

Accord - Planning

Address corrected to 26 Callaway Court

Town Planning Assessment Report

Project:  Vegetation Removal

Date: February, 2026
Job No.: PROJ-1059
Address: 23 Callaway Court, Peterborough VIC 3270

This report has been written by:

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Project Details

| | |
|------------------------|---------------------------------|
| Project Name | 23 Callaway Court, Peterborough |
| Client | |
| Client Project Manager | |
| Authors | |
| Reference | |

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Attachments

- Attachment 1: Copy of Title
- Attachment 2: Vegetation Assessment
- Attachment 3: Approved Interim/Ultimate solutions for MacGillivray Road

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1 Introduction

Accord Planning has been engaged by Joe & Amanda Gilbert to submit a Planning Permit Application on their behalf for Vegetation Removal at 23 Callaway Court, Peterborough, Lot S3 PS620654.

1.1 Application Details and Permit Triggers

Table 1- Basic Information

| Basic Information | | |
|------------------------------|------------------------------------|--|
| Applicant | | |
| Application | Vegetation Removal | |
| Address | 23 Callaway Court, Peterborough | |
| Property Description | Lot S3 PS620654 | |
| Total Site Area | 12,781m ² approximately | |
| Zone | Clause 32.08 | General Residential Zone (GRZ) |
| Overlays | Clause 44.06 | Bushfire Management Overlay (BMO) |
| | Clause 43.02 | Design and Development Overlay (DDO) |
| | Clause 42.01 | Environmental Significance Overlay (ESO) |
| | Clause 42.03 | Significant Landscape Overlay (SLO) |
| Planning Scheme | Moyne Shire Council | |
| Permit Triggers | | |
| Overlays | | Environmental Significance Overlay – Schedule 2 (ESO2) |
| | | Significant Landscape Overlay – Schedule 2 (SLO2) |
| | | Significant Landscape Overlay – Schedule 3 (SLO3) |
| Particular Provisions | | |
| Native Vegetation | Clause 52.17-1 | Removal of Native Vegetation |

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2 Subject Site and Context

2.1 Subject Site



Site and locality

| Site Description | |
|--|---|
| Location | The site is located to the north west of Peterborough town centre and bound by Callaway Court to the south, unmade MacGillivray Road to the west and existing residential lots to the east. It consists of a single allotment and is formally described as Lot S3 PS620654. |
| Lot Description | Lot S3 PS620654 |
| Zone | General Residential Zone (GRZ) |
| Easements, reserves and covenants | The site contains a Section 173 Agreement which is attached to this application. The Section 173 Agreement relates to MacGillivray Road construction. |

2.2 Site Surrounds

The site is located within the General Residential Zone and in close proximity to a range of existing residential dwellings to the east and south. The land to the west is also included within the General Residential Zone and is currently under construction for the delivery of twenty (20) residential lots. Land to the north is included within the Farming Zone.

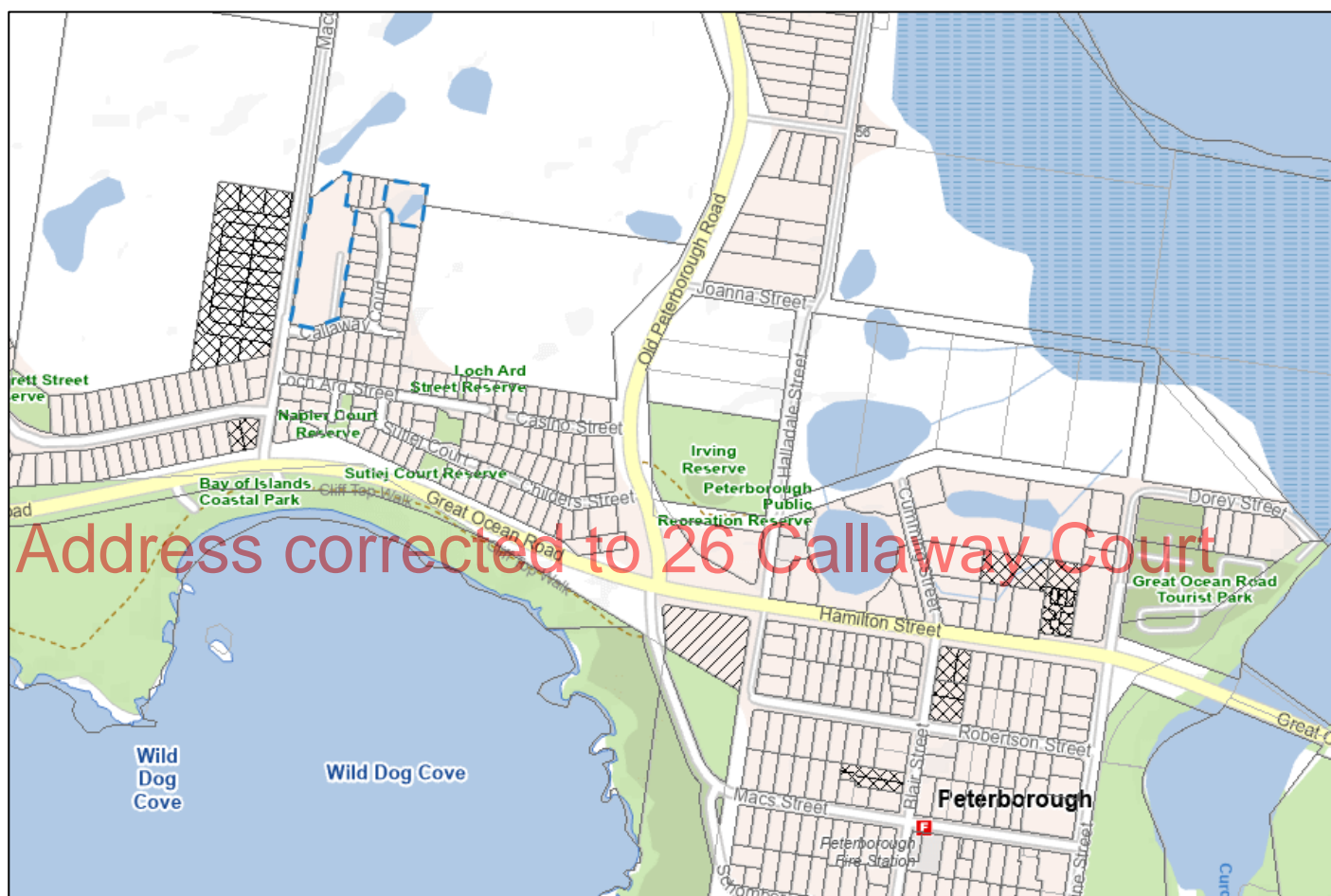


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Site and immediate surrounds – Aerial

2.3 Locality

The site is located north west of the town centre of Peterborough and is formally accessed from Callaway Court as shown within the plan below.



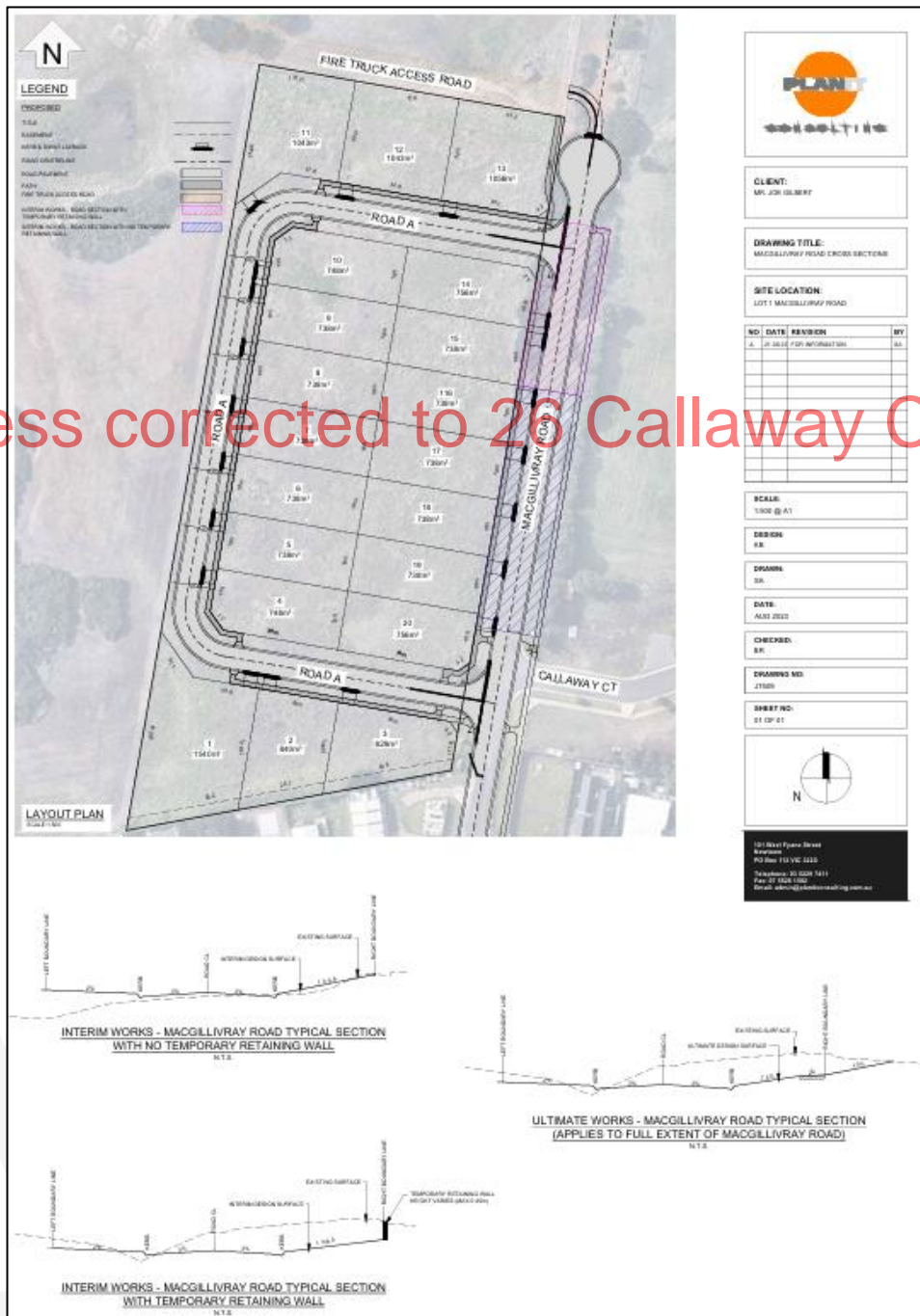
Site and locality

3 Proposal

3.1 Proposed Works

Planning approval is sought for the removal of vegetation within 23 Callaway Court, Peterborough to allow for the construction of MacGillivray Road, Peterborough in its ultimate form.

The design of MacGillivray Road initially provided two (2) options, being the interim solution and the ultimate solution as shown below and within the attached plans. The interim solution was proposed as battering into 23 Callaway Court is required to deliver the ultimate solution. However, due to a recent agreement between the landowners, it is now proposed to deliver the ultimate solution, which requires battering into the property boundary of 23 Callaway Court and subsequent vegetation removal to facilitate this.



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Interim / Ultimate Works Plan (Planit Consulting)

A vegetation assessment has been undertaken by Ecological Services, which concludes that the study area consists of the following;

- The majority of the site consists of disturbed land that carries entirely exotic vegetation.
- Smaller areas of relatively degraded native vegetation
- Planted exotic species comprised of a boundary plantation of NZ Christmas Bush *Metrosideros thomassi*.

Location of native vegetation assessed as being impacted on is provided below, together with offset requirements. One area of patch native vegetation, totalling 0.010ha in size was recorded and requires removal to facilitate the construction of MacGillivray Road.

SUMMARY & REPORT

Search by Address or SPI (e.g. 2197/PP2478)

Location details

Local Government Areas
Moyné Shire

Registered Aboriginal Parties
Eastern Maar

Addresses
23 Callaway Court Peterborough 3270

Coordinates
-38.60048, 142.86788

Summary of native vegetation to be removed

Basic assessment pathway

Location category 1
The native vegetation extent map indicates that this area is not typically characterised as supporting native vegetation. It does not meet the criteria to be classified as Location Category 2 or 3. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.

| | |
|---|----------|
| Total extent (ha) | 0.010 |
| Includes endangered EVCs (ha) | 0 |
| Past removal (ha) | 0 |
| Proposed removal - Patches (ha) | 0.010 |
| Proposed removal - Scattered Trees (ha) | 0 |
| Large Trees | 0 |
| Large Patch Trees | 0 |
| Large Scattered Trees | 0 |
| Small Scattered Trees | 0 |

Offset requirements if approval is granted

Vicinity
Moyné Shire LGA
or
Corangamite CMA

| | |
|---|-------|
| General offset amount (General Habitat Units) | 0.002 |
| Minimum strategic biodiversity value score | 0.36 |
| Large Trees | 0 |

Next

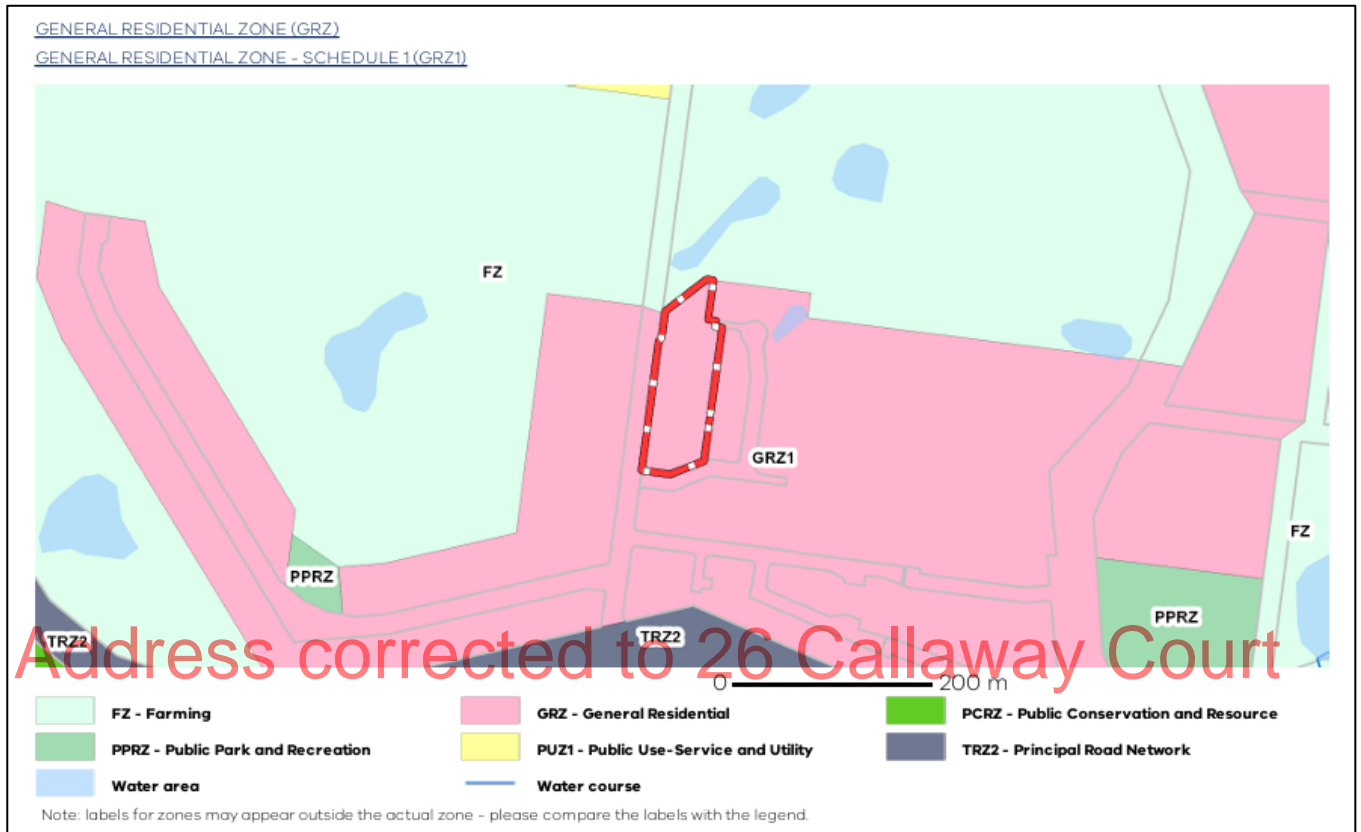
Victorian BaseMaps is a licensed service available in accordance with our Service Level Agreement (SLA). It should be also noted that Victorian BaseMaps hosting hardware is managed 24/7 but we are on. Powered by Esri

Extract from Mark Trengove Ecological Services – Vegetation Assessment

4 Planning Policy

4.1 General Residential Zone

Pursuant to the Moyne Shire Council Planning Scheme the subject site is situated within the General Residential Zone.



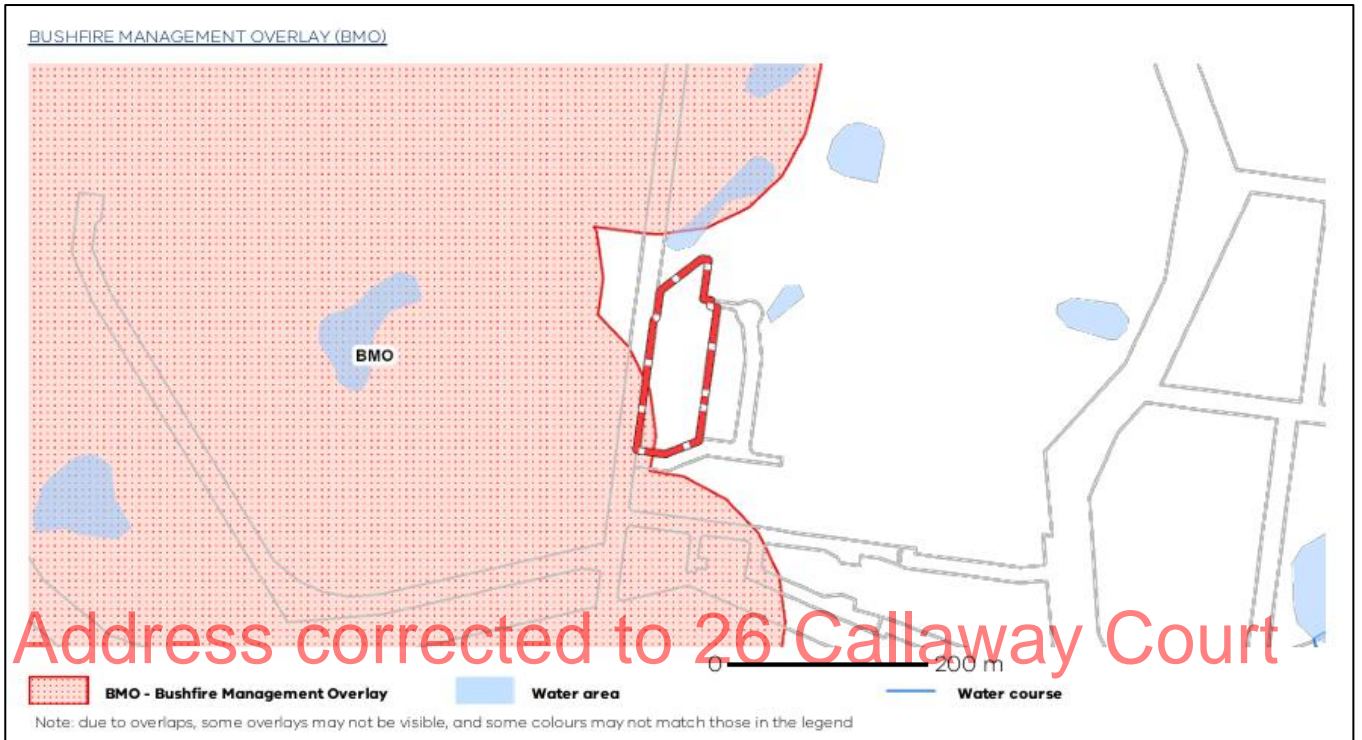
The purpose of the Clause 32.08 General Residential Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that is responsive to the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Comment: The proposed Vegetation Removal is considered appropriate having regard to the General Residential Zone as the proposal will facilitate the construction of MacGillivray Road, within its ultimate alignment. Additionally, the road construction supports the delivery of twenty (20) residential lots that are currently under construction.

4.2 Bushfire Management Overlay

Pursuant to the Moyne Shire Council Planning Scheme the subject site is included within the Bushfire Management Overlay.



The purpose of the Clause 44.06 Bushfire Management Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

Comment: It is not considered that the proposed vegetation removal is triggered under the Bushfire Management Overlay.

4.3 Design and Development Overlay

Pursuant to the Moyne City Council Planning Scheme the subject site is included within the Design and Development Overlay – Schedule 2 (Peterborough Residential Area)



The purpose of the Clause 43.02 Design and Development Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which are affected by specific requirements relating to the design and built form of new development.

Under the provisions of Schedule 24 to Clause 43.02, the design objectives are:

- To maintain the existing small scale seaside village character of Peterborough.
- To encourage site coverage and provide for separation of buildings that provides space and vistas between buildings.
- To maintain the traditional grid pattern of subdivision whilst encouraging new development of a respectful scale.
- To discourage dense streetscapes with a suburban feel and features, including concrete kerbs, channels and garages.
- To maintain the dominance of the landscape over built form and encourage views from and between dwellings to the surrounding landscape.

Comment: It is not considered that the proposed vegetation removal is triggered under the Design and Development Overlay.

4.4 Environmental Significance Overlay

Pursuant to the Moyne City Council Planning Scheme the subject site is included within the Environmental Significance Overlay – Schedule 2 (Peterborough Coastal and Estuary Area).



The purpose of the Clause 42.01 Environmental Significance Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas where the development of land may be affected by environmental constraints.
- To ensure that development is compatible with identified environmental values.

Under the provisions of Clause 42.01-2, a permit is required to;

- Remove, destroy or lop any vegetation, including dead vegetation.

Under the provisions of Schedule 2 to Clause 42.01, the Environmental objectives to be achieved are as follows;

- To conserve and enhance the environmental qualities of the coast, estuarine ecology of the Curdies River and structural and water quality of the limestone depressions and in particular to ensure that:
 - o The water quality of the limestone depressions and the estuary of the Curdies River is maintained and enhanced;
 - o Sand dunes and coastal cliffs in the coastal area remain in a stable condition; and
 - o Valuable ecological systems are protected.
- To require the proper management of stormwater discharges to the Curdies River estuary and limestone depressions from development.
- To encourage development to implement stormwater and grey water recycling systems.
- To encourage revegetation using native coastal species local to the Peterborough area.

Application requirements

The following application requirements apply to an application for a permit under Clause 42.01, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Any application for a building must contain the following information:
- A Site Analysis and Context Plan which identifies a building envelope. The building envelope should ensure that the structure is sited to minimise any adverse impacts upon the coast, the Curdies River estuary and floodplain and the limestone depressions found within Peterborough including ecological impacts or pressures, visual impacts, and other matters of environmental or cultural significance
- An assessment displaying that the building can be contained within the building envelope which has been determined following an analysis of the site and its context.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The existing use or development of the land.
- The impact of the development on other properties.
- The degree of dependence of the development on the coastal environment.
- The soil stability of the subject land and the need to prevent soil erosion.
- The likelihood of pollution and/or siltation of any watercourse.
- The amount of natural vegetation to be removed through the construction of any buildings or works.
- Whether adequate provision has been made for the landscaping and treatment of the site.
- The value of any native vegetation to be removed in terms of its physical condition, rarity or variety.
- The protection and enhancement of the landscape.
- The desirability of retaining a buffer strip of native vegetation along roads, watercourses and property boundaries.
- The need to protect the environmental values of limestone depressions including avoidance of the draining and filling of limestone depressions.
- The desirability of maintaining natural drainage features.
- The Peterborough Urban Design Framework (2002).

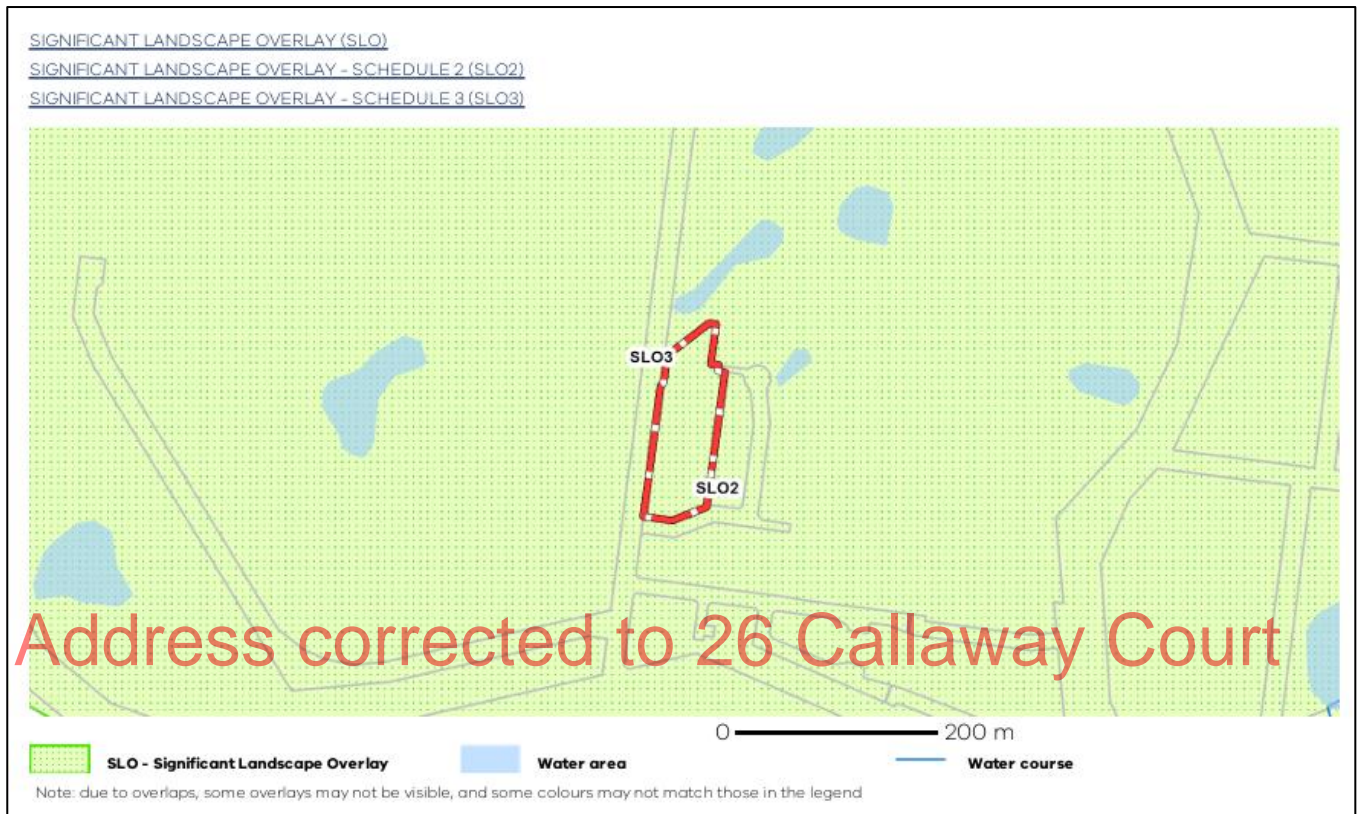
Comment: *The proposed Vegetation Removal is considered appropriate having regard to the Environmental Significance Overlay as the proposal facilitates the construction of MacGillivray Road in its ultimate and final form. The vegetation removal required to facilitate the construction of the road is considered minor in nature and supported with a vegetation assessment, which accompanies the planning application.*

The proposed vegetation removal is also considered to accord with the relevant decision guidelines as the vegetation is described as degraded vegetation and the extent to which requires removal is considered minor in nature. The proposal is not considered to have any adverse impacts on the landscape as the ultimate construction of MacGillivray Road is an expected planning outcome.

Overall, it is considered that the removal of vegetation to facilitate the ultimate construction of MacGillivray Road is a logical and expected outcome.

4.5 Significant Landscape Overlay

Pursuant to the Moyne City Council Planning Scheme the subject site is included within the Significant Landscape Overlay – Schedules 2 & 3 (Peterborough Urban Coastal Area & Western Coastal Cliffs Landscape Area)



The purpose of the Clause 43.03 Significant Landscape Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify significant landscapes.
- To conserve and enhance the character of significant landscapes.

Under the provisions of Clause 42.03 a permit is required to remove, destroy or lop any vegetation specified in a schedule to this overlay.

In accordance with Schedule 2, a permit is required to remove, destroy or lop any vegetation except where:

- The vegetation is recognised by the Department of Environment, Land, Water and Planning as an environmental weed.
- The vegetation is dead.

In accordance with Schedule 3, a permit is required to remove, destroy or lop any vegetation except where:

- The vegetation is recognised by the Department of Environment, Land, Water and Planning as an environmental weed.
- The vegetation is dead.
- The vegetation has been planted for gardens or for horticultural purposes.

Schedule 2 – Landscape character objectives to be achieved;

- To maintain the small scale seaside village character of Peterborough.
- To encourage the development of buildings that fit within the landscape and do not dominate the streetscape and long distance views from the coast, estuary, the rural hinterland and along the Great Ocean Road.
- To minimise the impact of buildings that project above the vegetation canopy.
- To encourage development to continue the use of light colours and tones, rather than bright or garish colours.
- To provide space around buildings for the retention and planting of vegetation, particularly native coastal species common to the area.
- To maximise opportunities for view sharing, particularly where views are available to the ocean, Curdies River, the rural hinterland and along the Great Ocean Road from private dwellings.
- To protect vistas of the ocean and the Curdies River available from public viewing points in the town, Bay of Islands Coastal Park and other areas of high visual amenity.

Schedule 3 – Landscape character objectives to be achieved;

- To increase the coverage of native and indigenous vegetation, particularly in corridors that link to coastal vegetated areas associated with the Bay of Islands Coastal Park.
- To protect indigenous vegetation within the coastal area.
- To increase indigenous vegetation inland, particularly to highlight landscape features such as waterways and valleys.
- To retain clear views of the coastal cliffs and formations from the coastal area.
- To ensure that long stretches of the coastal strip remain free of development.
- To retain the dominance of an indigenous natural landscape in the coastal area around Peterborough, particularly when viewed from the Great Ocean Road.
- To ensure that buildings and structures inland do not dominate views from the Great Ocean Road and that the outlook from the Great Ocean Road towards the hinterland is dominated by the rural landscape.
- To improve the appearance of residential and rural residential development located on the fringes of Peterborough.
- To increase the use of shelter belts and indigenous planting in the hinterland.
- To retain the dominance of the natural landscape within the coastal strip, and views to the ocean.
- To protect landscape character and attributes that are consistent with the Aboriginal cultural heritage values of the area.
- To recognise, and protect, the landscape of the Great Ocean Road and the coastal cliffs area west of Peterborough as a place of significant Aboriginal cultural heritage value.

Application requirements in accordance with Schedule 2;

- A Site Description and Design Response that provides information on:
 - o Views obtained from neighbourhood dwellings or other habitable buildings across the site of the proposal to either the coast, coastal park, Curdies River, and/or rural hinterland.
 - o How the proposed development will 'share' existing views with adjacent dwellings.
 - o Where the proposed construction or extension of a building has the potential to be visible from a nearby beach and or visual amenity node, photographs, diagrams or similar documentation must be submitted to accurately demonstrate or capture the proposed structure as part of the visual landscape from these locations. The documentation must show that the development will not unduly impact upon vistas from the beach and other coastal areas including important visitor and tourism sites.

The following application requirements apply to an application for a permit under Clause 42.03 for buildings and/or works, or to remove, destroy or lop vegetation, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A landscape plan that should incorporate the use of local indigenous species.

Before deciding on an application the Responsible Authority must consider, as appropriate:

Decision guidelines in accordance with Clause 42.03;

- Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:
- The Municipal Planning Strategy and the Planning Policy Framework.
- The statement of the nature and key elements of the landscape and the landscape character objective contained in a schedule to this overlay.
- The conservation and enhancement of the landscape values of the area.
- The need to remove, destroy or lop vegetation to create a defensible space to reduce the risk of bushfire to life and property.
- The impact of the proposed buildings and works on the landscape due to height, bulk, colour, general appearance or

- the need to remove vegetation.
- The extent to which the buildings and works are designed to enhance or promote the landscape character objectives of the area.
- The impact of buildings and works on significant views.
- Any other matters specified in a schedule to this overlay.

Decision guidelines in accordance with Schedule 2;

Buildings and works

- Whether the height of any part of the building, excluding any television antenna, chimney or flue, is less than 8 metres above natural ground level.
- Whether the location of an outbuilding normal to a dwelling is behind the front building line of the dwelling.
- Whether at least 45 per cent of the site is not covered by buildings or impervious surfaces including driveways, paving, swimming pools or tennis courts.
- Whether the external cladding or painting of a building other than for surface finishes is in light or pale colours and tones.
- Whether the siting and design of buildings achieves a reasonable sharing of views between properties with significant landscape features having particular regard to the following:
 - The impact of the proposed buildings and works on the view from another property as a result of the design, siting, height, size, bulk (including the roof), and colour of the building.
 - The opportunity for a reasonable sharing of views having regard to the extent of the available view(s) and the significance of the view(s) from the properties affected.
- Whether the siting of buildings and availability of areas not covered by hard surfaces enables the retention of adequate vegetation and provides sufficient area for the planting of vegetation, particularly coastal native species that contributes to the overall character of Peterborough.

Vegetation

- Whether the size, species, age and health of existing vegetation proposed to be removed, destroyed or lopped and the size, species and growth characteristics of any proposed replacement vegetation.
The reasons for removing the tree and the practicalities of alternative options that do not require removal of any trees.
- The effect of constructing a building or constructing or carrying out works on the root system, canopy and overall appearance of any trees.
- The impact of a specified flood level on the overall height of a building.

All applications

- The comments of an Urban Design Advisor or Urban Design Panel appointed by Council for any new development and for alterations and additions to existing and new commercial development including tourist accommodation proposed in prominent locations (including sites adjacent to the Great Ocean Road, foreshore and coastal reserves and existing motel and hotel sites).
- The Peterborough Urban Design Framework (2002).

Decision guidelines in accordance with Schedule 3;

- Whether the height of a building will have an impact on the landscape.
- Whether the external cladding or painting of a building other than for surface finishes is in light or pale colours and tones.
- Whether the siting and design of buildings will impact on the significant landscape features having particular regard to the following:
 - o The impact of the proposed buildings and works on the view from a road or another property as a result of the design, siting, height, size, bulk (including the roof), and colour of the building.
 - o The siting of buildings and availability of areas not covered by hard surfaces enables the retention of adequate vegetation and provides sufficient area for the planting of vegetation, particularly coastal native species that contributes to the overall landscape character.
- Whether the proposal avoids any development on the coastal side of the Great Ocean Road.
- Whether the proposal is designed so that development is not visible above the coastal vegetation when viewed from the Great Ocean Road.
- Whether the proposal locates all signage on the landward side of the Great Ocean Road.
- Whether the proposal avoids bright colours and group signage at particular locations to minimise visual impact on large areas of the landscape and to maintain views.
- Whether the proposal responds to the characteristics of the site and utilises low scale building forms, simple building details and avoids dominant bulky buildings or buildings that have no relationship to landform.
- Whether the proposal utilises materials and colours that complement those that occur naturally in the hinterland

- landscape with consideration as to how the materials will weather over time.
- Whether the proposal locates and screens large buildings and structures such as sheds, transmission lines and cleared easements etc to minimise visibility from the Great Ocean Road and key viewing locations.
- Whether the proposal avoids visually obtrusive infrastructure and provides infrastructure such as power lines and other utility services underground in the coastal area wherever possible.
- Whether the proposal sites development sparsely in coastal areas minimising visibility from the Great Ocean Road and maximising the retention of coastal vegetation.
- Whether the proposal avoids the loss of views to geological features.
- The size, species, age and health of existing vegetation proposed to be removed, destroyed or lopped and the size, species and growth characteristics of any proposed replacement vegetation.
- Whether the removal of vegetation is justified and the practicalities of alternative options that do not require removal of vegetation.
- Whether the construction of a building or construction or carrying out of works will impact on the root system, canopy and overall appearance of any vegetation.
- Whether the proposal avoids the loss of indigenous coastal vegetation.
- Whether the proposal retains existing indigenous and native trees and understorey wherever possible and provides for the planting of new indigenous vegetation, particularly around landscape features such as creek valleys.
- Whether the proposal replaces any trees lost due to development with indigenous trees that will grow to a similar size.
- Whether the proposal retains existing shelter belts wherever possible.
- Whether the proposal replaces lost shelter belt trees with the same species or an alternative species, suitable to the local area.

Comment: *The proposed Vegetation Removal is considered appropriate having regard to the Significant Landscape Overlay as follows;*

- *The vegetation removal is required to facilitate the construction of MacGillivray Road*
- *The proposed vegetation removal is considered minimal and an expected outcome to facilitate MacGillivray Road*
- *The application is supported by a vegetation assessment detailing the extent of vegetation requiring removal*
- *It is not anticipated that the proposed vegetation removal would result in any adverse impacts*
- *The proposal allows for the final version of MacGillivray Road to be delivered, without the requirement for an interim solution*
- *It is not considered that the proposal would result in any adverse impacts to the site or surrounding land, nor any impacts on the Great Ocean Road view lines.*

5 Particular & General Provisions

5.1 Native Vegetation

Under the provisions of Clause 52.17-1, a permit is required to remove, destroy or lop native vegetation, including dead native vegetation. This does not apply:

- If the table to Clause 52.17-7 specifically states that a permit is not required.
- If a native vegetation precinct plan corresponding to the land is incorporated into this scheme and listed in the schedule to Clause 52.16.
- To the removal, destruction or lopping of native vegetation specified in the schedule to this clause.

Comment: The removal of native vegetation required to facilitate the construction of MacGillivray Road.

A vegetation assessment has been undertaken by Mark Trengove Ecological Services, which concludes that the study area consists of the following:

- o The majority of the site consists of disturbed land that carries entirely exotic vegetation.
- o Smaller areas of relatively degraded native vegetation
- o Planted exotic species comprised of a boundary plantation of NZ Christmas Bush *Metrosideros thomassi*.

Location of native vegetation assessed as being impacted on is provided below, together with offset requirements. One area of patch native vegetation, totalling 0.010ha in size was recorded and requires removal to facilitate the construction of MacGillivray Road.

Address corrected to 26 Callaway Court

| SUMMARY & REPORT | |
|---|-------|
| Location details | |
| Local Government Areas Moynie Shire Registered Aboriginal Parties Eastern Maar | |
| Addresses 23 Callaway Court Peterborough 3270 | |
| Coordinates -38.60048, 142.86788 | |
| Summary of native vegetation to be removed | |
| Basic assessment pathway | |
| Location category 1 The native vegetation extent map indicates that this area is not typically characterised as supporting native vegetation. It does not meet the criteria to be classified as Location Category 2 or 3. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset. | |
| Total extent (ha) | 0.010 |
| Includes endangered EVCs (ha) | 0 |
| Past removal (ha) | 0 |
| Proposed removal - Patches (ha) | 0.010 |
| Proposed removal - Scattered Trees (ha) | 0 |
| Large Trees | |
| Large Patch Trees | 0 |
| Large Scattered Trees | 0 |
| Small Scattered Trees | |
| | 0 |
| Offset requirements if approval is granted | |
| Vicinity Moynie Shire LGA or Carangamite CMA | |
| General offset amount (General Habitat Units) | 0.002 |
| Minimum strategic biodiversity value score | 0.36 |
| Large Trees | 0 |

Extract from Mark Trengove Ecological Services – Vegetation Assessment

6 Decision Guidelines

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

- The matters set out in section 60 of the Act.
- Any significant effects the environment, including the contamination of land, may have on the use or development.
- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of the zone, overlay or other provision.
- Any matter required to be considered in the zone, overlay or other provision.
- The orderly planning of the area.
- The effect on the environment, human health and amenity of the area.
- The proximity of the land to any public land.
- Factors likely to cause or contribute to land degradation, salinity or reduce water quality.
- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.
- The extent and character of native vegetation and the likelihood of its destruction.
- Whether native vegetation is to be or can be protected, planted or allowed to regenerate.
- The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.
- The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.
- The impact the use or development will have on the current and future development and operation of the transport system.
- This clause does not apply to a VicSmart application.

Comment: *The proposed vegetation removal is considered to accord with the relevant Overlays relating to vegetation, as the proposed removal is kept to a minimum to facilitate the ultimate construction of MacGillivray Road. It is not considered that the proposal would result in any adverse impacts to the site or surrounding land.*

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7 Planning Policy Framework

7.1 State Planning Policy Framework

11.01-1S – Settlement – This policy aims to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements. Relevant strategies to achieve this are to:

- Develop sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure and community facilities.
- Focus investment and growth in places of state significance in Metropolitan Melbourne and the major regional cities of Ballarat, Bendigo, Geelong, Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga.
- Support sustainable development of the regional centres of Ararat, Bacchus Marsh, Bairnsdale, Benalla, Castlemaine, Colac, Echuca, Gisborne, Hamilton, Kyneton, Leongatha, Maryborough, Portland, Sale, Swan Hill, Warragul/Drouin and Wonthaggi.
- Ensure regions and their settlements are planned in accordance with their relevant regional growth plan.
- Guide the structure, functioning and character of each settlement taking into account municipal and regional contexts and frameworks.
- Create and reinforce settlement boundaries.
- Provide for growth in population and development of facilities and services across a regional or sub-regional network.
- Plan for development and investment opportunities along existing and planned transport infrastructure.
- Promote transport, communications and economic linkages between settlements through the identification of servicing priorities in regional land use plans.

- Strengthen transport links on national networks for the movement of commodities.
- Deliver networks of high-quality integrated settlements that have a strong identity and sense of place.
- Limit urban sprawl and direct growth into existing settlements
- Promote and capitalise on opportunities for urban renewal and infill redevelopment.
- Develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.
- Ensure retail, office-based employment, community facilities and services are concentrated in central locations.
- Ensure land that may be required for future urban expansion is not compromised.

15.01 – Built Environment – Contains policies relating to urban design, building design, subdivision design, healthy neighbourhoods and neighbourhood character. Objectives of which are to:

- Create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.
- Achieve building design outcomes that contribute positively to the local context and enhance the public realm.
- Ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.
- Achieve neighbourhoods that foster healthy and active living and community wellbeing.
- Recognise, support and protect neighbourhood character, cultural identity, and sense of place.

16.01 – Residential Development – Contains policies relating to housing supply and affordability. Objectives of which are:

- To facilitate well-located, integrated and diverse housing that meets community needs.
- To deliver more affordable housing closer to jobs, transport and services.

11.03-4S – Coastal Settlement – The objective of this policy is to plan for sustainable coastal development. Relevant strategies include:

- Plan and manage coastal population growth and increased visitation so that impacts do not cause unsustainable use of coastal resources.
- Support a network of diverse coastal settlements that provide for a broad range of housing types, economic opportunities and services.
- Encourage urban renewal and redevelopment opportunities in existing settlements to reduce the demand for urban sprawl.
- Identify a clear settlement boundary around coastal settlements to ensure that growth in coastal areas is planned and coastal values are protected. Where no settlement boundary is identified, the extent of a settlement is defined by the extent of existing urban zoned land and any land identified on a plan in the planning scheme for future urban settlement.
- Direct new residential and other urban development and infrastructure to locations within defined settlement boundaries of existing settlements that are capable of accommodating growth.
- Support the sustainable management of growth around coastal, estuary and marine assets to protect environmental values, and to achieve regional economic and community benefits.
- Avoid linear urban sprawl along the coastal edge and ribbon development in rural landscapes.
- Protect areas between settlements for non-urban use.
- Avoid development on ridgelines, primary coastal dune systems and low lying coastal areas.
- Encourage the restructure of old and inappropriate subdivisions to reduce development impacts on the environment.
- Ensure a sustainable water supply, stormwater and sewerage treatment for all development.
- Minimise the quantity and enhance the quality of stormwater discharge from new development into the ocean, bays and estuaries.

12.02 – Coastal Areas – Contains policies relating to the protection of coastal areas, coastal Crown land and bays. Relevant objectives of these policies are:

- To recognise the value of coastal areas to the community, conserve and enhance coastal areas and ensure sustainable use of natural coastal resources.
- To achieve coastal crown land development that provides an environmental, social and economic balance.
- To improve the environmental health of Port Phillip Bay and Western Port and their catchments.

12.01 – Biodiversity – Contains policies relating to the protection of biodiversity, 12.01-1S and native vegetation management, 12.01-2S. Relevant objectives of these policies are:

- To assist the protection and conservation of Victoria's biodiversity.
- To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

12.05 – Significant Environments and Landscapes – Contains policies relating to environmentally sensitive areas, Clause 12.05-1S, and landscapes, Clause 12.05-2S. Objectives of which are to protect and conserve environmentally sensitive areas and to protect landscapes and significant open spaces that contribute to character, identity and sustainable environments.

Comment: *The proposed vegetation removal is considered to accord with the planning policy relating to settlement, residential development, biodiversity and coastal areas as the proposal facilitates the construction of MacGillivray Road in its ultimate form, allowing for the delivery of the adjacent multi-lot subdivision.*

In addition, it is not anticipated that the vegetation removal as proposed will have any adverse impact on the appearance or environmental health of the coastline.

Address corrected to 26 Callaway Court

7.2 Municipal Strategic Statement

02.03 – Strategic Directions

Peterborough

Peterborough is a small coastal village on the Great Ocean Road. It is located within a significant coastal landscape, with the backdrop of the Curdies River estuary and rural hinterland. Other natural and cultural values include indigenous heritage, wildlife viewing, and wetlands and ecosystems. Flooding is an issue adjacent to the Curdies River.

Recreation and tourism values include swimming and surfing beaches, and recreational boating and fishing.

The population of the town increases substantially over the summer holiday period. Peterborough has low growth capacity primarily through infill development and renewal within existing urban or appropriately zoned land within defined settlement boundaries.

Strategic directions

- Direct growth to settlements in accordance with their role and function specified in the Moyne Shire settlement hierarchy at Table 1.
- Encourage growth within clearly established boundaries of settlements to protect their character and adjoining farmland and ensure that the environmental and landscape values are not compromised.
- Support Port Fairy as the primary district town for Moyne Shire and its role in accommodating a medium level of growth.
- Maintain and build Port Fairy as an economically sustainable settlement that provides jobs and services for the local community and continues to contribute to the regional economy through tourism.
- Preserve the cultural and historic character of Korolt, and strengthen its economic, social and cultural base in a sustainable manner.
- Promote Mortlake as an agribusiness, retail and service centre for the surrounding region.
- Maintain Peterborough as a small coastal town on the Great Ocean Road.
- Ensure stormwater and wastewater systems in Mailors Flat are effective.
- Strengthen Macarthur's economic and social functions in a sustainable manner.
- Discourage the expansion of Hawkesdale in areas within the buffer of the Hawkesdale Wind Farm.
- Contain growth and development in the villages and hamlets within the existing Township Zone, Low Density Residential Zone, and Rural Living Zone areas of the settlements.

02.03-2 – Environmental and Landscape Values

Biodiversity

- The majority of land in the Shire is used for agriculture, while other land is used for urban settlement, industrial activity and extractive industry. The protection and management of remnant bushland reserves is important to provide a diversity of flora and wildlife refuge areas and habitat. Remnant vegetation on freehold land is an ecological resource that contributes to the balance and function of important ecosystems.
- The Shire contains significant areas of public land, including parks and reserves, roadsides and land along the coastline. Roadside vegetation is important in maintaining and restoring connectivity to the fragmented parcels of public land.

Coastal areas

- The coastal areas of the municipality are an important biodiversity, recreation and economic asset. There is a need to protect and manage the coast in an environmentally sustainable manner. This includes ensuring that development on the coast recognises the sensitive nature of these assets.

Water bodies and wetlands

- The rivers and streams that flow through the Shire divide it into a series of watersheds. They comprise the Mt Emu Creek, Hopkins River, Merri River, Moyne River, Shaw River, and Eumeralla River. Most of the land adjacent to watercourses is in private ownership due to the Shire's early settlement.

Significant environments and landscapes

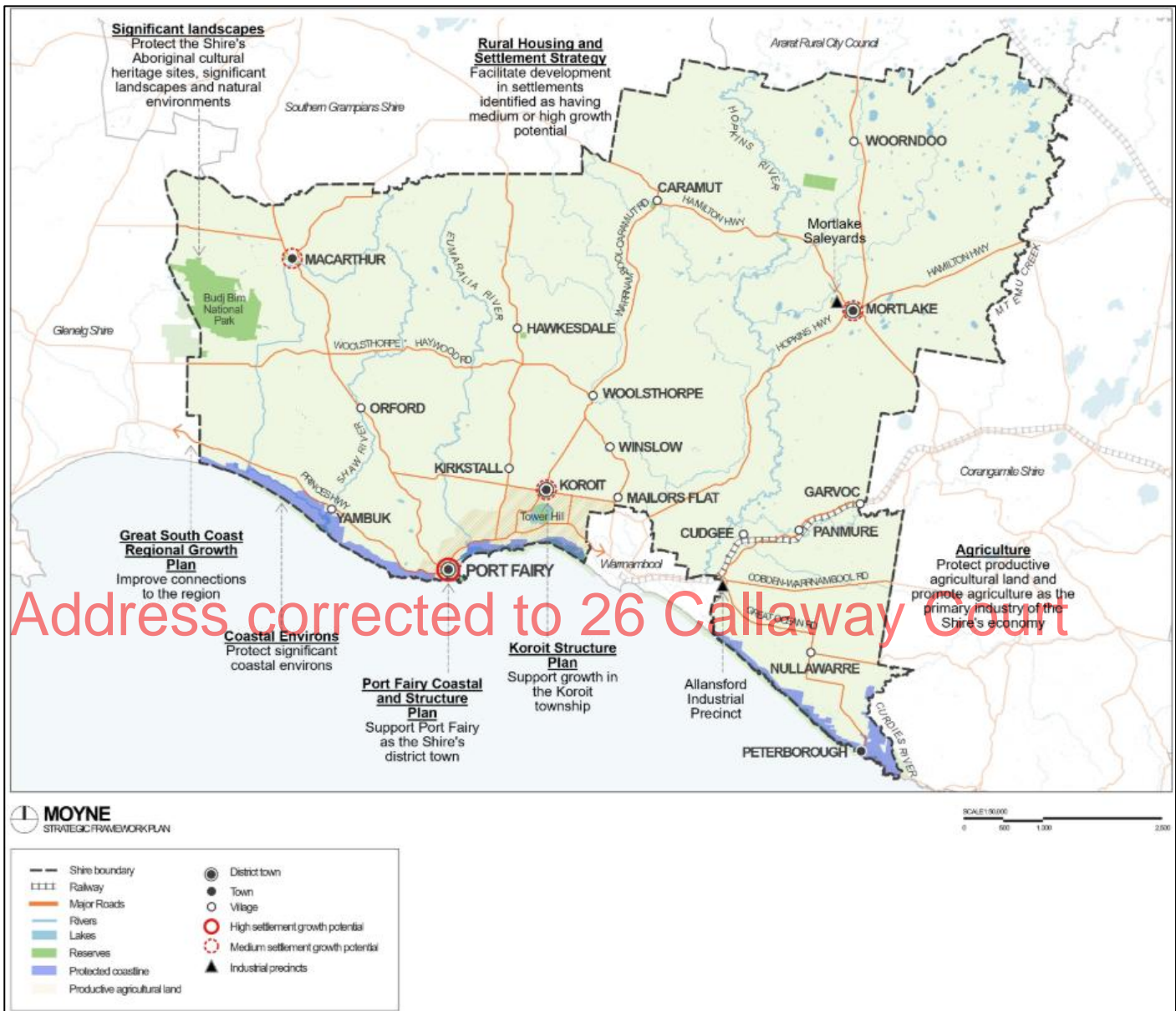
- The natural landscape of the municipality is an important asset that requires protection from inappropriate use and development. The visual and environmental implications of development on the municipality's natural features can destroy the attractiveness and environmental qualities of the area.
- Volcanic eruptions formed a series of craters in the region, including the volcanic crater in the Tower Hill State Game Reserve, the volcanic crater and lava landscapes in the Budj Bim National Park, Mount Shadwell and the Peak volcanic crater. The Tower Hill volcanic crater and environs are major natural features of geological, ecological and landscape significance.
- The World Heritage listed Budj Bim Cultural Landscape contains one of the world's most extensive and oldest aquaculture systems, developed by the Gunditjmara people. The Budj Bim lava flows provide the basis for this complex aquaculture system, based on deliberate redirection, modification and management of waterways and wetlands.
- Other significant natural features include the hilltops and ridgelines, areas of native forest, and various water bodies, wetlands and grasslands.
- Development pressures affecting the landscape include wind farms, natural gas pipelines and processing plants, and telecommunication and electricity towers.
- Rural residential and small lot development beyond settlements and close to scenic locations such as Tower Hill is causing impacts on landscape quality.

Strategic directions

- Protect significant landscapes and natural environments, including the World Heritage listed Budj Bim Cultural Landscape.
- Protect areas of remnant native vegetation, particularly along roadsides and on freehold land, recognising the ecological and economic value.
- Facilitate effective open space and habitat corridors along river and coastal areas.
- Protect and enhance land that supports ecological communities hosting native flora and fauna.
- Promote greater revegetation and the management of pest plants and animals to address areas of degraded land.
- Manage land use and development to minimise impacts on coastal and river environments.
- Protect and enhance the environmental qualities and character of the Budj Bim National Park and Tower Hill State Game Reserve.
- Protect volcanic features, prominent hilltops and ridgelines from inappropriate development.
- Protect and enhance significant environmental values, remnant vegetation and riparian corridors within settlements.

Addresses corrected to 26 Callaway Court

02.04 – Moyne Strategic Framework Plan



Comment: The proposed vegetation removal is considered to accord with the relevant planning policy as follows;

- The proposal seeks to remove a small portion of vegetation to facilitate the construction of MacGillivray Road
- The proposal ultimately provides a net community benefit as it facilitates a road connection which supports housing growth within a suitable location.
- The proposal is therefore considered to be supported by relevant strategic directions as listed above.

8 Conclusion

The proposal is consistent with Planning Policy context in relation to the Moyne City Council Planning Scheme as the proposed vegetation removal facilitates the construction of MacGillivray Road.

The proposal is supported by a Vegetation Assessment which details the extent of vegetation that requires removal to facilitate the proposal.

For the reasons outlined in this report, it is considered the Vegetation Removal is appropriate and should therefore be supported by Council.

Address corrected to 26 Callaway Court