

# BOX GROVE NAGAMBIE DEVELOPMENT PLAN

February 2024  
Prepared for:  
**PARKLEA**

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# 1.0 INTRODUCTION

The Box Grove Nagambie Development Plan has been prepared by Urbis on behalf of Parklea. The Development Plan has been prepared to enable the efficient and orderly development of land west of Lobbs Lane, Nagambie. The land will be developed into a high-quality residential estate that incorporates and protects environmental values of the site.

The Development Plan applies to approximately 150 hectares of land that is currently known as:

| Lots                | Allotment                    |
|---------------------|------------------------------|
| ▪ Lot 4 on TP941538 | ▪ Allotment 71B2 on TP305589 |
| ▪ Lot 5 on TP341538 | ▪ Allotment 71B1 on TP305589 |
| ▪ Lot 1 on TP133882 | ▪ Allotment 71A3 on TP267139 |
| ▪ Lot 6 on TP341538 | ▪ Allotment 71B3 on TP290415 |
| ▪ Lot 2 on TP341538 |                              |
| ▪ Lot 1 on TP341538 |                              |

The site is located in the Shire of Strathbogie. The land was rezoned from Farming Zone to Low Density Residential Zone in 2014. The purpose of the rezoning was to facilitate residential development which is consistent with Council's Local Planning Policy Framework which identifies the site as an appropriate location for low density residential development.

The site is within a spectacular landscape context, being close to the Goulburn River. It presents a rare opportunity to create a residential environment that offers future residents a superior lifestyle experience.

The design of the Development Plan seeks to protect and leverage from the existing natural environment, including the vegetation, river environment and existing homestead. Open space areas will be weaved throughout the residential environment, ensuring that open space areas and the natural environment are the main feature of the development plan area.

The future residential allotments will be designed to follow and integrate with high value landscaped areas which will respond to the aspirations of home buyers in the area who desire the serenity of rural living within a beautifully landscaped context. The south-eastern portion of the overall site has been nominated as a superlot and potential future Neighbourhood Activity Centre (NAC) subject to further strategic work. This work is currently being undertaken by Council.

The Development Plan has been prepared in careful response to the requirements of the Development Plan Overlay (DPO) – Schedule 3. It applies to areas outlined in the Box Grove Indicative Concept Plan September 2014 located within the Schedule.

The Development Plan has been informed and supported by various background reports, design guidelines and a landscape masterplan. We submit that the Development Plan directly responds to Council's objective to achieve a seamlessly integrated residential and open space environment that respects and celebrates the intrinsic landscape beauty of the site.



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## 1.1. COMPONENTS OF THE DEVELOPMENT PLAN

This Development Plan has been prepared in accordance with the DPO3 requirements, in addition to the Box Grove Indicative Development Plan dated June 2013. Schedule 3 to the DPO specifies that a development plan must include the following:

- A Site Master Plan
- A Landscape Master Plan
- Residential Design Guidelines
- Stormwater and Flood Management Strategy

To inform the design and evolution of the Development Plan, various site-specific assessments have been undertaken by relevant experts. These are:

- Site Analysis Plan (Urbis, Drawing No. SAP-01 Revision F, 2 February 2024)
- Development Plan (Urbis, Drawing No. DP-02, Revision F, 2 February 2024)
- Landscape Master Plan (Urbis, Drawing No. LMP-01, Revision F, 2 February 2024)
- Sample Residential Design Controls (Urbis, February 2024)
- Stormwater and Flood Management Strategy (Tomkinson, Revision 3, December 2023)
- Bushfire Assessment Report (Biosis, December 2020)
- Flora, Fauna and Net Gain Assessment (Ecology and Heritage Partners, Final V2, December 2023)
- Traffic Engineering Advice (TTM Consulting)

## 1.2. PURPOSE OF THE DEVELOPMENT PLAN

The Development Plan Overlay (Schedule 3) was applied to the subject site as part of Planning Scheme Amendment C69 in December 2014. The Development Plan Overlay (DPO) requires a development plan to be prepared prior to the issuing of a planning permit for use, development or subdivision of the land. Schedule 3 of the DPO applies to the property known as Box Grove situated to the west of Lobbs Lane Nagambie.

The purpose of the Development Plan, as set out in Schedule 3 is:

- To facilitate the development of a high quality low density residential estate in a manner that responds to the environmental constraints and opportunities of the site.
- To recognise and protect the environmental values of the site, including remnant native and exotic vegetation, within the context of a low density residential development.
- To facilitate alternative forms of accommodation in the Adaptive Residential area which are integrated with and respond to the existing homestead, outbuildings and established gardens.
- To provide for the development of the Adaptive Residential area that may include tourist accommodation or retirement housing.

The Development Plan will establish an overarching urban structure to enable the subdivision and development of the site, under which the more detailed site planning and subdivision of the land can take place.

The Development Plan has been drafted to lock in an overarching layout with fundamental land use elements of a new urban environment, whilst still providing flexibility to allow the future subdivision and dwelling design to respond to changes in market circumstances, consumer preferences, house design and construction innovation.

The future residential development of the land will be supported by appropriate infrastructure including the construction of efficient roads and local street networks, provision of necessary site services, and integration of appropriate drainage solutions.

# 2.0 SITE ANALYSIS

## 2.1. STRATEGIC CONTEXT

The subject site is situated two kilometres north-west from the township of Nagambie and forms part of the Goulburn Valley region. The surrounding area is characterised by significant environmental and landscape features. Directly west of the subject site is the Goulburn River, a major landmark for Nagambie that allows the community to engage with a broad range of water based activities including rowing, canoeing, regattas, fishing, water-skiing and cruising. Additionally, the river acts as a focal point for tourism for the township, with the area surrounding the river providing attractions such as wineries, restaurants, cafes, markets, and accommodation.

In a broader context, the site is positioned approximately 103 kilometres from metropolitan Melbourne and approximately 46 kilometres from the regional city of Shepparton. The rural character of Nagambie, in conjunction with its proximity to metropolitan Melbourne and a regional centre in Shepparton, positions the town in a strategic location to attract rural living whilst maintaining growth to respect the prevailing character of the town in a contained manner.

Local planning policy suggests that Nagambie anticipates undergoing controlled growth in specific areas due to its proximity to metropolitan Melbourne and local amenity. The Rural Residential Strategy (2004) was created to address developmental pressures of Strathbogie Shire, and sought to rezone appropriate land to facilitate rural residential living in a measured approach. The strategy identified areas where rural residential living would complement existing townships without comprising the rural character of the shire.

'Nagambie North', which encompasses the subject site, was recognised as an area that could support increased rural residential development and was eventually rezoned in 2014 to Low Density Residential Zone. The application of this zone encourages the land to be developed for residential purposes to support continuing population growth.

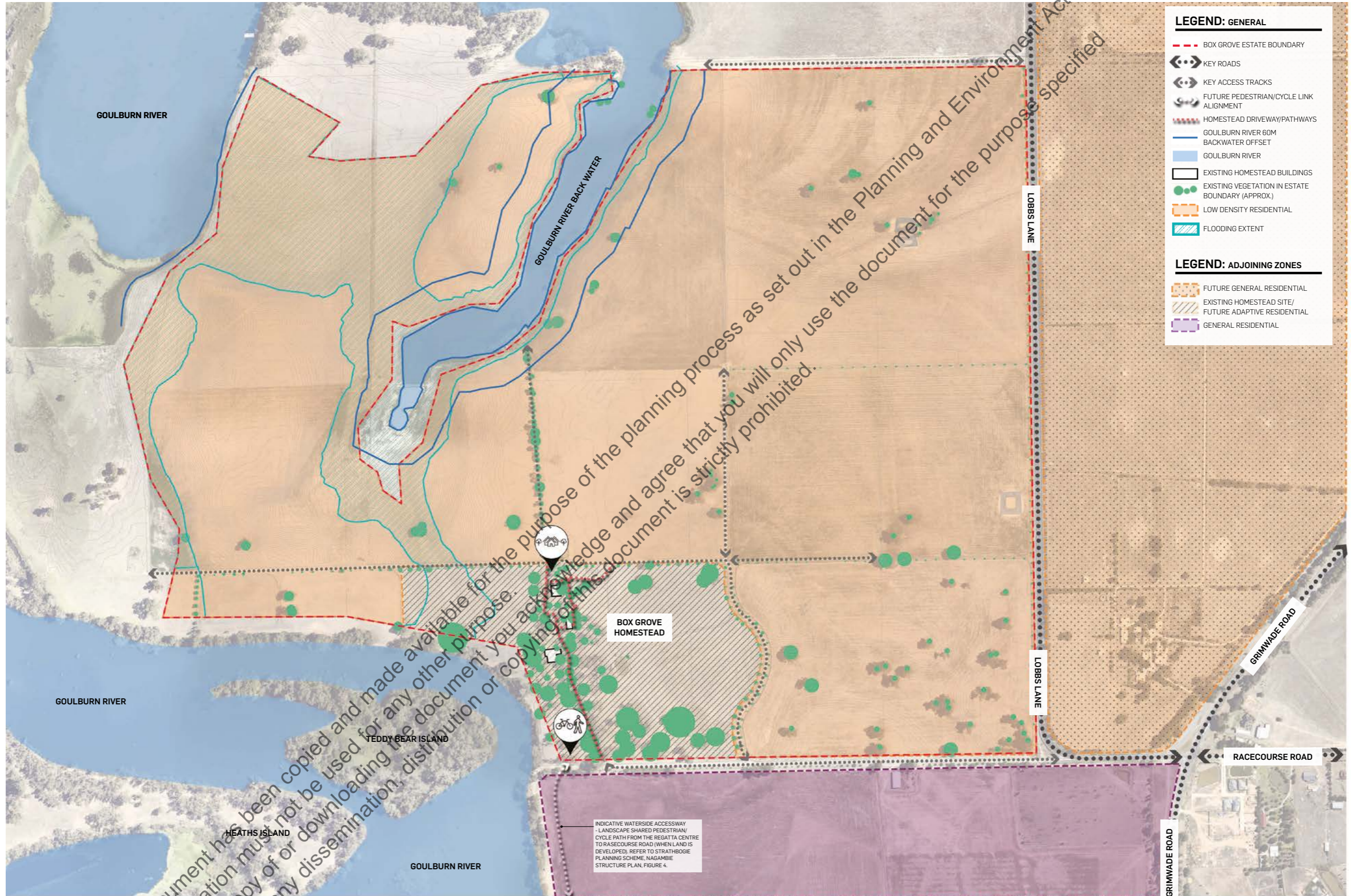


## 2.2. THE SITE

The subject site is a large rural landholding with an area of approximately 150ha. The site is currently used for agricultural purposes and has been for some time, which has resulted in a modified landscape. Some scattered trees exist across the site and the homestead is surrounded by landscaped gardens. The homestead is situated to the south of the site in proximity of the Goulburn River.

Main access to the homestead is currently provided via Racecourse Road. Several unconstructed farm lanes have been built within the site, to provide access between paddocks.





**URBIS**  
**SITE ANALYSIS PLAN**  
**BOX GROVE**

DATE: 02/02/2024  
 JOB NO: P0004244  
 DWG NO: SAP-01  
 REV: F

## 2.3. INTERFACES

The site's immediate surrounds can be summarised as follows:

### NORTH

Two rural landholdings are located to the north of the site. The parcel immediately to the north is farmed and is separated from the site by an un-made road reserve (known as Coes Road). Land further to the north was, up until recently, used for the purpose of a winery.

The Goulburn River Backwater also interfaces the northern boundary of the site.

### WEST

Leasehold land and the Goulburn River is situated to the west of the site and again, vegetation is scattered along the waterway edge.

### EAST

Lobbs Lane forms the eastern boundary of the site. Land to the east is predominantly used for agricultural purposes and has been identified as a future residential area by Council.

### SOUTH

Racecourse Road and the Goulburn River form the southern boundary of the site. Vegetation is scattered along the interface with the waterway.

At the time of preparing this document, the Council is currently considering a request to rezone the land to the south for conventional residential purposes and construction has commenced on a Retirement Village.

## 2.4. ROADS AND CONNECTIVITY

The town of Nagambie is situated a short distance to the south-east, accessed via Racecourse Road and Lobbs Lane, which provides a connection onto High Street which is the primary location for assorted retail, food and drink, and commercial premises.

The site is 1.5 kilometres from Nagambie Train Station which provides for connections with the wider region. The station is a stop on the Shepparton - Melbourne V/Line train route that extends from Southern Cross Station to Shepparton.

The site is also well supported by nearby highways. The Goulburn Valley Freeway is located approximately 2.3 kilometres west of the subject site connected by Grimwade Road and connects Nagambie to the regional town of Seymour, located approximately 25 kilometres south, and Shepparton located approximately 46 kilometres to the north.

The proximity of the subject site to the aforementioned amenities and infrastructure is considered appropriate to encouraging rural residential use and development of the land. This approach is consistent with local policy objectives and desired purposes of relevant Nagambie growth strategies.



# 3.0 PLANNING CONTEXT

## 3.1. PLANNING CONTROLS

The site is subject to the provisions of the Strathbogie Planning Scheme and is affected by the following zone and overlay controls:

- Low Density Residential Zone (LDRZ)
- Development Plan Overlay (Schedule 3)
- Floodway Overlay (FO)

### 3.1.1. Low Density Residential Zone (LDRZ)

The subject site is located within the Low Density Residential Zone, with the purpose of the zone as follows:

- To implement the Municipal Planning Strategy and the Planning Policy Framework
- To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater

Having regard to the above, the future development of the land will be sewered.

### 3.1.2. Development Plan Overlay (DPO)

The Development Plan Overlay seeks to identify areas which will benefit from the preparation of a development plan prior to issue of a permit to use or develop the land. A development plan is designed to guide the form and condition of future uses to ensure that a cohesive approach to the site's development and appropriate location of particular uses.

### 3.1.3. Schedule 3 of the Development Plan Overlay

DPO schedule 3 specifies the anticipated development and subdivision layout for the land to which it applies. The Box Grove Nagambie Indicative Concept Plan (September 2014) identifies the following features within or surrounding the subject site:

- Land to be nominated for Low Density Residential development
- Adaptive Residential land where the existing Box Grove Homestead is located
- Open Space and indicative open space nodes
- Indicative locations for internal roads
- Indicative locations for vehicle connections from the existing road network

### 3.1.4. Floodway Overlay (FO)

The Floodway Overlay partially covers the site, mainly where the Goulburn River traverses the site. The purpose of the Floodway Overlay is as follows:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify waterways, major floodpaths, drainage depressions and high hazard areas which have the greatest risk and frequency of being affected by flooding.
- To ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting.
  - To reflect any declarations under Division 4 of Part 10 of the Water Act, 1989 if a declaration has been made.
  - To protect water quality and waterways as natural resources in accordance with the provisions of relevant State Environment Protection Policies, and particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).
- To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.

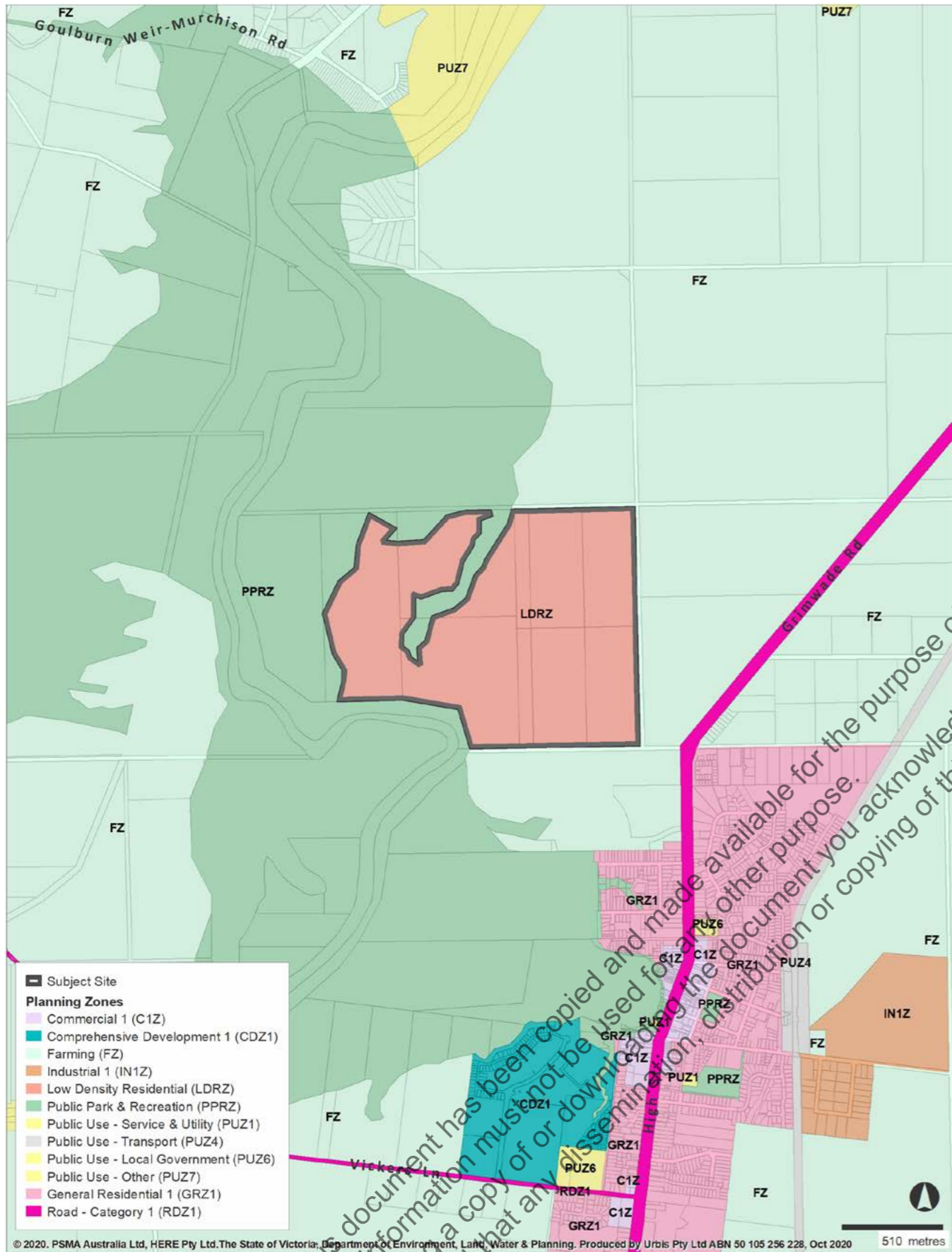


Figure 1 Planning Zones

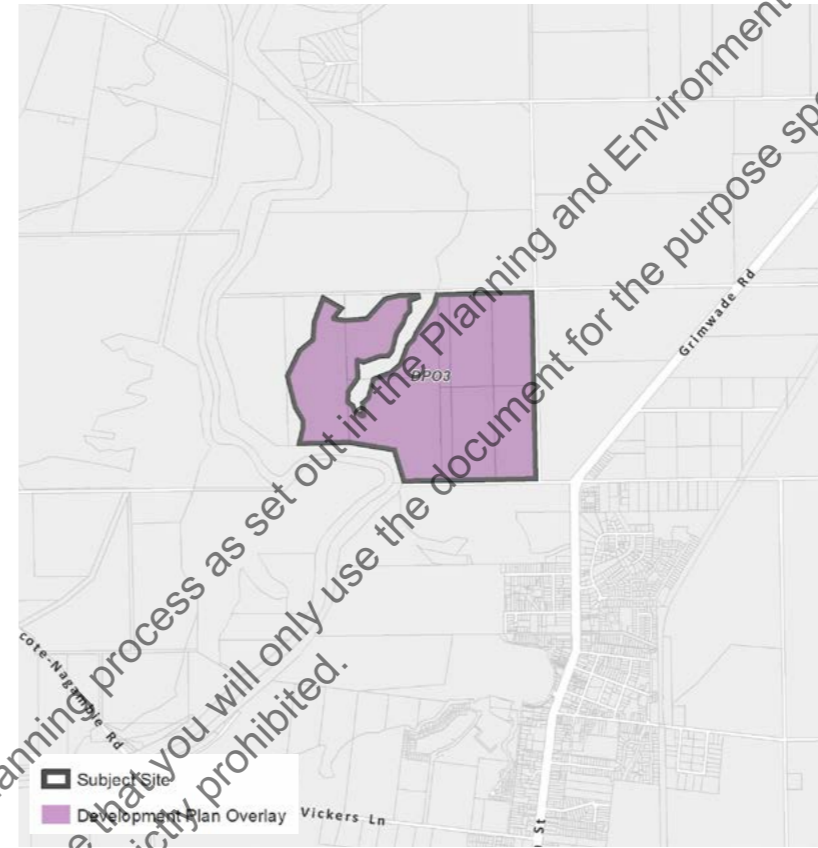


Figure 2 Development Plan Overlay

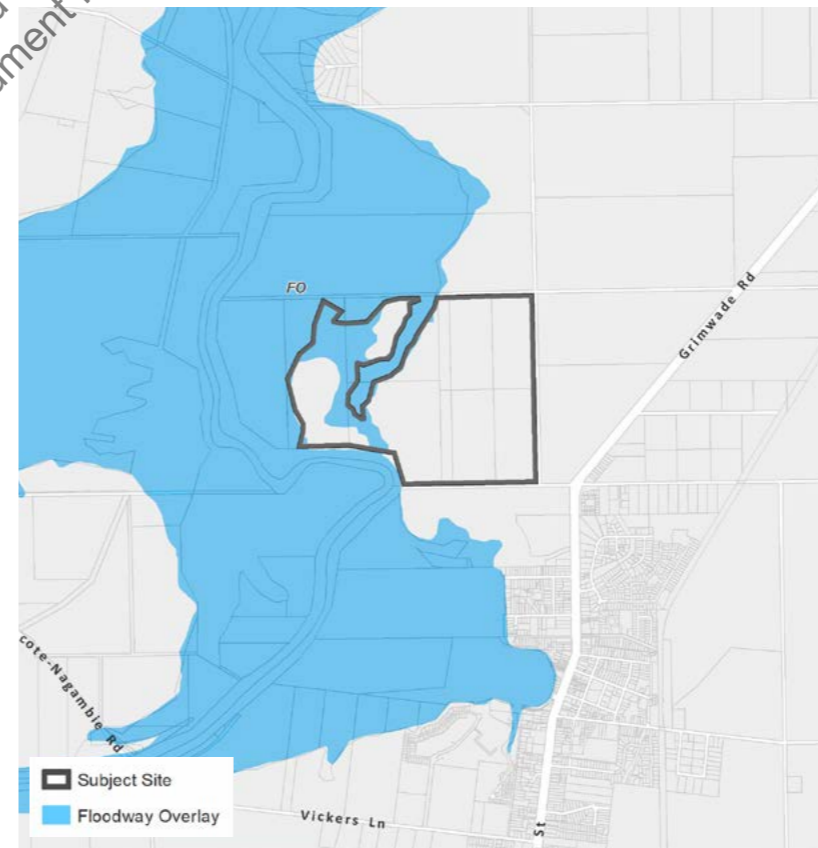


Figure 3 Floodway Overlay

### 3.1.5. Aboriginal Cultural Heritage Sensitivity

The subject site is partially located within an area of Aboriginal Cultural Heritage Sensitivity. A Cultural Heritage Management Plan (CHMP) is currently being prepared for the site, as required by the Aboriginal Heritage Act 2006.

One particular requirement of the proposed CHMP is the retention of a scar tree towards the north-eastern corner of the property. The Development Plan shows the retention of this tree within an area of open space within a future stage of the development. The size of this reserve is to be 2,763sqm, which will contain the Tree Protection Zone of the scar tree and the full extent of the heritage place as identified in the CHMP. Future planning permit applications will need to demonstrate compliance with the recommendations of the CHMP, as relevant.

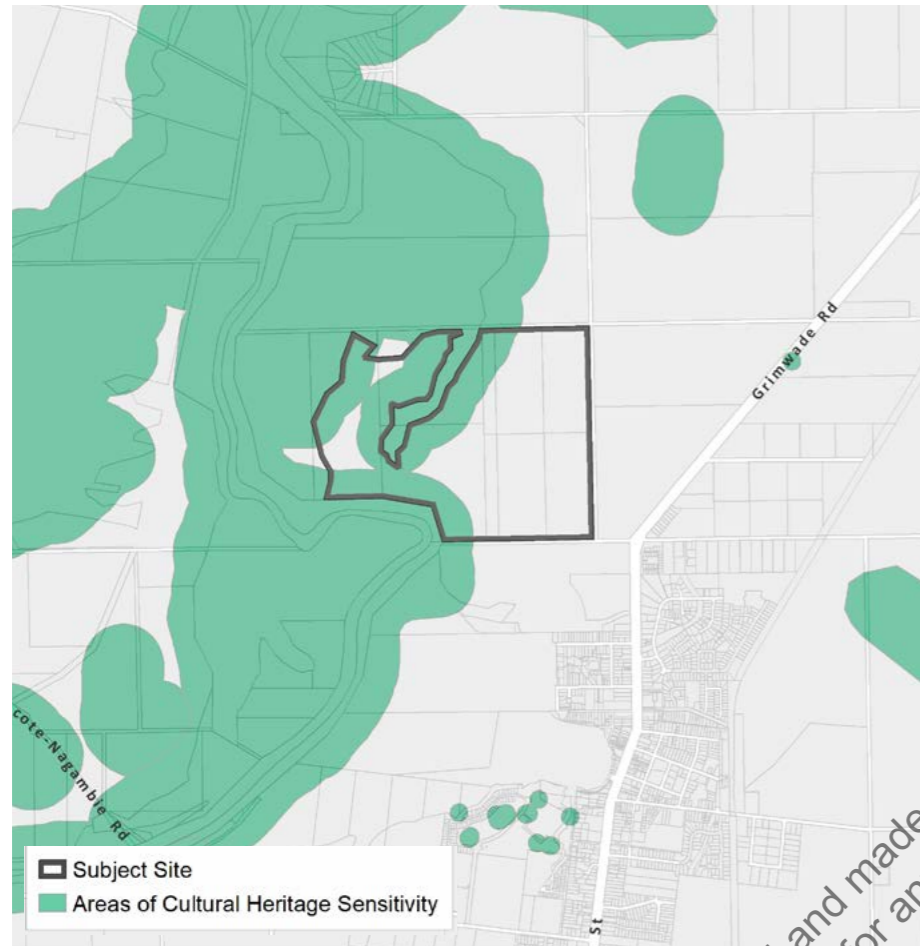


Figure 4 Areas of Cultural Heritage Sensitivity

### 3.1.6. Bushfire Prone Area (BPA)

The subject site is within a Bushfire Prone Area (BPA).

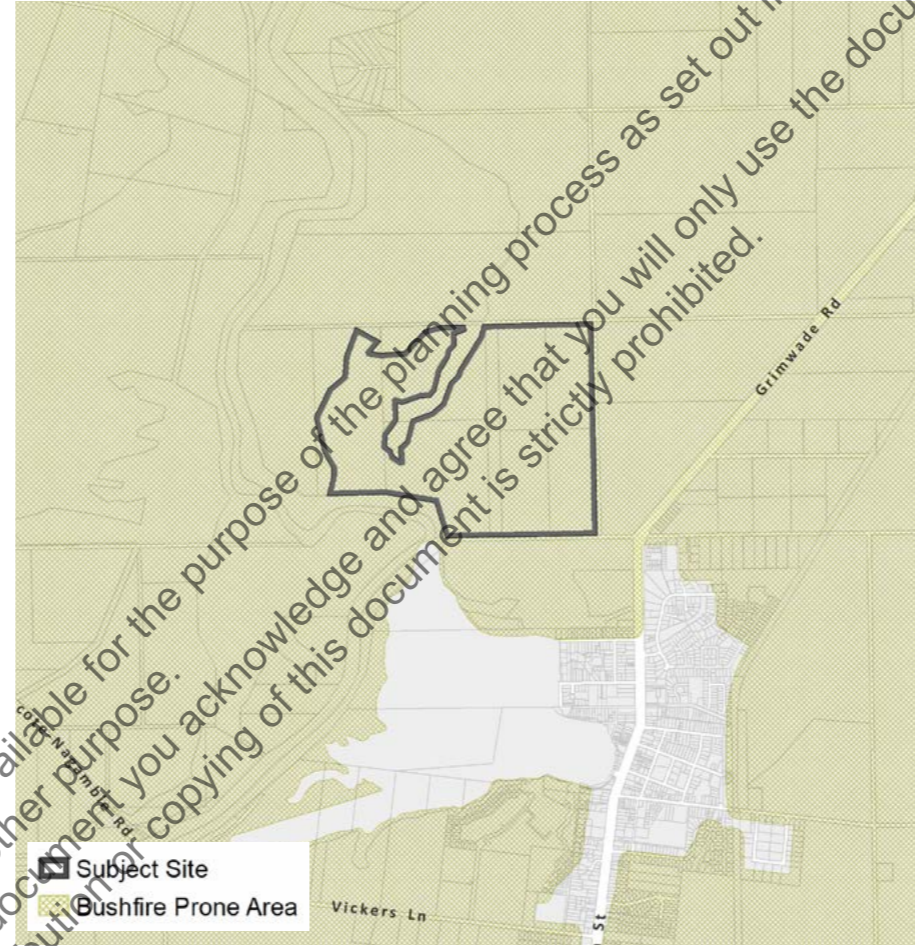


Figure 5 Bushfire Prone Area

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# 4.0 SITE INVESTIGATIONS

## 4.1. FLORA AND FAUNA

A Flora and Fauna Assessment of the site was undertaken by Ecology and Heritage Partners. The assessment determined that majority of the study area contains predominantly introduced vegetation, consisting mostly of paddocks containing crops or introduced pasture grasses. Remnant native vegetation is restricted to scattered indigenous trees.

Native vegetation on the site is representative of one EVC; Riverina Plains Grassy Woodland (EVC55\_62). Riverina Plains Grassy Woodland was scattered throughout the eastern half and south of the study area with several isolated patches. It predominantly comprised a canopy of mature Grey Box and Yellow Box *Eucalyptus melliodora*, with an exotic pasture/crop understorey but no shrub layer.

In the south of the study area, patches of Riverina Plains Grassy Woodland patches comprised of a canopy of mature Yellow Box and River Red-gum *Eucalyptus camaldulensis*, native understorey species were absent and the ground over consistent of improved pasture and lawn.

As the homestead and SuperLot A are excluded from the Development Plan area, trees within these parts of the study area are to be retained and considered as part of a future planning process.

Turning to the balance of the study area, Ecology & Heritage Partners have identified:

- Thirteen Large Trees in Riverina Plains Grassy Woodland patches, most being Grey Box and Yellow Box.
- A total of 27 scattered trees. All of these were large scattered trees. These trees would once have formed part of the Riverina Plains Grassy Woodland EVC however as the understorey comprises introduced pasture and cropping species, these trees no longer form part of patches of native vegetation.
- Areas not supporting native vegetation had a high cover (in excess of 90%) of exotic grass species. Native and non-native windrow plantings also exist.
- Paddocks within the study area are likely to be used as a foraging resource by common generalist bird species.

- A small dam is present in the south-west of the study area which supported the Australian Wood Duck *Chenonetta jubata*.

During a previous study by Ecology Partners in 2013, four Brolga were observed foraging within a paddock in the north of the study area. Based on proximity to the Goulburn River and Lake Nagambie, it is likely that the Brolga and other wetland birds opportunistically use habitat within the study area. However, the habitat lacks features such as shallow marshes with emergent and fringing vegetation, which means it is unlikely that the Brolga relies on this habitat for foraging or breeding purposes.

## 4.2. CULTURAL HERITAGE

As detailed previously, preliminary advice was provided by Archaeology at Tardis in 2013 and advises that a CHMP was not required as the activity area is not within a legislated area of cultural heritage sensitivity. Subdivision works which will be proposed as a future permit application will be located within the activity areas and therefore a CHMP is currently in the process of being prepared.

## 4.3. SERVICING AND UTILITIES

Preliminary investigations have been undertaken to determine the site's ability to be serviced. The investigations concluded:

- Goulburn Valley Region Water Corporation (GVW) is the authority responsible for the provision and ongoing maintenance of reticulated sewerage for the area. GVW are able to include the proposed development area within the Corporation Sewerage Service Area however external augmentation works are required to bring a reticulated sewerage system to the proposed development area
- GVW is also the authority responsible for the provision and ongoing maintenance of reticulated drinking water supply. As above, GVW are able to include the proposed

development area within the Corporation Water Supply Service Area, however external augmentation works are required to bring a reticulated drinking water supply system to the proposed development area

- There are no reticulation gas distribution networks available to the site, however SP AusNet is the nominated electricity provider for this area. Reticulated electricity supply to the site will be via overhead or underground installation depending on the density of the individual stages of development.
- NBN Co is the nominated telecommunications provider for the area. The NBN Broadband rollout will be installed throughout Nagambie including the subject site, however no timeline for installation is yet available. The standard conditions imposed by NBN for any planning permit is that a new development of 100 lots or more will require that all lots are connected to current telecommunication services and that fibre ready telecommunication facilities are connected to all lots.

As evidenced above, the site can be appropriately serviced for the proposed development. Further detail regarding servicing and utilities provided to the site can be found in the Utility Services Report (HJ Macey, April 2013).

# 5.0 DEVELOPMENT PLAN

## 5.1. MASTERPLAN

Within the context of constraints and opportunities afforded to the site, the design vision seeks to establish a new community that integrates with the intrinsic landscape and natural environment surrounding the site.

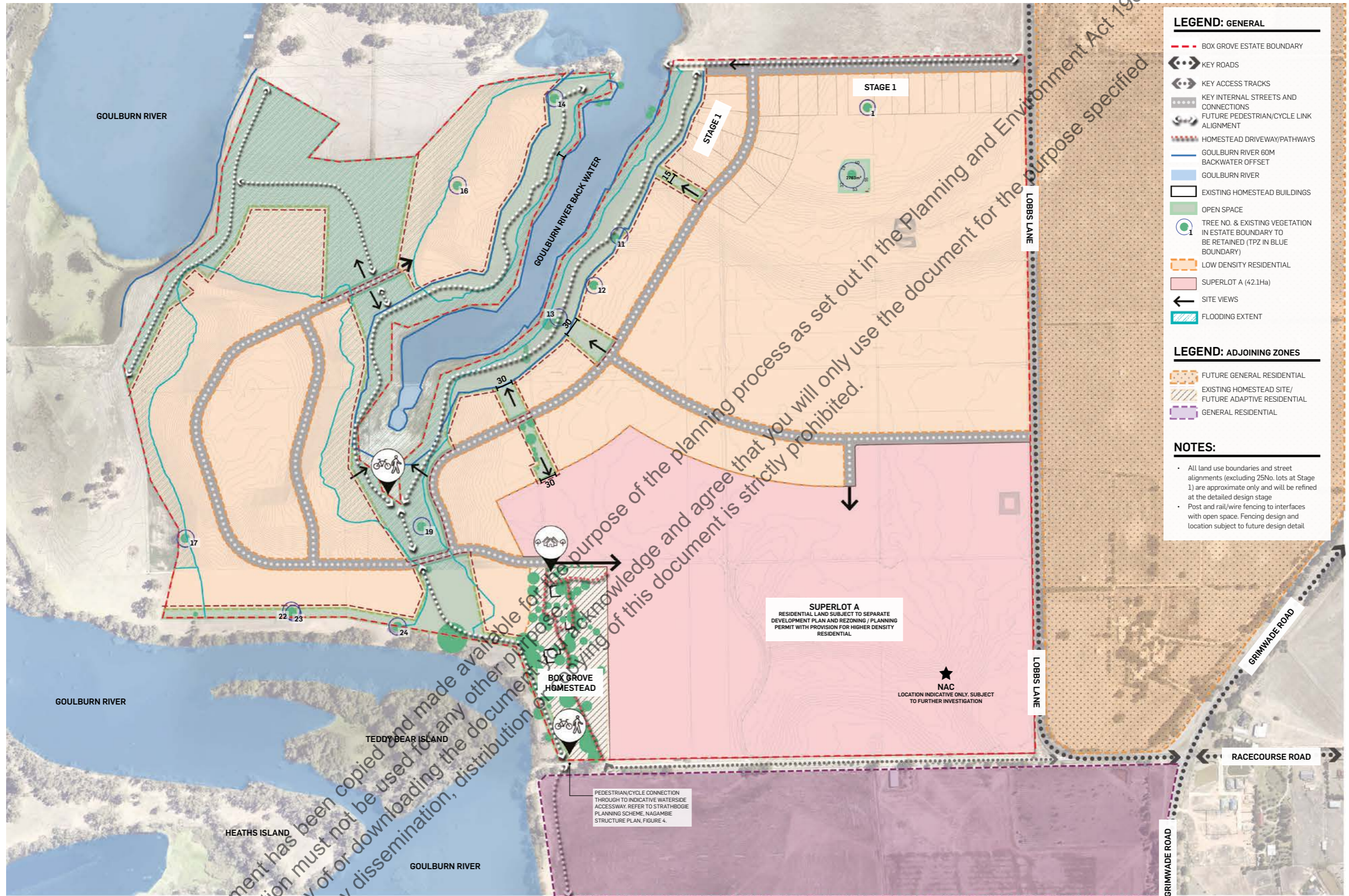
The following design elements have been incorporated into the development plan layout:

- East-west road connections from Lobbs Lane through to the Goulburn River, providing view lines to the existing open space and natural environment
- Future pedestrian/cycling links to be provided from Racecourse Road through to the Goulburn River, providing additional connections from the existing Nagambie township to the river environment. Pedestrian/cycling links to provide connections from the future residential development along the Goulburn River to the western side of the river back water.
- Retention of the Box Grove Homestead and vegetation surrounding the homestead, ensuring that it is a focal point within the surrounding area
- Provision of a superlot in the south-east corner of the site which has the potential to accommodate high density residential land and a future neighbourhood activity centre (NAC) subject to further strategic work to be undertaken by Council.

The masterplan seeks to incorporate the site's vegetation and landscape qualities, by maximising open space opportunities along the Goulburn River and Goulburn River back water natural environment. The open space areas will weave through the residential environment, following the existing river and floodway areas.

Given the minimum average lot size of 0.4 hectares specified in Schedule 3 of the Development Plan Overlay, the lots created will have substantial opportunities for landscaping which will aid in retaining the rural feel of the surrounding context. Lots are designed to back on to the river environs wherever possible, providing visual and physical activation with nature

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**LEGEND: GENERAL**

- BOX GROVE ESTATE BOUNDARY
- KEY ROADS
- KEY ACCESS TRACKS
- KEY INTERNAL STREETS AND CONNECTIONS
- FUTURE PEDESTRIAN/CYCLE LINK ALIGNMENT
- HOMESTEAD DRIVEWAY/PATHWAYS
- GOULBURN RIVER 60M BACKWATER OFFSET
- GOULBURN RIVER
- EXISTING HOMESTEAD BUILDINGS
- OPEN SPACE
- TREE NO. & EXISTING VEGETATION IN ESTATE BOUNDARY TO BE RETAINED (TPZ IN BLUE BOUNDARY)
- LOW DENSITY RESIDENTIAL
- SUPERLOT A (42.1Ha)
- SITE VIEWS
- FLOODING EXTENT

**LEGEND: ADJOINING ZONES**

- FUTURE GENERAL RESIDENTIAL
- EXISTING HOMESTEAD SITE/ FUTURE ADAPTIVE RESIDENTIAL
- GENERAL RESIDENTIAL

**NOTES:**

- All land use boundaries and street alignments (excluding 25No. lots at Stage 1) are approximate only and will be refined at the detailed design stage
- Post and rail/wire fencing to interfaces with open space. Fencing design and location subject to future design detail

### 5.1.1. Indicative Staging

The residential lots proposed along the northern boundary of the site extending south along the Goulburn River back water are proposed to be delivered as part of Stage 1.

Subdivision of the balance of the land will occur in stages, subject to future planning permit/s. The boundaries of those stages are not fixed by this Development Plan.

The land in the south-east corner of the site has been nominated as a superlot with the potential to accommodate higher density residential land and a NAC. This will be subject to further strategic work to be undertaken by Council with updates to the Planning Scheme required to facilitate these changes given the minimum lot size and lot cap specified in the Low Density Residential Zone and Schedule 3 to the Development Plan Overlay.

### 5.1.2. Street Layout

Lobbs Lane forms the eastern boundary of the site main point of access into the Development Plan area, as well as providing future access into Superlot A. The extension of Racecourse Road abuts the southern boundary of the site and can be used to provide future access into Superlot A and the wider Development Plan area.

The layout and street network has been designed with a high level of permeability and allows excellent connectivity throughout the proposed site. The roads shown within the development plan are the key internal connections through the site, however smaller local streets can be provided and considered as part of future subdivision applications for the land.

The pedestrian and cycle movement network through the site prioritises permeable linkages within and around the subject site. Landscaped streets with curves and strong connections will provide visual and physical continuity throughout the site and surrounding area.

Pedestrian/cycle links are provided along the river corridor and the key road connection provided from Racecourse Road. This pedestrian/cycle link will provide connections to the indicative waterside accessway and the Nagambie township located to the south-east of the site.

### 5.1.3. Lot Sizes and Setbacks

While the Low Density Residential Zone sets a minimum lot size of 2,000sqm for sewered lots, Schedule 3 to the Development Plan Overlay specifies a minimum average lot size of 0.4 hectares and a maximum of 200 residential lots across the site.

Achieving the minimum average lot size in Schedule 3 ensures that the minimum lot size of the zone is met, but importantly means that there are substantial opportunities for landscaping and boundary setbacks which will aid in retaining the rural feel of the surrounding area. Lots with interface to the river will have low level permeable pool style fencing. Side boundary fencing forward of a dwelling will be prohibited. These measures will ensure a visual and physical interaction with nature. Any other fencing will be Colourbond fencing. This will be required through the Residential Design Guidelines as a condition of future planning permits.

A setback of 10 metres from the Goulburn River reserve to private land in accordance with Schedule 3 to the DPO will be required and can easily be achieved given the large open space areas provided along the river.

A 60-metre setback from the Goulburn River back water has been nominated on the Development Plan, with future dwellings to be located outside of the 60-metre setback area or unless otherwise agreed to by the GBCMA.

### 5.1.4. Open Space

Open space areas will be created along the Goulburn River and Goulburn River back water environs, with extensive landscape proposed throughout those corridors.

The new open space corridor extends from the Box Grove Homestead and Racecourse Road to the south, wraps around both sides of the Goulburn River back water with connections through to the Goulburn River to the north-west and Lobbs Lane via Stage 1 of the future development. These areas will incorporate future pedestrian/cycle links, linking the parks and waterways features to the future residential area within the site, plus the wider area. Three green links will be created along the eastern side of the back water, providing connections into the future residential areas.

### 5.1.5. Vegetation

The natural environment will be the focal point of the development plan, with open space areas building on the existing environs. Vegetation within the Box Grove Homestead site and that within Superlot A will be retained, in addition to the existing vegetation along the Goulburn River and Goulburn River back water. Ensuring the natural environment is retained and enhanced. The Development Plan also proposes the protection of Trees 1, 11, 12, 13, 14, 16, 17, 19, 22, 23 and 24 as numbered in the accompanying report by Ecology and Heritage Partners. Where trees are retained within private lots, they will be protected via the careful placement of building envelopes / exclusion zones based on the Tree Protection Zones set out in the Ecology and Heritage Partners report. Detail of those envelopes must be provided with a future planning permit application, along with a report considering any necessary offsets for the removal of native vegetation or native vegetation that is deemed to be 'lost'.

### 5.1.6. Adaptive Residential Area

The development plan shows that the Box Grove Homestead has been set aside in what is referred to in Schedule 3 as the 'Adaptive Residential Area'. At the time of preparing this Development Plan there is no intention to further develop this part of the site however, in the future the land could be developed in accordance with the provisions of the zone that applies to the land. Any future development would need to ensure that key pedestrian connections and open space linkages are retained and that suitable interfaces are provided to those and surrounding perimeter roads.

## 5.2. LANDSCAPE CONCEPT PLAN

### 5.2.1. Landscape Master Plan

As a result of the ongoing agricultural use, the subject site is mainly clear of any significant vegetation apart from the existing trees surrounding the homestead, along the Goulburn River and Goulburn River back water and scattered trees throughout the site. The trees surrounding the homestead and the river environment will be retained, along with the scattered trees referenced above, and complemented by the overall site landscape strategy.

The landscape strategy for the site is centred on the enhancement and beautification of the natural environment surrounding the homestead and river environs. The development plan seeks to significantly improve the Goulburn River environs through extensive landscaping of indigenous species.

Overall, the landscape masterplan seeks to activate the spaces along the Goulburn River and Goulburn River back water environmental and landscape amenity corridor by providing a series of activity nodes that allow the community to utilise for both active and passive recreation.

The species selected for planting will evoke a hardy palette of indigenous, native and exotic species. The indigenous species will specifically be planted within the river corridor and nearby water quality assets. This will present a well landscaped corridor enhancing the environmental values of the river and improving the natural surroundings for fauna and future residents.

### 5.2.2. Street Tree Master Plan

Street trees have been shown in the Landscape Masterplan identifying the four main species for the key roads and intent for evergreen and deciduous trees to enhance the character of site, ensuring native/indigenous trees used adjacent all open space/ Goulburn River interfaces

### 5.2.3. Indicative Landscape Guidelines

Indicative Landscape Guidelines have been included comprising analysis of the site context (including existing vegetation) and identifying the main design intent and character of the site. Open space typologies have also been included.

### 5.2.4. Typical Street Cross Sections

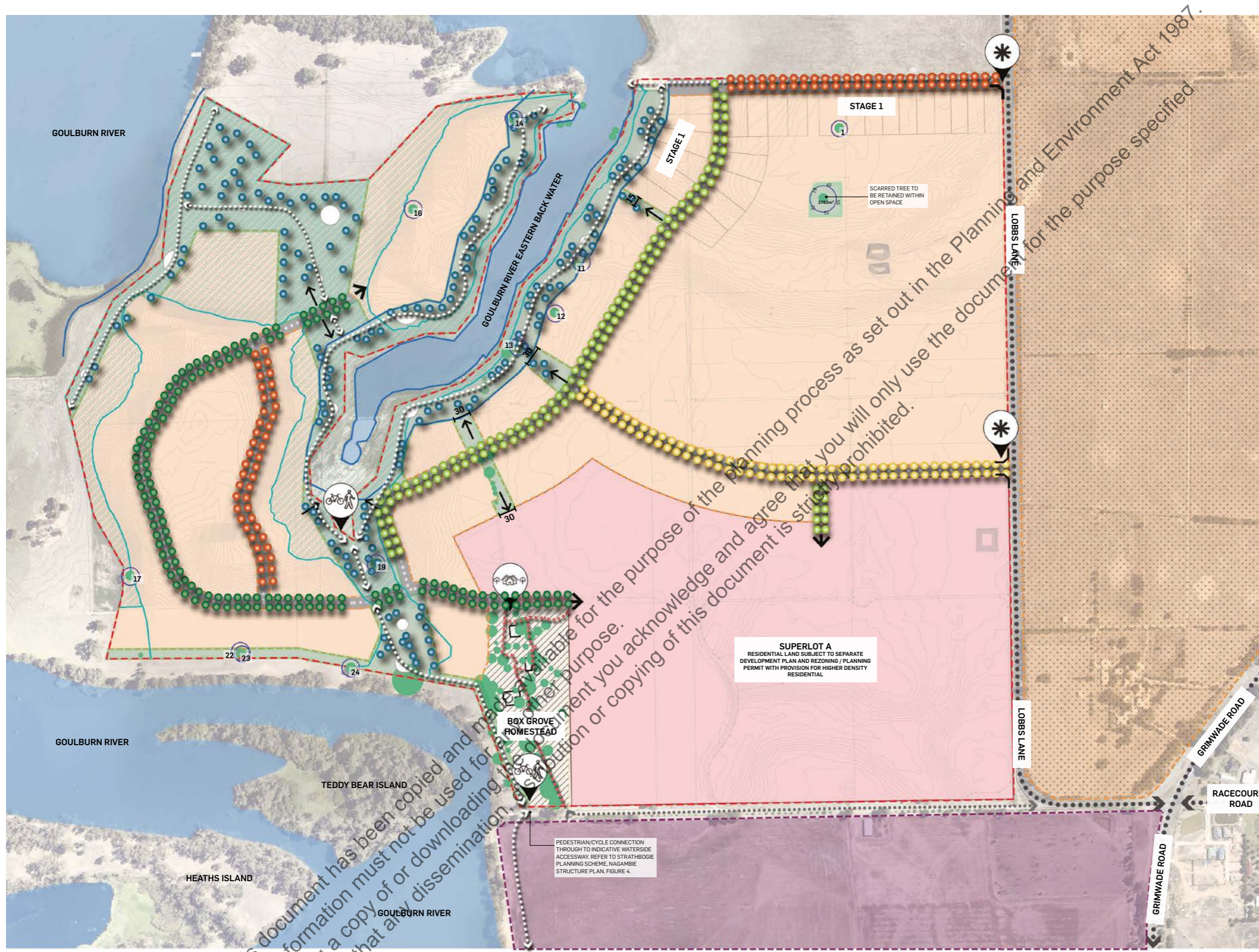
Two typical street cross sections have been included and treatments of nature strip/verges. Two cross sections through Goulburn River and Open Space interfaces have been shown including indicative recreation/node treatments, public amenity, proposed native vegetation and future lot housing.

### 5.2.5. Indicative Public Open Space and Node Treatments

Shown in the Landscape Masterplan and open space typology descriptions which aim to reinforce the local character of the site and guide design of the open space and streetscape.

### 5.2.6. Adaptive Residential Area

In the event that the Existing Homestead Site is redeveloped or an alternative use is proposed, a landscape plan must be prepared and submitted with any future planning permit application identifying the retention of existing vegetation and proposed landscaping.



**LEGEND: GENERAL**

- - - BOX GROVE ESTATE BOUNDARY
- KEY ROADS
- KEY ACCESS TRACKS
- KEY INTERNAL STREETS AND CONNECTIONS
- FUTURE PEDESTRIAN/CYCLE LINK ALIGNMENT
- HOMESTEAD DRIVEWAY/PATHWAYS
- GOULBURN RIVER 60M BACKWATER OFFSET
- GOULBURN RIVER
- EXISTING HOMESTEAD BUILDINGS
- OPEN SPACE
- TREE NO. & EXISTING VEGETATION IN ESTATE BOUNDARY TO BE RETAINED (TPZ IN BLUE BOUNDARY)
- LOW DENSITY RESIDENTIAL
- SUPERLOT A (42.1Ha)
- SITE VIEWS
- FLOODING EXTENT
- RECREATION/SEATING/VIEWING NODES
- OPEN SPACE VEGETATION - Species to be indigenous/native selected from suggested planting palette LCP-02
- STREET TREE - *Brachychiton populneus*
- STREET TREE - *Corymbia citriodora*
- STREET TREE - *Ulmus parvifolia*
- STREET TREE - *Acer buergerianum*
- ENTRY STATEMENTS - To Future Detail

**LEGEND: ADJOINING ZONES**

- FUTURE GENERAL RESIDENTIAL
- EXISTING HOMESTEAD SITE/ FUTURE ADAPTIVE RESIDENTIAL
- GENERAL RESIDENTIAL

**NOTES:**

- All land use boundaries and street alignments (excluding 25No. lots at Stage 1) are approximate only and will be refined at the detailed design stage.
- There is to be a 20m gap between the streetscape vegetation and open space areas
- Post and rail/wire fencing to interfaces with open space. Fencing design and location subject to future design detail

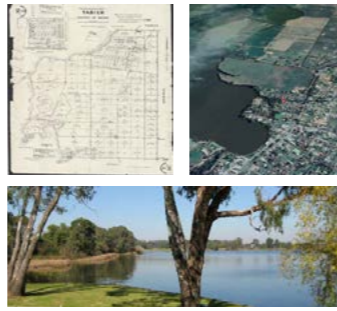
**STREET TREE SPECIES:**



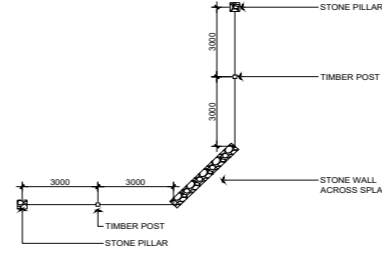


# SITE CONTEXT ENTRY STATEMENTS

- The site is identified in the Nagambie Structure Plan and is based on the Nagambie Growth Management Strategy for the sequencing of future residential growth to accommodate the growth in population.
- The subject site is located in the Strathbogrie Shire in central northern Rural Victoria and traversed between two major roads - Hume Freeway and Goulburn Valley Highway approximately 140kms from Melbourne.
- The Goulburn River supported a population of members of the Taungurung (Daung wurrung) Aboriginal people which participate widely as cultural heritage advisors for the area.
- The proposed Box Grove development is located approximately 3.3kms from the Nagambie City Centre.
- The current land use around the site is primarily agricultural purposes (land grazing).
- The site is zoned for low density residential with the surrounding areas zoned as future rural residential, existing general residential and potential urban extent.
- The existing Homestead site (including all existing vegetation) will be protected and retained and is nominated as the future adaptive residential site to be re-landscaped.
- The relevant Ecological Vegetation Classes (EVC's), particularly along the Goulburn River are characterised by Plains Grassy Woodland interspersed with Plains Grassy Wetland, Grassy Woodland, Box Ironbark Forest, and a large section of Floodplain Riparian Woodland/Plains Grassy Woodland Mosaic to the western shore, south of Kirwans Bridge.



- The primary gateways throughout the site are to enforce the main aspect of the estate and the clients brand in a rural setting
- The gateways are to have a more subtle rural character and framed around the existing lot design
- The gateways are to be set into the lot splay and reflect the aspect of the site through the direction of pillars/fencing
- Figure 1 indicates an indicative example of a subtle corner splay entry statement with a stone wall across splay (possibly with estate lettering for place making) and timber post and stone pillar wall



# DESIGN INTENT & PRINCIPLES SUGGESTED PLANTING PALETTE & TYPICAL LANDSCAPE DETAILS

- The design intent for Box Grove estate will be to thoughtfully design the large extent of Open Space and Streetscapes to enhance the character of Nagambie for the existing and future residents. The landscape masterplan highlights the landscape species choices and other landscape elements.
- The key landscape principles of Box Grove are as follows:
  - The aim is for the Landscape Masterplan to frame the approach of design to integrate the features of the development together sinuously and create a sense of place relevant to the sites location.
  - The sites context is situated to highlight views toward the Goulburn River and backwater by framing linear landscape reserves adjacent the main roads and entry gateways.
- Any landscaping requirements imposed on the title for future lots should have regard to the bushfire risk. Any new landscaping should ideally meet the description of 'low threat vegetation' in AS3959-2018 (Construction of buildings in bushfire prone areas).
- Any landscaping requirements in future public open space areas should have regard to the bushfire risk. Where there is a direct interface between unmanaged vegetation and new lots, the landscaping at that interface should aim to meet the description of 'low threat vegetation' in AS3959-2018 (Construction of buildings in bushfire prone areas). The extent of area that needs to be managed in a low threat state will depend on the risk in that particular stage of the subdivision.



# DESIGN RESPONSE/CHARACTER

- The site's character is currently a rural setting with existing remnant native vegetation framing views to the Goulburn River.
- The site will encompass an overall indigenous/native vegetation character throughout and avenue planting along local streets
- The local street network will be distinguished by different indigenous/native tree species with feature drought tolerant deciduous tree species proposed along internal roads (not abutting open space/river interfaces)
- Key native vegetation is to be protected and retained where possible in landscape pockets to enhance pedestrian permeability
- The existing Homestead site will be retained and protected (including all existing remnant vegetation where possible) and involve future landscape design
- Pedestrian/cycle networks will be provided to link open space areas for safe public enjoyment and accessibility across the site with through to the indicative waterside accessway
- Provide gateway entry statements reflective of the landscape and local site character
- Key areas of public space activation/intervention – otherwise retaining the natural setting
- Design intervention with consultation with the Taungurung (Daung wurrung) Aboriginal people and cultural heritage advisors
- Environmentally sustainability principles such as use of appropriate vegetation and permeable surfaces
- Use recycled and renewable resources where possible and consideration of drought tolerant species for water requirements



| Code                | Botanical Name                | Common name           | Size at maturity (HxW) |
|---------------------|-------------------------------|-----------------------|------------------------|
| <b>TREES</b>        |                               |                       |                        |
| ACA imp             | Acacia implexa                | Lightwood             | 8m x 7m                |
| ACA pyc             | Acacia pycnantha              | Golden Wattle         | 3-8m x 2-5m            |
| ACE bue             | Acer buergerianum             | Trident Maple         | 6m x 6m                |
| ALL ver             | Allocasuarina verticillata    | Drooping Sheoak       | 9m x 5m                |
| BRA pop             | Brachychiton populneus        | Kurralong             | 10-20m x 3-6m          |
| COR cit             | Corymbia citrodora            | Lemon-scented Gums    | 20m x 8m               |
| COR mac             | Corymbia maculata             | Spotted Gum           | 30m x 10m              |
| EUC cam             | Eucalyptus camaldulensis      | River Red Gum         | 30m x 15m              |
| EUC lau             | Eucalyptus leucocylon 'Rosea' | Red-headed Yellow Gum | 12-15m x 7m            |
| EUC ova             | Eucalyptus ovata              | Swaroop Gum           | 10m x 5m               |
| ULM par             | Ulmus parvifolia              | Chinese Elm           | 13m x 10m              |
| <b>SHRUBS/TUFTS</b> |                               |                       |                        |
| ATR sem             | Atriplex semibaccata          | Berry Saltbush        | 0.8m x 1.5-2m          |
| BUR spi             | Bursaria spinosa              | Sweet Bursaria        | 1.5-4m x 2-3m          |
| CAS arc             | Cassinia arcuata              | Drooping Cassinia     | 2m x 0.3-0.5m          |
| DIA rev             | Dianella revoluta s.s.        | Black-atheer Flaxlily | 0.3-0.9m x 0.5m        |
| DIC rep             | Dichondra repens              | Kidney-weed           | 0.1-0.15m x 0.5m       |
| GOO pin             | Goodenia pinnatifida          | White Goodenia        | 0.3m x 0.2-0.3m        |
| LOM fil             | Lomandra filiformis           | Wattle Mat-rush       | 0.5m x 0.3m            |
| LOM lon             | Lomandra longifolia           | Spiny-headed Mat-rush | 0.7m x 0.7m            |
| PIM hum             | Pimelea humilis               | Common Rice-flower    | 0.5-0.6m x 0.5-1m      |
| POA lab             | Poa labillardieri             | Common Tussock-grass  | 0.6m x 0.5m            |
| THE tri             | Themeda triandra              | Kangaroo Grass        | 0.2-0.5m x 0.4-0.6m    |
| WES fru             | Westringia frutescens         | Native Rosemary       | 1-2.2m x 1.5m          |
| <b>GROUNDCOVERS</b> |                               |                       |                        |
| CAS mel             | Cassinia melantha             | Coarse Dodder-laurel  | climbing/spreading     |
| CAR mod             | Carpobrotus modestus          | Inland Pigface        | spreading              |
| DRO mac             | Drosera macrantha             | Climbing Sundew       | climbing/spreading     |
| THY pal             | Thysanotus patersonii         | Twining Fringe-lily   | climbing/spreading     |

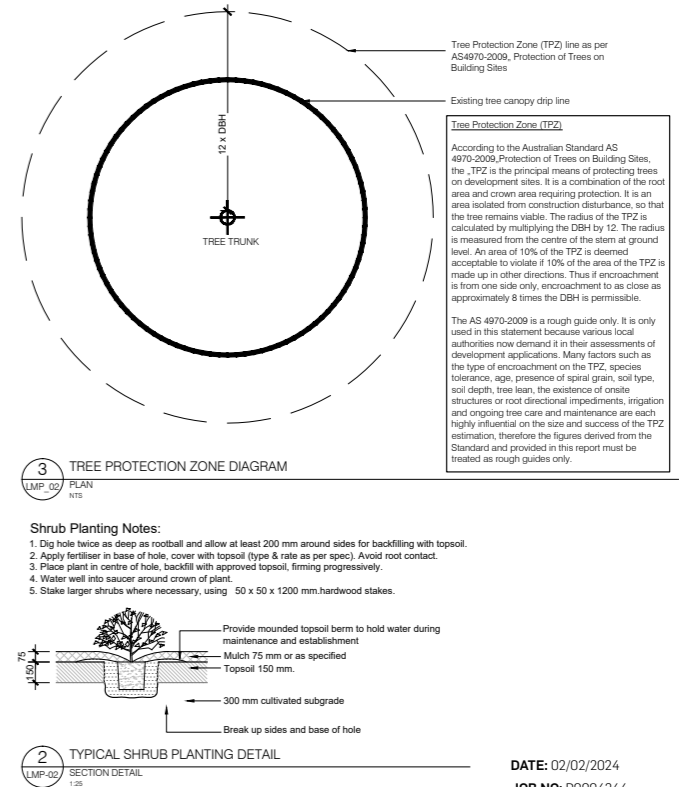
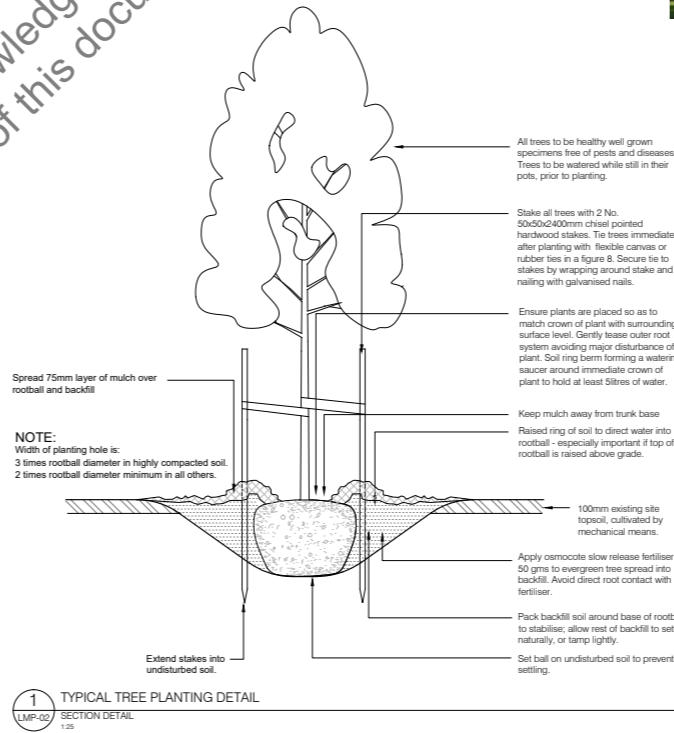


# OPEN SPACE TYPOLOGIES/PUBLIC AMENITY

- The site open space typologies aim to reinforce the local character of the site and guide design of the open space and streetscape design.
- Historic:
  - Heritage elements, particularly referencing the Taungurung (Daung wurrung) Aboriginal people.
  - Existing fabric of the Homestead to be the adaptive residential area
  - Materiality choices to reference the history and character of the existing site
- Linear Parks and Streetscapes
  - Linear parks to highlight views to the Goulburn River and create aspect from the main road entries
  - Streetscape design can create views and a sense of entry and space such. Deciduous trees can be used to create a colourful avenue and evergreen native trees can be used to form a larger boulevard avenue experience.
- Open Space
  - Elements in parkland open space are to be carefully thought out to create intimate recreational spaces for viewing and relaxation while maintaining a element of rural and open native areas.
  - Where possible native remnant vegetation is to be retained and used to frame views and areas of congregation
  - Open space areas and streetscapes to be maintained regularly and maintenance access/fire appliances to be considered in detailed design phase.
  - Key interface setbacks are to be considered to account for defensible zones particularly in the open space areas and land outside in the north, flooding areas and interface between open space and unmanaged areas.
- The public amenity will enhance the future residents and their needs and safe enjoyment of the site, they are as follows:
  - Furniture and fencing elements to enhance the history of Nagambie and make reference to the rural character of the site.
  - Public lighting of the site in public open space areas and linear reserves to allow for public surveillance through the night.
  - Shared pathways and meeting/congregation/relaxation areas to be provided for access through site and to consider safe surveillance through site meeting CPTED principles.
- Fire Safety Requirements
  - Shared paths are to be a standard minimum trafficable width of 3.5m and be substantially clear of encroachments for at least 0.5m on each side and clear of encroachments at least 4m vertically to accommodate fire access for maintenance and in case of an emergency
  - Slashing to 100mm in the area during fire season is to be completed during the Construction Phase to at least 100m from the lots.
  - Vegetation within the site boundary should be low threat where possible. This includes grasslands managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks (as defined in AS3959).
  - Suitable schedule of ongoing maintenance for open space areas to be adhered to – to future detail.



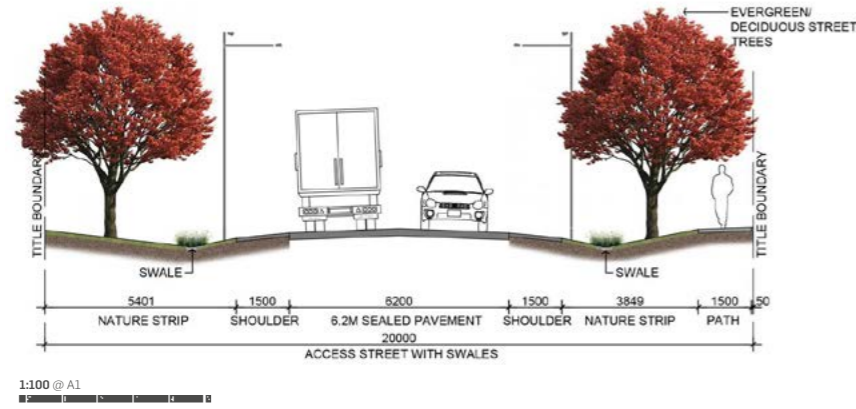
Proposed plants are derived from the Strathbogrie Shire Urban Tree Management Plan and Strathbogrie EVC's.



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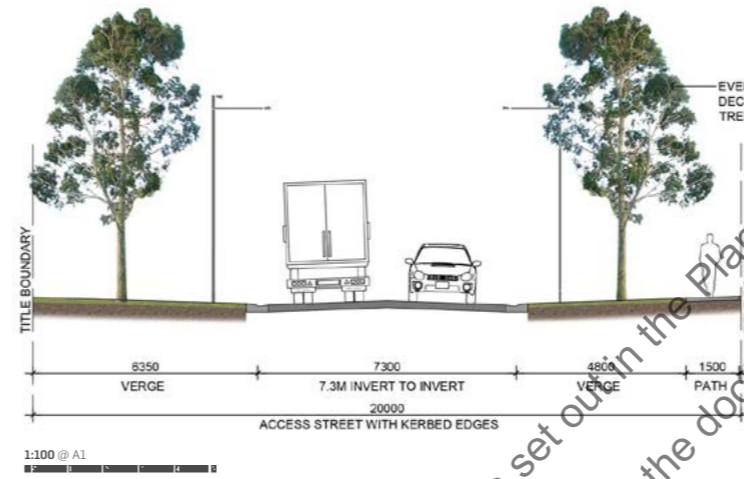
# CROSS SECTION A

TYPICAL LOW DENSITY RESIDENTIAL ACCESS STREET

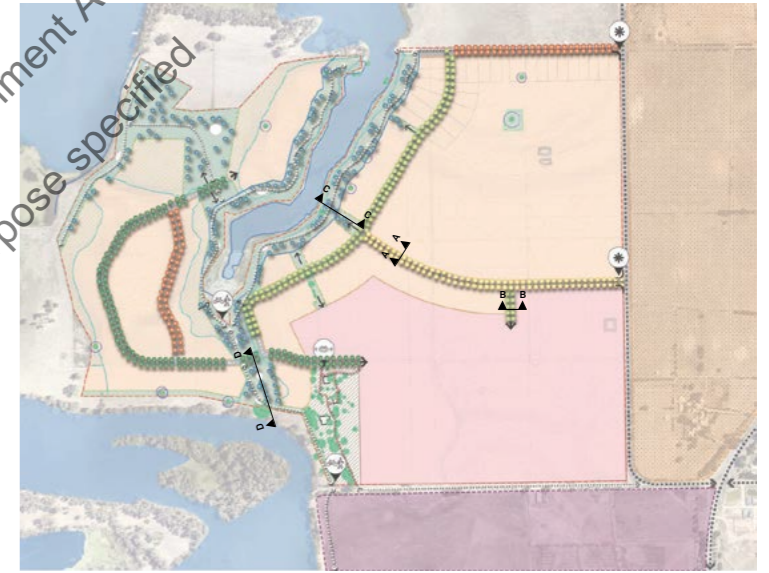


# CROSS SECTION B

TYPICAL URBAN ACCESS STREET

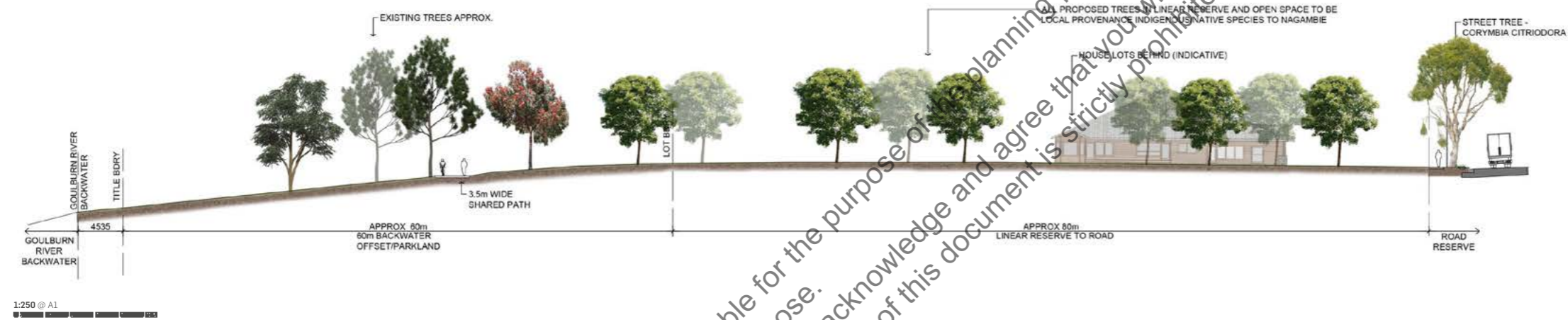


# KEY PLAN



# CROSS SECTION C

GOULBURN RIVER BACK WATER



# CROSS SECTION D

GOULBURN RIVER TO OPEN SPACE



## 5.3. RESIDENTIAL DESIGN GUIDELINES

Given the staging of development within Box Grove and the variation in residential context (i.e. creek interface lots, homestead interface lots), a set of Design Objectives has been developed. It is then expected that each future planning permit application is accompanied by a bespoke set of Residential Design Guidelines that implement the objectives below.

Sample Design Guidelines prepared by Urbis (February 2024) accompany this Development Plan to provide an example of what future guidelines may entail.

### 5.3.1. Site Layout

Ensure the site layout responds to the context and wider precinct conditions.

### 5.3.2. Setbacks

Promote setbacks that emphasise a generous landscaped quality between buildings and reflect a semi-rural character

### 5.3.3. Building Envelopes

Ensure all lots provide for the retention of natural features and topography where applicable and allow safe and appropriate location for houses and other structures, free from flooding constraints and existing trees.

### 5.3.4. Orientation

Establish energy efficient development that responds to the local conditions and climate.

### 5.3.5. Vegetation

Protect, retain and enhance significant vegetation and landscape that contributes to the local character of Box Grove.

### 5.3.6. Building Heights

Promote building scales consistent with the character of Nagambie and ensuring that buildings are discreet in form and incorporate interesting spaces and projections rather than present solid bulky structures.

### 5.3.7. Articulation and façade

Ensure that development is designed and sited to maintain the preferred character of the development and promote contemporary buildings that compliment the Nagambie character through interpretive expression and material use.

### 5.3.8. Roof Form

Promote roof style that are respectful to heritage and residential building in Nagambie and establish a consistent 'roofscape' image.

### 5.3.9. Materials

Encourage a diverse range of material and colours that complement the urban and landscape setting of the Nagambie

### 5.3.10. Access and Parking

Ensure driveways, garages and carports do not dominate the streetscape image. Ensure the design of parking and access areas is safe, practical and attractive.

### 5.3.11. Boundary Treatments

Reinforce the vegetation dominated view of the private allotments when viewed from the streets

### 5.3.12. Fencing

Encourage fencing which offers a sense openness to the street. All boundary fencing to reserves not facing the river environs will be Colourbond fencing and side boundary fencing forward of a dwelling will be prohibited. Lots with a rear interface to the river environs to have low level permeable pool style fencing.

### 5.3.13. Shed Locations

Ensure that sheds do not dominate the streetscape and are visually recessive within the development.

### 5.3.14. Service Yard Locations

Service yards are to be screened from public view.

Future Residential Design Guidelines must also ensure that the following recommendations from the Bosis Bushfire Assessment Report are implemented. More specifically, the building envelopes on future lots must be able to accommodate dwellings with a radiant heat flux of less than 12.5 kilowatts/square metres under AS 3959-2018 (Construction of buildings in bushfire prone areas), unless otherwise agreed by the responsible authority in consultation with the CFA at the time of subdivision application.

The following setbacks will be required (on flat land) to achieve the appropriate level of radiant heat exposure:

- 33 metres from woodland vegetation
- 27 metres from scrub vegetation
- 19 metres from grassland vegetation

The existing roads can contribute to the setback required, with any additional distance to be provided for within the lot boundary and building envelope. The vegetation classification may change as the subdivision is developed as is therefore to be assessed at the time of the Design Review Panel process.

## 5.4. STORMWATER AND FLOOD MANAGEMENT STRATEGY

The development plan is also supported by a stormwater management strategy to manage all drainage works. Ultimate drainage and stormwater arrangements will be finalised at time of subdivision in accordance with Council and GBCMA requirements.

The stormwater management strategy is based upon the following findings from Tomkinson:

- The site is subject to 1%AEP flooding from the Goulburn River. This generally results in inundation next to the river and backwater and a flow path (south to north) through the site. Flood extents have been considered in the design of the Site Master Plan.
- There are no significant external catchments that contribute to flows through the proposed development. It is proposed to maintain this existing pattern of drainage for the development.
- The internal site's developed catchment is proposed to be captured and conveyed with roadside table drains (open swales) in the road reserve and will be sized for the 20% AEP storm event.
- Flows up to the 1%AEP events will be safely conveyed via designated overland flow paths within the required safety standards, which will primarily be within road reserves and landscaped channels/gullies.
- The stormwater outfall from the development will discharge into the Goulburn River or its backwater adjacent to the site. No significant on-site detention is proposed due to the Goulburn River acting as a retarding waterbody. There is no proposed stormwater discharge to neighboring properties.
- Generally, all future lots will be designed to provide building envelopes outside the 1%AEP flood event which will minimise filling. There will be some building envelopes for the proposed development that will require some filling to create sufficient freeboard above the 1% AEP flood levels.
- All road carriageways should be designed to be above 1% AEP flood levels or generally meet the access safety criteria for depth and velocity/depth ratio where clearance from the 1% AEP is not achieved.
- Two causeway crossings with multiple culverts are proposed across the 1% AEP floodway as shown on the Development Plan. Flood modelling will need to be carried out during detailed design to ensure existing flood patterns are not adversely affected and that the causeway crossing meet safety requirements for access during a 1%AEP event.
- Water Sensitive Urban Design (WSUD) Best Practice Environment Management guidelines are proposed for stormwater treatment to improve stormwater quality prior to discharging to the Goulburn River system. Vegetated table drain (swales) and bioretention basins are proposed for stormwater treatment, located adjacent to the River or backwater.
- Management of environmental impacts during the construction phase, including the implementation of stormwater runoff management measures are to be detailed in a future Construction Management Plan, which should be required by any future planning permit issued.

In summary, the residential subdivision proposed by this Development Plan can be designed to meet the Stormwater and Flood Management Strategy objectives in DPO3, and the WSUD Best Practice Environment Management guidelines, Council's IDM, and typical requirements for development within and next to flood plains.

## 5.5. TRAFFIC MANAGEMENT

Traffic advice has been sought from TTM Consulting and has provided an overview of the existing traffic conditions, traffic implications as a result of the development plan and subdivision of the land, street layout and intersections and typical cross sections proposed.

Racecourse Road between the Goulburn Valley Highway and Lobbs Lane and Lobbs Lane along the eastern side of the subject land have a sealed carriageway of about 6.2 metres in width and a reservation of 20.12 metres. Traffic volumes are estimated in order of 400 daily vehicle movements. The addition of approximately 200 lots will generate up to approximately 2,000 daily vehicle trips. The traffic generation is extremely conservative, due to the fact that a portion of the lots will be utilised by non-permanent residents (holiday houses). Nonetheless, the addition of 2,000 daily vehicle trips, with around 85% to and from the east, will not take the traffic levels along Racecourse Road or Lobbs Lane to anywhere near reasonable capacity levels.

The Site Masterplan provides the proposed layout of the major streets within the development plan area, with additional street networks to be provided as part of any subdivision permit application. With at least four street connections to Lobbs Lane or Racecourse Road the highest internal traffic volume on any street segment will be around 800 daily vehicle movements on the southern connection to Lobbs Lane. All other street segments will have much lower volumes of traffic.

The street cross sections have been designed to accommodate the anticipated traffic levels, with a 20 metre road reserve with a seal width of 6.2 metres without kerbs for a "Low Density Residential Access Street" in a rural condition, with maximum traffic volumes of 1000 vehicle movements per day. For an urban access street with daily traffic below 2500 vehicle movements a reservation of 16 metres width with kerbed and sealed carriageway width of 7.3 metres is recommended.

The traffic advice concludes that there are no traffic engineering reasons why the Development Plan should not be approved.

## 5.6. BUSHFIRE MANAGEMENT

This Development Plan is supported by a Bushfire Assessment Report prepared by Biosis. Biosis has found that there is a relatively low level of bushfire risk associated with the site however, 'there is potential for ember attack, fast (but less intense) grassfires and some localised flame contact in more extreme conditions' (Biosis, 2020, page 15).

This report concludes that the Development Plan and Landscape Masterplan are consistent with current State planning policy for bushfire. As the site is within a Designated Bushfire Prone Area, all dwellings will need to adopt a minimum construction standard of BAL-12.5.

The Residential Design Guidelines have also been drafted cognoscente of the findings of the Biosis report to ensure that future dwellings are appropriately setback from woodland areas and unmanaged scrub.

Please refer to the accompanying report for further information.

## 5.7 BIODIVERSITY

The indicative overall masterplan prepared for Box Grove includes 196 low-density residential lots, excluding areas of the homestead and Superlot A. The lots have a minimum average lot size of 0.4ha, a setback of 60m is provided from the Goulburn River backwater and 10m from the Goulburn River reserve to private land. The Ecology and Heritage Partners report identifies all remnant vegetation, and the Development Plan identifies vegetation to be retained and protected within both public and private land.

Areas of open space provide for the retention of five large scattered trees and a large scar tree will also be protected within a compact reserve, in accordance with the Cultural Heritage Management Plan.

Of the 196 lots, 154 lots have an area less than 0.4ha. As such, any trees within these lots is deemed to be lost and will need to be offset in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP, 2017). Notwithstanding, the Development Plan identifies that native vegetation will be retained within private lots where possible and their protection will be secured via a Section 173 Agreement that will be required as part of future planning permits.

Overall, the following steps have been taken to minimise impact on biodiversity values of the site:

The retention of the homestead within a larger private allotment provides for the protection of Riverina Plains Grassy Woodland and several large scattered trees.

- Five large scattered trees are being protected within a riparian corridor.
- The area of development proposed by the Development Plan is primarily contained within parts of the site that are highly modified. Only small patches of native vegetation will be removed from these areas.
- The road network and servicing strategy has been influenced by a range of factors, particularly Aboriginal cultural heritage. Even so, the layout has minimised impact by ensuring that roads are aligned within disturbed parts of the site where possible.

The proposal contemplates the removal of 0.858ha of native vegetation and modelled wetlands, including 14 Large Trees. The offset requirement for this removal is 0.149 General Habitat Units and 14 Large Trees. These offsets will need to be provided for as part of future planning permit applications when permission is actually sought to remove native vegetation.

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