

**ATTACHMENT 9**

**AGENCY RESPONSES**



**Our Ref:** 10000-482694-442064  
**Telephone:** 0417 338 142  
**Fax:** 5149 1000  
**Council Ref:** DPMONASH

December 6<sup>th</sup>, 2012.

Jody Riordan  
Latrobe City  
PO Box 264  
**MORWELL VIC 3840**

Dear Jody

### **REQUEST FOR FURTHER INFORMATION ON DEVELOPMENT PLAN**

**Site Name:** Monash Views Development Plan  
**Address:** Lot 1 on PS 701486M and CA 9P1 Parish of Narracan

Thank you for providing the CFA with the opportunity to comment on the Monash Views Development Plan.

CFA has had discussion with the Municipality and the applicant (NBA Group) in recent months regarding the development. Based on these discussions and the informal referral dated 9 November 2012, the following comments are provided to assist:

#### **Access**

Overall, the access streets to the subdivision provide good movement for emergency vehicles. Consideration needs to be made regarding the cluster allotments to ensure that the distance between the dwelling and the street (where the fire truck would park) is less than thirty metres in length. If the access is greater than 30 metres in length, the provision for fire truck access must be provided in the design of the battle-axe allotments.

#### **Water supply**

When locating hydrants in the water reticulation, it will be important to locate hydrants near the cluster allotments due to the extensive hose lay that will be required.

It appears that the area near Bull Shulz Drive will remain in the Bushfire Management Overlay, and will require provision for static water supply. CFA would be prepared to consider a variation to the quantity of 10,000 litres of static water supply, if satisfactory evidence is provided that the reticulated water supply is reliable. Consideration of

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**District 9 HQ**  
24 Normanby Street  
(PO Box 419) WARRAGUL, 3820  
Tel. (03) 5623 1180  
Fax (03) 5623 6061

**Gippsland Region//District 10 HQ**  
Level 3, Port of Sale Business Centre  
64-66 Foster Street  
(PO Box 1212) SALE, 3850  
Tel. (03) 5149 1000  
Fax (03) 5149 1082

**District 11 HQ**  
130 Macleod Street  
BAIRNSDALE 3875  
Tel. (03) 5152 3048  
Fax (03) 5152 5007

**CMA Application No:** WG-F-2012-0629-LAT  
**Document No:** 1  
**Council No:** DPMONASH  
**Date:** 30 November 2012

Jody Riordan  
Statutory Planner  
Latrobe City Council  
PO Box 264  
Morwell Vic 3840

Dear Jody,

**Application Number (CMA Ref):** WG-F-2012-0629-LAT

**Property Street:** Coach Road and Monash Road, Newborough, VIC 3825

**Cadastral:** Lot A, PS 701486, and CA 9P1, Parish of Narracan

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I refer to your correspondence dated 9 November 2012, received at the West Gippsland Catchment Management Authority on 12 November 2012. Thank you for the opportunity to comment on the draft Development Plan for the above property.

The Authority notes that the proposal will involve a realignment of the existing golf course, and creation of a residential subdivision in and adjacent to the existing golf course.

We note the application of 30m wide buffers on either side of the designated waterways that traverse the property, and the Authority supports the proposal to limit all residential development to those areas more than 30m from the waterway.

However we also note from the plans that the proposed realignment of golf holes 2, 3, 4 and 5 are likely to result in the removal of significant areas of native vegetation, much of which is adjacent to the waterways. The Authority is concerned about the possible impacts of this on the waterway, and the loss of ecological value associated with the remnant riparian vegetation.

We would be pleased to review a revised draft Development Plan which seeks to limit the loss of native vegetation, particularly within 30m of the waterways, as per the State Planning Policy Framework Clause 14.02-1 (Catchment Planning and Management):

Retain natural drainage corridors with **vegetated buffer zones** at least 30m wide along each side of a waterway to maintain the natural drainage function, stream habitat and wildlife corridors and landscape values, to minimise erosion of stream banks and verges and to reduce polluted surface runoff from adjacent land uses

Should you have any queries, please do not hesitate to contact Penny Phillipson on 1300 094 262. To assist the CMA in handling any enquiries please quote **WG-F-2012-0629-LAT** in your correspondence with us.

Yours sincerely,



**Adam Dunn**  
**Statutory Planning Manager**

The information contained in this correspondence is subject to the disclaimers and definitions below.

**Definitions and Disclaimers**

1. The area referred to in this letter as the 'proposed development location' is the land parcel(s) that, according to the Authority's assessment, most closely represent(s) the location identified by the applicant. The identification of the 'proposed development location' on the Authority's GIS has been done in good faith and in accordance with the information given to the Authority by the applicant(s) and/or Latrobe City Council.
2. While every endeavour has been made by the Authority to identify the proposed development location on its GIS using VicMap Parcel and Address data, the Authority accepts no responsibility for or makes no warranty with regard to the accuracy or naming of this proposed development location according to its official land title description.
3. **AEP** as Annual Exceedance Probability – is the likelihood of occurrence of a flood of given size or larger occurring in any one year. AEP is expressed as a percentage (%) risk and may be expressed as the reciprocal of ARI (Average Recurrence Interval).

Please note that the 1% probability flood is not the probable maximum flood (PMF). There is always a possibility that a flood larger in height and extent than the 1% probability flood may occur in the future.

4. **AHD** as Australian Height Datum - is the adopted national height datum that generally relates to height above mean sea level. Elevation is in metres.
5. **ARI** as Average Recurrence Interval - is the likelihood of occurrence, expressed in terms of the long-term average number of years, between flood events as large as or larger than the design flood event. For example, floods with a discharge as large as or larger than the 100 year ARI flood will occur on average once every 100 years.
6. No warranty is made as to the accuracy or liability of any studies, estimates, calculations, opinions, conclusions, recommendations (which may change without notice) or other information contained in this letter and, to the maximum extent permitted by law, the Authority disclaims all liability and responsibility for any direct or indirect loss or damage which may be suffered by any recipient or other person through relying on anything contained in or omitted from this letter.
7. This letter has been prepared for the sole use by the party to whom it is addressed and no responsibility is accepted by the Authority with regard to any third party use of the whole or of any part of its contents. Neither the whole nor any part of this letter or any reference thereto may be included in any document, circular or statement without the Authority's written approval of the form and context in which it would appear.
8. The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.

geographic location and hydraulics should be provided in any alternate solution.

### **Vegetation Management**

Considering the existence of the golf course, it would be acceptable for a Landscaping Plan to be submitted that indicates the ongoing state to which the golf course and surrounds will be maintained. Vegetation management may be required of the reserve near Bill Schulz Drive, however the extent will not be known until the applicant establishes building envelopes for the nearby allotments. This area of vegetation exceeds 8 Ha so it is assumed that it will be included in the revised Bushfire Management Overlay.

### **Construction Level**

As the subdivision is for greater than nine lots, the applicant should carry out site assessments for each allotment that is proposed to be affected by the future Bushfire Management Overlay. Each building envelope is to be positioned to ensure that BAL-19 or less defensible space can be achieved (Table 1 Clause 52.47), recognising that it is appropriate to have shared defensible space across allotments that are subject to vegetation management conditions.

The advantage of undertaking this work, prior to confirmation of allotment boundaries, is that any requirement of the Bushfire Management Overlay can be secured at the time of subdivision, thus avoiding any further referrals by the Bushfire Management Overlay for development of dwellings. Regardless of whether the Bushfire Management Overlay will apply or not, the Bushfire Prone Area will apply and the requirements of AS3959-2009 have a similar imposition to the Bushfire Management Overlay.

### **Closing remarks**

CFA looks forward to reviewing the revised and formal referral. If you wish to discuss this matter in more detail, please do not hesitate to contact Deanne Smith, Fire Safety Officer, on 0417 338 142.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Deanne Smith', written in a cursive style.

**Deanne Smith  
Delegated Officer  
CFA Gippsland Region**



# Department of Transport

PO Box 1894  
Traralgon, Victoria 3844  
Telephone: (03) 5172 2319  
www.transport.vic.gov.au  
DX 219293

30 November 2012

Jody Riordan  
Senior Statutory Planner

File:Transport Planning  
Latrobe City

Latrobe City Council  
PO Box 264  
MORWELL 3840

Ref:DOC/12/280984

Dear Jody

## MONASH VIEWS DEVELOPMENT PLAN

Thank you for your correspondence dated 9 November 2012 with the informal referral of the above draft development plan.

The Department provides the following comments:

- There appears to be no specific reference in the Traffic Engineering Assessment to public transport access. Sections of "Street Level Access 1" roads should be considered for buses.
- Cross sections for roads anticipated to accommodate buses should accord with the DOT *Public Transport Guidelines for Land Use and Development 2008*.
- Paths, stops and bus shelters must be fully DDA compliant.
- Pedestrian and cycle access to broader networks to be considered and accommodated.

I would be pleased to discuss these matters further as part of the additional detail required for the draft development plan. If you require further information please contact me on telephone 5172 2319.

Yours sincerely

HARVEY DINELLI  
Transport Coordination Manager  
Gippsland Region

30 / 11 / 2012



## Department of Sustainability and Environment

Our ref: SP443787  
Your ref: Monash Views Development Plan

5 December 2012

Jody Riordan  
Senior Statutory Planner  
Latrobe City Council  
PO Box 264  
**MORWELL VIC 3844**

71 Hotham Street  
Traralgon Victoria 3844  
Telephone: (03) 5172 2100  
Facsimile: (03) 5172 2111  
ABN 90 719 052 204  
DX 219284

Dear Jody

### **MONASH VIEWS DEVELOPMENT PLAN**

Thank you for your correspondence dated 15 November 2012 seeking preliminary comments on the proposed Monash Views Development Plan. The correspondence was received on 19 November 2012.

The Department of Sustainability and Environment (DSE) offers the following comments for consideration:

#### **Development Plan**

- The design iterations detailed in the plan helps demonstrate some of the ways the proponent has attempted to avoid and minimise biodiversity impacts over the life of the project.
- DSE suggests discussion around sight distance implications for losses to existing native vegetation along Coach Road (i.e. access to residential lots across public road reserve should reference standards to be met and clarify reasoning behind not being able to avoid or minimise impacts).

#### **Flora, Fauna and Net Gain Assessment**

- The proposal is supported by a revised report, *Flora, fauna and net gain assessment of the Yallourn Golf Course redevelopment, Newborough* (Biosis Research Pty Ltd, August 2012). DSE is satisfied that the Biosis report accurately represents the ecological values of the site.
- The report identifies existing habitat for, and recommends, targeted surveys for Dwarf Galaxias, Swamp & Glossy Grass Skink, Burrowing Crayfish and orchid species as noted in the report. DSE supports the need for threatened species surveys to inform any subdivision planning permit application. Surveys must take place at the best time to identify to species level (optimal flowering time for orchids).
- The report identifies the proposed removal of very high conservation significance (VHCS) native vegetation, some of which supports habitat for rare or threatened species. The written consent of the Minister for Environment and Climate Change is required before DSE can support the final proposal. Before DSE can seek the Minister's consent, the application must adequately demonstrate that all reasonable steps have been taken to avoid and minimise such losses. The development plan lacks information to support the removal of VHCS native vegetation; specifically why losses cannot be avoided.

#### **Privacy Statement**

Any personal information about you or a third party in your correspondence will be protected under the provisions of the **Information Privacy Act 2000**. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to the Manager Privacy, Department of Sustainability & Environment, PO Box 500, East Melbourne, 3002.



- DSE advises that there is a reference error in the report document in paragraph 1 of section 3.3.1.
- Section 4.4.2 (p22 of the report) discusses buffers for fire risk protection/mitigation in vegetated areas next to house lots. There is no supporting evidence to indicate that such lots can satisfy the Bushfire Attack Level obligations for dwellings and associated vegetation management, without adversely affecting the retained native vegetation. DSE needs to have some certainty that on-site offsets for approved losses are able to be achieved and managed for biodiversity conservation in perpetuity. The proposal should clearly identify how this risk will be addressed, and any management implications for retained/offset vegetation to satisfy planning scheme and referral authority requirements.
- The report identifies that offsets to address the requirements of the Latrobe Planning Scheme for the proposed removal of native vegetation can be provided on site. However, there is some uncertainty about how offsets can be managed to achieve net gain and address the risks associated with urban development and a public golf course. The proposal needs to provide further detail about offset management and security into the future.

### **Ogilvy Report**

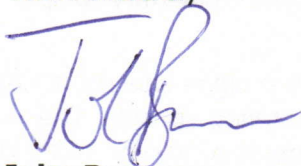
- Any future planning permit application should clearly describe the relevant recommendations and related impacts on native vegetation/waterways, clarifying:
  - i) specific details relating to reasons for vegetation removal and why it can't be avoided,
  - ii) justification for removal to improve golf course and associated benefits for consideration,
  - iii) how removal has been minimised through other design considerations, and
  - iv) the benefits of removing planted vegetation to focus on natural habitat and aesthetic values of existing native vegetation.

All written correspondence should be sent electronically to [Gippsland.Planning@dse.vic.gov.au](mailto:Gippsland.Planning@dse.vic.gov.au) or mailed to:

Manager, Statutory Planning Services  
 Department of Sustainability and Environment  
 71 Hotham Street  
 TRARALGON VIC 3844

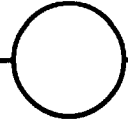
If you have any queries regarding this matter, please contact Statutory Planning Services, at the Traralgon DSE office on (03) 5172 2111.

Yours sincerely



**John Brennan**  
 Manager, Statutory Planning Services





Australian Pipeline Ltd  
ACN 091 344 704

Australian Pipeline Trust  
ARSN 091 678 778

APT Investment Trust  
ARSN 115 585 441

APT O&M Services Pty Ltd  
ABN 11 112 358 586

Our reference: COU/2012 062

Your reference:

Enquiries: Mr. G. Colthup

Extension: 404

Date: 12 December, 2012

La Trobe Shire  
Statutory Planning  
P.O. Box 264  
Morwell, VIC. 3840

Attention: **Kiesha Jones**

LATROBE CITY COUNCIL	
INFORMATION MANAGEMENT	
RECEIVED	
14 DEC 2012	
R/O:	Doc No:
Comments/Copies Circulated to:	
<input type="checkbox"/> Copy registered in DataWorks <input type="checkbox"/> Invoice forwarded to accounts	

Dear Sir/Mada,

**PROPOSED DEVELOPMENT PLAN**  
**MONASH VIEWS (YALLOURN GOLF COURSE)**  
**NEWBOROUGH**

Reference is made to your letter, dated 10<sup>th</sup> December 2012, with the accompanying disk.

As shown on the attached District Plans, APA Group has no existing gas reticulation currently in the subject area however, APA Group does have existing gas reticulation in the surrounding areas.

APA Group, as a licensed gas distributor under the Gas Industry Act 2005, and a referral authority under the Subdivision Act, manages an extensive natural gas asset network throughout the area and as such has reviewed the affect this proposal will have on existing APA Group gas network assets.

Indications are that this proposal will not affect our existing gas assets and consequently APA Group has no objection to the proposed development plan, as described in Councils letter, dated 10<sup>th</sup> December 2012.

Please note, future gas supply/reticulation requests for this area can be dependent upon property development and will need to be directed through a gas retail company.

Enclosed for your information is a copy of APA Group District Plan, as listed below, showing the recorded location of existing gas mains.

Yours faithfully,

**PAUL KOEDIJK**  
**PROJECTS MANAGER**  
**PLANNING & ENGINEERING**

District Plan: Heyfield 2500: 02-11 and 02-12

### USERS OF THIS PLAN PLEASE NOTE

APA GROUP has taken care to ensure that the location of the gas mains shown on this plan/document are accurate. However, some variations from records do exist and complete accuracy cannot be guaranteed. APA GROUP shall not be liable to pay any damages or answer any claim where there exists any error on this plan.

In all instances it is essential that the position of the pipes be proved by hand excavation.

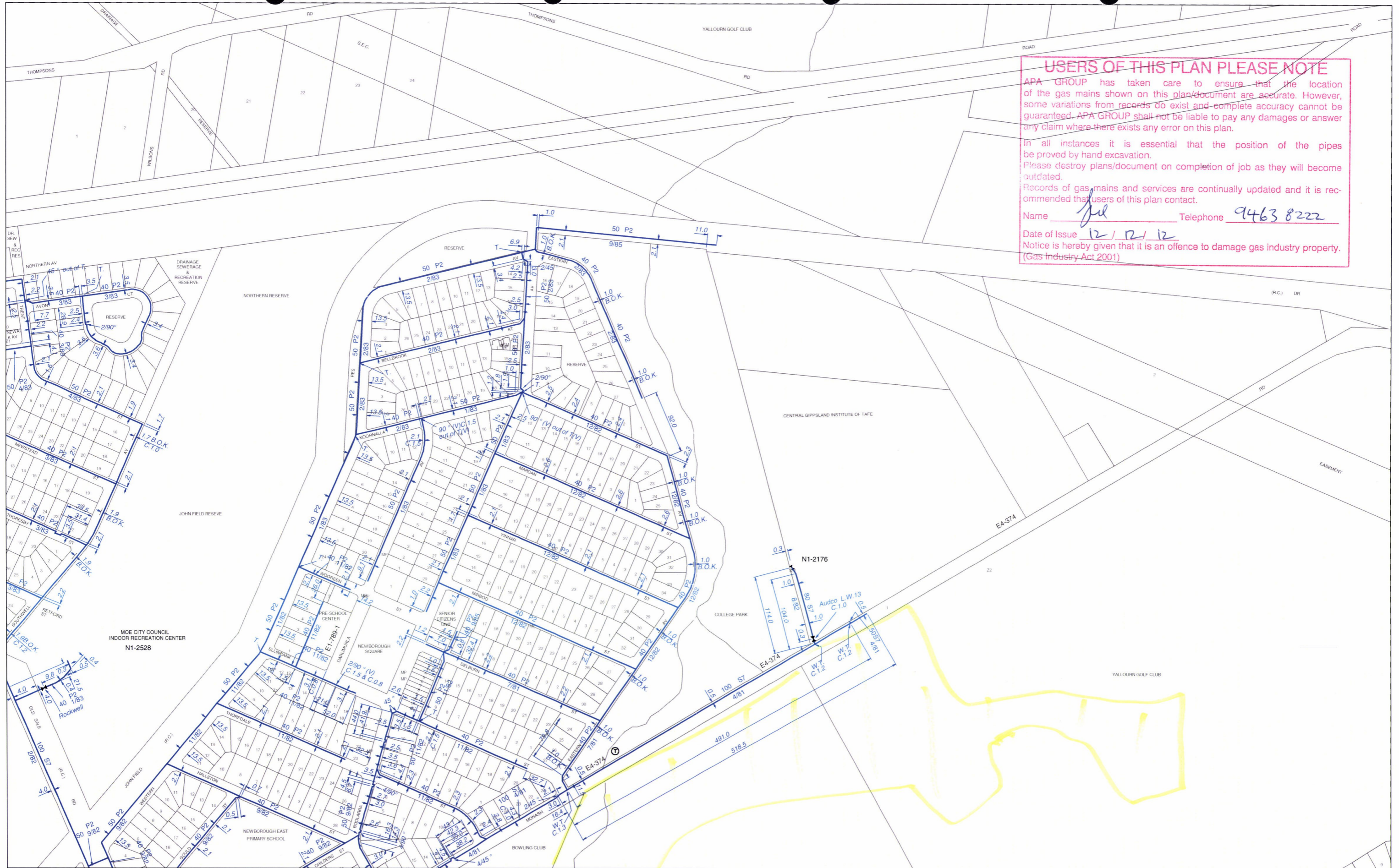
Please destroy plans/document on completion of job as they will become outdated.

Records of gas mains and services are continually updated and it is recommended that users of this plan contact.

Name Jul Telephone 9463 8222

Date of Issue 12/12/12

Notice is hereby given that it is an offence to damage gas industry property. (Gas Industry Act 2001)



### NOTICE

APA GROUP HAS TAKEN CARE TO ENSURE THAT THE LOCATION OF THE GAS MAINS SHOWN ON THIS PLAN/DOCUMENT ARE ACCURATE. HOWEVER, SOME VARIATIONS FROM RECORDS DO EXIST AND COMPLETE ACCURACY CANNOT BE GUARANTEED. APA GROUP SHALL NOT BE LIABLE TO PAY ANY DAMAGES OR ANSWER ANY CLAIM WHERE THERE EXISTS ANY ERROR ON THIS PLAN.

IN ALL INSTANCES IT IS ESSENTIAL THAT THE POSITION OF THE PIPES BE PROVED BY HAND EXCAVATION.

RECORDS OF GAS MAINS ARE CONTINUOUSLY UPDATED AND IT IS RECOMMENDED THAT THIS PLAN BE DESTROYED ON COMPLETION OF WORKS. NOTICE IS HEREBY GIVEN THAT IT IS AN OFFENCE TO DAMAGE GAS INDUSTRY PROPERTY (GAS INDUSTRY ACT 2001).



### DIAL BEFORE YOU DIG 1100

DIMENSIONS ARE IN METRES PIPE SIZES ARE IN MILLIMETRES  
REFER OVERLEAF FOR DETAILED LEGEND

#### PRESSURE RANGES

LOW PRESSURE	UP TO 7kPa	
MEDIUM PRESSURE	7kPa - 200kPa	
HIGH PRESSURE	100kPa - 515kPa	
TRANSMISSION PRESSURE	IN EXCESS OF 515kPa	

#### LOCATION/TOWNSHIP

NEWBOROUGH, YALOURIN

REVISED BY V.M.  
REVISION DATE 30/07/2007  
PRINT DATE 30/04/2010

01-13	02-13	03-13
01-12	02-12	03-12
01-11	02-11	03-11



APA Group



MUNICIPALITY  
LATROBE

HEYFIELD 2500  
02-12

TYPE OF PIPE		FITTINGS AND NOTATIONS					
C2	CAST IRON	90°	BEND	V12-22	SECTIONALIZATION VALVE	=====	EASEMENT BOUNDARY
C3	CAST IRON MECHANICAL JOINT	B.P.	BLADDER PLATE	▲	REGULATOR	-----	BACK OF KERB (B.O.K.)
C4	CAST IRON SOUTHERN	C.	CAP	□	SERVICE REGULATOR	---/---/---	FENCE LINE
C5	CAST IRON A.I.S.	(C.B.)	COMBINED BEND	SCADA	SYSTEM CONTROL & DATA	2/74	DATE MAIN LAID FEB. 1974
C6	CAST IRON METTERS CLOW	F. & F.	FLANGE & FAUCET PIECE	D5-107	ACQUISITION NUMBER	E.O.M.	END OF MAIN
C7	CAST IRON STAVELEY	F. & S.	FLANGE & SPIGOT PIECE	P1-101	REGULATOR NUMBER	N.T.I.	NOT TIED IN
C8	CAST IRON STANTON	L.T.	LONGTHREAD	●	SYPHON	2.1	OFFSET
C9	CAST IRON STANTON-STAVELEY	D.E.	MUELLER DEAD END EXTENSION	— —	PROPOSED GAS MAIN	C1.0	COVER
C10	CAST IRON LEAD JOINT	L.S.	MUELLER LINE STOPPER	--- ---	VALVE	RC	ROAD CORPORATION
D2	DUCTILE IRON-UNCOATED	T.S.	MUELLER SERVICE TEE	— — —	VALVE INSULATED	CP 12345 LP 12345	} SURVEY / TITLE DRAWINGS
P2	PLASTIC POLYETHYLENE	T.V.	MUELLER TEE VALVE	— — —	FLANGE BLANK	PS 12345 LP 12345	
P3	PLASTIC POLY VINYL CHLORIDE	P.L.	PROPERTY LINE	— —	INSULATED FITTING	RCA 123456 RP 12345	} COMMON TRENCHING
P4	PLASTIC PIPE OTHER-L.P.ONLY	R.	REDUCER	— —	ANODE BED / TEST POINT	C.T. 12345 SP 12345	
P5	PLASTIC IMPACT MODIFIED	Sd.	SADDLE	(A) / (T)	CATHODIC PROTECTION UNIT	D.B.	DIRECTIONAL BORING
P6	PLASTIC PE 80b YELLOW	St.	STOOL	(C)	ENCASING PIPE	/P	PART SERVICES
P7	PLASTIC PE 80b BYS SERIES 2-METRIC	T.	TEE	— —	CONCRETE SLABBING		
S2	STEEL	T.B.	TEE BOSSED	— —	CROSS		
S3	STEEL COATED & SCREWED	T.Sp.	TEE SPLIT			ALPHA NUMERIC REFERENCES RELATE TO DETAILED DRAWINGS WHICH ARE AVAILABLE FROM THE PLAN ROOM.	
S4	STEEL COATED & WELDED	Th.	THIMBLE			EG. M1 1234	MAINS DETAIL DRAWING
S5	STEEL GALVANIZED	Th.B	THIMBLE BOSSED			E1 - 015 - 1	EASEMENT DRAWING
S6	STEEL COATED GIBAULT JOINT	Th.Sp.	THIMBLE SPLIT				
S7	STEEL PLASTIC COATED & WELDED	Th.Sp. B.	THIMBLE SPLIT BOSSED				
S8	STEEL PLASTIC COATED & SCREWED	(V)	VERTICAL				
S9	STEEL INTERPON	W.S.	WILLIAMSON SHORT STOPP				
S10	STEEL NAPGARD	W.T.	WILLIAMSON TEE				
W2	WROUGHT IRON GALVANIZED						



**USERS OF THIS PLAN PLEASE NOTE**

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In all instances it is essential that the position of the pipes be proved by hand excavation. Please destroy plans/document on completion of job as they will become outdated. Records of gas mains and services are continually updated and it is recommended that users of this plan contact.

Name Jul Telephone 9463 8222

Date of Issue 12/12/12

Notice is hereby given that it is an offence to damage gas industry property. (Gas Industry Act 2001)

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RECORDS OF GAS MAINS ARE CONTINUOUSLY UPDATED AND IT IS RECOMMENDED THAT THIS PLAN BE DESTROYED ON COMPLETION OF WORKS.

NOTICE IS HEREBY GIVEN THAT IT IS AN OFFENCE TO DAMAGE GAS INDUSTRY PROPERTY (GAS INDUSTRY ACT 2001).



**DIAL BEFORE YOU DIG 1100**

DIMENSIONS ARE IN METRES PIPE SIZES ARE IN MILLIMETRES

REFER OVERLEAF FOR DETAILED LEGEND

**PRESSURE RANGES**

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**LOCATION/TOWNSHIP**

NEWBOROUGH, YALLOURN

REVISED BY  
REVISION DATE  
PRINT DATE 30/04/2010

01-12	02-12	03-12
01-11	02-11	03-11
01-10	02-10	03-10



APA Group

**Envestra**  
Investing in energy infrastructure

MUNICIPALITY

LATROBE

HEYFIELD 2500

02-11

TYPE OF PIPE		FITTINGS AND NOTATIONS					
C2	CAST IRON	90°	BEND	V12-22	SECTIONALIZATION VALVE	=====	EASEMENT BOUNDARY
C3	CAST IRON MECHANICAL JOINT	B.P.	BLADDER PLATE	▲	REGULATOR	-----	BACK OF KERB (B.O.K.)
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P6	PLASTIC PE 80b YELLOW	St.	STOOL	⊙	ENCASING PIPE	/P	
P7	PLASTIC PE 80b BYS SERIES 2-METRIC	T.	TEE	⊙	CONCRETE SLABBING		} PART SERVICES
S2	STEEL	T.B.	TEE BOSSED	+	CROSS		
S3	STEEL COATED & SCREWED	T.Sp.	TEE SPLIT				
S4	STEEL COATED & WELDED	Th.	THIMBLE				
S5	STEEL GALVANIZED	Th.B	THIMBLE BOSSED				
S6	STEEL COATED GIBAULT JOINT	Th.Sp.	THIMBLE SPLIT				
S7	STEEL PLASTIC COATED & WELDED	Th.Sp. B.	THIMBLE SPLIT BOSSED				
S8	STEEL PLASTIC COATED & SCREWED	(V)	VERTICAL				
S9	STEEL INTERPON	W.S.	WILLIAMSON SHORT STOPP				
S10	STEEL NAPGARD	W.T.	WILLIAMSON TEE				
W2	WROUGHT IRON GALVANIZED						

ALPHA NUMERIC REFERENCES RELATE TO DETAILED DRAWINGS WHICH ARE AVAILABLE FROM THE PLAN ROOM.

EG. M1 1234 MAINS DETAIL DRAWING  
E1 - 015 - 1 EASEMENT DRAWING

**Kiesha Jones**

---

**From:** Tom McQualter  
**Sent:** Friday, 7 December 2012 12:14 PM  
**To:** Gail Gatt; Kiesha Jones; Lorrae Dukes  
**Subject:** FW: 74370784: Monash Views Development Plan SP Ausnet General Advice  
**Attachments:** image002.jpg; AMFM Plot 2.pdf

FYI

**Tom McQualter**  
 Manager Urban Growth  
 Latrobe City Council

[mailto: Tom.McQualter@latrobe.vic.gov.au](mailto:Tom.McQualter@latrobe.vic.gov.au)

Direct: 03 5128 5657  
 Mobile: 0409 803 824  
 Fax: (03) 5128 5672  
 Phone: 1300 367 700  
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**From:** Emma Bostedt [<mailto:Emma.Bostedt@sp-ausnet.com.au>]  
**Sent:** Friday, 7 December 2012 12:09 PM  
**To:** Tom McQualter  
**Subject:** FW: 74370784: Monash Views Development Plan SP Ausnet General Advice

Hi Tom,

Further to your letter dated 9<sup>th</sup> of November 2012, please find below notes outlining SP Ausnet's general advice in relation to the proposed development plan.

- There are 22kV overhead powerlines located on the eastern and northern side of the development (Monash Way & Golf Links Rd). These existing powerlines will need to be augmented into the estate layout proposal. All costs associated with any design or construction change would be borne by the customer/developer.
- I have attached an AMFM plot showing our 22kV assets in and around the proposed development.
- Based on advice from our Network Planner – The 22kV line running along the boundary of the development will not be able to accommodate the development. This will potentially require reconductoring of the line and a protection review. Again, the customer/developer will need to contribute towards the costs of these works. We will need more information to be able to make a detailed assessment of the works required to accommodate this subdivision. This information can be provided at the time of application.
- As mentioned in earlier points, SP AusNet's policy for alteration to existing assets requires the customer/developer to contribute the full cost of the augmentation works. Therefore, any alteration to the alignment of the assets crossing the existing site would be at the customer/developer expense.
- Services to any existing houses will be required to be relocated to the underground network within the estate at the customer/developer expense.

- SP AusNet's standard URD policy would apply for medium density housing i.e. lots sizes  $\leq$  2000 square metres are entitled to a LV rebate of \$980.00 per lot in the subdivision.
- HV reimbursements apply for High Voltage works completed internal to the housing estate.
- If the average lot size is greater than 2000 square metres or non residential, then the development would be classed as low density/commercial and the customer/developer would pay the total cost of works for HV and LV cables less SP AusNet's contribution based on expected revenue from assets installed.
- Current SP AusNet construction lead time for overhead works is 150 days (5 months) after negotiations are complete (easements obtained, contracts signed and supply contribution paid).
- Current SP AusNet construction lead time for underground works is 100 days (3 months) after negotiations are complete (easements obtained, contracts signed and supply contribution paid).

Should you require any further information, or clarification, please call or email me.

Thanks & Regards,

Emma Bostedt  
Trainee Design Officer  
SP Ausnet – Traralgon

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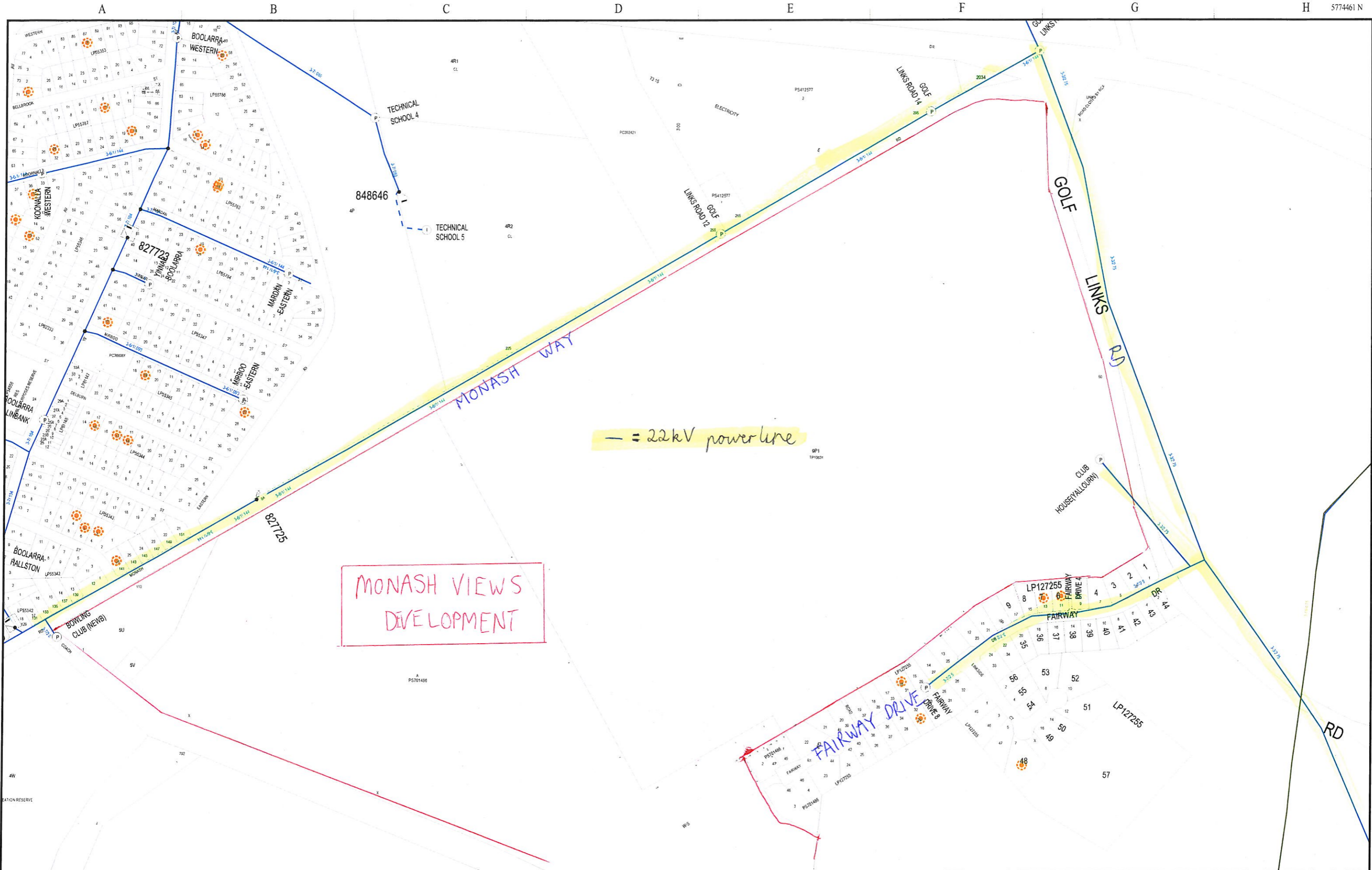
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MONASH VIEWS  
DEVELOPMENT

= 22kV power line

Directory Reference  
CFA 529 Ref 39E 73N  
Vic Roads 97 G4  
Heyfield 2,500/2.12



438589 E

5773525 N



30 November 2012

Our reference: COR/12/50805  
Your reference



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Dear Jody,

**RE: Monash Views Development Plan**

Gippsland Water has reviewed the documentation and does not object to the development plan.

Preliminary servicing comments are below;

- To service the development, the existing sewer main downstream will need to be upsized in diameter at the developers cost,
- All sewer and water assets within the development will be at the developers cost,
- Depending on the staging the existing Fairway Drive Sewer Pump Station (SPS) rising main will need to be incorporate into the new sewerage network,
- An easement to be included as part of the Development Plan to allow the Fairway Drive SPS to be decommissioned at the appropriate staging of the development,
- The development will be split into 2 water pressure zones.
- The water pressure main in Coach Road will need to be upgraded at any road crossings for asset protection.

If there are any matters about this response that you would like to discuss, please contact myself via either email [paul.young@gippswater.com.au](mailto:paul.young@gippswater.com.au) or phone 51 774 728.

Yours sincerely



Paul Young  
Senior Planning Engineer