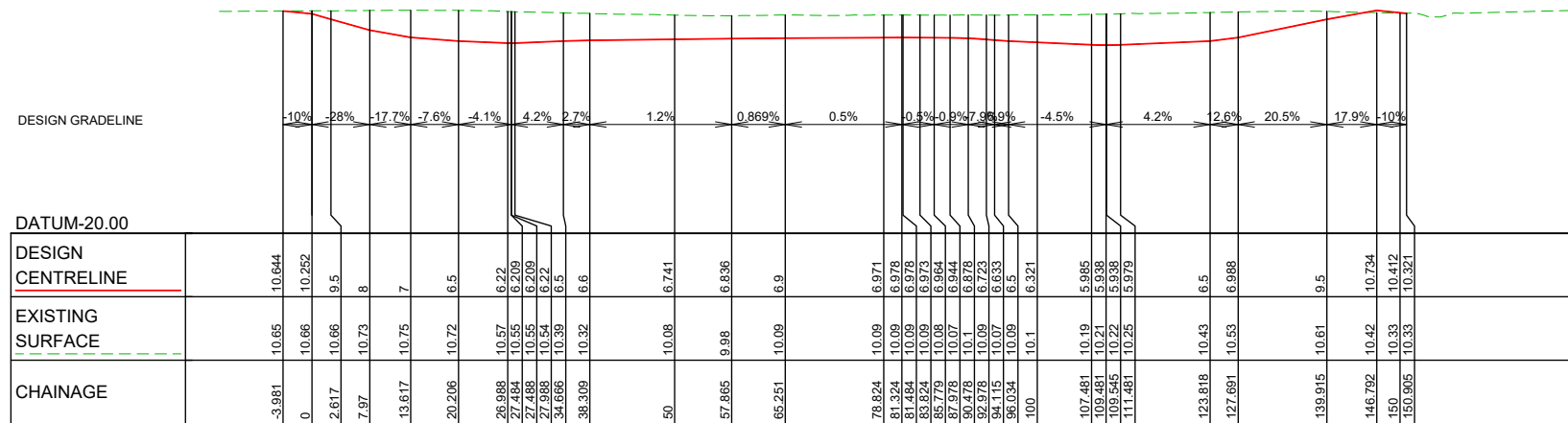
503 HALL ROAD  
 NAR NAR GOON

FARM DAM  
 DETAIL PLAN

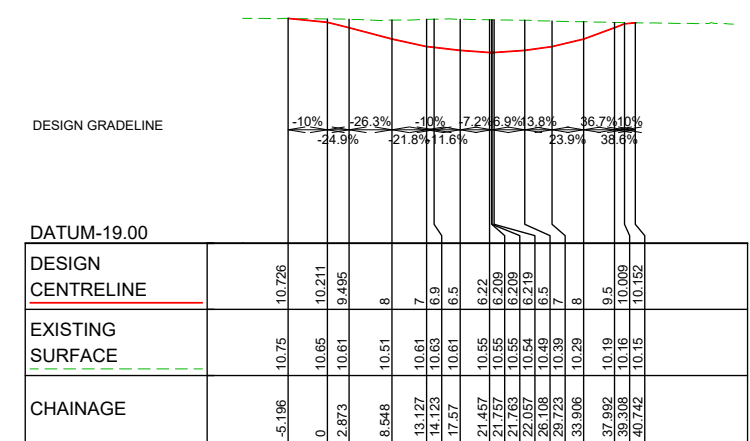
SCALE	1:500 @ A1
VERSION	A
SHEET	2 OF 4
DRAWING No.	24884-C002

FOR CONTINUATION REFER RIGHT

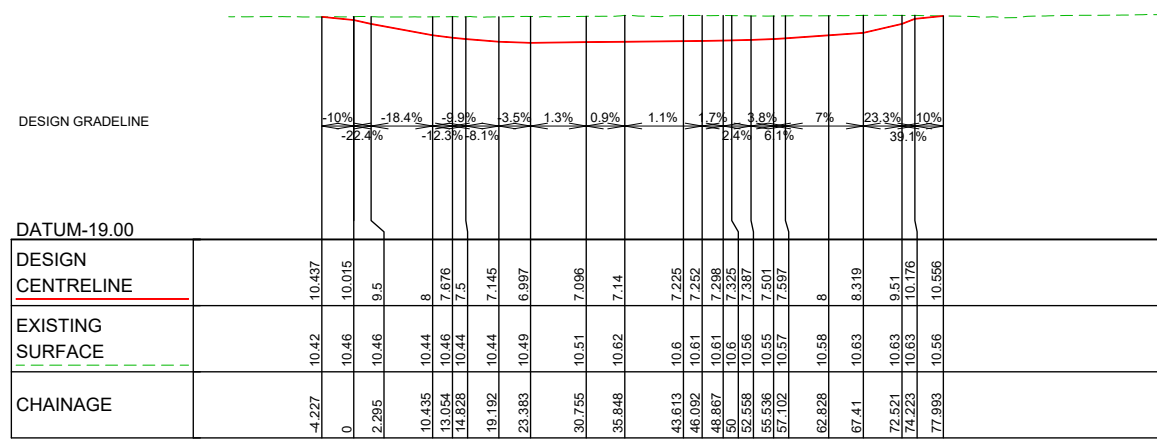




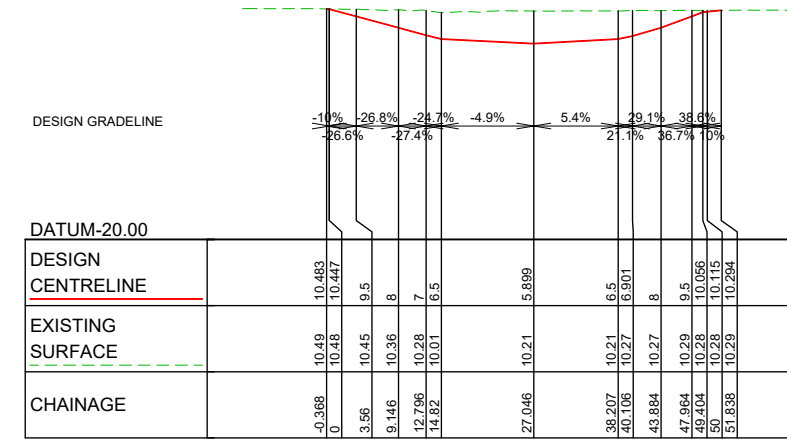
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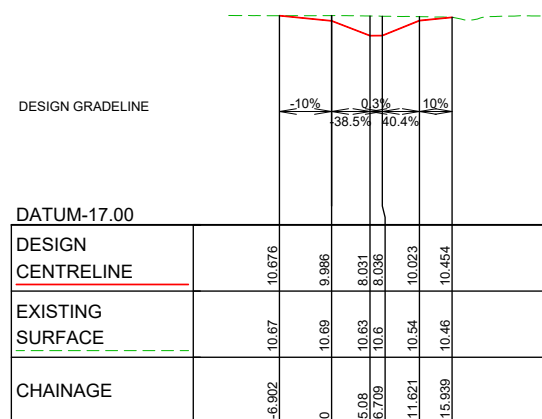
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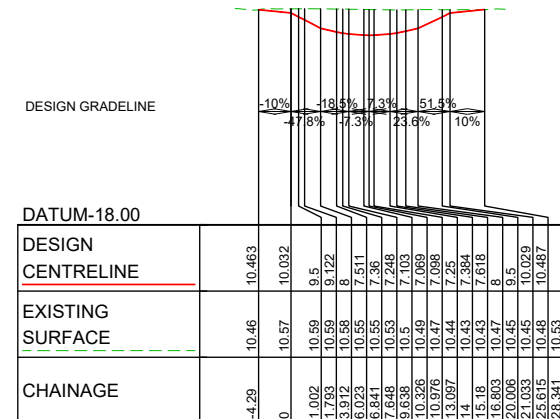
SECTION B-B



SECTION D-D



SECTION E-E

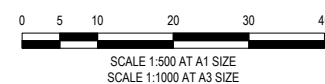


SECTION F-F

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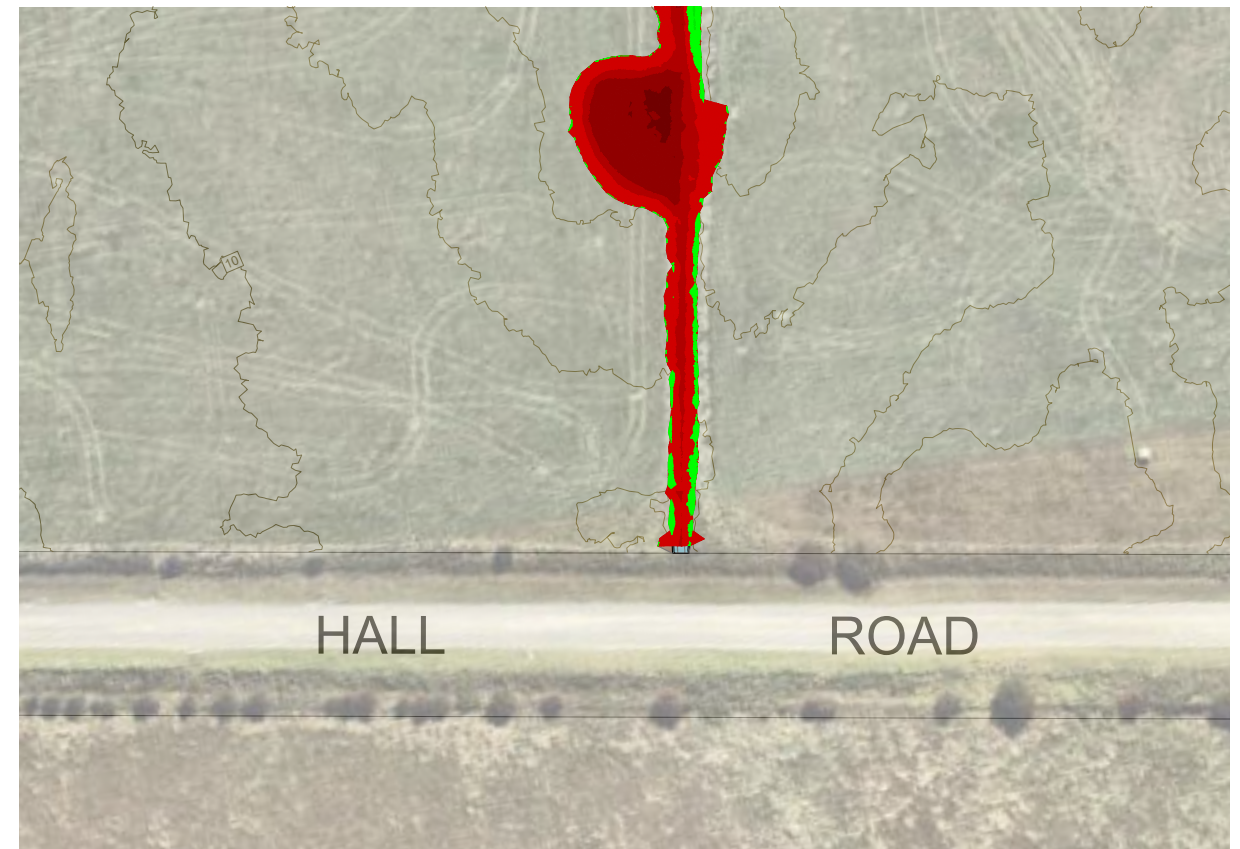
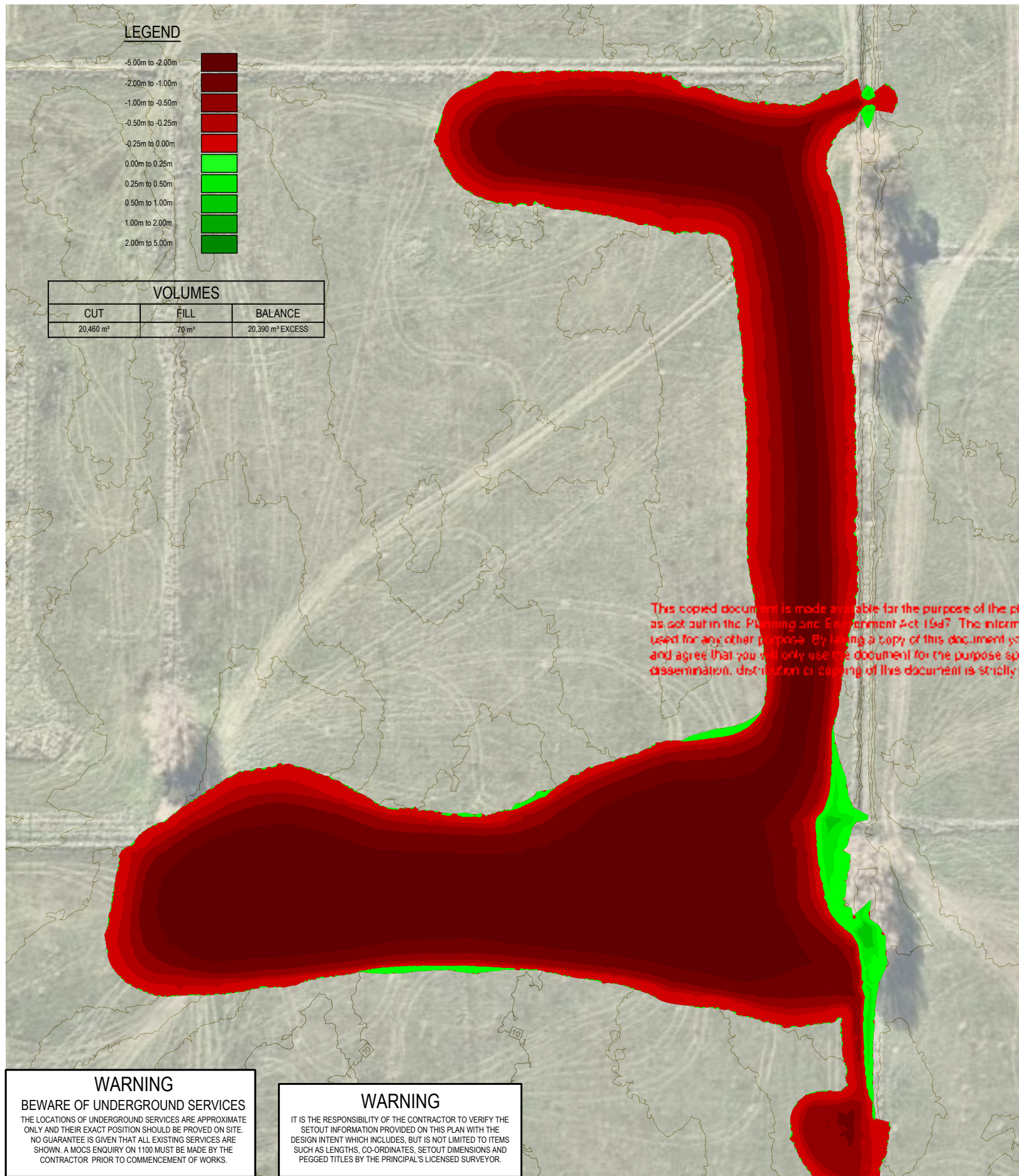


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DESIGNED: AHM	AUTHORISED: -	DRAFTED: AHM	
CHECKED: JOY	AUTH. DATE: -	CAD REF: 24884-C003	
Coords: MGA	Levels: AHD		

CARDINIA SHIRE COUNCIL  
503 HALL ROAD  
NAR NAR GOON  
FARM DAM  
CROSS SECTIONS

SCALE	1:500 @ A1
VERSION	A
SHEET	3 OF 4
DRAWING No.	24884-C003





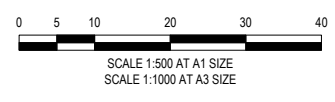
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**DAM STAGED STORAGE**

Height (AHD)	Delta Height (m)	Volume to Height (m <sup>3</sup> )	Delta Volume (m <sup>3</sup> )	Plan Area (m <sup>2</sup> )	Delta Plan (m <sup>2</sup> )	Slope Area (m <sup>2</sup> )	Delta Slope (m <sup>2</sup> )
9.6	0.2	12823.098	1488.883	7675.161	469.889	7912.84	495.238
9.4	0.2	11334.215	1392.993	7205.272	478.777	7417.601	502.852
9.2	0.2	9941.222	1298.311	6726.495	468.118	6914.75	492.006
9.0	0.2	8642.91	1205.857	6258.378	456.492	6422.744	480.257
8.8	0.2	7437.053	1115.56	5801.885	446.591	5942.487	470.206
8.6	0.2	6321.493	1027.145	5355.294	437.729	5472.282	461.189
8.4	0.2	5294.348	940.403	4917.565	430.157	5011.093	453.451
8.2	0.2	4353.944	849.403	4487.408	526.279	4557.642	548.037
8.0	0.2	3504.541	729.994	3961.129	545.874	4009.605	556.437
7.8	0.2	2774.547	642.059	3415.256	408.353	3453.168	417.497
7.6	0.2	2132.488	561.667	3006.903	399.309	3035.671	407.669
7.4	0.2	1570.821	478.866	2607.594	426.54	2628.002	433.776
7.2	0.2	1091.955	401.388	2181.054	323.708	2194.225	330.164
7.0	0.2	690.568	302.921	1857.346	676.16	1864.062	679.001
6.8	0.2	387.647	193.596	1181.186	392.116	1185.061	394.278
6.6	0.2	194.051	126.769	789.07	356.139	790.783	357.343
6.4	0.2	67.282	53.451	432.931	294.62	433.44	294.974
6.2	0.2	13.831	13.319	138.311	122.943	138.466	123.081
6.0	0.1	0.512	0.512	15.368	15.368	15.385	15.385
5.9	0	0	0	0	0	0	0

**PRELIMINARY**  
NOT FOR CONSTRUCTION

VER	DATE	REVISION	APPD.



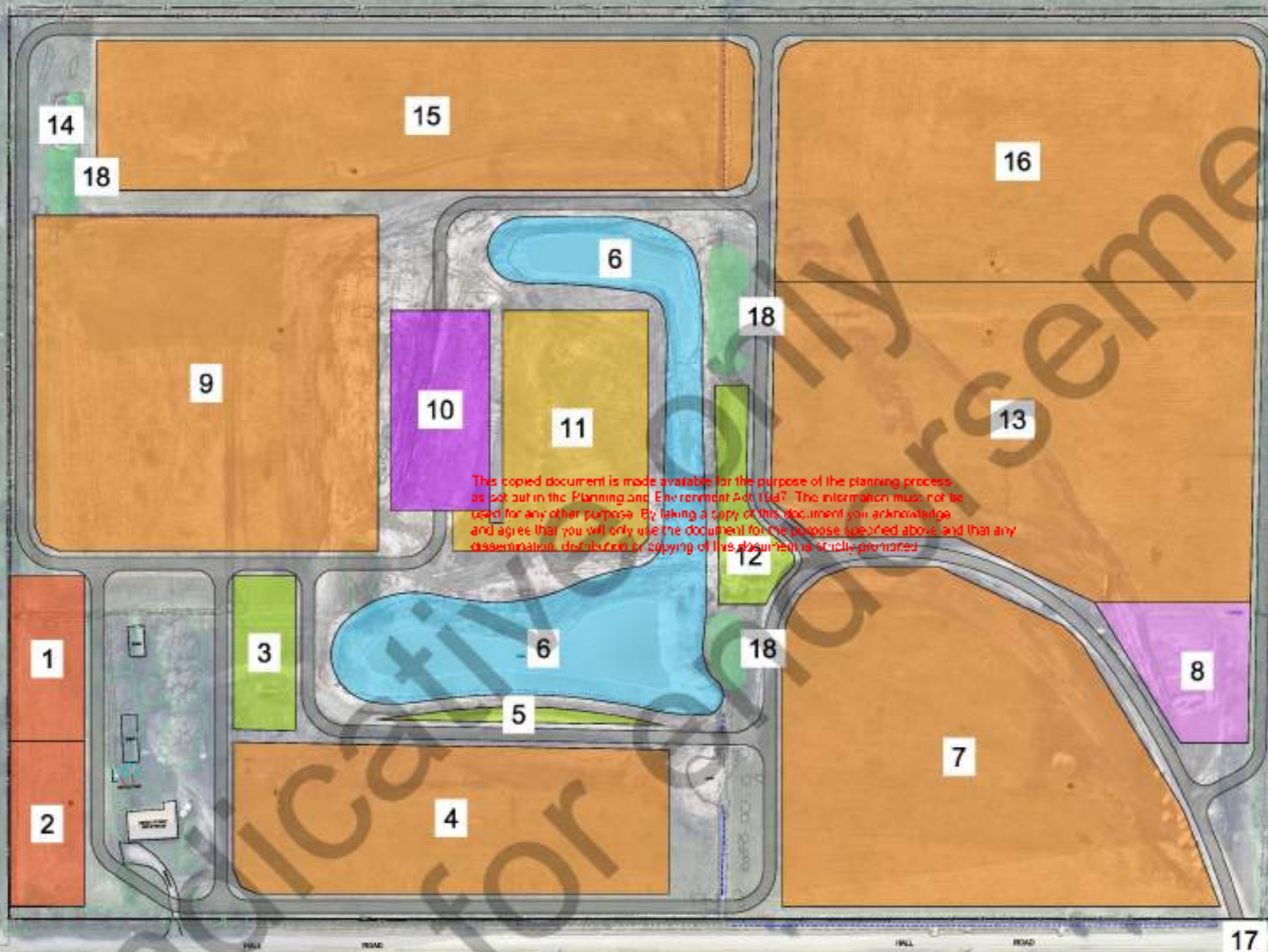
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DESIGNED: AHM	AUTHORISED: -	DRAFTED: AHM
CHECKED: JOY	AUTH. DATE: -	CAD REF: 24884-C004

Coords: MGA Levels: AHD

CARDINIA SHIRE COUNCIL	SCALE 1:500 @ A1
503 HALL ROAD NAR NAR GOON	VERSION A
FARM DAM EARTHWORKS & STAGED STORAGE	SHEET 4 OF 4
	DRAWING No. 24884-C004





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- |                    |   |                                  |
|--------------------|---|----------------------------------|
| 1. BULL PADDOCK #1 | 8. STOCK YARD   | 14. SMALL DAM / SPRING           |
| 2. BULL PADDOCK #2 | 9. PADDOCK #3   | 15. PADDOCK #4                   |
| 3. ORCHARD #1      | 10. SHED & HARDSTAND & STORAGE AREA                       | 16. PADDOCK #5                   |
| 4. PADDOCK #2      | 11. HEIFER/CALFING PADDOCK (ACCESS TO SHED WHILE CALFING) | 17. PROPOSED ACCESS TO HALL ROAD |
| 5. ORCHARD #2      | 12. ORCHARD #3  | 18. RETAINED TREES               |
| 6. DAM             | 13. PADDOCK #6  |                                  |
| 7. PADDOCK #1      |   |                                  |

SEE SHEET 12 FOR SURVEY REPORT, NOTES AND LEGEND

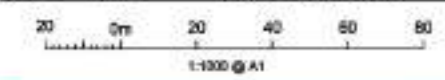
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**CLIENT:**  
 [REDACTED]

**PROJECT:**  
 503 HALL ROAD  
 NAR NAR GOON 3812

**DRAWING:**  
 FARM PLAN

Proj. Ref:	24884-E	Approved by:	AHM
Sheet:	1 of 1	Approval Date:	21/10/2024



**DRAWING NUMBER:** 24884-SK001  
**VERSION:** 01

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