



NOTICE OF AN APPLICATION FOR APPROVAL OF AN AMENDED DEVELOPMENT PLAN

The land affected by the development plan is located at:

125 Austin Street, 135 Austin Street and 50 Witcombe Street and part 235 Austin Street
WINCHELSEA

The application is to amend the
Development Plan by:

- Inclusion and subdivision of the land identified as the 'Little Precinct' at 125 Austin Street
- Further removal of native vegetation (Removal of Tree 15, previously shown to be retained)
- Additional lots in lieu of tree reserve becoming redundant
- Provision of power substation reserve

The applicant for the permit is:

Planit Consulting

The application reference number is:

PG19/0086 - 1

(Please quote this number when making enquiries)

You may look at the application free of charge and any documents that support the application at the office of the responsible authority:

Surf Coast Shire Council, 1 Merrijig Drive, Torquay VIC 3228

Office hours: Monday to Friday 8.30am – 5.00pm

The application can be viewed online:

<https://www.surfcoast.vic.gov.au/Property/Planning/Current-applications>

Any person who may be affected by the approval of the Development Plan may make a submission to the responsible authority, clearly stating the grounds on which they support or oppose the Development Plan.

All written submission will be considered by Council prior to a decision being made.

Submissions can be lodged in any of the following ways:

- By emailing your submission to planningapps@surfcoast.vic.gov.au
- By posting your submission to Statutory Planning, Planning & Environment Department, Surf Coast Shire, PO Box 350, Torquay Vic 3228

Name and contact details of submitters are required for council to consider submissions and to notify such persons of the opportunity to attend council meetings and any public hearing held to consider submissions.

The Surf Coast Shire considers that the responsible handling of personal information is a key aspect of democratic governance, and is strongly committed to protecting an individual's right to privacy. Your submission and the personal information on this form is collected by the Surf Coast Shire for the purposes of the planning process as set out in the *Planning and Environment Act 1987*.

When must I lodge a submission by:

19 December 2025

Wadawurrung Country

1 Merrijig Drive (PO Box 350) Torquay Vic 3228

Phone (03)5261 0600 Email planningapps@surfcoast.vic.gov.au

Request for Amendment to an Application for a Planning Permit Under Section 50 or 57A of the Planning and Environment Act 1987

Office Use Only

Receipt Code

Receipt Number

Date received

Contact Person (the person to contact regarding this application)

Did you lodge the original Planning Permit application?

☐ Yes ☒ No

First Name

Company Name (if applicable)

Planit Consulting Pty Ltd

Street/Postal Address

Suburb

Phone

Email

Are you lodging this request on behalf of someone else (applicant contact/representative)

☒ Yes ☐ No

Address to Which the Application Applies

Choose the type of formal land description*

☒ Street Address ☐ Lot/Plan ☐ Crown Allotment ☐ Other

Street Address

135 & part 235 Austin Street

Suburb*

Winchelsea

Post Code*

3241

Amendment Details

Planning Application Number

PG19/0086

What amendments are to be made to this application?

Amend Development Plan

SURF COAST SHIRE COUNCIL
Planning Department

16/10/2025

PG19/0086-1 / D25/186410

Amendment Details

Does the proposed amendment breach, in anyway, a registered covenant, section 173 agreement or restriction of title?

☐ Yes ☒ No

☐ Not applicable (no such covenant, section 173 agreement or restriction applies)

State the estimated cost of the proposed development, which includes the amendments.

☒ Unchanged from initial application

☐ Changed from initial application

Has notice of the application been given (advertised)?

☒ Yes ☐ No

Supporting Documents**Plans/Letter**

If providing attachment electronically, please supply as: docx;jpeg;xls;doc;rtf

Please supply all plans affected by the proposed changes. Please make sure that all changes are clearly highlighted on any new plans submitted, as failure to do so is likely to result in delays. Highlight the changes by using different colours, highlighter pens or bubbles around amendments etc.

Fees

After notice has been given, a fee 40% of the application fee for that class of permit or amendment to permit may be payable; and where the class of application is changing to a new class of higher application fee, the difference between the fee for the application to be amended and the fee for the new class, may be charged.

It is likely that this fee will be imposed if you are making changes to your application other than to address concerns raised by objectors.

Payment Details

☐ In Person

Please bring in your completed registration to the Surf Coast Shire Offices. You will have the option to pay cash, cheque or credit card at the counter

☒ Over the Phone

Please email or post the form to the office. Then contact Council on 5261 0600 to pay by credit card over the phone

☐ Mail

Please email or post a completed copy of the Planning Application Credit Card Payment and submit with application

Declaration (Please select)

☐ I am the owner OR

☒ I have notified the owner of the proposed amendment

I understand and acknowledge that:

- The information provided in this request is true and complete to the best of my knowledge
- Surf Coast Shire Council may refuse this request if it becomes evident that any information or supporting documents provided are incomplete or false.

☒ By ticking this checkbox I confirm that I have understood all the statements above*

Name of person completing this request*

Date

16/10/2025

Privacy Statement: The Surf Coast Shire is committed to protecting your privacy and is bound by the Information Privacy Principles in the Privacy and Data Protection Act 2014 (Vic) ('PDP Act'). The personal information requested on this page is being collected by Surf Coast Shire for the purpose of Statutory Planning processes. We will not disclose your personal information without your consent, except where required or authorised to do so by law. Our privacy policy is available on our website and or contact Customer Service. If you wish to alter any of the personal information you have supplied to Surf Coast Shire, please contact us by sending an email to info@surfcoast.vic.gov.au.

SURF COAST SHIRE COUNCIL
Planning Department

16/10/2025

PG19/0086-1 / D25/186410

125-135 AUSTIN STREET, WINCHELSEA, 3241

PLAN OF SURVEY:

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EASTERN RESERVE (EXISTING)

EASTERN RESERVE (EXTENSION)

DEVELOPMENT PLAN

125-135 AUSTIN STREET
WINCHELSEA

SITE AREA 9.928 HA
ENCUMBERED OPEN SPACE
Power Reserve 0.012 HA
Drainage Reserve 0.485 HA
TOTAL 0.497 HA

NET DEVELOPABLE AREA 9.431 HA
Road Reserves 2.740 HA

LOT AREAS

300m ² - 400m ²	23
400m ² - 500m ²	93
500m ² - 600m ²	30
600m ² - 700m ²	2
700m ² - 800m ²	1
800m ² - 900m ²	0
TOTAL	149

LOT DENSITY (PER NDA) 15.80
AVERAGE LOT SIZE 449m²

STAGE	AREA	LOTS
1	1.600 HA	18
2	1.006 HA	12
3	1.202 HA	19
4	0.764 HA	11
5	1.176 HA	18
6	0.705 HA	12
7	1.417 HA	21
8	1.214 HA	18
Little Precinct	0.842 HA	20

- STAGE BOUNDARIES
- RESIDENTIAL LOT (APPROVED)
- LITTLE PRECINCT
- RESERVE - POWERCOR
- RESERVE - BASIN
- ROAD TO BE CONSTRUCTED AS PART OF ADJOINING DEVELOPMENT WORKS
- TRAFFIC MANAGEMENT MEASURE
- PROPOSED 1.5m WIDE PATH
- PROPOSED 2.5m WIDE PATH
- TREE TO BE REMOVED

SURF COAST SHIRE COUNCIL
Planning Department
16/10/2025
PG19/0086-1 / D25/186400



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ABN 53 626 291 647
GEELONG - MELBOURNE - BALLARAT
1300 990 075 info@swansonsurveying.com.au
www.swansonsurveying.com.au

FILE REF: 13079 ODP01V7A

CLIENT: [REDACTED]

DATE OF SURVEY: -
SURVEYOR: -
DRAFTED: KM/MA

SHEET 1 OF 3

SCALE 1:2000
@ A3

HEIGHT DATUM: -
CO-ORDINATE DATUM: MGA2020
CONTOUR INTERVAL: N/A
QA: MA

20 0 20 40 60 80

LENGTHS ARE IN METRES

NOTATIONS
This plan has been prepared for design and planning purposes. It should not be used for any other purpose.
All dimensions are in metres

125-135 AUSTIN STREET, WINCHELSEA, 3241

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EASTERN RESERVE
(EXISTING)

EASTERN RESERVE
(EXTENSION)

BUILDING ENVELOPE PLAN

125-135 AUSTIN STREET
WINCHELSEA

- INDICATIVE BUILDING ENVELOPE ***
- *UNLESS OTHERWISE SHOWN, ALL BUILDING ENVELOPES ARE:
- 10m x 15m
 - HAVE A MINIMUM 4m SETBACK FROM THE PRIMARY FRONTAGE & 2m FROM THE SECONDARY FRONTAGE.
 - ALL OFFSETS FROM SIDE BOUNDARIES ARE A MINIMUM 1m.

- LITTLE PRECINCT ****
- INDICATIVE BUILDING ENVELOPE - MORENO (11.5 x 16m)
 - INDICATIVE BUILDING ENVELOPE - MURCHISON (9 x 19m)
(19 x 20m - Lots 1 & 2 and 18 & 19)
 - INDICATIVE BUILDING ENVELOPE - IVENHOE (13.5 x 12.6m)
- **UNLESS OTHERWISE SHOWN, ALL BUILDING ENVELOPES ARE SHOWN AT MINIMUM 5m SETBACK FROM THE PRIMARY FRONTAGE.



125-135 AUSTIN STREET, WINCHELSEA, 3241

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EASTERN RESERVE (EXISTING)

EASTERN RESERVE (EXTENSION)

ROAD TO BE CLOSED

TO PRINCES HIGHWAY

GLADMAN STREET

ROUNDABOUT

STREET

FUTURE ROAD

FUTURE ROAD

TO PRINCES HIGHWAY (450m)

AUSTIN STREET

BATSON STREET

STREET

LANDSCAPE DESIGN AND PASSIVE RECREATION OPPORTUNITIES TO BE PROVIDED AS REQUIRED BY A PLANNING PERMIT ONCE THE FUNCTIONAL DESIGN HAS BEEN RESOLVED.

ROAD HIERARCHY PLAN

125-135 AUSTIN STREET
WINCHELSEA

- CONNECTOR ROAD (20.4m WIDE)
- LOCAL ROAD (16m WIDE)
- RESERVE ROAD (14m WIDE)
- COMMON PROPERTY ROAD TO SERVICE 125 AUSTIN STREET - 11m WIDE
- TRAFFIC MANAGEMENT MEASURE
- PROPOSED 1.5m WIDE PATH
- PROPOSED 2.5m WIDE PATH
- COMMON PROPERTY (11m WIDE)

SURF COAST SHIRE COUNCIL
Planning Department

Swanson
Surveying

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www.swansonsurveying.com.au

FILE REF: 13079 ODP01V7A

CLIENT: [REDACTED]
DATE OF SURVEY: -
SURVEYOR: -
DRAFTED: KM/MA

SHEET 3 OF 3

SCALE 1:2000
@ A3

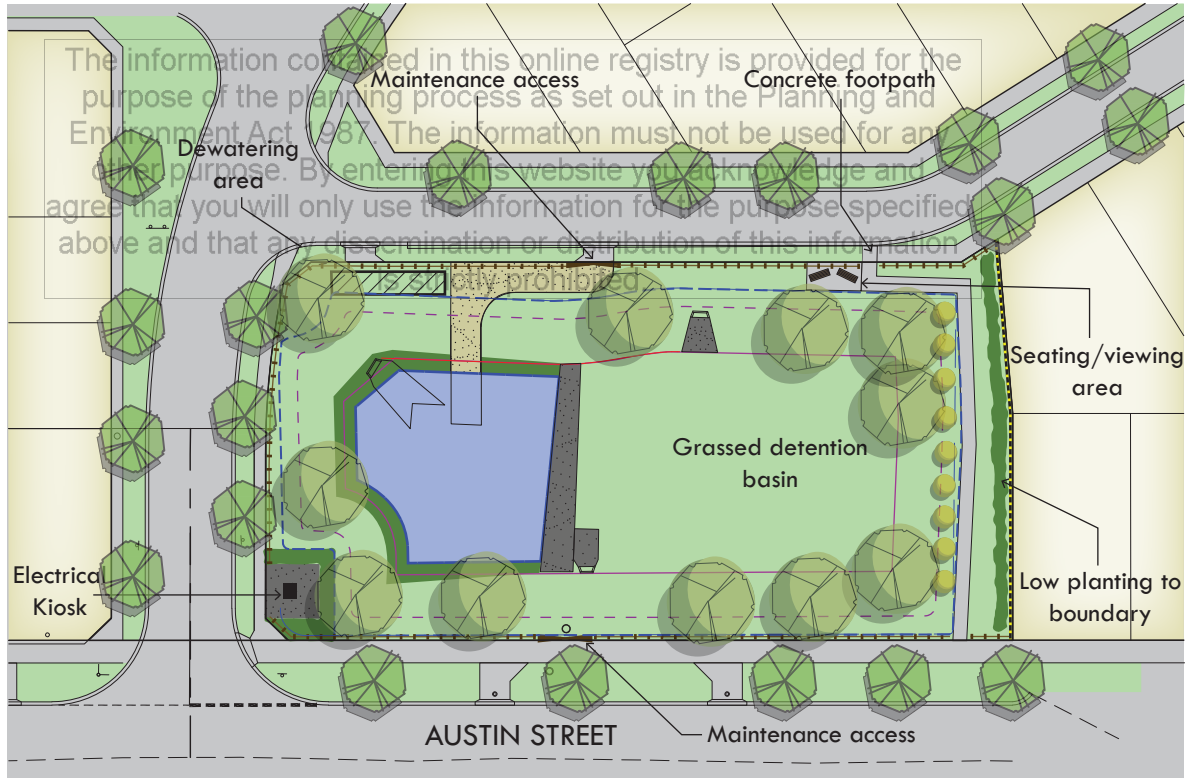


HEIGHT DATUM: -
CO-ORDINATE DATUM: MGA2020
CONTOUR INTERVAL: N/A
QA: MA

NOTATIONS

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INSET1 @ 1:1000



Landscape Master Plan

135 Austin Street, Winchelsea

ref: WC201911
rev: N
date: 13 October 2025
drawn: HW

SURF COAST SHIRE COUNCIL
Planning Department

16/10/2025

PG19/0086-1 / D25/186407

1:2000 @ A3
0 20 40 60m

LANDSCAPE & URBAN DESIGN
abn: 22 634 500 351

please note:
This plan is based on preliminary
information only and may be
subject to change as a result of
formal Council/Authority advice,
detailed site investigations and
confirmation by survey



The information contained in this and
purpose of the planning process.
Environmental Protection Agency
purpose of the
gas that you will be using in the
able and that any class of work is
strictly prohib

Information on this page must not be used for any purpose other than the specific purpose for which it is provided. The distribution of this information is limited.

A white metal bench with wooden slats, positioned against a brick wall. The bench has a curved backrest and armrests. It is supported by two white metal legs. The background is a red brick wall. There are some green plants in pots on either side of the bench.



A large, mature tree with dense green foliage and many small, light-colored flowers, standing in front of a residential building. The tree is the central focus, with its branches spreading out. The building behind it has a light-colored facade and a dark roof. The sky is overcast.



Weir & Co.
design | construct | **grow**

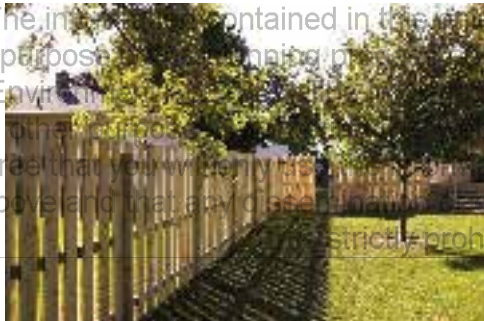
1:2000 @ A3

0 20 40 60m



FURNITURE & FENCING

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Visually Permeable Fence



Indicative Vehicle Exclusion Bollards



'Woodgrove' Seat (Furphy Foundry)

INDICATIVE RESERVE PLANTING PALETTE



Acacia implexa
Lightwood



Eucalyptus viminalis
Manna Gum



Corymbia ficifolia
Scarlet Flowering Gum



Angophora hispida
Dwarf Apple



Acacia cognata
River Wattle



Austrostipa stipoides
Prickly Spear-grass



Correa reflexa
Native Fuschia



Leucophyta brownii
Cushion Bush



Lomandra longifolia 'Tanika'
'Tanika' Mat-rush

NOTES

Visually Permeable Fence is to be constructed on the interface between residential lots and public reserves, not including electrical kiosks.
Vehicle Exclusion Barrier is detailed and located in the Civil documentation.
Typical cross sections provided by civil contractor and are not to scale.

Landscape Master Plan - Materials & Reserve Planting Palette
135 Austin Street, Winchelsea

ref: WC201911
rev: N
date: 13 October 2025
drawn: HW

SURF COAST SHIRE COUNCIL
Planning Department

16/10/2025

PG19/0086-1 / D25/186407

1:2000 @ A3
0 20 40 60m



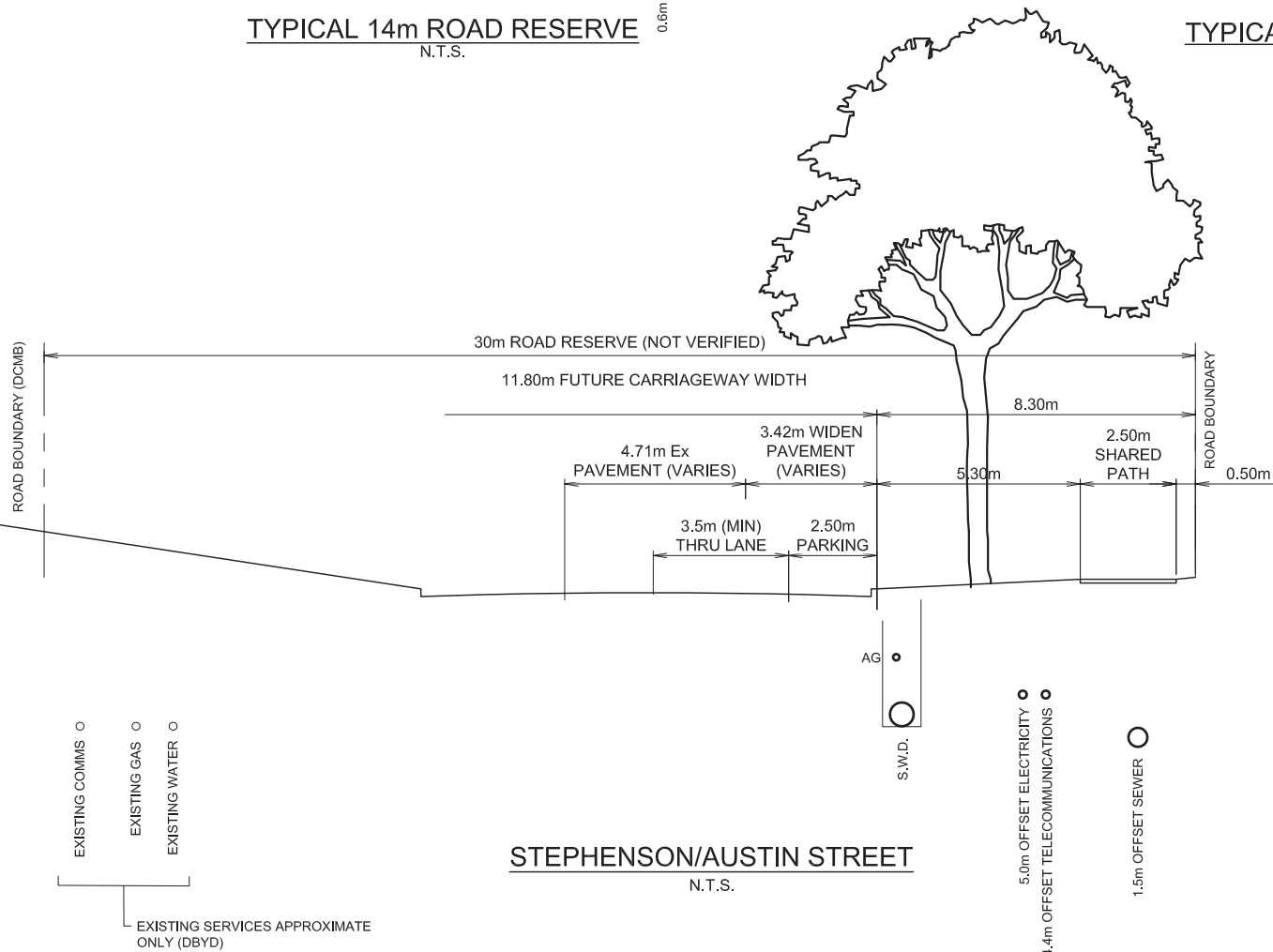
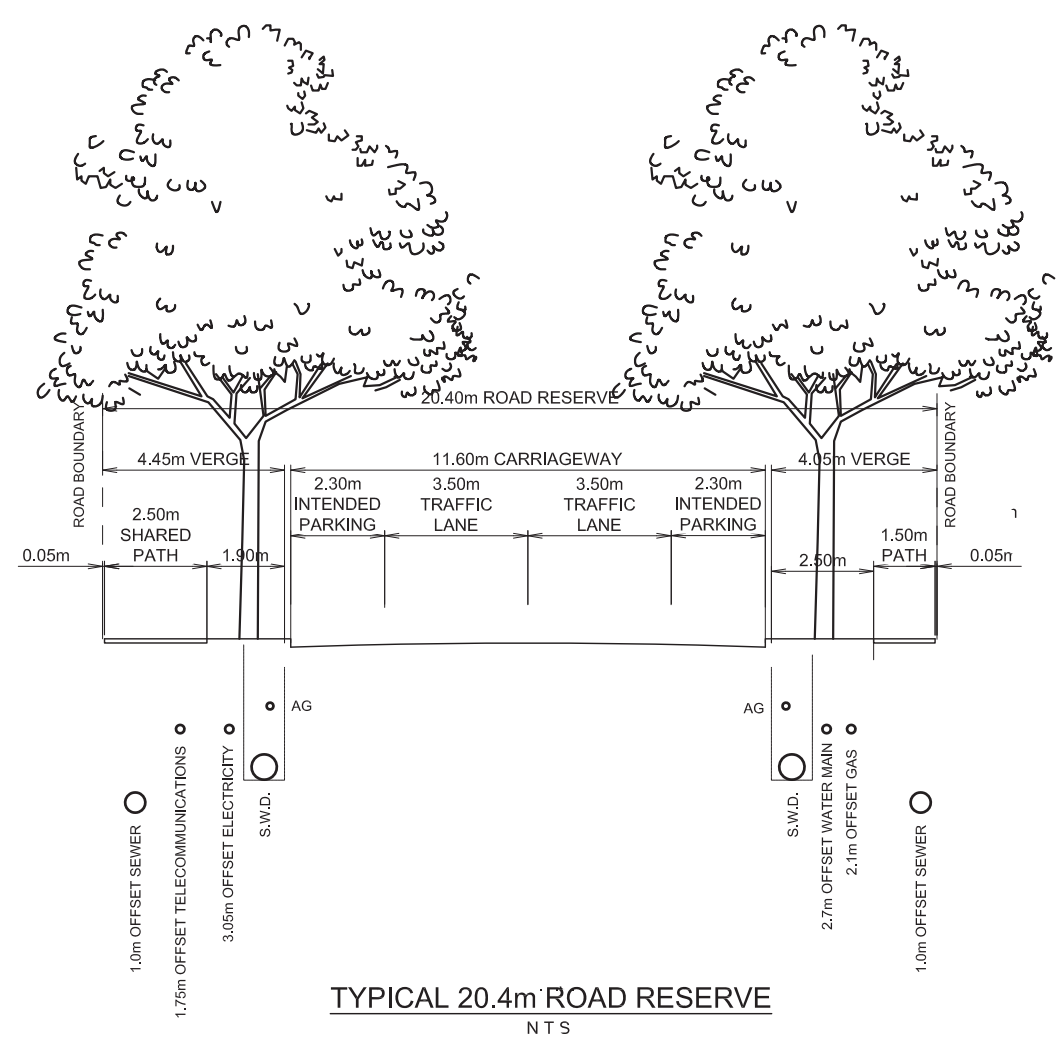
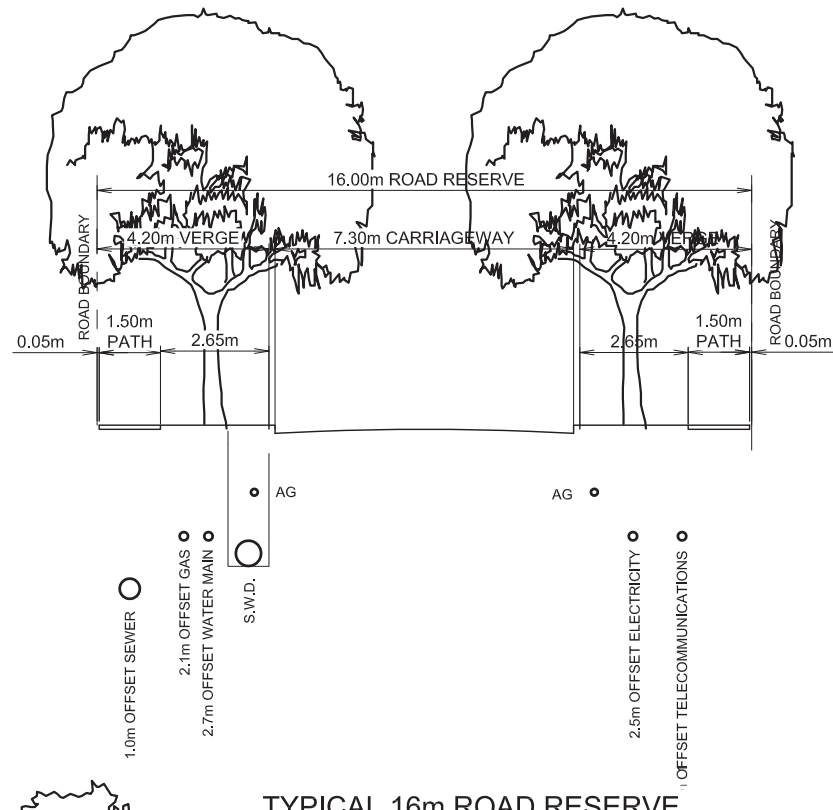
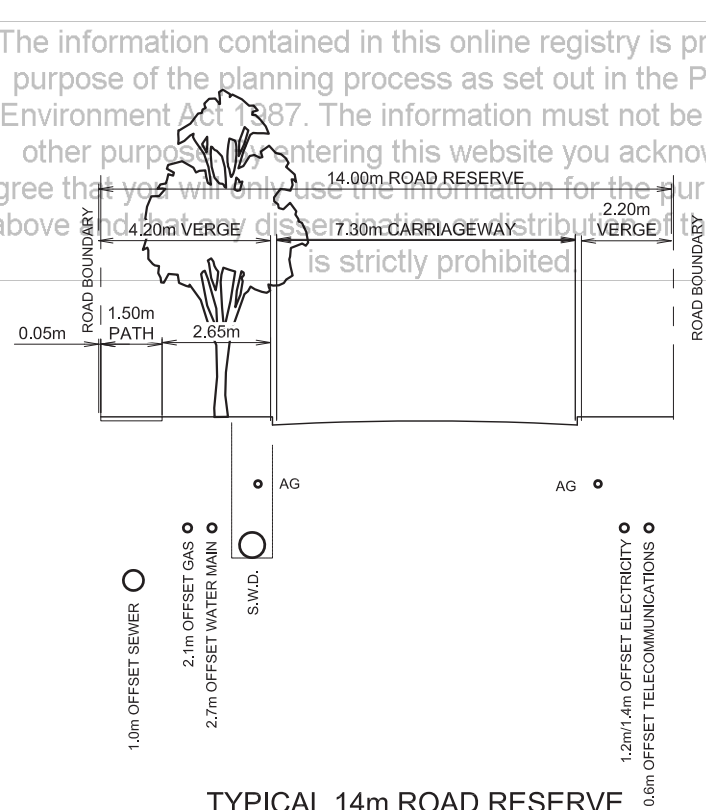
LANDSCAPE & URBAN DESIGN
abn: 22 634 500 351

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Weir & Co.
design | construct | **grow**

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Landscape Master Plan - Typical Road Cross-sections

135 Austin Street, Winchelsea

ref: WC201911
rev: N
date: 13 October 2025
drawn: HW

SURF COAST SHIRE COUNCIL
Planning Department

16/10/2025

PG19/0086-1 / D25/186407

1:2000 @ A3
0 20 40 60m



LANDSCAPE & URBAN DESIGN
abn: 22 634 500 351

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Quote Ref.: J10028
Contact: Leigh Prossor

14 October 2025

Surf Coast Shire Council
C/ Planit Consulting

Dear Nicole,

RE: 135 Austin Street, Winchelsea
Amendment to the Overall Development Plan – Stormwater Advice

This memorandum assesses possible stormwater implications relating to the removal of the existing reserve located between lot 132 and lot 133 at the proposed multi-stage development located at 135 Austin Street, Winchelsea, herein referred to as 'The Precinct'.

The proposed amendment would increase actual impervious fractions within the development potentially leading to a requirement for additional storage volume within the centrally located detention basin. A copy of the currently endorsed (ODP V05) and proposed (ODP 01 V7) Overall Development Plan are provided in Appendix A & Appendix B respectively.

To quantify any drainage impacts, an assessment of change in impervious surface has been completed against the endorsed stormwater management plan prepared for the development by CardnoTGM, '135-225 Austin Street, Winchelsea, Site Stormwater Management Plan, Version 3 17/6/2021' for the original 128 lot subdivision here after referred to as [CardnoTGM SMP June 2021].

Summary of Original Findings

[CardnoTGM SMP June 2021] was prepared using ARR2016 methodologies and CSIRO guidelines. The SMP assumed a **uniform impervious fraction of 75%** across the site.

Table 1 below demonstrate the parameters of the original catchment directed to the detention basin;

Table 1 –Catchment Properties – Overall Development Plan ODPV5

	Catchment Area (m ²)	Fraction Impervious Modelled
LPOD S1 - Basin	84,023	0.75

Amendment Proposal

The revised Overall Development Plan proposes to remove a 395m² reserve and substitute for 1No residential allotment and electrical kiosk.

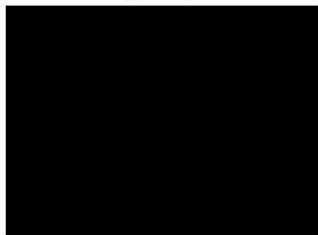
Recommendations

CardnoTGM SMP June 2021 modelled the overall development scenario with a uniform fraction impervious of 75% across the site. The modelled fraction impervious did not consider the reduction due to the presence of the reserve, usually assumed to be 30%.

Based on the above the proposed layout changes will not increase the site fraction impervious above that modelled in *CardnoTGM SMP June 2021* and thus will not impact site drainage outcomes from earlier the endorsed outcomes.

We trust this summary is suitable for your use. Should you have any queries or require any further information, please do not hesitate to contact the undersigned.

Kind regards,



**Senior Civil Engineer
Loetis Pty Ltd**

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Appendix A – Overall Development Plan – ODPV5

125-135 AUSTIN STREET, WINCHELSEA, 3241

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EASTERN RESERVE
(EXISTING)

EASTERN RESERVE
(EXTENSION)

DEVELOPMENT PLAN

125-135 AUSTIN STREET
WINCHELSEA

SITE AREA 9.928 HA
ENCUMBERED OPEN SPACE
Tree Reserve 0.084 HA
Drainage Reserve 0.484 HA
TOTAL 0.568 HA

NET DEVELOPABLE AREA 9.359 HA
Road Reserves 2.636 HA

LOT AREAS

300m ² - 400m ²	24
400m ² - 500m ²	90
500m ² - 600m ²	29
600m ² - 700m ²	3
700m ² - 800m ²	1
800m ² - 900m ²	0
TOTAL	147

LOT DENSITY (PER NDA) 15.7
AVERAGE LOT SIZE 450m²

STAGE	AREA	LOTS
1	1.601 HA	18
2	1.006 HA	12
3	1.202 HA	19
4	1.176 HA	18
5	0.764 HA	11
6	0.705 HA	12
7	1.417 HA	20
8	1.214 HA	18
Little Precinct	0.842 HA	19

- STAGE BOUNDARIES
- RESIDENTIAL LOT (APPROVED)
- LITTLE PRECINCT
- RESERVE - OPEN SPACE
- RESERVE - BASIN
- ROAD TO BE CONSTRUCTED AS PART OF ADJOINING DEVELOPMENT WORKS
- TRAFFIC MANAGEMENT MEASURE
- PROPOSED 1.5m WIDE PATH
- PROPOSED 2.5m WIDE PATH
- TREE TO BE REMOVED

SURF COAST SHIRE COUNCIL
Planning Department
16/10/2025
PG19/0086-1 / D25/186412



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FILE REF: 13079 ODP01V5
CLIENT: [REDACTED]
DATE OF SURVEY: 15/12/2021
SURVEYOR: CL
DRAFTED: KM/MA

SHEET 1 OF 3
SCALE 1:2000 @ A3
HEIGHT DATUM: ARBITRARY
CO-ORDINATE DATUM: MGA2020
CONTOUR INTERVAL: N/A
QA: MA

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Appendix B – Overall Development Plan – V7

125-135 AUSTIN STREET, WINCHELSEA, 3241

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(EXISTING)

EASTERN RESERVE
(EXTENSION)

DEVELOPMENT PLAN

125-135 AUSTIN STREET
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- STAGE BOUNDARIES
- RESIDENTIAL LOT (APPROVED)
- LITTLE PRECINCT
- RESERVE - OPEN SPACE
- RESERVE - BASIN
- ROAD TO BE CONSTRUCTED AS PART OF ADJOINING DEVELOPMENT WORKS
- POTENTIAL SUBSTATION 4.8x7.2m
- TRAFFIC MANAGEMENT MEASURE
- PROPOSED 1.5m WIDE PATH
- PROPOSED 2.5m WIDE PATH
- TREE TO BE REMOVED

SURE COAST SHIRE COUNCIL
Planning Department
16/10/2025
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FILE REF: 13079 ODP01V7

CLIENT: [REDACTED]

DATE OF SURVEY: 15/12/2021

SURVEYOR: CL

DRAFTED: KM/MA

SHEET 1 OF 3

SCALE 1:2000 @ A3

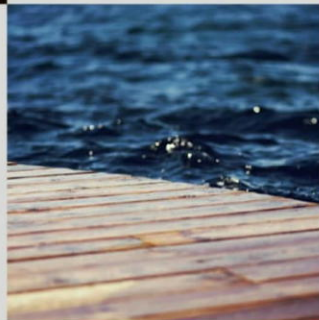
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QA: MA

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TOWN PLANNING ASSESSMENT REPORT

Amendment to the Development Plan Response to Schedule 13

125 – 135 Austin Street, Winchelsea

Prepared for [REDACTED]

By Planit Consulting Pty Ltd

October 2025

Job No. J8487

SURF COAST SHIRE COUNCIL
Planning Department

16/10/2025

PG19/0086-1 / D25/186408



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CONSULTING

This report has been written by

Planit Consulting Pty Ltd
ABN 20 099 261 711

101 West Fyans Street
Newtown VIC 3220

PO Box 112
Geelong VIC 3220

Telephone: (03) 5229 7411

Email: administration@planitconsulting.com.au

Web: www.planitconsulting.com.au

Document Control

Version	Date	Document Type	Prepared By	Reviewed By
Final	16.10.25	Final	ND	SM

Project Details

Project Name	125 – 135 Austin Street, Winchelsea
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Planit Reference	J8487

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Attachments

Attachment 1	Proposed Development Plans – Swanson Surveying
Attachment 2	Cultural Heritage Due Diligence – TerraCulture
Attachment 3	Vegetation Assessment and Updated Vegetation Assessment on tree No. 15 – Mark Trengove
Attachment 4	Updated Traffic Assessment – Traffix Group
Attachment 5	Bushfire Risk Assessment – South Coast Bushfire Consultants
Attachment 6	Arborist Report by Let's Talk About Trees and Arboricultural Impact Assessment – Woodland Tree Reports
Attachment 7	Landscape Masterplan – Weir & Co
Attachment 8	Site Stormwater Management Assessment CardnoTGM and Loetis Letter of Advice
Attachment 9	Infrastructure Servicing Assessment – CardnoTGM
Attachment 10	Environmental Audit - Kirsas Environmental

1.0 Introduction

Planit Consulting has been engaged on behalf of [REDACTED] to submit an amendment to the approved Schedule 13 Development Plan Overlay land for at 125-235 Austin Street and 50 Witcombe Street, Winchelsea.

A Development Plan in response to Schedule 13 was approved by the Surf Coast Shire in August 2021 which is supported by a number of technical investigations and assessments that demonstrate the developability of the land and general compliance with the Schedule. Since that period Planning Permit 20/0448 has been issued for the subdivision of the land and stages 1 and stages 2 have been developed.

The proposed amendment to the approved Development Plan entails the inclusion and subdivision the land identified as the 'Little Precinct' at 125 Austin Street which was previously set aside from the current Development Plan pending the satisfactory resolution of contamination issues to demonstrate that the land is appropriate to develop. To address this matter an environmental audit has been prepared by Kirs Environmental (Attachment 11) has been conducted which has determined that the land can be developed subject to the implementation of mitigation measures.

The amended Development Plan by Swanson Surveying (Attachment 1) which has been changed to include the land at 125 Austin Street which will facilitate the future orderly subdivision of the land and will create a variety of lot sizes to meet the varying housing needs of the emerging Winchelsea Community. The Development Plan will also facilitate the creation of a logical integrated road network to provide a number of access opportunities to meet the future needs of the pedestrians and cyclists of this community.



Barwon River image - Winchelsea

1.1 Site Location

The site is identified as 125 – 135 Austin Street, Winchelsea. The site is bound by Austin Street to the south and Witcombe Street to the north. The western boundary is bound by Stephenson Street. The site consists of three Titles, Allotment 1, Section 21 Township of Winchelsea, Allotment 52 Township of Winchelsea and RES1 on PS822884. The site is irregular in shape with a frontage of approximately 435 metres to Austin Street, a frontage of approximately 367 metres to Witcombe Street and a frontage of approximately 336 metres to Stephenson Street. The site has an overall area of approximately 9 hectares. The subject site is located approximately 550 metres east of the town centre of Winchelsea.



Original Aerial of site



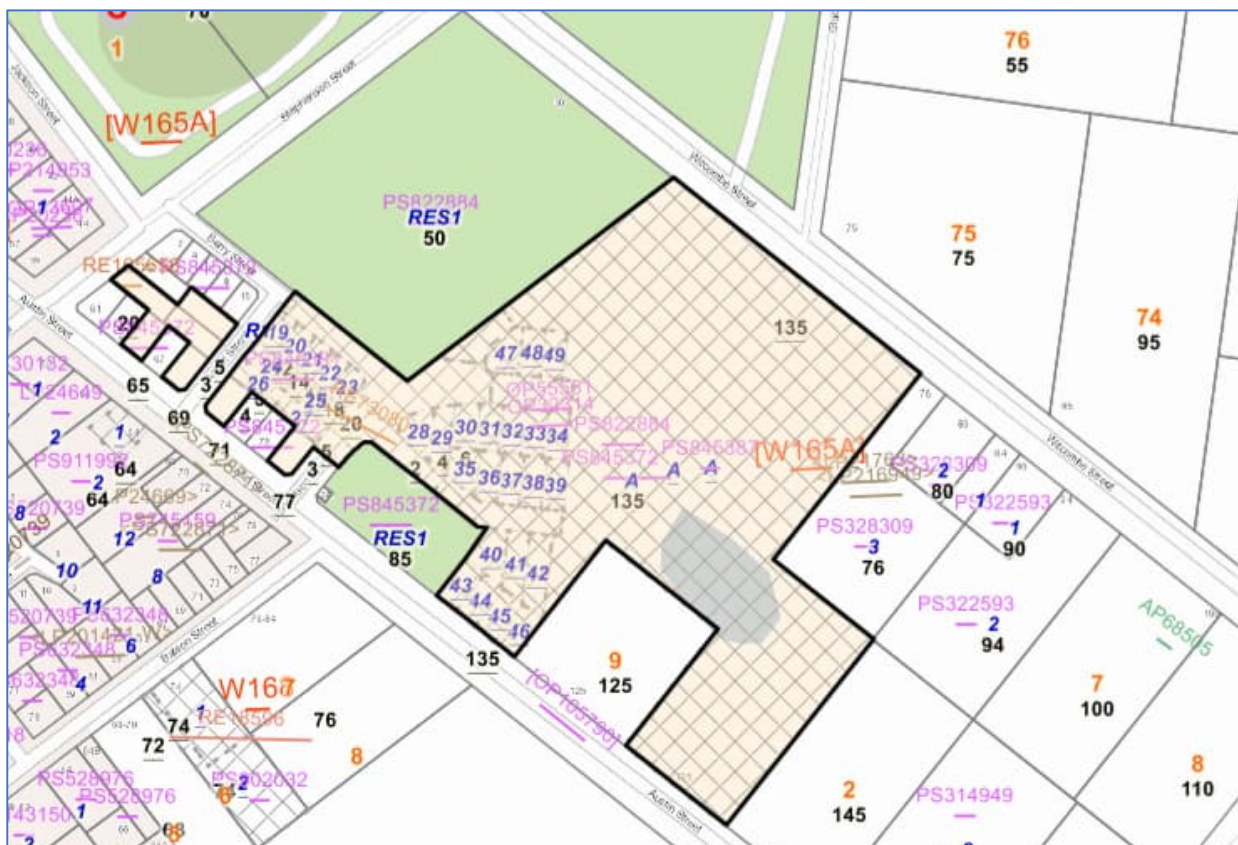
Subject site 125-135 Austin Street



125 Austin Street – Land to be included in the approved Development Plan

Subdivision

Since the approval of the Development Plan and the issue of Planning Permit 20/0448 in August 2021 the staging of the subdivision of 135 Austin Street has commenced with the completion of stage 1 and construction of stage 2 as indicated below.



Current subdivision of land

1.2 Site context

The subject land is described as generally cleared former farming land that slopes predominately north south. The land is located to the southeast of central Winchelsea and is surrounded by both developed general residential land, low density zoned and farming land to the southeast. The subject land also contains a 3.49 ha open space reserve along the northwest frontage which was recently created from the two lot subdivision of the subject land and will form part of the extension of the Eastern Reserve.

The site was originally a large parcel of land of 9 ha in close proximity to the town centre of Winchelsea to the north and west and is zoned to facilitate residential development (General Residential Zone). Since the issue of Planning Permit 20/0448 Stages 1 and Stages 2 have been completed which has created 49 residential lots.

The site context includes land at 125 Austin Street which is a former night soil site which has been subject to an Environmental Audit that has assessed that the land can be developed subject to mitigation measures. The land contains some scattered trees that (except for one tree) cannot be retained as the environmental mitigation measures will impact these trees.

Adjoining the site along the southern boundary at 235 Austin Street is a separate lot which contains remnant river red gums proposed for retention. The subdivision of this land is outside the scope of this application.

The proposed residential development of the site has been designed to integrate with the adjoining road network and adjacent residential developments and thus will provide a positive contribution to the continued growth of Winchelsea.

is strictly prohibited.



Locality Plan

2.0 Supporting Information

This development plan includes the following reports and assessments that support the future residential development of the land and the adopted overall design approach.

2.1 Cultural Heritage

A Desktop Due Diligence Assessment was undertaken by TerraCulture, Heritage Consultants (Attachment 2) to determine the Aboriginal heritage values of the subject site. The summary of the findings and recommendations are:

- *'There are no registered Aboriginal places listed for the study area.'*
- *The proposed activity is a high impact activity according to the Aboriginal Heritage Regulations.*
- *According to the AV sensitivity mapping, the activity area is not an area of Aboriginal cultural heritage sensitivity.'*

2.2 Vegetation Assessment

The site was subject to a Native Vegetation assessment which was undertaken by Mark Trengrove (assessment completed on behalf of Surf Coast Shire) (Attachment 3). The assessment concluded that:

'The 13.5 hectare site at 135 Austin Street Winchelsea, which is the subject of this report, mostly contains vegetation that is overwhelmingly exotic and degraded, with four individual isolated indigenous tree specimens which is comprised of medium old and large old trees.'

One scattered trees (Native Vegetation) are proposed to be impacted on. There are no State, National or Regionally significant plant species recorded within the area.

Should a permit be sought for the removal of the two trees, the off-set requirements would be for the generation of 0.006 general habitat units.

An updated Vegetation assessment on tree No. 15 (River Red Gum) has also been prepared by Mark Trengrove. As noted below within section 2.5 (Arborist Assessment) tree No. 15 is proposed to be removed due to inability to guarantee the long term survival of the tree. The update Vegetation assessment on Tree No. 15 (River Red Gum) advised as follows:

- *The application has sought to where possible to avoid and minimise the loss of native vegetation.*
- *Due to site conditions, being the past use of the site for importing foreign material and associated disturbance, it has been determined that the tree cannot be safely retained. The tree in question is in a former waste disposal site that is required, as a condition of the permit, to be remediated. It is not considered possible to achieve remediation without impacting on the tree.*
- *Consequently, the clearing of the native vegetation is not able to be avoided.*
- *No State, National or Regionally significant plant species were recorded within the area proposed to be impacted on.*
- *One scattered tree (native vegetation) is proposed to be impacted upon.*
- *Consequently, there are implications for the current proposal under Clause 52.17.*
- *Should a permit to remove the area of native vegetation recorded by this assessment be obtained, the offset requirements would be for the generation of 0.014 general habitat units, with a minimum strategic biodiversity score of 0.296, plus one large tree, to be achieved within the Corangamite CMA or Surf Coast Council area. The application is an intermediate pathway assessment.*

A Traffic Engineering Assessment has been undertaken by Traffix (Attachment 4) which concluded that the inclusion of the Little Precinct is a minor variation from the endorsed development plan and there is no traffic engineering reasons why the amended Development Plan should not be approved.

2.4 Bushfire Risk Assessment

A Bushfire Risk Assessment has been completed by South Coast Bushfire Consultants (Attachment 5) which noted that:

'The site is within a Bushfire Prone Area of the state and as such all development needs to demonstrate that it meets the objective of Clause 13.02 Bushfire Planning. The objective of Clause 13.02 is 'to strengthen the resilience of settlements and communities to bushfire through risk-based planning that priorities the protection of human life'.

The site is within a General Residential Zone and the dominant bushfire hazards are grasslands. The proposed subdivision is within a landscape at a low risk from bushfire.

The proposed development is not within the Bushfire Management Overlay.

The proposed development can mitigate the bushfire hazards and provide adequate separation from the surrounding hazards, meeting the life safety objectives detailed in Clause 13.02.'

2.5 Arboricultural Impact Assessment

An Arborist Report by Let's Talk About Trees and Arboricultural Impact Assessment has been undertaken by Woodland Tree Reports (Attachment 6). The Assessments provide detail in relation to the health of the existing trees onsite.

The secondary report by Woodland Tree Reports provides detailed assessment in the recommended removal of tree No. 15 (River Red Gum) that is currently located within the reserve lot. The main difference between the original assessment by Let's Talk About Trees and latest report by Woodland Tree Reports is the recently updated AS4970 Protection of trees on development site from 2009 to May 2025. The Tree Protection Zone (TPZ) within the original report has been replaced by the Notional Root Zone (NRZ).

Unfortunately based on the assessment by Woodland Tree Reports the long term survival of the tree is unlikely, therefore it is recommended to remove the tree. The conclusions and recommendations of the report are as follows:

- *In its current condition, the subject tree provides a low risk although the apparent decline in canopy health and crown density is a concern.*
- *If the separation layer is to be installed as per the specification recommended in the DRC Environmental report (comprise a minimum of 1.0 m thickness of soil classified as Fill Material in accordance with EPA Publication 1828.3), the tree should be removed prior to works commencing, as the decline in tree health will increase with crown reduction or total removal inevitable at some stage if retained.*
- *Remove the tree prior to any works commencing to allow uninhibited removal of contaminated fill and installation of the separation layer as per the Construction Environmental Management Plan provided by DRC Environmental.*
- *Ensure the appropriate permissions, permits and offsets have been granted prior to removing the subject tree.*

A Landscape Masterplan has been prepared by Weir & Co (Attachment 7) demonstrating the proposed street tree layout and species within the site. An additional street tree plan will be provided for the Little Precinct in response to a condition of the planning permit.

2.7 Site Stormwater Management Plan

A Stormwater Management Plan has been prepared by CardnoTGM and Drainage Strategy Advice from Loetis (Attachment 8). It is concluded that the proposed subdivision will create an increase in impervious surfaces resulting in an increase in stormwater runoff volumes and contaminant loading. The Stormwater Management Plan demonstrates that the site can be developed using best practice stormwater management principles and techniques. The objectives will inform stormwater designs and ensure that stormwater quality and quantity targets are achieved and maintained.

Also attached is a letter from Loetis engineers which provides an assessment of the stormwater requirements of the 'Little Precinct' and determines that the addition of the Little Precinct site and proposed layout changes will not negatively impact the drainage outcomes within the site and should be adopted to facilitate appropriate roadway integration between the development sites.

The Stormwater Management Plan by Cardno TGM modelled the overall development scenario with a uniform fraction impervious of 75% across the site. The modelled fraction impervious did not take into account the reduction due to the presence of the eastern reserve, assumed to be 30%. The proposed layout changes and introduction of the 'Little Precinct' will not increase the site fraction impervious above that previously modelled in the CardnoTGM SWMP June 2021 report.

2.8 Infrastructure Servicing Assessment

An Infrastructure Servicing Assessment has been undertaken by CardnoTGM (Attachment 9) which demonstrates that the proposed subdivision can be appropriately serviced, subject to relevant approvals from the service authorities. Stage 1 has been completed, and Stage 2 is under construction. An electrical kiosk has been located within the revised reserve area adjacent to the Little Precinct.

2.9 Environmental Assessment

An Environmental Assessment had been undertaken by DRC Environmental (Attachment 10) the assessment concluded that the land is suitable for sensitive uses and no further mitigation measures are required.

An additional Environmental Audit by Kirsas Environmental has also been undertaken for 125 Austin Street (Attachment 11) which confirms that subject to some mitigation measures that the site is suitable for future residential uses.

3.0 Design Response

3.1 Subdivision Design

The proposed Development Plan by Swanson Surveying with the addition of 125 Austin Street will facilitate subdivision to create a total of 149 residential allotments. The proposed lots range from 300m² to 703m² in area. The proposed Development Plan also contains a reserve for drainage and municipal purposes located along the Austin Street frontage with an area of 4,847m².

The proposed subdivision consists of a grid style road network which allows the easy movement of pedestrians and vehicles throughout the subdivision. In addition to this, the design allows for connection to the Princes Highway to the west and Gladman Street to the north, providing integration to the surrounding neighbourhood and broader arterial networks. The road network includes a creation of two local roads on the boundary of the open space reserve to provide easy access and visual surveillance opportunities. The proposed connector road which extends through the entire subdivision has been designed to both provide the main access to the subdivision and also substantially sets the subdivision design to allow the creation of a considerable number of lots orientated to the north.

The road located on the eastern edge of the reserve has been designed to provide connected access and opportunity for on road car parking for those people attending the reserve. Another key feature of the proposed road network is the 20.4 metre wide connector road which generally runs through the subdivision. This road will act as the primary access to the subdivision and to Gladman and Austin Streets which provide access to the Princess Highway. This road has been designed to facilitate the creation of north/south oriented lots.

A 3.49 ha open space reserve is located in the northern corner of the site will form an extension to the existing Eastern Reserve and was created as part of a previous two lot subdivision of the land. The reserve will provide a significant community asset as well as acting as an attractive landscape reserve for the future residents of this subdivision.

With the changes to the existing layout and removal of the open space reserve due to the removal of tree No. 15 (River Red Gum) the proposed stages 1 – 8 will contain a total of 129 lots with an average lot size of 461m² and lot density of 15 dwellings per Net Development Area.

The addition of the Little Precinct will create 20 lots that will be accessed via a common property road located through the middle of the subdivision and access along Austin Street. As detailed above the proposed removal of tree No. 15 (River Red Gum) allows for the removal of the previous reserve with the exception of a 70m² reserve for an electrical kiosk.

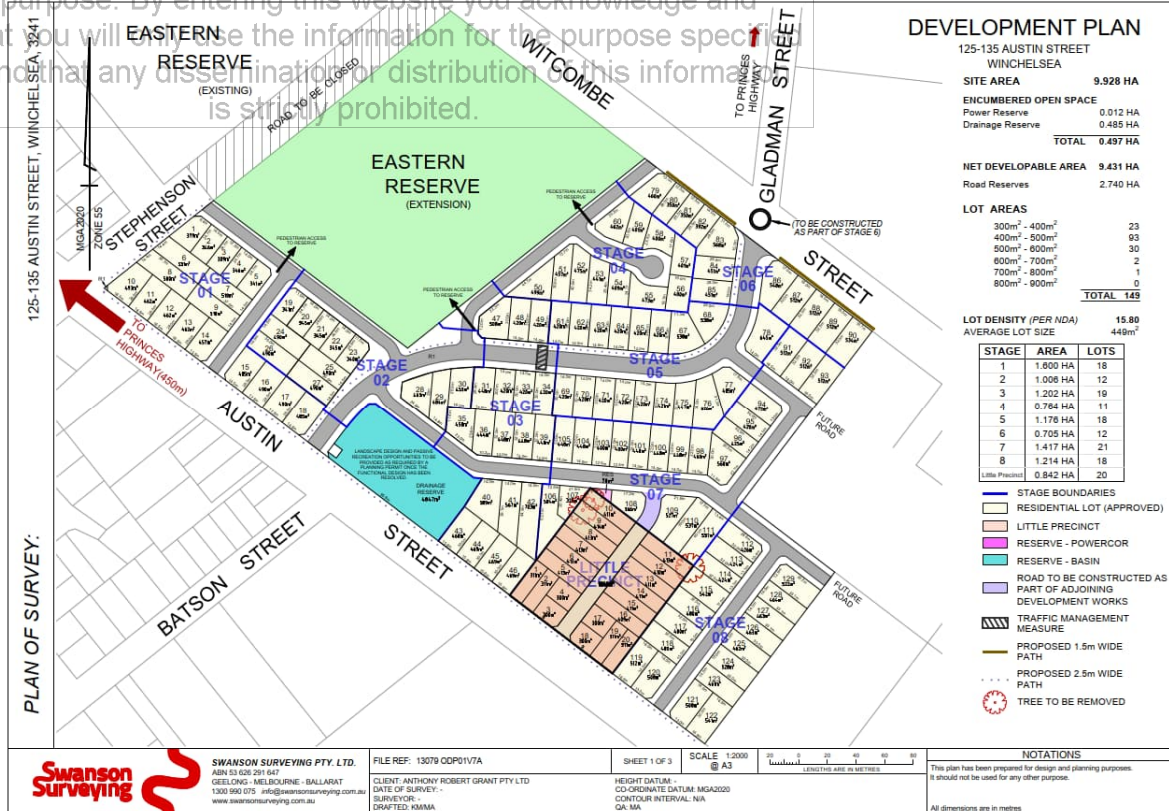
With the inclusion of the "Little Precinct" stage of 20 lots, the development will contain a total of 149 lots with an average lot size of 449m² and lot density of 15.8 dwellings per Net Development Area.

The proposed development plans by Swanson Surveying are provided within Attachment 1 and extracts within the figures below.

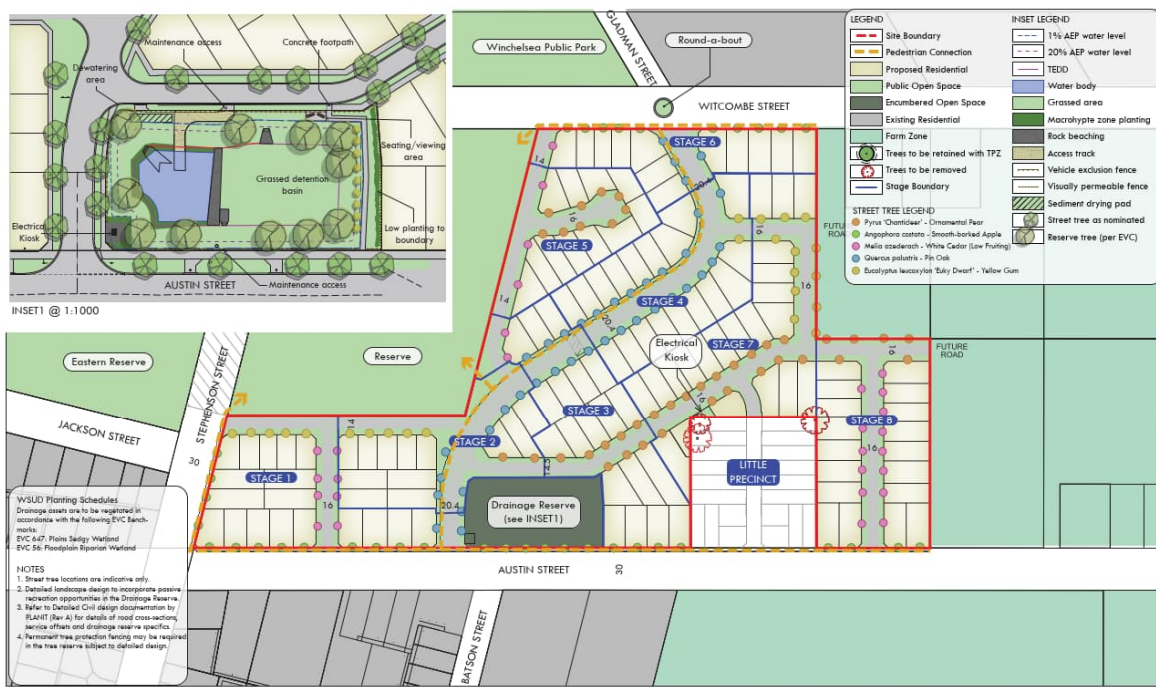
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Amended Development Plan with the addition of 'Little Precinct' – Swanson Surveying



Landscape Master Plan
135 Austin Street, Winchelsea

ref: WC201911
rev: N
date: 13 October 2025
drawn: HW

1:2000 @ A3
0 20 40 60m

LANDSCAPE & URBAN DESIGN
abn: 22 634 500 351

Weir & Co.
design | construct | grow

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Landscape Master Plan – Weir & Co.

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4.0 Schedule 13 to the Development Plan Overlay

4.1 The Development Plan

The development plan must describe:

- The land to which the plan applies.
- The proposed use and development of each part of the land.
- Any other requirements specified for the plan in a schedule to this overlay.

The development plan may be amended to the satisfaction of the responsible authority.

4.2 Liveable and Sustainable Communities

- A comprehensively planned residential subdivision, incorporating a range of densities, outlining any proposed staging of development.
- Allocation of land, approximately 3.49 hectares in area, located on the corner of Stephenson and Witcombe Streets to accommodate the extension of Eastern Reserve.
- Provision of 10% public open space contribution, which must not comprise encumbered land (such as retarding basins that form part of drainage infrastructure), that will form part of the extension of Eastern Reserve.
- The location for a possible convenience store to service the local neighbourhood.
- An area of medium density housing that will achieve a density in the order of 15 dwellings per hectare (exclusive of open space, roads, public utilities, drainage reserves and the like) located adjacent to the extension of Eastern Reserve.

Comment: The plan of subdivision proposes to create lots which range from 300m² to 703m², with average lot sizes of 449m² and an ultimate lot density of 15.8 lots per Net Development Area for the entire development, to meet the emerging and variable housing needs of the Winchelsea community. The lots are an appropriate size and orientation to provide solar access, private open space and has sufficient area for a dwelling and onsite parking.

The subdivision has been designed to integrate with the local existing street network with connection to Austin Street, Stephenson Street and Witcombe Street. These multiple connections will provide outstanding road connection opportunities and will assist in distributing and reducing the impact of vehicle traffic.

The subdivision features a 20.4 metre wide connector road which is located approximately in the middle of the subdivision and will act as the main vehicle/pedestrian route to the subdivision from Gladman Street.

The subdivision also features a 3.49 hectare open space reserve located on the corner of Stephenson and Witcombe Streets to form part of the extension of the Eastern Reserve. This reserve was created previously via a two lot subdivision of the land.

Another key feature of the subdivision is the proposed road network surrounding the extension to the eastern reserve which will provide a key landscape attraction for adjacent residents, excellent access and visual surveillance opportunities to provide a safe residential estate.

We note that Schedule 13 also requires a 10% open space contribution to be incorporated with the 3.49 extension of the Eastern Reserve. However, we understand that Council has agreed that this requirement is no longer relevant as indicated in the Section 173 Agreement attached to this title.

Schedule 13 also requires the provision of a site for a future convenience store. However, given the subdivision is only a short distance from the Winchelsea shopping centre area along the Princess Highway it is considered that such a site is not warranted.

The proposed plan of subdivision will create 149 lots at 15.8 lots per Net Development Area. Whilst this density is marginally higher than the general requirement to achieve a density in the order of 15 dwellings per hectare within Schedule 13, we understand this density and the lot range reflects community demand and also provides density within the Winchelsea town boundary close to all services and conveniences.

4.3 Urban Landscape

- Landscaping which reinforces site components such as entry points and circulation routes.
- A lot design response which incorporates the protection of the remnant large trees identified as significant in the Mark Trengove 2010 Vegetation Net Gain Assessment report.
- Any works required for the remediation of 235 Austin Street must include measures to protect and retain the remnant large trees identified in the Mark Trengove 2010 Vegetation Net Gain Assessment and avoid compaction of root zones.
- A street tree planting program, including a list of indigenous species, number of plants and locations of proposed planting.
- A prohibition of planting of environmental weeds on any part of the land.

Comment: The application is supported by a Landscape Masterplan by Weir & Co. The landscape concept proposes to utilise a variety of tree types to establish streetscape variability and interest for future residents. For the Little Precinct it is requested that the landscaping requirement be addressed as a condition of a future planning permit.

The variability of the landscaping also provides visual streetscape variations to establish different entry points and circulation routes through the subdivision. This also helps establish individual street character to assist in providing an attractive and diverse neighbourhood.

The approved Vegetation Net Gain Assessment had originally anticipated the retention of large trees identified within this report. Based on changes to the Australian Standard AS4970 Protection of trees on development sites and more detailed Vegetation Assessment and Arborist Assessment (as detailed above) the long term survival of tree No. 15 (River Red Gum) could not be guaranteed and therefore is proposed to be removed.

Tree No. 15 (River Red Gum) is located in a former waste disposal site that is required as a condition of approval of the permit to be remediated. Both the Arborist report and Vegetation Assessment have determined that to achieve the remediation works that the subject tree will be impacted to the extent that the long term survival is not considered possible.

The reserve that was originally required to protect tree No. 15 is therefore no longer required, A small area of reserve (70m²) has been retained for a future electrical kiosk.

The Landscape Master Plan includes a list of proposed street tree species that includes the use of native trees. The Master Plan also illustrates where these tree species will be planted.

In regard to the prohibition of environmental weeds on the land, the land will be weeded and landscaped as part of the construction of the subdivision. At the purchase of each lot perspective landowners will be advised that the planting of environmental weeds is prohibited as required by Schedule 13.

The proposed street plan for the Little Precinct will be provided in response to a condition of the planning permit for the site.

4.4 Access and Mobility Management

- A Road Network and Traffic Management Plan, based on an assessment of the traffic generated by the proposed use of the land, which includes:
 - o A network designed to reduce traffic speeds and promote community interaction and use of the road reserve. It should comprise a predominantly grid based layout modified for topographical conditions (court bowls should not be provided except where they create a pedestrian linkage to adjoining streets). The network design is to cater for vehicles, pedestrians and cyclists.
 - o A connector street to link with Gladman Street, which will become the connector route to the Princes Highway for this residential growth area.
 - o Street frontages to areas of public open space to maximise surveillance of public areas.
 - o Pedestrian and cycle routes to link with the extension of Eastern Reserve, and the Princes Highway for the length of the Austin Street property frontage.

Comment: The Development Plan is supported by an amended Traffic Engineering Assessment Report drafted by Traffix which addresses the inclusion of the Little Precinct. The subdivision is a grid style design with a number of road connections to the surrounding street network to promote community interaction, low speed and traffic volumes to establish a safe and logical road network. The number of road connections to the surrounding network also assists with distributing traffic and providing residents with a number of road connection choices.

The subdivision design features a 20.4 metre wide connector road link through the subdivision from the Gladman Street and Whitcombe Street intersection through to Austin Street. The plan of subdivision also includes street frontages along the boundaries of the extended Eastern Reserve to provide visual surveillance opportunities.

Pedestrian and cycle linkages are proposed along Austin Street frontage, the future connector road and part of Stephenson Street as indicated in the Traffic and Transport Assessment report by Cardno and the Development Plan. These features will provide pedestrian and cycle access to the Princess Highway as well to the surrounding area.

4.5 Utilities

- An integrated Stormwater Management Plan, designed with reference to the wider catchment, that incorporates:
 - o on site detention,
 - o water sensitive urban design features,
 - o best practice stormwater management initiatives,
 - o opportunities for re-use for immediate or future implementation.
- An urban services report that details how physical infrastructure will be provided in accordance with relevant authority requirements.
- Use of sustainable lighting technologies as appropriate.

Comment: The Development Plan is supported by a Site Stormwater Management Plan by CardnoTGM, which recommends the creation of a municipal drainage reserve along the Austin Street frontage. The reserve will be developed using best practice stormwater principles and techniques to detain and treat stormwater from the subdivision. In addition, Loetis has drafted a letter of support for the Amended Development Plan which includes the Little Precinct.

The Development Plan is also supported by an Infrastructure Servicing Assessment by CardnoTGM which indicates that the land can be serviced to facilitate a subdivision. Sustainable lighting technologies can be

implemented when the land is subdivided. The sustainable lighting will be designed with illumination levels appropriate to the lighting environment and generally in accordance with the Road Lighting Design Standard as nominated in the Australian/New Zealand Standards. The sustainable lighting design will ensure safe and comfortable movement of vehicular and pedestrian traffic.

As detailed above a small electrical kiosk (70m²) is also proposed within the revised reserve in stage 7 adjacent to the Little Precinct.

4.6 Extension of Eastern Reserve

- A Preliminary Environmental Site Assessment to determine the extent of lead shot on the land from former Winchelsea Gun Club activities at the Winchelsea Common. The Assessment should include as appropriate:
 - o The nature of the previous activities of the Winchelsea Gun Club that may have affected the subject site.
 - o How long the land use or activity took place and where the site is contaminated.
 - o A description of the contamination on and/or under the subject site and its extent.
 - o Recommendations as to whether, subject to appropriate remediation, the land would be suitable for the proposed use or development.
- The Preliminary Environmental Site Assessment should be conducted by a suitably qualified professional, to the satisfaction of the responsible authority, in accordance with the National Environmental Protection Measure (assessment of site contamination) 1999, as amended.
- A Site Remediation Strategy Plan which:
 1. Describes the:
 - (a) Location of possible land and/or groundwater contamination on the subject site.
 - (b) Potential impacts of any land and/or groundwater contamination (including the potential for vapour intrusion or gas migration) on the proposed land use, the arrangement of land use across the land, and any particular design requirements for the development.
 2. Provides an assessment of the:
 - (a) Broad options available for the remediation of soil and/or groundwater including remediation options taking into account logistics, technology availability, estimated cost, and likely effectiveness.
 - (b) Points at which construction would need to stop to ensure appropriate clean-up has taken place.
 3. Makes recommendations about the:
 - (a) Preferred approach to the remediation of soil and/or groundwater.
 - (b) Proposed condition after clean-up of the site to suit the proposed uses.
 - (c) Locations across the site of proposed clean-up work.
 - (d) Schedule of activities including any staging of the work.
 - (e) Expected pattern/staging and indicative timeframes for the clean-up of the site (or parts of the site).
 - (f) Indicative site management and monitoring controls needed after each clean-up activity.
 4. Identifies the parties responsible for key activities and for subsequent site management and monitoring.

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Note: A Site Remediation Strategy Plan does not need to include:

- A 'Clean Up Plan' or 'Remediation Action Plan',
- Engineering design of remediation work,
- Specific contaminant treatment procedures,
- Quantities of work, or validation procedures.

Comment: The Development Plan is supported by a Preliminary Environmental Site Assessment undertaken by DRC Environmental Consultants which investigated the potential contaminant concerns of the Winchelsea Gun Clubs activities to the immediate north of the site. The investigation included soil sampling for laboratory analysis, visual inspection of the site and consideration of the potential for ground water contamination.

The summary of DRCs recommendations includes:

- *The condition of the land at this site is suitable for sensitive land uses including school or childcare centres and is unlikely to be affected by residual lead impacts.*
- *Further environmental assessment of the site in regard to lead impacts is not required.*
- *Remedial actions of lead contamination are not required for the site*

Land at 125 Austin Street has been subject to a separate Environmental Audit investigation that has concluded subject to the recommendation of the attached Audit Report that the land is suitable for residential and public open space uses.

5.0 Policy Context

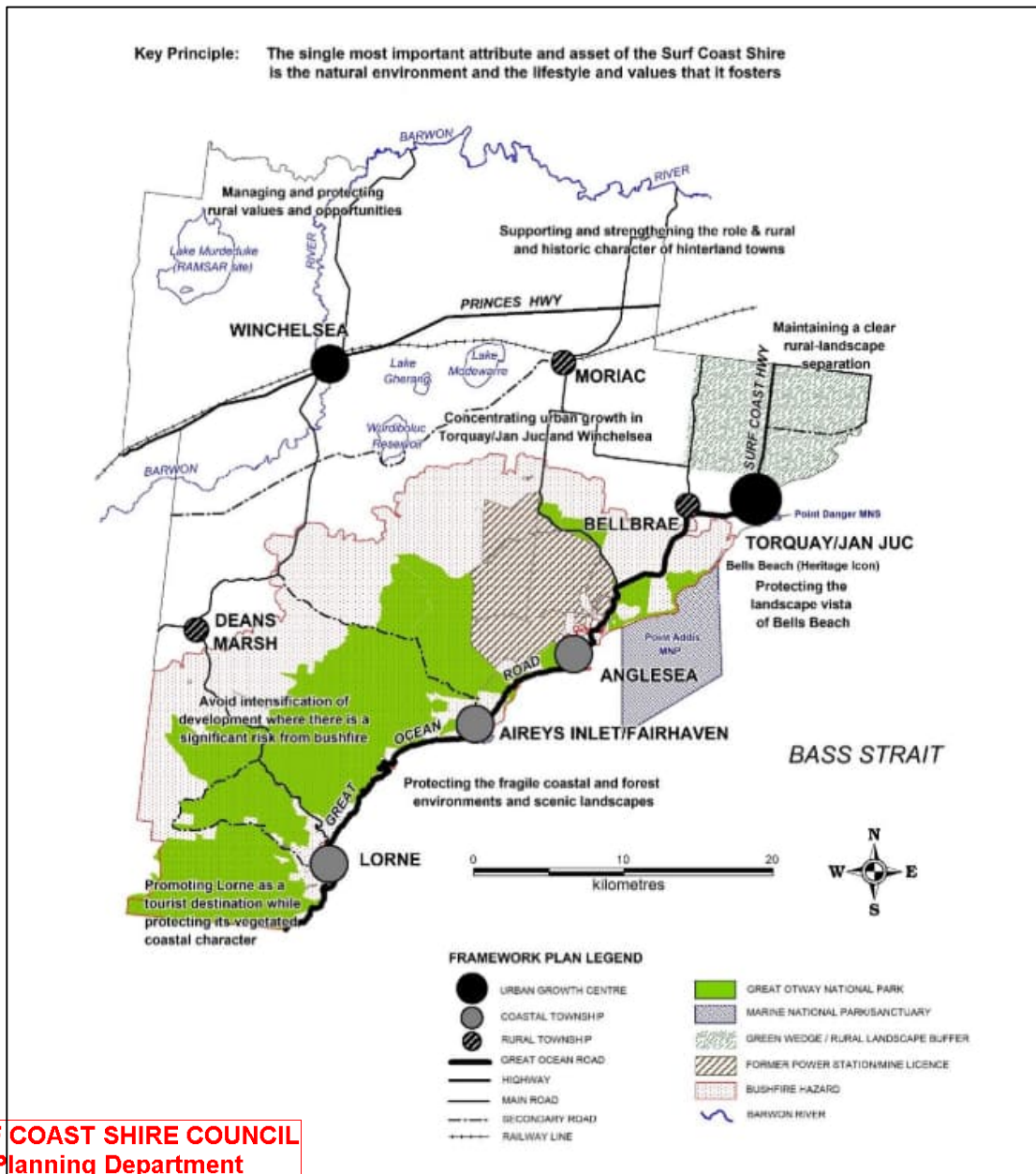
5.1 Local Planning Policy Framework

The following policies apply to this land:

5.1.1 Municipal Strategic Statement

Clause 02.03-1 – Settlement - Provides strategies for the strategic growth directions of the Surf Coast Shire including Winchelsea which together with Torquay are recognised as the only towns that have capacity for significant growth.

Clause 02.04-1 – Municipal Strategic Framework Plan



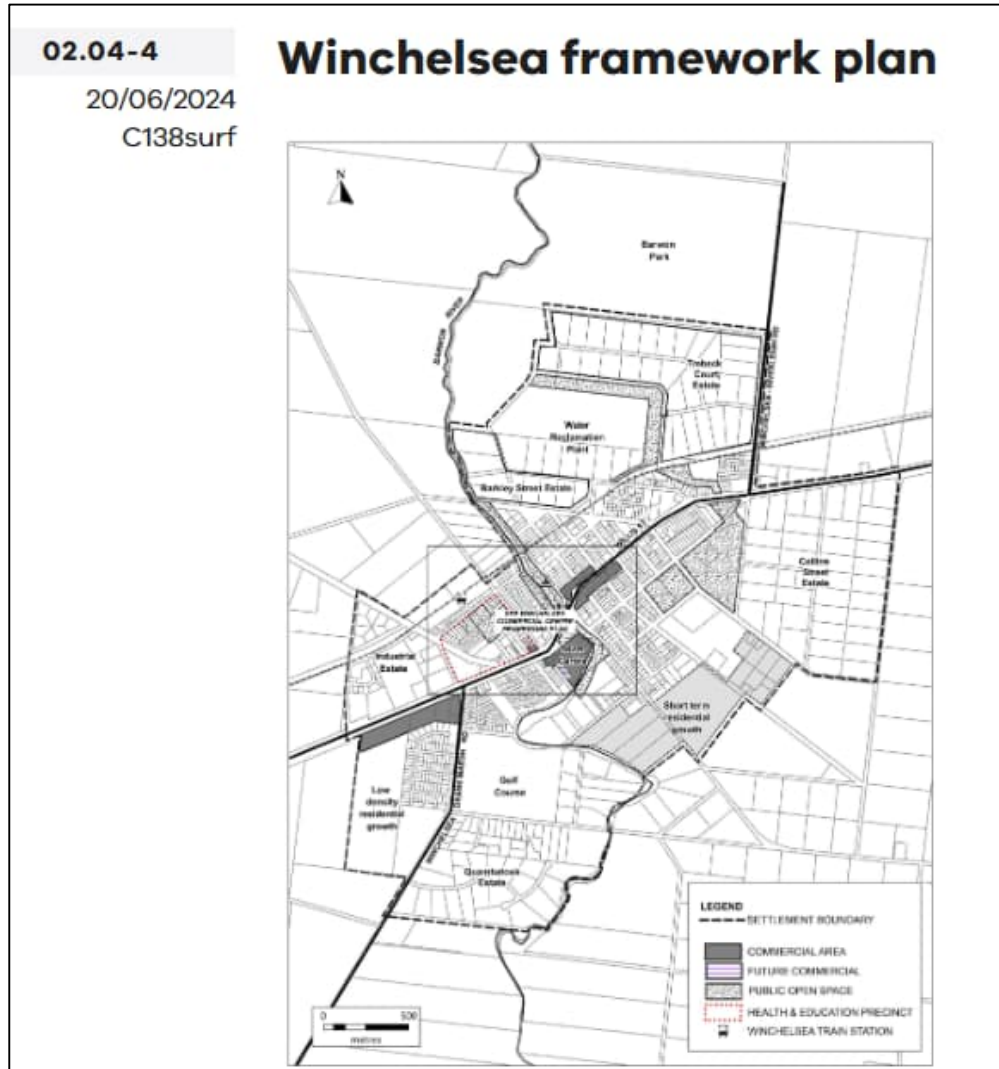
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Clause 02.04-4 Winchelsea framework plan – Shows subject land contained in the settlement boundary designated for residential growth.



Clause 02.03-6 Housing – Provides strategies which seek to support housing growth in the Shire which includes:

- Support a range of housing types, sizes and configurations to accommodate the future needs of the growing and changing population.
- Support residential development densities that protect the historic and coastal character of the settlements.

Clause 16.01-1L-03 Housing diversity in Surf Coast Shire – Provides strategies that encourages smaller dwellings and lots within walking distance of Winchelsea's commercial areas and health and education precinct, as indicated on the Winchelsea framework plan in Clause 02.04.

Comment: The proposed amendment to the Development Plan is considered to be consistent with the local planning policies having regard to Winchelsea which is identified as a Urban Growth Centre. The proposal provides ongoing housing opportunities to support the needs and demands of the community.

Overall, it is considered that the proposed amendment to the Development Plan is supported and encouraged by the planning policies above.

6.0 Conclusion

The proposed Amended Development Plan in response to the requirements of Schedule 13 to the Development Plan Overlay provides an appropriate response to deliver a high quality subdivision close to all the town services of Winchelsea which integrates with the subdivision of the approved Development Plan.

The Amended Development Plan will facilitate the orderly subdivision of the Little Precinct site to provide opportunity to develop a wide variety of dwellings to meet the variable needs of the Winchelsea Community. The future subdivision design will also promote walking and cycling opportunities and demonstrates appropriate integration features with the surrounding road network.

The future subdivision will be landscaped with a variety of tree types to provide visual interest and individual streetscapes to establish an attractive residential estate. The environmental assessment undertaken to determine the extent of the lead contamination has revealed that the land is suitable for sensitive uses.

For the reasons outlined in this report, it is considered that the Amended Development Plan is appropriate and should therefore be supported by Council.

Nicole Dixon

.....

Nicole Dixon

Victorian Operations Manager

Senior Town Planner

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WOODLAND TREE REPORTS

Arboricultural Impact Assessment

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SURF COAST SHIRE COUNCIL
Planning Department

16/10/2025

PG19/0086-1 / D25/186405

125 Austin Street
Winchelsea VIC

06 October 2025

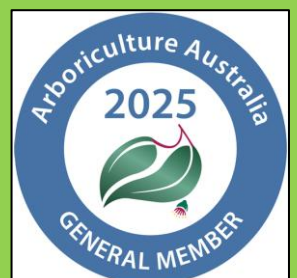


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1. Assignment

- 1.1 This report has been commissioned by [REDACTED] Town Planner, Planit Consulting to assess the large *Eucalyptus camaldulensis* (River Red Gum) located within the subject property (Tree No.15) based on the recent request by Surf Coast Shire:

The key consideration is whether the tree can reasonably be retained. Our position (Surf Coast Shire) is that every effort should be made to protect the tree, however, we are concerned that the earthworks already undertaken on site may have compromised its health.

If a reassessment confirms that the tree has been substantially impacted, as disappointing as it is, our preference would then be for its removal prior to the subdivision be approved. In that event, supporting documentation addressing the required offsets will need to be provided, and the development plan will need to be readvertised.

If the tree assessment confirms its long-term viability, I can confirm this will be the last major matter to be resolved. Should the tree be retained, we consider it preferable that the staging boundaries be revised to include the entire reserve, rather than splitting it across two stages as shown in the current design.

- 1.2 This report will advise the tree's current condition and long-term viability based on works required to be undertaken around the base of the tree. It is the developers preference to retain the tree as an amenity feature for the reserve and subdivision.

2. Assessment Methodology

2.1 Assessed by

Jason Eales- Diploma Horticulture (Arboriculture) – Level 5 Consulting Arborist

2.2 Date of inspection

3rd October 202

2.3 Inspection Method

The subject tree has been assessed by visual tree assessment (VTA) (Matheny & Clark 1998) from the ground only. Only the visual aspect has been undertaken. No invasive methods have been undertaken at this stage.

No inspection was performed on the root system other than any that were visible due to soil erosion.

All photos have been taken using a 10 mega pixel digital camera.

Weather at the time of assessment was sunny with blue skies, light winds and good visibility.

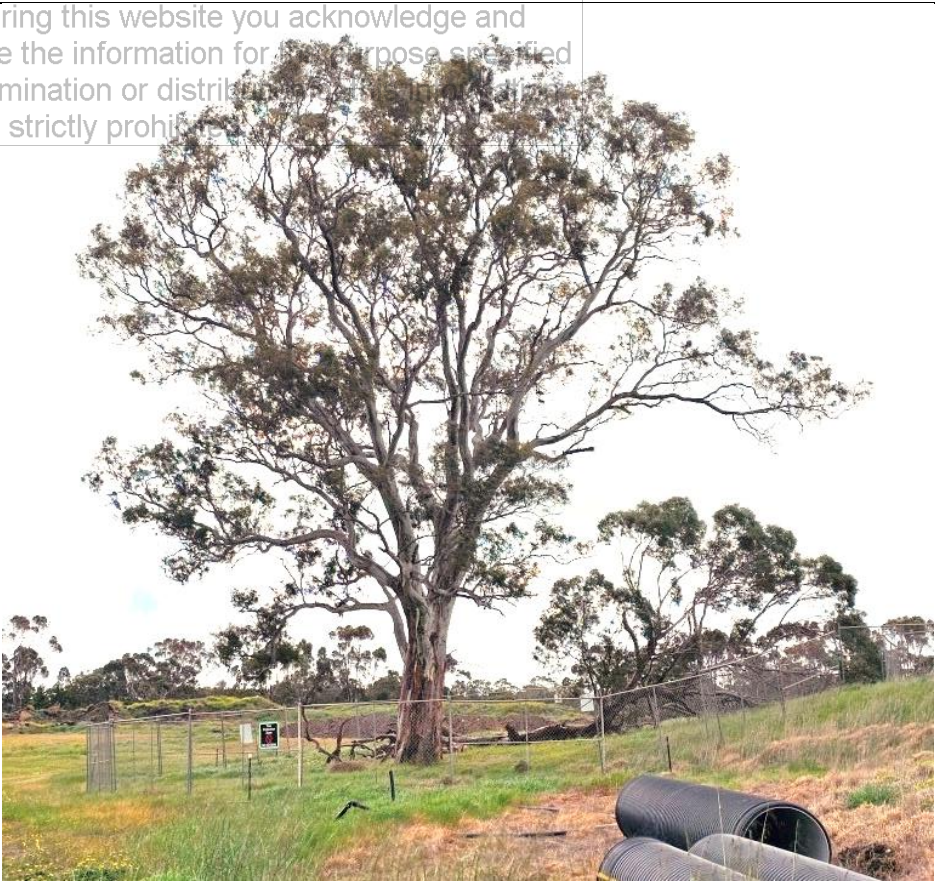
2.4 Limitations

None. All areas of the trees were easily accessible.

3. Observations

- 3.1 The site is a vacant allotment under subdivision development.
- 3.2 The subject tree is a very large *Eucalyptus camaldulensis* (River Red Gum) that is located within a grassed paddock that is bordered by Austin Street, Stephenson Street and Whitcombe Street, Winchelsea.
- 3.3 The ground level changes with a gradual incline across the Notional Root Zone (NRZ) of the tree from the north to the south to just past the trunk, where the incline becomes much steeper out towards the southern edge of the NRZ. The image in the Table of Observations on the following pages highlights the changes in topography around the base of the tree.
- 3.4 The tree is referenced as Tree Number 15 in a previous arboricultural assessment report for the site under which the main subdivision was approved - '*135 Austin Street, Winchelsea, 3241, Tree Health Assessment Pre Development, Let's talk About Trees June 2019*'.
- 3.5 A large tree adjacent (Tree No.16) has failed in the root plate and is laying on the ground with the crown fallen in a south-east direction. This tree already has approval to be removed.
- 3.6 Tree Protection Fencing consisting of chain mesh panel surrounds the Tree Protection Zones of both Tree No's 15 and 16. The Tree Protection Zones are based off the Notional Root Zones of each tree. The Notional Root Zone of Tree No.15 is a 13.44 metre radius from the centre of the tree.
- 3.7 In relation to the subject tree's health and structure, the canopy is sparse with small to moderate deadwood scattered throughout the crown, small epicormic growth and rubbing, crossing and twisted branches making up the majority of remaining canopy.
- 3.8 There is an active habitat hollow in the upper crown with a large area of bark damage surrounding the necrotic sapwood that is exposed around the hollow.
- 3.9 A smaller habitat hollow is present near the crown union that is compartmentalising well around the perimeter of the hollow.
- 3.10 Apart from a gravel vehicle access road to the north-west of the tree outside of the tree protection fence, no other modifications appear to have occurred within the vicinity of the subject tree which is confusing given the suggestion by the Surf Coast Shire's Planning Department that earthworks already undertaken on site may have compromised its health.
- 3.11 The thinning of the crown may be more to do with recent drought conditions and native birds that have decimated the large mature tree population throughout the township over the last few years.
- 3.12 The following table of observations is a recording of the health, condition, and other relevant notes at the time of inspection.

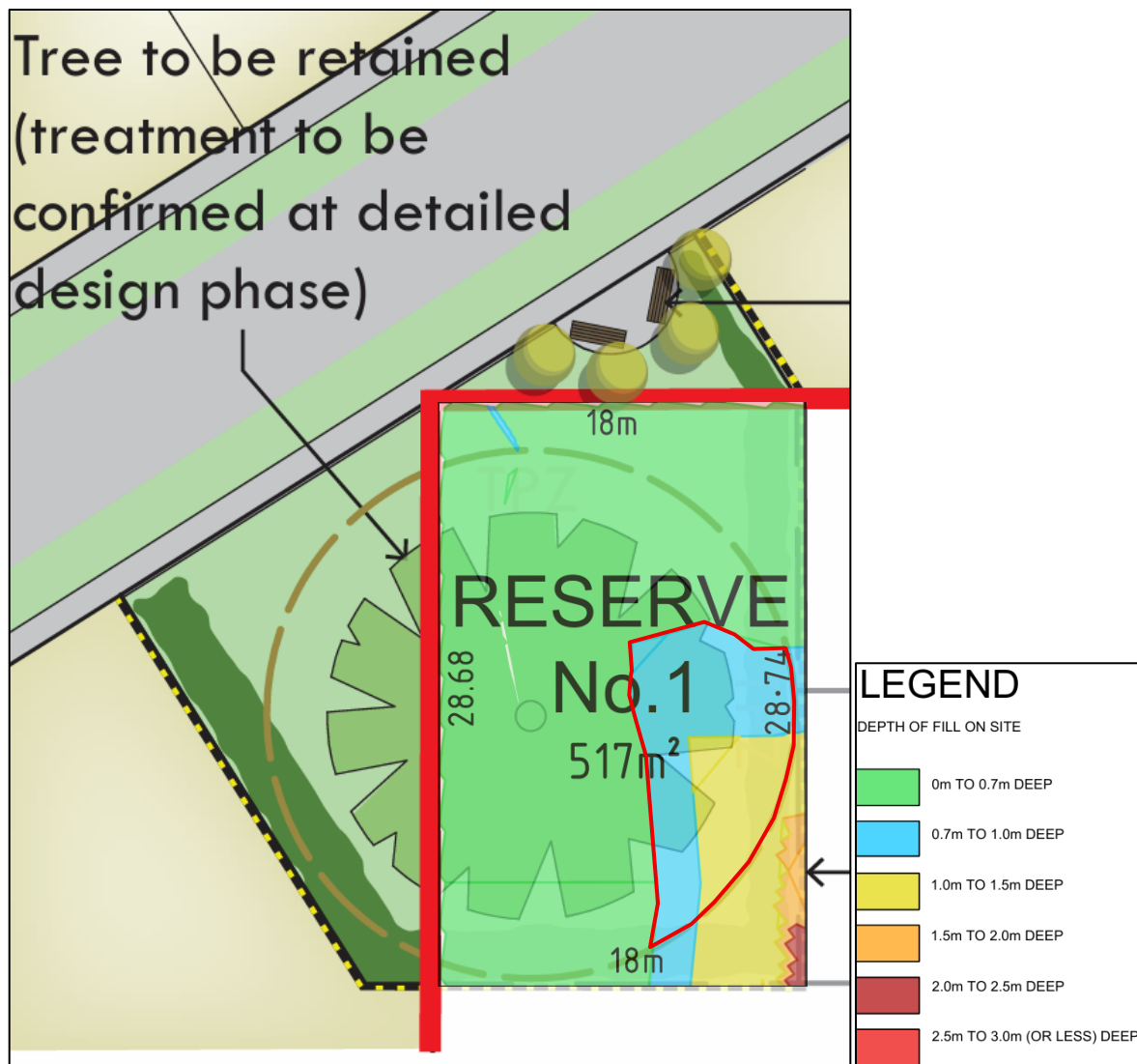
Tree 1.



Genus	<i>Eucalyptus</i>
Species	<i>camaldulensis</i>
Common Name	River Red Gum
Height	18m
Spread	22m
D.B.H	1.12m
T.P.Z	13.44m (radius from centre of tree)
D.A.G.L.	1.21mm
S.R.Z.	3.51m
Age	Mature
Health	Fair
Structure	Fair
Condition	Fair
Amenity Value	Moderate
U.L.E	10-20 years
Risk Rating	Low
Summary	Large single trunked tree in fair health with moderate sized deadwood scattered throughout the crown. Small habitat hollows on south-east side of crown and bark damage in unions from birds.

4. Discussion

- 4.1 This assessment has been commissioned to not only provide details around the health, condition and risk level associated with the subject tree, but also to discuss the long-term viability of retaining this tree and options available to manage it.
- 4.2 The subject tree has been identified to be retained as part of an open space tree reserve within the proposed subdivision.
- 4.3 The main reasoning for this assessment and report is to determine whether the removal of contaminated fill and the placement of clean fill (separation layer) throughout the area surrounding and adjacent to the tree, will impact the Notional Root Zone (NRZ) and Structural Root Zone (SRZ) to a level where the loss of the tree cannot be avoided.
- 4.4 Below is a snip of the reserve footprint from the Landscape Master Plan with the contaminated fill depth heat map overlayed to show the area of contaminated fill in relation to the subject tree and Notional Root Zone.



4.5 The following points are based on the image on the previous page of the subject tree within Reserve No.1 and heat map overlayed with the area of incursion into the NRZ of the subject tree.

- 4.5.1 The majority of the NRZ is coloured green indicating the fill depth is between 0m to 0.7m.
- 4.5.2 The area highlighted blue indicates the fill depth is between 0.7m to 1.0m in depth. This is an area of 73.23m² which equates to 12.9% of the NRZ
- 4.5.3 The area highlighted yellow indicates the fill depth is between 1.0m to 1.5m. This is an area of 26.31m² which equates to be 4.64% of the NRZ.
- 4.5.4 The overall NRZ encroachment where there is guaranteed fill that has to be excavated (blue and yellow areas only) equates to a total area of 99.54m² which is 17.54% of the NRZ. This percentage is classed as Moderate Encroachment under the revised Australian Standard AS4970.2025 *Protection of trees on development sites* (2025).

4.6 Although it appears the blue and yellow areas need to be cut to allow the removal of contaminated fill, the following statement and discussion points from the Construction Environmental Management Plan provided by DRC Environmental contradicts that assumption (see underlined section of statement below).

4.6.1 **Soil Management Procedures**

A separation layer is the key component of the future site management strategy, and it is intended not just to prevent future site users from being exposed to the waste within the fill soils, but also to minimise the potential activities that might need to be carried out in the future development that might need to penetrate the separation layer and expose the waste materials.

4.6.2 **Procedure for the installation of a physical separation layer**

Specification

A physical separation layer is to be constructed over the entire site area to prevent future site users from exposure to the waste within the existing fill soil profile. The separation layer will comprise a minimum thickness of clean fill soils, concrete, pavement or other barrier (i.e. building coverage) as agreed with the Environmental Auditor.

The separation layer within the reserve area and tree protection zone in the northern corner of the site is to comprise:

- *A minimum of 1.0 m thickness of soil classified as Fill Material in accordance with EPA Publication 1828.3; and*
- *A boundary retaining wall surrounding the separation layer soils.*

It is anticipated that this area of the site will have a finished ground surface level that is above the remainder of the site as excavation within this area will not be permitted so to protect the existing tree. The separation layer will therefore be supported by the surrounding retaining wall.

4.7 Based on this statement, the main area of concern and encroachment into the NRZ will be from the 1.0m thick separation layer required across the entire reserve.

4.8 Recently the Australian Standard AS4970:2009 *Protection of trees on development sites* (2009) was updated to AS4970:2025 *Protection of trees on development sites* (2025) which was published in May 2025.

4.9 As such the measurement for tree protection outlined in the previous version of the standard has been superseded with the Tree Protection Zone (TPZ) replaced by the Notional Root Zone (NRZ).

4.10 The percentage of acceptable encroachment of up to 10% has also changed with the following three (3) levels now determining what can occur within the Notional Root Zone:

4.10.1 **Minor** encroachment is less than or equal to 10% of the area of the NRZ (Notional Root Zone).

4.10.2 **Moderate** encroachment is greater than 10% and less than or equal to 20% of the area of the NRZ (Notional Root Zone).

4.10.3 **Major** encroachment is greater than 20% of the area of the NRZ (Notional Root Zone) or inside the SRZ (Structural Root Zone).

4.11 With the specification of the separation layer advising it is to be installed within the reserve area and tree protection zone in the northern corner of the site and is to comprise a minimum of 1.0 m thickness of soil classified as Fill Material in accordance with EPA Publication 1828.3, the encroachment of the NRZ is classed as Major.

4.12 Although the Construction Environmental Management Plan provided by DRC Environmental advises that excavation will not occur within the NRZ or SRZ of the subject tree, any encroachment including fill and compaction to provide the separation layer will impact the health of the subject tree as it impacts the availability of water and oxygen, which will in turn cause the health of the tree to decline.

4.13 As advised in the previous arboricultural assessment report for Tree No.14, **Tree Health and Impact Assessment 125 Austin Street, Winchelsea – Pre development of the site. Review of tree to be retained** provided in July 2023 by **Let's Talk About Trees**, - *'there is no means of retention of this tree post development. The tree cannot be retained and the soils beneath it capped. Even if this were possible the tree would become alienated from its soil profile, effectively 'perched' on a mound beneath the ground, lose all available nutrient and water and undergo rapid decline until death. As such the tree has no useful life expectancy following the requirements of the site development.'*

4.14 If the subject tree were to be retained and the 1 metre deep separation layer installed around the tree including up the trunk, the eventual decline in health would increase the risk of branch failure occurring. The increased risk to users of the reserve would need to be regularly mitigated where reduction of the crown and only retention of the larger scaffolds where habitat is present may be the recommended outcome.

5. Conclusion

5.1 In its current condition, the subject tree provides a low risk although the apparent decline in canopy health and crown density is a concern.

5.2 If the separation layer is to be installed as per the specification recommended in the DRC Environmental report (comprise a minimum of 1.0 m thickness of soil classified as Fill Material in accordance with EPA Publication 1828.3), the tree should be removed prior to works commencing, as the decline in tree health will increase with crown reduction or total removal inevitable at some stage if retained.

6. Recommendations

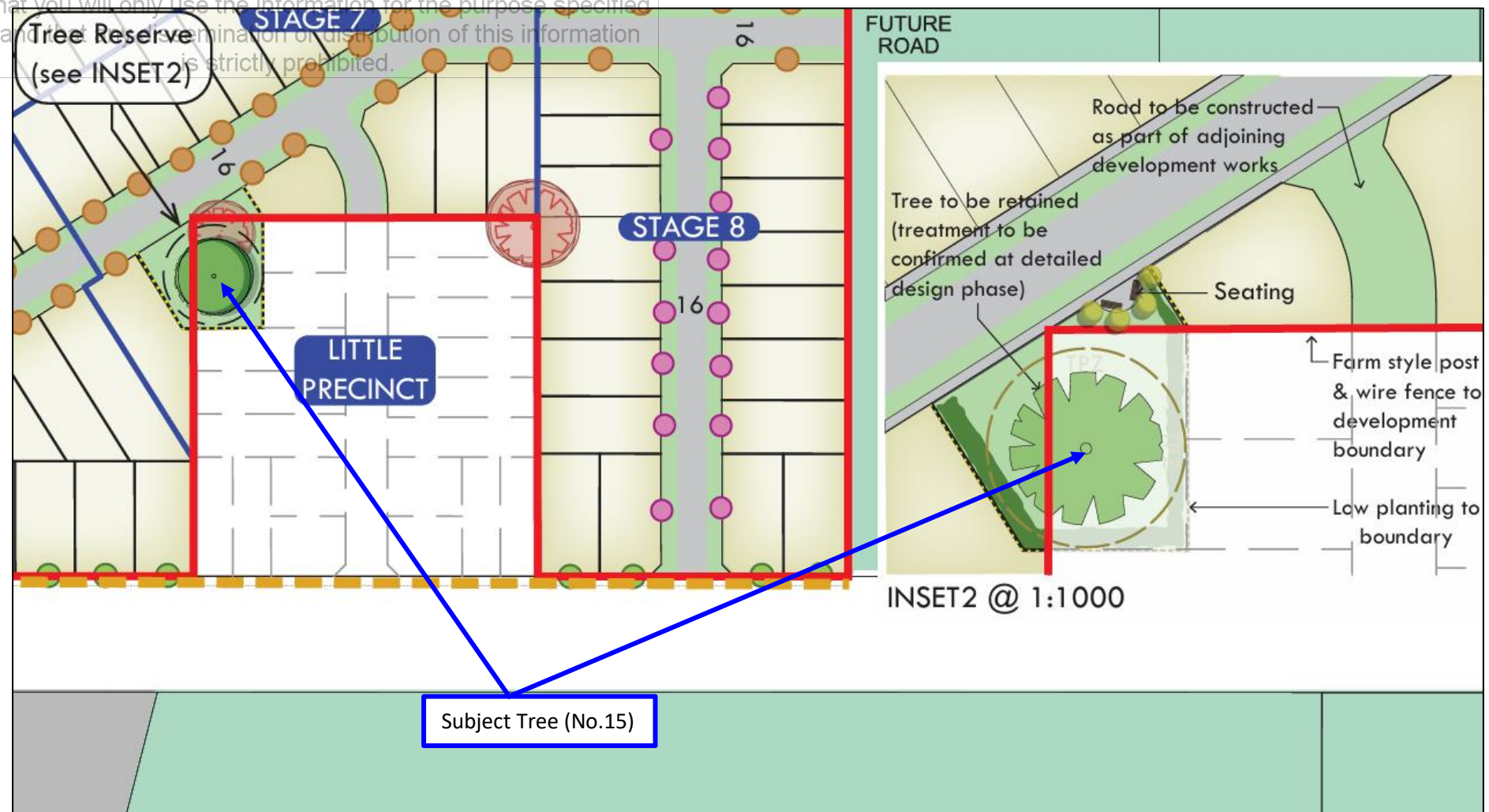
6.1 Remove the tree prior to any works commencing to allow uninhibited removal of contaminated fill and installation of the separation layer as per the Construction Environmental Management Plan provided by DRC Environmental.

6.2 Ensure the appropriate permissions, permits and offsets have been granted prior to removing the subject tree.

7. Appendix 1. Aerial Image with tree location.



8. Appendix 2. Excerpt of Landscape Master Plan

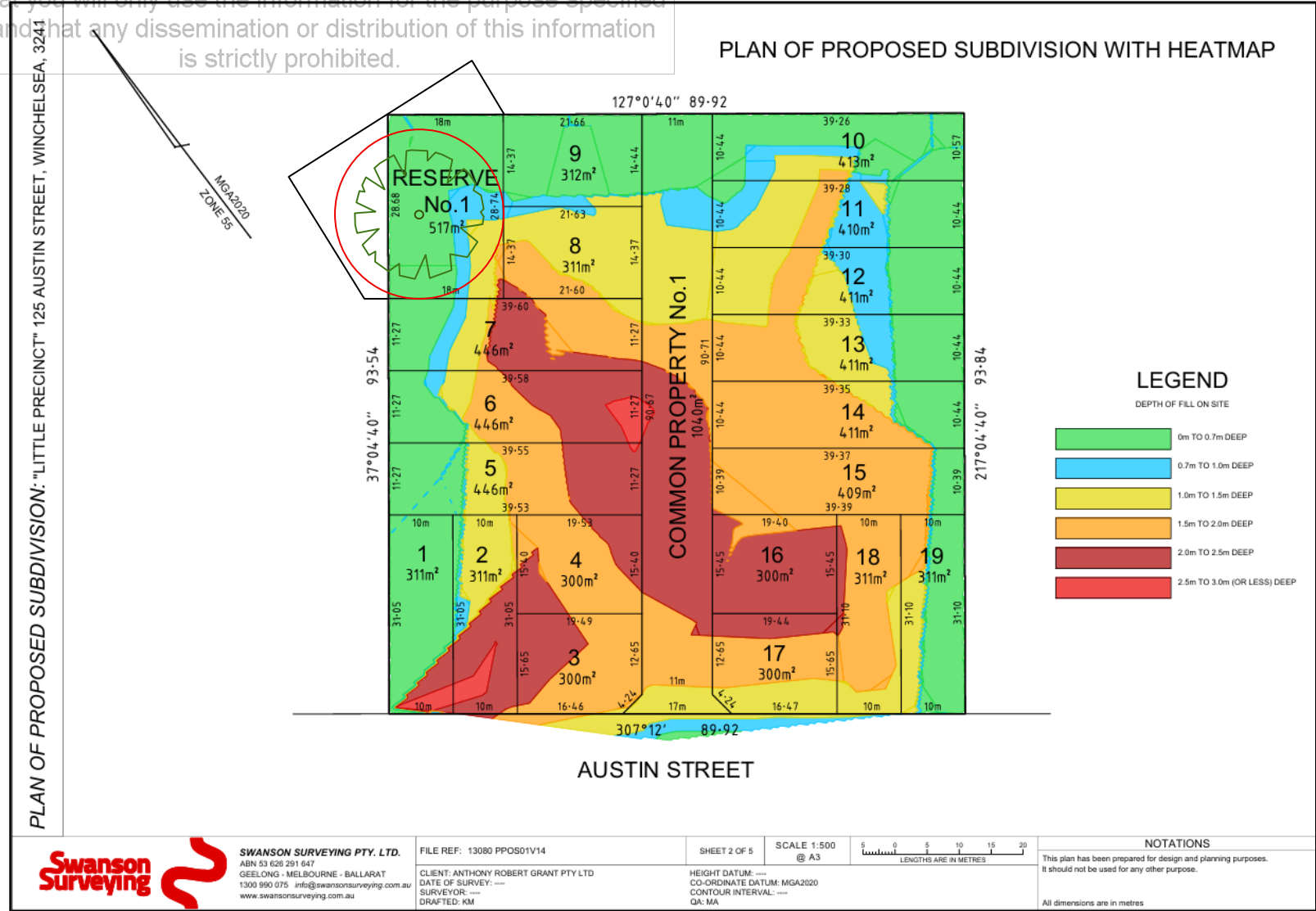


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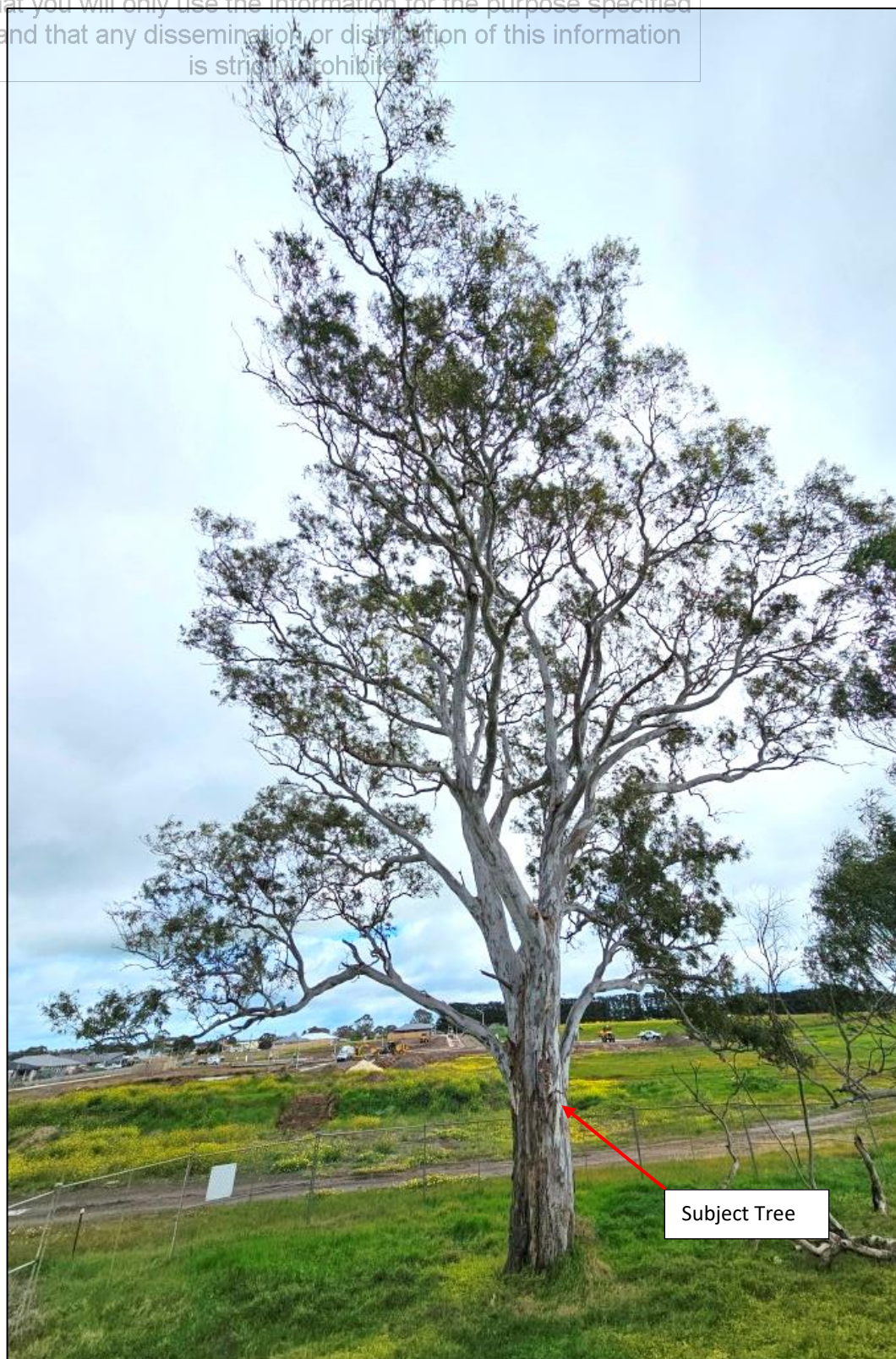
Arboricultural Impact Assessment Report
125 Austin Street, Winchelsea

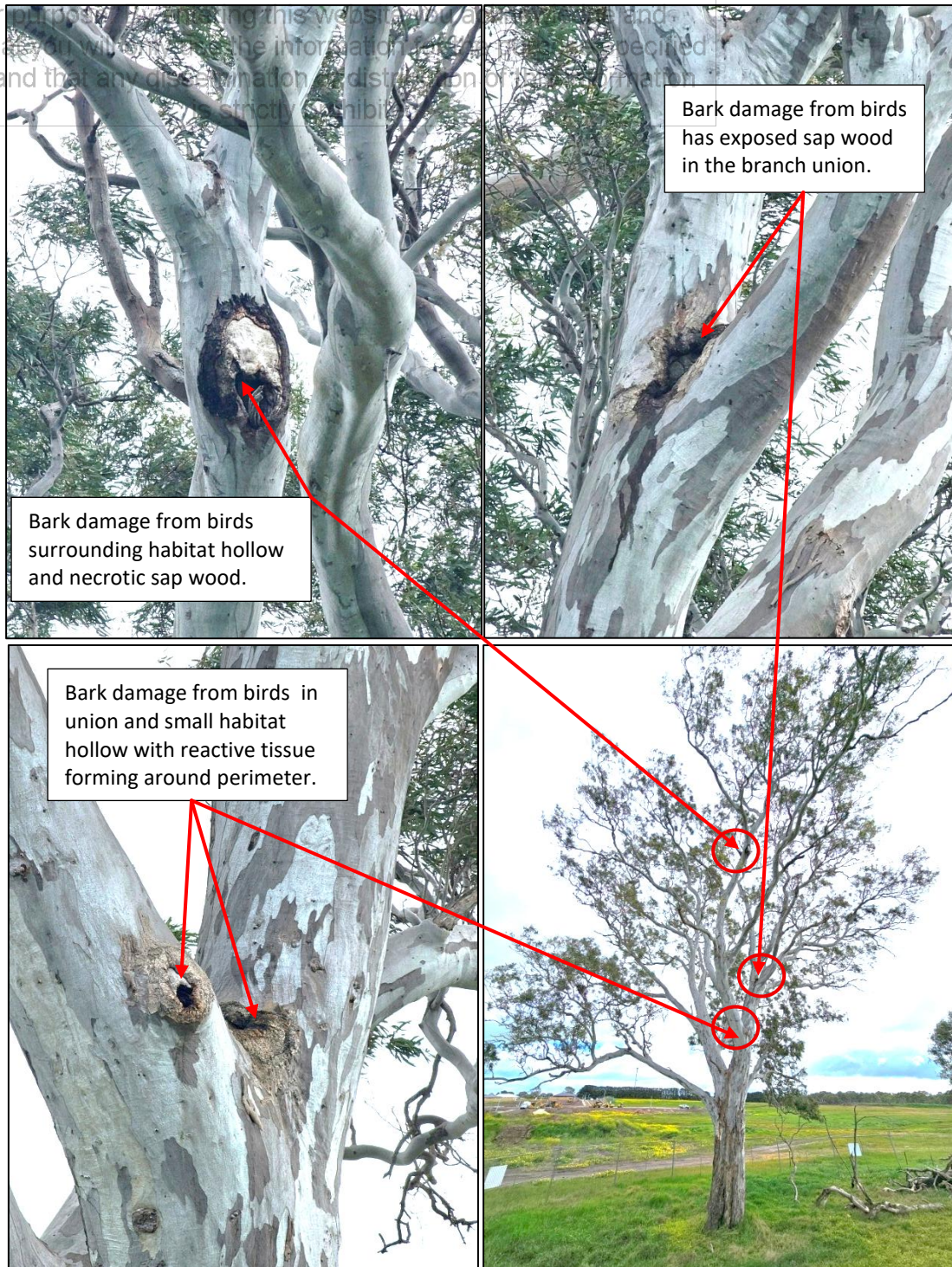
Woodland Tree Reports Pty Ltd
2025

9. Appendix 3. Fill depth heat map (subject tree position and reserve boundary overlaid).



10. Appendix 4. Photos





11. References

- 11.1 CAV arboricultural reporting - guidelines for developments (Version 1. 10 December 2008).
- 11.2 Richard W. Harris, James R. Clark, Nelda P Matheny, ***Arboriculture. Integrated management of Landscape Trees, Shrubs and Vines.*** Fourth Edition. 2004. USA.
- 11.3 Alex L. Shigo, ***Modern Arboriculture.*** Fourth Edition. 2008. USA.
- 11.4 <https://www.wildlife.vic.gov.au/managing-wildlife/victorian-corella-strategy>
- 11.5 <https://www.google.com/maps?authuser=0>

12. Descriptors

12.1 Risk Rating:

- 12.1.1 High: Severe structural or health problems. These are indicating imminent failure and cannot be satisfactorily rectified by any reasonable financial input, or heightened management regime. Trees in this category are usually recommended for removal, but it is recognised that some trees will always be worthy of retention of due to their significance. In these cases, the decline of the tree maybe to the extent that all works will only slow the failure.
- 12.1.2 Medium: Moderate structural or health problems that can be managed to prevent the tree from increasing in risk of failure. Trees in this category will require financial and management commitments to maintain them in their current condition. The works that are needed will often need to be ongoing and not a single solution. In some cases, work that is conducted may reduce the risk to low.
- 12.1.3 Low: No significant problems are apparent. Health and structure are classed as fair, and the tree is actively repairing or controlling any damage or attack. Low rating does not imply that the tree will not fail.

12.2 Age:

- 12.2.1 Juvenile: Tree is actively growing and is still in its establishment phase. Tree currently makes little contribution to the amenity of the landscape. Trees of this age are possible candidates for relocation during development.
- 12.2.2 Semi-mature: Tree is still actively growing but has reached an age and size where it is starting to contribute to the landscape. The size of the tree would still be expected to increase considerably given no significant changes to the current situation.
- 12.2.3 Mature: Tree growth has slowed, and the size of the tree would not be expected to increase considerably without significant changes to the current situation (e.g., vegetation removal). Tree is not exhibiting any major signs of health or structural weakness as a result of age.
- 12.2.4 Senescent: Tree is in decline. Trees in this category may not be especially large or old, but are reaching the end of their expected life, often indicated by extreme poor health.

12.3 Health:

- 12.3.1 The tree's health is rated as Good, Fair and Poor as listed below. Tree ratings of Fair-Good and Fair-Poor indicate that the tree falls between the two categories. Dead trees are not given a rating but are listed as Dead. Ratings generally meet the following descriptions:
 - 12.3.1.1 Good: *Tree is showing no obvious signs of poor health or stress.* With a dense canopy that is free of dieback. Rot or pathogens are not obvious or are not considered to be a threat to the tree. Growth rates are acceptable.
 - 12.3.1.2 Fair: *Tree is showing signs of reduced health or stress.* This is apparent through moderate foliage density, minor dieback, moderate stress response growth, minor to moderate rot, moderate pathogen infestation, stunted growth or a combination of the above symptoms.
 - 12.3.1.3 Poor: *Tree is showing signs of poor health and/or severe stress.* This is apparent through either low foliage density, moderate to large-scale dieback, severe stress response growth, severe rot, severe pathogen infestation, failure of wounds to heal, overall tree decline or a combination of the above symptoms.

12.4 **Structure:**

12.4.1 The tree's structure is rated as Good, Fair and Poor. Tree ratings of Fair-Good and Fair-Poor indicate that the tree falls between the two categories. Generally, the structure rating is based on the tree's likelihood of failure. However, it must be noted that this is not a full hazard or failure assessment of the tree.

12.4.1.1 Good: Tree has no obvious structural defects and is therefore not considered likely to fail.

12.4.1.2 Fair: Tree has at least one obvious structural defect, but this is manageable and of only moderate failure risk or the piece likely to fail may be small. Structural defects that may contribute to a fair rating are as follows:

Poor branch attachment (including deadwood and large epicormics); Bifurcated, but with a join that is solid; Moderate trunk lean but without other defects; Minor damage to the trunk base; Rot or other damage starting to compromise the structure; History of shedding minor branches.

12.4.1.3 Poor: Tree has at least one structural defect that is severe and considered to have a relatively high risk of failure. If targets are present then defect(s) require treatment, or alternatively the tree should be removed. In some cases, removal may be the only option for these trees. Structural defects that may contribute to a poor rating are as follows: Poor branch attachment (including deadwood and large epicormics); Bifurcated with swelling and/or included bark; Severe trunk lean associated with other defects such as injury in the plane of lean of root plate lift; Major damage to the trunk base or root system; Rot or other damage severely compromising the structure; History of shedding large branches. Structural defects may include one or many of the above.

12.5 **Amenity value:**

12.5.1 Very Low: Tree makes little or no contribution to the amenity value of the site or surrounding area. In some cases, the tree may be detrimental to the area's amenity value (e.g., unsightly, risk of weed spread).

12.5.2 Low: Tree makes some contribution to the amenity value of the site but makes no contribution to the amenity value of the surrounding area. Removal of the tree would result in little loss of amenity. Juvenile trees (including street trees) are generally included in this category; however, they may have the potential to supply increased amenity in the future.

12.5.3 Medium: Tree makes a moderate contribution to the amenity of the site and/or may contribute to the amenity of the surrounding area.

12.5.4 High: Tree makes a significant contribution to the amenity value of the site, or tree makes a moderate to significant contribution to the amenity value of the larger landscape. The amenity value rating considers the impact the tree has on any neighbouring sites as being of equal importance to that supplied to the subject site. However, trees that contribute to the amenity of the general area (e.g., streetscape) are given greater weight. Comments: Any additional comments in relation to the above categories.

12.6 ULE:

12.6.1 The Useful Life Expectancy of the tree from a health, structure, amenity and weediness viewpoint given no significant changes to the current situation. This category is difficult to determine, and should be taken as an estimate only, in addition to this, factors not observed at the time of inspection can lead to tree decline.

- 12.6.1.1 0: Tree is a hazard or a weed and should be removed immediately.
- 12.6.1.2 0-10: Estimated SULE of less than 10 years.
- 12.6.1.3 10-20: Estimated SULE of 10 to 20 years.
- 12.6.1.4 20+: Estimated SULE of 20 years or greater.

12.7 Recommendation:

- 12.7.1 Remove: Tree is either not worthy of retention or requires removal (e.g., weed species).
- 12.7.2 Retain or Remove: Tree does not require removal but is of low retention value.
- 12.7.3 Retain if practical: Tree has a moderate retention value and should be retained if possible, during any development of the site.

12.8 TPZ:

The Tree Protection Zone of the tree measured as a radial distance in metres from the centre of the trunk. The TPZ is calculated using the method specified in *Australian Standard AS4970-2009 Protection of trees on development sites*.

12.9 D.B.H

This is a measurement of the main stem at a height of 1.4m above the natural ground level. On sloping ground, the height measurement is taken from a point midway across the slope. Multi stems are measured individually (up to five stems). The squared values of each of these measurements is added together and then the square root value found.

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135 Austin Street Winchelsea

Vegetation Assessment and Native Vegetation Removal Report

A report to
Rodney Guye

Prepared by
Mark Trengove Ecological Services

October 2025

**SURF COAST SHIRE COUNCIL
Planning Department**

17/10/2025

PG19/0086-1 / D25/186879

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Document version

Version	Date	Prepared by
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Final	October 17 2025	Mark Trengove

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SURF COAST SHIRE COUNCIL
Planning Department

17/10/2025

Vegetation Assessment 135 Austin St Winchelsea MTES Final October 2025

PG19/0086-1 / D25/186879

1 INTRODUCTION

1.1 Project Background

An area of approximately 13.5 hectares situated at 135 Austin Street Winchelsea is subject to a residential sub-division. This report was commissioned by Rodney Guye to assess the quantity and significance of a single native tree (native vegetation) present on the subject site that is required to be removed.

Under Clause 52.17 of the Planning Scheme, the State has gazetted the Native Vegetation Removal Regulations. The Native Vegetation Removal Regulations ‘introduce a risk-based approach to assessing applications to remove native vegetation’. (DEECA website i).

Refer to Section 5.1 for further discussion.

1.2 Objectives

The objectives of this investigation are to:

- Assess the single tree proposed to be removed.
- Assess the implications of relevant government policy and legislation (Clause 52.17).

1.3 Study Area

The study area is privately land of approximately 13.5 ha situated at 135 Austin Street Winchelsea that is currently subject to a residential sub-division. It has a history of grazing and appears to have been subjected to ploughing, rock removal and nutrient enrichment and dumping of foreign material at the tree location.

The study area is located within the Surf Coast Shire. The study area is within the Victorian Volcanic Plains bioregion (DEECA Website ii) and is located within the Corangamite Catchment Management Authority area.

A previous study (MTES 2020) describes the vegetation of the study area.

The Planning Permit (PP# 20/0448) allowed for the removal of native vegetation being 2 scattered trees within the previous five years.

The location of the study area is shown on Figure 1.

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Figure 1. 135 Austin Street Winchelsea. Location in blue outline.

SURF COAST SHIRE COUNCIL
Planning Department

17/10/2025

PG19/0086-1 / D25/186879

1.4 Proposed Development

The proposed use is to develop a sub-division, as shown on Figure 2 Development Plan.

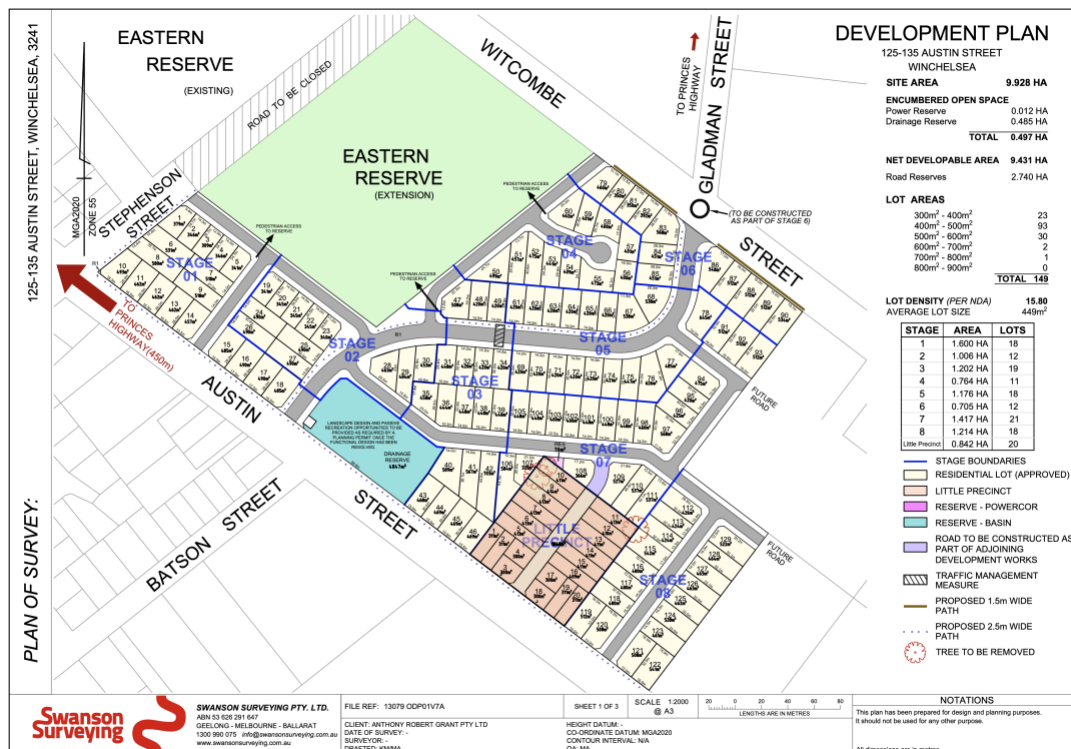


Figure 2. 135 Austin Street Winchelsea. Proposed development plan.

2 METHODS

2.1 Taxonomy

Scientific names for plants follow the Vicflora (RBG website i). Common names for plants follow the Flora of Victoria Vols 2-4 (Walsh and Entwisle 1994-1999).

2.2 Literature and Database Review

Relevant literature and databases, including data from the NVR tool (DEECA website ii) were reviewed.

2.3 Field Survey

The site was inspected on foot on the 13th of October 2025. The tree site was traversed. Records were taken of all indigenous vascular plant and dominant exotic plant species. Observations were made of the existing habitat values. Records were taken of all native vascular plant species.

EVCs were determined by reference to the relevant bioregion mapping and benchmarks descriptions and review of remnant vegetation in the local area.

2.4 Limitations

The assessment was conducted during early spring, a time of year that is suitable for the detection of most flora species likely to occur on site. The site was unslashed and ungrazed at the time of survey.

Due to the overwhelmingly degraded condition of the study area vegetation, the site inspection is considered sufficient to assess the ecological values of the site. The survey includes only vascular flora. Fauna surveys were not undertaken.

There are not considered to be any significant limitations to the finding of this study.

Mark Trengove is a suitably qualified ecologist and is a DEECA accredited VQA assessor.

2.5 Defining Significance

A number of criteria are applied in order to assess the significance of flora species and vegetation communities. The definition of the criteria is detailed in Appendix 1.

2.6 Defining and Assessing Vegetation

Native vegetation in Victoria has been defined by DEECA as belonging to two categories. These are:

Patch native vegetation

Patch native vegetation is either:

- any area of vegetation where at least 25 per cent of the total perennial understorey plant cover is native
- any area with three or more native canopy trees where the canopy foliage cover is overlapping.
- Current wetlands as mapped by DEECA.

Scattered Tree native vegetation

Scattered tree native vegetation is:

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

Habitat Hectares

Habitat hectare (Vegetation Quality Assessment v1.3) is a site-based measure that combines extent and condition of native vegetation. The current condition of native vegetation is assessed against a benchmark for its Ecological Vegetation Class (EVC). EVCs are classifications of native vegetation types. The benchmark for an EVC describes the attributes of the vegetation type in its mature natural state, which reflects the pre-settlement circumstances. The condition score of native vegetation at a site can be determined through undertaking a habitat hectare assessment.

The habitat hectares of native vegetation is calculated by multiplying the current condition of the vegetation (condition score) by the extent of native vegetation. (DEECA website ii).

3 RESULTS

3.1 Ecological Vegetation Class

Ecological Vegetation Classes (EVCs) are the primary level of classification of vegetation communities within Victoria. An EVC contains one or more plant (floristic) community and represents a grouping of vegetation communities with broadly similar ecological attributes. Classification of EVCs in this report follows Oates and Taranto (2001).

The pre-1750 EVC mapping of the study area undertaken by DEECA (DEECA Website i) indicates that the study area was comprised of EVC 55 Plains Grassy Woodland. EVC 55 Plains Grassy Woodland has a bioregional conservation status of ‘Endangered’ in the VVP bioregion (DEECA website ii).

The current study records native vegetation that accords with EVC 55 Plains Grassy Woodland within the study area (Table 1).

Refer to Figure 3 for DEECA EVC mapping.

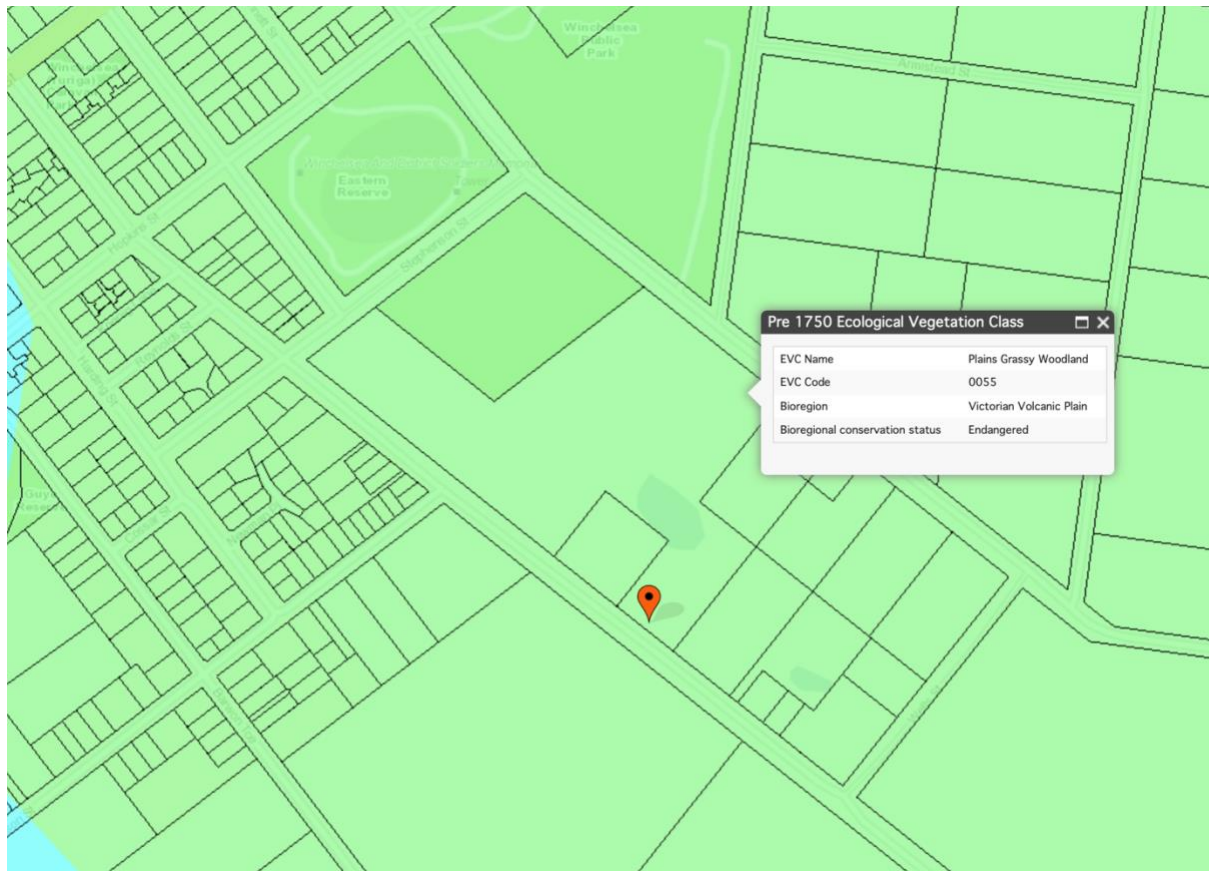


Figure 3. Distribution of EVCs pre-1750 (DEECA Website ii).

3.2 Flora

A total of 1 indigenous plant species were recorded from the study area (*refer to Table 1*).

Table 1 Indigenous Plant Species

Botanical Name	Common Name	Status
<i>Eucalyptus camaldulensis</i>	River Red Gum	L

Status L - Local Conservation Significance

3.3 Vegetation Condition

The vegetation of the study area is described as follows.

- One individual native tree which occurs towards the north sector of the study area, a mature tree with an entirely exotic understory (Figure 4 and Plate 1).

4 ECOLOGICAL SIGNIFICANCE

4.1 Significant Flora

The one indigenous plant species recorded during this survey is assessed to be of Local Conservation Significance (*refer to Table 1*).

4.2 Significant Plant Communities

EVC 55 Plains Grassy Woodland has a bioregional conservation status of *Endangered* within the Victorian Volcanic Plains bioregion (*refer to 3.1*).

5 LEGISLATION AND GOVERNMENT POLICY

5.1 Native Vegetation Permitted Clearing Regulations

Under Particular Provision (Native Vegetation Clause 52.17) the State has gazetted the Native Vegetation Permitted Clearing Regulations. The Regulations ‘introduce a risk based approach to assessing applications to remove native vegetation’ (DEECA website i). Native vegetation is defined in Clause 72 of the Victoria Planning Provisions as plants that are indigenous to Victoria, including trees, shrubs, herbs and grasses. Plants from other states or overseas are not native and the permitted clearing regulations do not apply if they are being removed. The Guidelines considers the biodiversity value of native vegetation by measuring the following two components:

- Site-based information that can be measured or observed at a site.
- Landscape scale information that cannot be measured or observed at the site and is included in maps and models (DELWP 2017).

The purpose of Clause 52.17 is to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017) the *Guidelines*:

1. Avoid the removal, destruction or lopping of native vegetation.
2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.

To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation. (DEECA Website i).

When native vegetation removal is permitted, an offset must be secured which achieves a no net loss outcome for biodiversity. To achieve this the offset makes a contribution to Victoria’s biodiversity that is equivalent to the contribution made by the native vegetation that was removed. The type and amount of offset required depends on the native vegetation being removed and the contribution it makes to Victoria’s biodiversity.

The three assessment pathways are:

- Basic – limited impacts on biodiversity.
- Intermediate – could impact on large trees, endangered EVCs, and sensitive wetlands and coastal areas.
- Detailed – could impact on large trees, endangered EVCs, sensitive wetlands and coastal areas, and could significantly impact on habitat for rare or threatened species.

The assessment pathway of an application is determined in accordance with the following requirements.

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

Source: DELWP (2017).

Implications for the current proposal are discussed as follows. Refer to Figure 4 for Location mapping (DEECA data). The site is not subject to a DEECA current wetland layer. Clearing of native vegetation has occurred in the previous five years and is accounted for in this assessment.

5.1.1 Patch Native Vegetation

Under the Native Vegetation Permitted Clearing Regulations, any areas of patch native vegetation that are proposed to be removed are subject to protection/and or recruitment offsets, depending upon the characteristics of the site.

No areas of patch (native vegetation) were recorded.

5.1.2 Scattered Tree Native Vegetation

Under the Native Vegetation Permitted Clearing Regulations, any scattered tree native vegetation that is proposed to be removed are subject to protection/and or recruitment offsets, depending upon the characteristics of the site. Scattered trees, that is, mature native canopy trees that exist outside of a patch, are also assessed under the Regulations. Within the bioregion, EVC 55 has Eucalyptus spp as ‘canopy trees’. For practicality, a standard extent amount has been developed for scattered trees, based on the habitat hectare assessment method.

One large scattered tree (native vegetation) was recorded that is proposed to be removed. Refer to Figure 4, Table 2 and Plate 1.

Table 2 Native trees recorded this study

Tree #	Botanical Name	DBH cm	Age Class	TPZ	Impact
A	<i>Eucalyptus camaldulensis</i>	101	Large scattered tree	12m	Yes

Refer to Figure 5 for the location of the recorded native tree vegetation.

Determining the Tree Protection Zone (TPZ)

The radius of the TPZ is calculated for each tree by multiplying its DBH x 12. TPZ = DBH x 12 (Australian Standard AS4970-2025 *Protection of trees on development sites*). Where DBH = trunk diameter measured at 1.4 metres above ground. Radius is measured from the centre of the main stem at ground level. A TPZ should not be less than 2 metres no greater than 15 metres (except where crown protection is required.). (refer to Appendix 2).

5.1.3 Implications

The results show that the current native vegetation condition for the study area consists of one large scattered tree (0.07 ha of native vegetation) that is proposed to be removed. Consequently, there are implications for the removal of vegetation under the Native Vegetation Permitted Clearing Regulations. A permit is required to be obtained to remove this vegetation. In keeping with the requirements of the Regulations the DEECA Native Vegetation Removal online tool (DEECA website v) has been utilized to generate a Native vegetation removal report (ID: 365_20251015_3WF) to determine the assessment pathway and to calculate any vegetation offset requirements. An application to remove the recorded native vegetation would be assessed as assessed to be an intermediate pathway application.

Should a permit to remove the native vegetation recorded by this assessment be obtained, the offset requirements would be for the generation of 0.0014 general habitat units, with a minimum strategic biodiversity score of 0.296, plus one large tree, to be achieved within the Corangamite CMA or Surf Coast Council area. (Appendix 3).

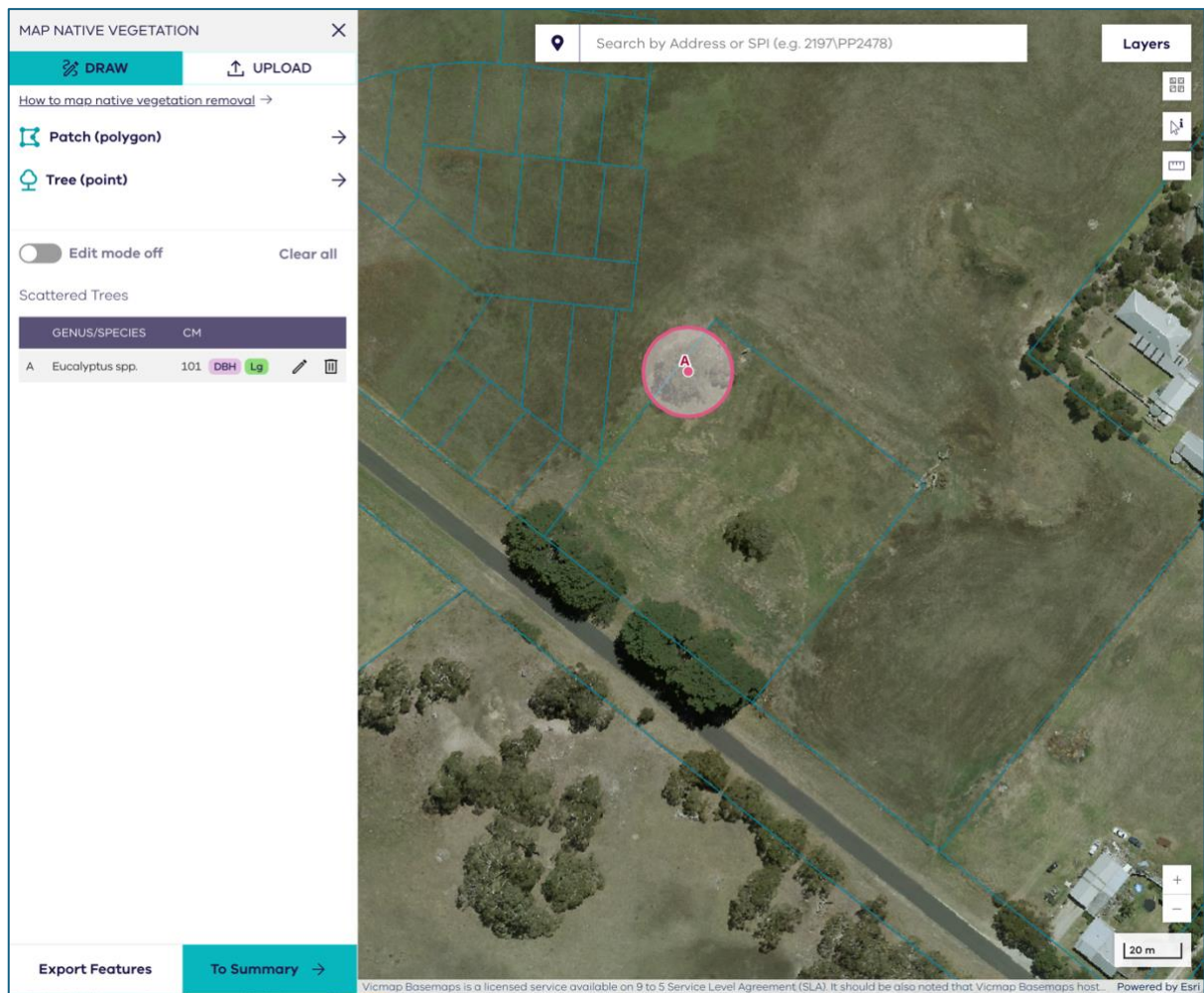


Figure 4. Location of native vegetation recorded this assessment and proposed to be removed (1 large scattered tree) in pink.

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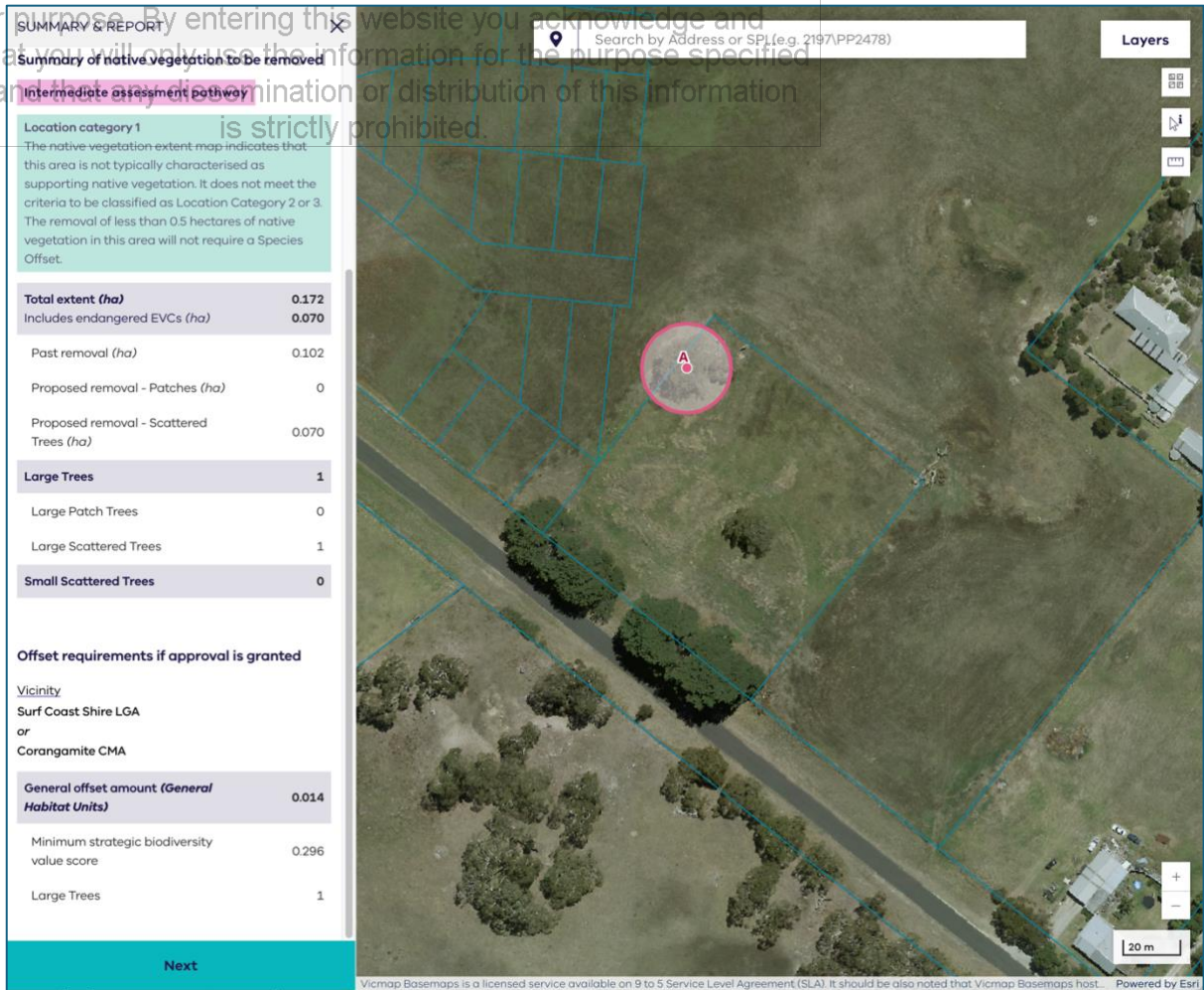


Figure 5. Summary of offset implications, incorporating past clearing.

Refer to Appendix 3 for the Native vegetation removal report. Refer to Plate 1 for a photograph of the vegetation.

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Figure 6. Distribution of vegetation according to 'Location'. Green equates to 'Location 1' (i.e. lowest risk), dark green equates to Location 2 (i.e. medium risk). (DEECA Website i). The study area is located within Locations 1 and 2. The proposal requires the removal of 'scattered tree' native vegetation within Location 1.

5.1.4 Avoid and minimise

The application has sought to where possible to avoid and minimise the loss of native vegetation.

Due to site conditions, being the past use of the site for importing foreign material and associated disturbance, it has been determined that the tree cannot be safely retained. The tree in question is in a former waste disposal site that is required, as a condition of the permit, to be remediated. It is not considered possible to achieve remediation without impacting on the tree.

Consequently, the clearing of the native vegetation is not able to be avoided.

5.1.5 Achieving Offsets

A search of the DEECA offset data base (DEECA website v) indicates that there is reasonable assurance that an appropriate 3rd party offset is available. Refer to Appendix 4 (Report ID: 32309).

6 CONCLUSIONS

The land at 135 Austin Street Winchelsea that is the subject of this report has been subjected to past disturbance and contains vegetation that is degraded and is comprised of one native tree and exotic plant species.

Implications

No State, National or Regionally significant plant species were recorded within the area proposed to be impacted on.

One scattered tree (native vegetation) is proposed to be impacted upon.

Consequently, there are implications for the current proposal under Clause 52.17.

Should a permit to remove the area of native vegetation recorded by this assessment be obtained, the offset requirements would be for the generation of 0.014 general habitat units, with a minimum strategic biodiversity score of 0.296, plus one large tree, to be achieved within the Corangamite CMA or Surf Coast Council area. The application is an intermediate pathway assessment.

Limitations

There are not considered to be any significant limitations to the findings of this study.

Appendix 1 ASSESSING CONSERVATION SIGNIFICANCE

Conservation significance is assessed at a range of scales, including national, state, regional and local. Criteria used for determining the conservation significance of flora at national to local scales are presented below for botanical conservation significance.

Botanical Significance

National botanical significance applies to an area when it supports one or more of the following attributes:

a population of at least one nationally threatened plant species listed by Briggs and Leigh (1996) or plant species listed on the schedules to the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.

A nationally threatened ecological community listed on the schedules of the *Environment Protection and Biodiversity Conservation Act 1999*.

State botanical significance applies to an area when it supports one or more of the following attributes:

A population of at least one plant species threatened in Victoria, as listed in the unpublished records of the Flora Information System (NRE), or on the schedules to the Victorian *Flora and Fauna Guarantee Act 1988*.

An ecological community considered threatened in Victoria through its listing on the schedules of the *Flora and Fauna Guarantee Act 1988*.

Regional botanical significance applies to an area that supports one or more of the following attributes:

Supports a population of one or more regionally depleted species defined in a valid regional assessment of biodiversity (eg. Regional Native Vegetation Plan, Environment Conservation Council Report or Comprehensive Regional Assessment documents).

An ecological vegetation class that is considered endangered or vulnerable in a particular bioregion (based on Conn 1993 and the Regional Native Vegetation Plan).

An ecological vegetation class that is considered depleted in a particular bioregion (based on Conn 1993 and the Regional Native Vegetation Plan).

Local botanical significance applies to all remnant native vegetation that does not meet the above criteria. In much of Victoria native vegetation has been so depleted by past clearing and disturbance that all remaining vegetation must be considered to be of at least local conservation significance.

Appendix 2 Determining the Tree Protection Zone

Determining the Tree Protection Zone (TPZ)

The radius of the TPZ is calculated for each tree by multiplying its DBH x 12. $TPZ = DBH \times 12$ (Australian Standard AS4970-2025 *Protection of trees on development sites*)

Where

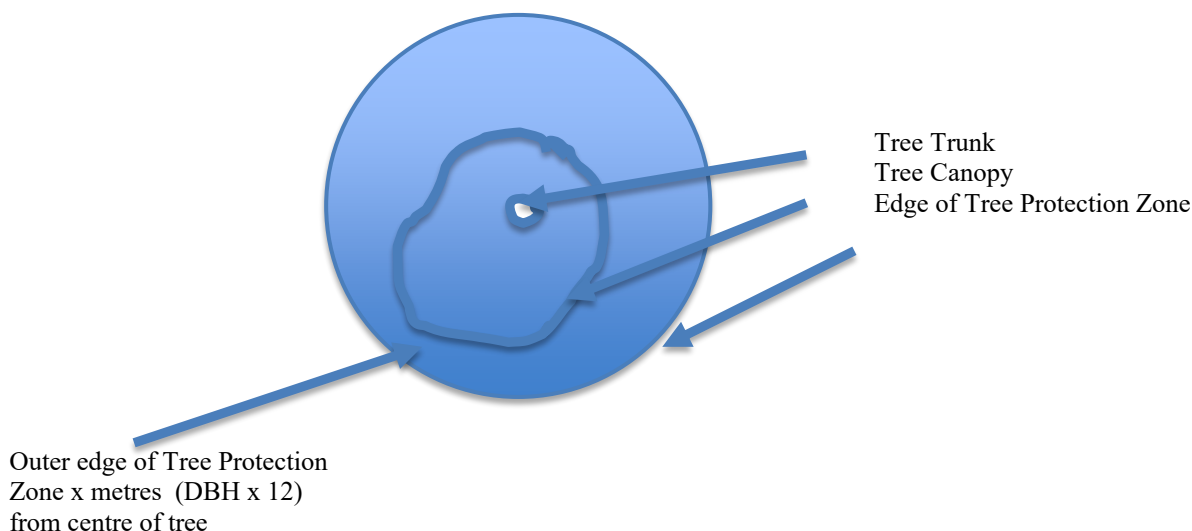
DBH = trunk diameter measured at 1.4 metres above ground.

Radius is measured from the centre of the stem at ground level.

A TPZ should not be less than 2 metres no greater than 15 metres (except where crown protection is required.). Some instances may require variations to the TPZ.

A tree is deemed to be impacted upon if greater than 10% of the TPZ area is to be disturbed.

Indicative Size of Tree Protection Zone



Appendix 3 Native vegetation removal report

Native Vegetation Removal Report

NVRR ID: 365_20251015_3WF

This report provides information to support an application to remove, destroy or lop native vegetation in accordance with the [Guidelines for the removal, destruction or lopping of native vegetation](#) (the Guidelines). This report is **not an assessment by DEECA** of the proposed native vegetation removal. Offset requirements have been calculated using modelled condition scores.

Report details

Date created: 15/10/2025

Local Government Area: SURF COAST SHIRE

Registered Aboriginal Party: Wadawurrung

Coordinates: 144.00066, -38.24362

Address: 125 AUSTIN STREET WINCHELSEA 3241

Regulator Notes

Removal polygons are located:

Summary of native vegetation to be removed

Assessment pathway	Intermediate Assessment Pathway		
Location category	Location 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 including past and proposed removal (ha) <i>Includes endangered EVCs (ha): 0.07</i>	0.172	Extent of past removal (ha)	0.102
		Extent of proposed removal - Patches (ha)	0.000
		Extent of proposed removal - Scattered Trees (ha)	0.070
No. Large Trees proposed to be removed	1	No. Large Patch Trees	0
		No. Large Scattered Trees	1
No. Small Scattered Trees	0		

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Offset requirements if approval is granted

Any approval granted will include a condition to secure an offset, before the removal of native vegetation, that meets the following requirements:

General Offset amount ¹	0.014 General Habitat Units
Minimum strategic biodiversity value score ²	0.296
Large Trees	1
Vicinity	Corangamite CMA or SURF COAST SHIRE LGA

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

The availability of third-party offset credits can be checked using the Native Vegetation Credit Register (NVCR) Search Tool - <https://nvcr.delwp.vic.gov.au>

1. The General Offset amount required is the sum of all General Habitat Units in Appendix 1.
2. Minimum strategic biodiversity value score is 80 per cent of the weighted average score across habitat zones where a General Offset is required.

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Application requirements

Applications to remove, destroy or lop native vegetation must include all the below information. If an appropriate response has not been provided the application is not complete.

Application Requirement 1 - Native vegetation removal information

If the native vegetation removal is mapped correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 1.

Application Requirement 2 - Topographical and land information

This statement describes the topographical and land features in the vicinity of the proposed works, including the location and extent of any ridges, hilltops, wetlands and waterways, slopes of more than 20% gradient, low-lying areas, saline discharge areas or areas of erosion.

flat land no erosion

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

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

Application Requirement 4 - Past removal

If past removal has been considered correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 4.

Application Requirement 5 - Avoid and minimise statement

This statement describes what has been done to avoid and minimise impacts on native vegetation and associated biodiversity values.

Due to site conditions, being the past use of the site for importing foreign material and associated disturbance, it has been determined that the tree cannot be safely retained.

Application Requirement 6 - Property Vegetation Plan

This requirement only applies if an approved Property Vegetation Plan (PVP) applies to the property
Does a PVP apply to the proposal?

No

Application Requirement 7 - Defendable space statement

Where the removal of native vegetation is to create defendable space, this statement:

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- Describes the bushfire threat; and
- Describes how other bushfire risk mitigation measures were considered to reduce the amount of native vegetation proposed for removal (this can also be part of the avoid and minimise statement).

This statement is not required if, If the proposed defendable space is within the Bushfire Management Overlay (BMO), and in accordance with the 'Exemption to create defendable space for a dwelling under Clause 44.06 of local planning schemes' in Clause 52.12-5.

N/A

Application Requirement 8 - Native Vegetation Precinct Plan

This requirement is only applicable if you are removing native vegetation from within an area covered by Native Vegetation Precinct Plan (NVPP), and the proposed removal is not identified as 'to be removed' within the NVPP.

Does an NVPP apply to the proposal?

No

Application Requirement 9 - Offset statement

This statement demonstrates that an offset is available and describes how the required offset will be secured. The Applicant's Guide provides information relating to this requirement.

3rd party purchase to be obtained

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Next steps

Applications to remove, destroy or lop native vegetation must address all the application requirements specified in the Guidelines. If you wish to remove the mapped native vegetation you are required to apply for approval from the responsible authority (e.g. local Council). This Native vegetation removal report must be submitted with your application and meets most of the application requirements. The following requirements need to be addressed, as applicable.

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

Recent, dated photographs of the native vegetation to be removed **must be provided** with the application. All photographs must be clear, show whether the vegetation is a Patch of native vegetation, Patch Tree or Scattered Tree, and identify any Large Trees. If the area of native vegetation to be removed is large, provide photos that are indicative of the native vegetation.

Ensure photographs are attached to the application. If appropriate photographs have not been provided the application is not complete.

Application Requirement 6 - Property Vegetation Plan

If a PVP is applicable, it must be provided with the application.

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Appendix 1: Description of native vegetation to be removed

General Habitat Units for each zone (Patch, Scattered Tree or Patch Tree) are calculated by the following equation in accordance with the Guidelines

General Habitat Units = extent without overlap x condition score x general landscape factor x 1.5, where the general landscape factor = 0.5 + (strategic biodiversity value score/2)

The General Offset amount required is the sum of all General Habitat Units per zone.

Native vegetation to be removed

Information provided by or on behalf of the applicant			Information calculated by NVR Map							
Zone	Type	DBH (cm)	EVC code (modelled)	Bioregional conservation status	Large Tree(s)	Condition score (modelled)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
A	Scattered Tree	101	VVP_0055	Endangered	1	0.200	0.070	0.070	0.370	0.014

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Appendix 2: Images of mapped native vegetation

1. Property in context

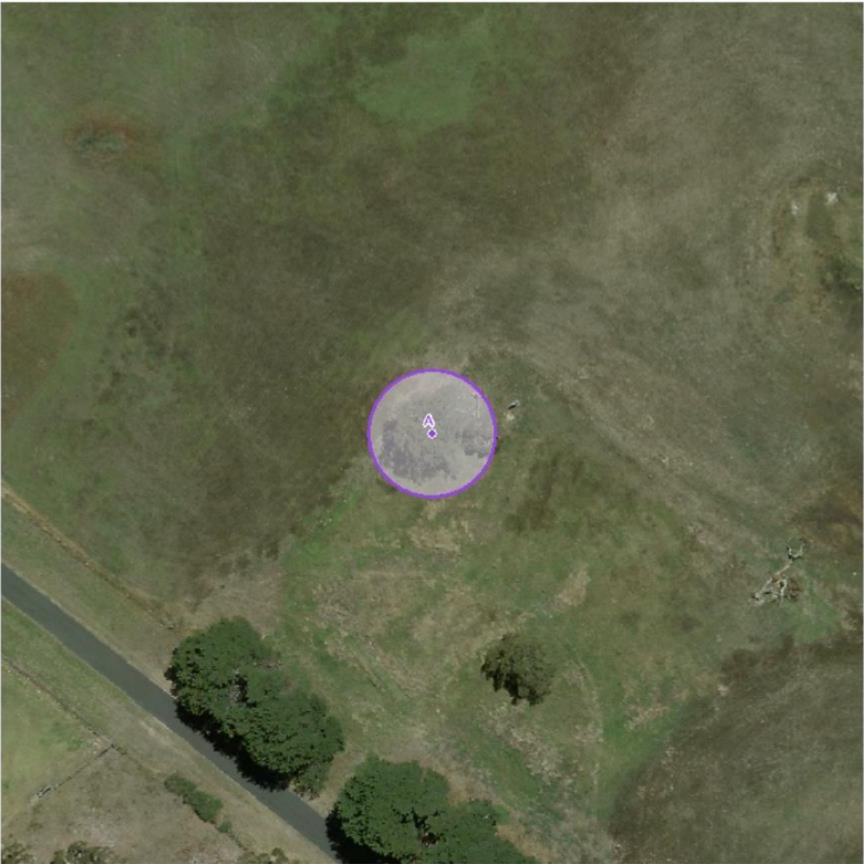


- Proposed Removal
- Property Boundaries

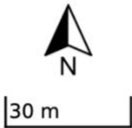


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2. Aerial photograph showing mapped native vegetation



Proposed Removal



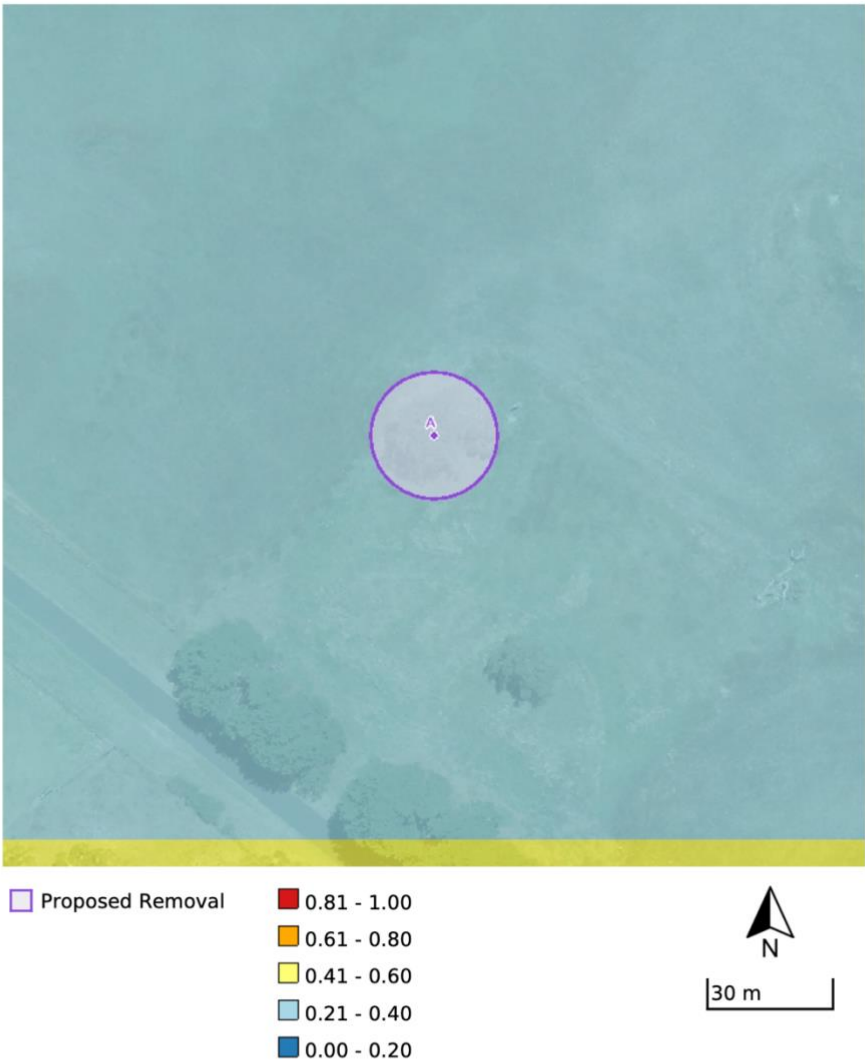
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3. Location Risk Map



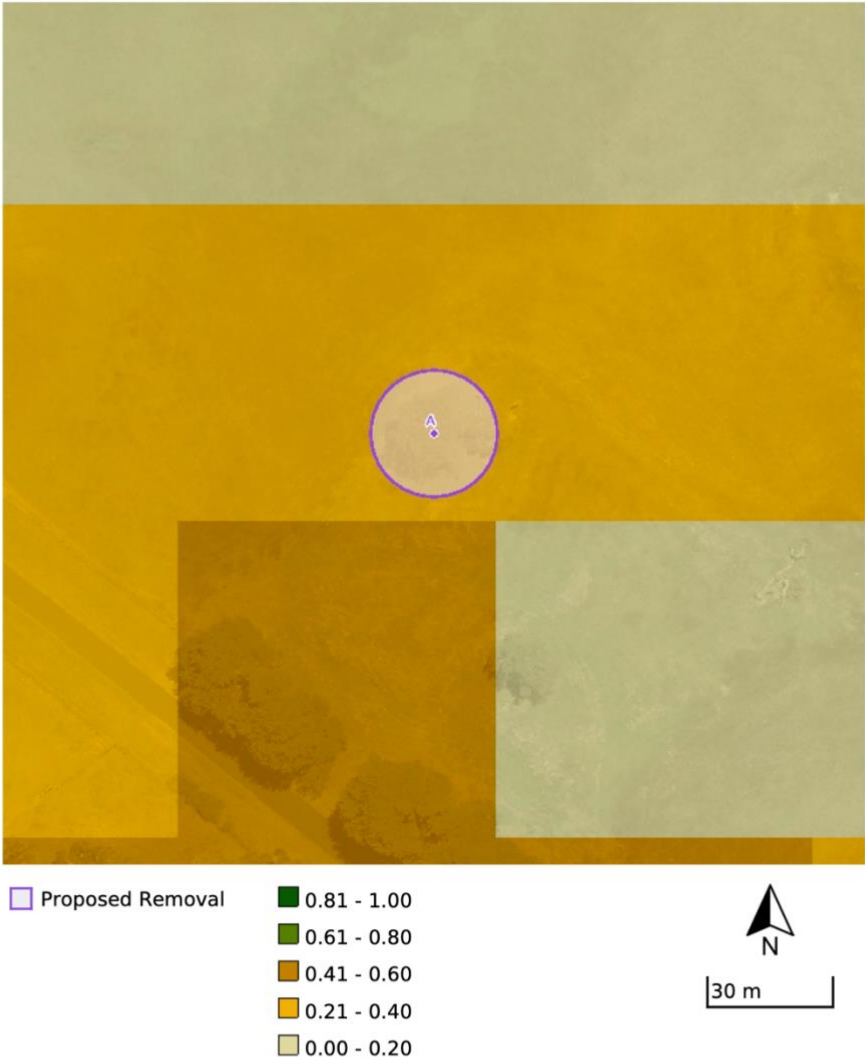
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4. Strategic Biodiversity Value Score Map



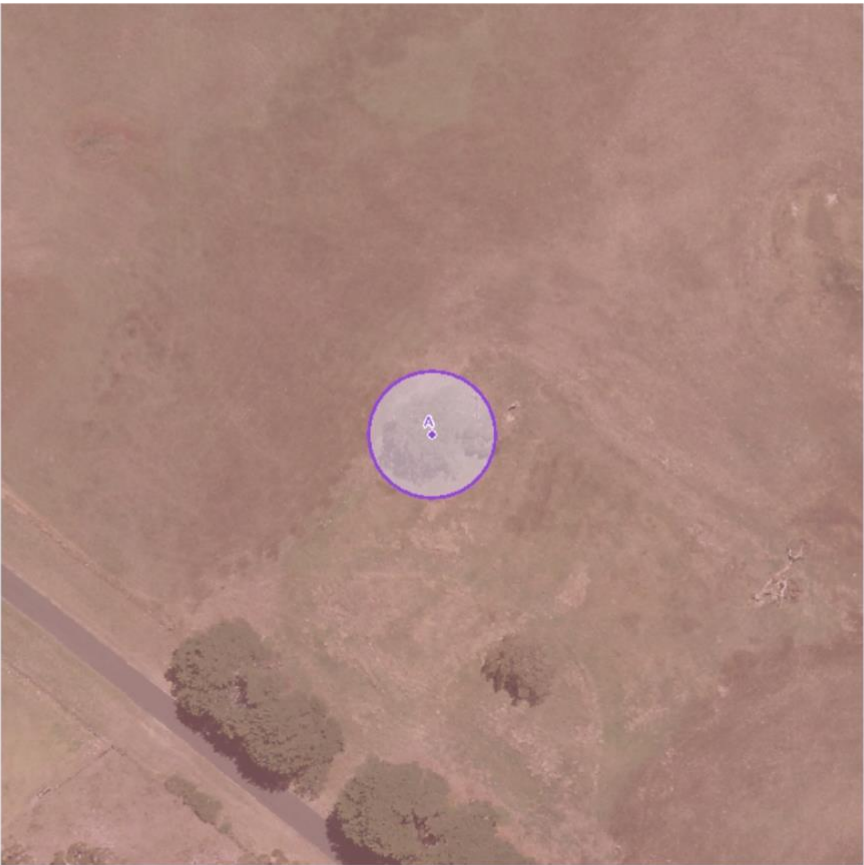
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5. Condition Score Map

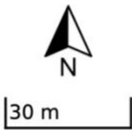


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6. Endangered EVCs



- Proposed Removal
- Endangered 1750 Ecological Vegetation Classes



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Appendix 4 Report of available native vegetation credits

Report of available native vegetation credits

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

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

Date and time: 15/10/2025 02:53

Report ID: 32309

What was searched for?

General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)	
0.014	0.296	1	CMA	Corangamite
			or LGA	Surf Coast Shire

Details of available native vegetation credits on 15 October 2025 02:53

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-0114	0.536	180	Corangamite	Colac Otway Shire	Yes	Yes	No	VegLink
TFN-C0140	0.292	30	Corangamite	Greater Geelong City	Yes	Yes	No	TFN
TFN-C1765	0.026	70	Corangamite	Colac Otway Shire	Yes	Yes	No	
VC_CFL-3058_01	0.027	133	Corangamite	Moorabool Shire	Yes	Yes	No	Bio Offsets, VegLink
VC_CFL-3080_01	4.543	94	Corangamite	Golden Plains Shire	Yes	Yes	No	Bio Offsets
VC_CFL-3718_01	6.378	868	Corangamite	Corangamite Shire	Yes	Yes	No	Bio Offsets
VC_CFL-3718_01	0.106	4	Corangamite	Corangamite Shire	No	Yes	No	Bio Offsets
VC_CFL-3739_01	4.273	274	Corangamite	Colac Otway Shire	Yes	Yes	No	Bio Offsets
VC_CFL-3786_01	0.402	528	Corangamite	Corangamite Shire	Yes	Yes	No	VegLink
VC_CFL-3787_01	9.579	895	Corangamite	Colac Otway Shire	Yes	Yes	No	VegLink
VC_CFL-3798_01	1.377	208	Corangamite	Colac Otway Shire	Yes	Yes	No	VegLink

SURF COAST SHIRE COUNCIL
Planning Department

17/10/2025
Vegetation Assessment 135 Austin St Winchelsea MTES Final October 2025

PG19/0086-1 / D25/186879

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VC CFL: 3812_01	17.763	4711	Corangamite	Colac Otway Shire	Yes	Yes	No	VegLink
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These sites meet your requirements using alternative arrangements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
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There are no sites listed in the Native Vegetation Credit Register that meet your offset requirements when applying the alternative arrangements as listed in section 11.2 of the Guidelines for the removal, destruction or lopping of native vegetation.

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

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
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There are no potential sites listed in the Native Vegetation Credit Register that meet your offset requirements.

LT - Large Trees CMA - Catchment Management Authority LGA - Municipal District or Local Government Authority

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Next steps

If applying for approval to remove native vegetation

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

If you have approval to remove native vegetation

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

Broker contact details

Broker Abbreviation	Broker Name	Phone	Email	Website
Fully traded				
Abezco	Abzeco Pty. Ltd.	(03) 9431 5444	offsets@abzeco.com.au	www.abzeco.com.au
Baw Baw SC	Baw Baw Shire Council	(03) 5624 2411	bawbaw@bawbawshire.vic.gov.au	www.bawbawshire.vic.gov.au
Bio Offsets	Biodiversity Offsets Victoria	0452 161 013	info@offsetsvictoria.com.au	www.offsetsvictoria.com.au
Contact NVOR	Native Vegetation Offset Register	136 186	nativevegetation.offsetregister@deeca.vic.gov.au	www.environment.vic.gov.au/native-vegetation
Ecocentric	Ecocentric Environmental Consulting	0410 564 139	ecocentric@me.com	Not available
Ethos	Ethos NRM Pty Ltd	(03) 5153 0037	offsets@ethosnrm.com.au	www.ethosnrm.com.au
IDES	ID Ecological Management	(03) 9437 0555		www.idecological.com.au
Nillumbik SC	Nillumbik Shire Council	(03) 9433 3316	offsets@nillumbik.vic.gov.au	www.nillumbik.vic.gov.au
TFN	Trust for Nature	8631 5888	offsets@tfn.org.au	www.trustfornature.org.au
VegLink	Vegetation Link Pty Ltd	(03) 8578 4250 or 1300 834 546	offsets@vegetationlink.com.au	www.vegetationlink.com.au
Yarra Ranges SC	Yarra Ranges Shire Council	1300 368 333	biodiversityoffsets@yarraranges.vic.gov.au	www.yarraranges.vic.gov.au

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

Disclaimer

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

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

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

7 REFERENCES

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DEECA Website ii.

<https://www.environment.vic.gov.au/native-vegetation/native-vegetation>

DEECA Website iii.

<http://www.depi.vic.gov.au/environment-and-wildlife/biodiversity/victorian-biodiversity-atlas>

DEECA Website iv.

<https://mapshare.vic.gov.au/nvr/map/removal>

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<https://mapshare.vic.gov.au/vicplan/>

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Plates 1 Site Photograph



Plate 1. Tree A.