

APPLICATION FOR PLANNING PERMIT 1561-2017

Responsible Officer:	Director Infrastructure Services
File:	Planning – Applications
Assessment:	101020
Attachment:	Plans – Locality Plan (Sheet 1) dated 29/06/17 prepared by Graincorp, and proposed subdivision (boundary realignment) prepared by Price Merrett Consulting, Copy of Objections, Submission by Graincorp in response.
Applicant:	Tyson Fehring – Graincorp Pty Ltd
Owner:	GrainCorp Pty Ltd
Subject Land:	Lot 1 PS442525, 66 Belcher St Nhill
Proposal:	Use and development of the land (including works) in association with Rural Store – Grain Handling facility (Grain Storage bunkers x 5), and boundary realignment (subdivision) to contain the grain storage area.
Zoning & Overlays:	Farming Zone (FZ), Environmental Significance Overlay Schedule 6 – Catchments of Wetlands of Conservation Value
Attachments:	Plans – Locality Plan (Sheet 1) dated 29/06/17 prepared by Graincorp, and proposed subdivision (boundary realignment) prepared by Price Merrett Consulting, Copy of Objections, Submission by Graincorp in response.

Summary:

This application is for Use and Development of Land (including Buildings and Works) in association with Rural Store, for the construction of a grain handling facility, and boundary realignment to contain the grain storage area. The proposed boundary realignment proposes to increase the size of Lot 1 PS442525 from 12.14ha to 30.50 ha, whilst reducing the size of Lot 2 PS442525 from 148.9 ha to 130.5 ha. This proposal intends to create 5 x additional grain storage areas to the east of proposed Lot 1.

Under the provisions of the Hindmarsh Planning Scheme, the proposal accords with the definition of a “Rural Store,” being:-

“Land used to store unprocessed agricultural produce, or products used in agriculture”.

No buildings are proposed as a part of this application, with works proposed being associated with the construction of the bunker storage areas.

Previous approved planning permits include:

- Permit No. 732/01 – 21 September 2001 – Development of Grain Storage facilities including bunkers, weighbridge, sampling stand, associated road works, drainage and retarding dam.
- Permit No. 1231/2009 – 11 November 2009 – Grain Storage increase to a total of 135,000 tonnes.

Permit1557-2017 for the construction of associated grain loading and silo facilities was approved on the 25 October 2017.

Proposal Details:

The proposal in detail involves the construction of 5 x grain storage bunkers – approximately 40m x 120m in length oriented in an east-west direction, to the east of the existing site offices and existing bunkers.

The proposed boundary realignment (subdivision) proposes to increase the size of Lot 1 PS442525 from 12.14ha to 30.50 ha, whilst reducing the size of Lot 2 PS442525 from 148.9 ha to 130.5 ha. This proposal intends to create 5 x additional grain storage areas to the east of proposed Lot 1.

(Refer Attachments / see below)



Picture 1:
Shows location of the Environmental Significance Overlay Schedule 6. The ESO 6 does not impact upon the area of works, therefore referral to the WCMA is not required.



Picture 2:
Aerial Photograph of subject site

Planning Assessment:

Permit Requirement: -

Use:

A planning permit is required pursuant to Clause 35.07-1 of the Farming Zone to use the land for a Rural Store. A 'Rural Store' is a Section 2 Use, if the conditions for 'Rural Store' under Section 1 Uses cannot be met.

Development:

A planning permit is required pursuant to Clause 35.07-4 for buildings or works associated with a use in Section 2 of Clause 35.07-1 under the provisions of the Hindmarsh Planning Scheme.

Planning Scheme Requirements

State Planning Policy Framework

Clause 11 – Settlement

Clause 11.07 – Regional Victoria

Clause 11.15 – Wimmera Southern Mallee

Clause 13 – Environmental Risks

Clause 17 – Economic Development

Clause 18 - Transport

Clause 19 - Infrastructure

Local Planning Policy Framework

Clause 21 – Municipal Strategic Statement

Clause 22.01 – Western Highway

Zoning Provisions

Clause 35.07 – Farming Zone (FZ)

Overlay Provisions

Clause 42.01 - Environmental Significance Overlay Schedule 6 – Catchments of Wetlands of Conservation Value (ESO6)

Particular Provisions

Clause 5

General Provisions

Clause 65 – Decision Guidelines

Clause 66 - Referral and Notice Provisions

Discussion

The application has been assessed against the State Planning Policy Framework and the Local Planning Policy Framework, and it is considered that the proposed use is consistent with relevant policies contained within this section of the Hindmarsh Planning Scheme.

Clause 35.07 – Farming Zone states that before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate (as outlined in detail within the planning scheme):

General Issues

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Any Regional Catchment Strategy and associated plan applying to the land.
- The capability of the land to accommodate the proposed use or development, including the disposal of effluent.
- How the use or development relates to sustainable land management.
- Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.
- How the use and development makes use of existing infrastructure and services.

The land is considered suitable for the proposal, and generally accords with the overall intent of the Farming Zone. The proposed grain bunkers are additional to the existing bunkers, and the overall development accords with adjoining and nearby land uses.

Agricultural issues and the impacts from non-agricultural uses

- Whether the use or development will support and enhance agricultural production.
- Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.
- The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.
- The capacity of the site to sustain the agricultural use.
- The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.
- Any integrated land management plan prepared for the site.

The proposal also considers Environmental and Design & Siting Issues, and an assessment against these issues has determined that the proposal will have no detrimental impact. The proposed boundary realignment will serve to further agricultural uses on the balance of the land (cropping), with the proposed grain storage area increasing grain storage and transfer from the area.

35.07-3 Subdivision (FZ) states that a permit is required to subdivide land.

Each lot must be at least the area specified for the land in a schedule to this zone. If no area is specified, each lot must be at least 40 hectares.

A permit may be granted to create smaller lots if any of the following apply:

- The subdivision is to create a lot for an existing dwelling. The subdivision must be a two lot subdivision.
- The subdivision is the re-subdivision of existing lots and the number of lots is not increased.
- The subdivision is by a public authority or utility service provider to create a lot for a utility installation.

The proposed boundary realignment complies.

General Provisions – Decision Guidelines

Clause 65.01 of the Hindmarsh Planning Scheme requires that before deciding on an application or approval of a plan, the Responsible Authority must consider, as appropriate:

- The matters set out in Section 60 of the Act.
- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The purpose of the zone, overlay or other provision.
- Any matter required to be considered in the zone, overlay or other provision.
- The orderly planning of the area.
- The effect on the amenity of the area.
- The proximity of the land to any public land.
- Factors likely to cause or contribute to land degradation, salinity or reduce water quality.
- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.
- The extent and character of native vegetation and the likelihood of its destruction.
- Whether native vegetation is to be or can be protected, planted or allowed to regenerate.
- The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.

The relevant matters set out in s60 of the Act are:

(1) Before deciding on an application, the responsible authority must consider—

- a) the relevant planning scheme; and
- b) the objectives of planning in Victoria; and
- c) all objections and other submissions which it has received and which have not been withdrawn; and
- d) any decision and comments of a referral authority which it has received; and
- e) any significant effects which the responsible authority considers the use or development may have on the environment or which the responsible authority considers the environment may have on the use or development; and
- f) any significant social effects and economic effects which the responsible authority considers the use or development may have.

It is considered that this proposal will produce acceptable outcomes, having regard to the decision guidelines as listed above.

Notification & Referral of Application:

Pursuant to Sections 52 (1)(a), (b) and (d) of the Planning and Environment Act 1987 (the Act), notice of the application must be given to the community and affected authorities, unless the responsible authority is satisfied that the grant of the permit would not cause material detriment to any person.

Notification was undertaken by way of letter to adjoining landowners, placing signs on the land, and an advertisement in the Nhill Free Press. 13 objections were received, summarised as follows (and addressed by the Coordinator Planning and Development):-

Summary of Objections:

Objection	Response
Impacts of dust, noise and rodents	These matters can be conditioned.
Impacts upon natural features / views / fauna	Views are not a relevant planning consideration. Impacts upon fauna can be mitigated through an appropriate condition relating to construction management.
Halting expansion of dwellings in the area	The proposal in its amended form will not detrimentally impact on dwellings within the area. The Farming Zone is not intended for residences, and the adjoining Rural Living Zone will not be significantly impacted by the proposal in its current form.
Health impacts – mental and physical	Conditions are to be applied addressing noise, dust, light pollution, chemical spray etc.
Effects of proposal on rainwater quality and stormwater	To be conditioned
Lack of Consultation	The applicant has advertised the proposal in its various forms twice, with appropriate signage placed on the land, neighbour consultation and an advertisement in the Nhill Free Press. The amended proposal was advertised for the minimum period of fourteen (14) days, with no objections received.
Land could be used for Rural Living purposes	The land is appropriately zoned as Farming, with an adequate supply of Rural Living zoned land within the Shire.
Truck traffic / pedestrian safety	Appropriate engineering conditions are to be applied to address this matter.
Proposal better suited to eastern sector of existing facility	Amended plans were lodged to address this matter, and subsequently advertised, with no objection received as stated.
Effects of proposal on property values	Not a relevant planning consideration

Pursuant to Section 55 of the Planning and Environment Act 1987 (the Act), the application must be referred to stipulated authorities. This was not required (refer Clause 66 of the Planning Scheme).

Authorities:

Not required.

Strategic, Statutory and Procedural Requirements:

The proposal is consistent with the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

Report to Council:

The Town Planner advises that all obligations of Council (strategic, statutory and procedural) have been addressed and discharged in this planning application.

Processing Times:

The application was received on the 10 July 2017. The report is being presented to the Council meeting of 15 November 2017, giving a processing time of 129 days. The statutory processing time requirements of the Planning and Environment Act 1987 have not been satisfied, due to amended plans lodged under Section 72 of the Act, further information requested, and re-advertising.

Conflict of Interest:

Under section 80c of the Local Government Act 1989 officers providing advice to Council must disclose any interests, including the type of interest.

Officer Responsible – Shane Power, Director Infrastructure Services

In providing this advice as the Officer Responsible, I have no disclosable interests in this report.

Author – Andre Dalton, Coordinator Planning and Development

In providing this advice as the Author, I have no disclosable interests in this report.

RECOMMENDATION:

That Council approves the use and development of the land (including buildings and works) in association with Rural Store – Grain Handling facility (Grain Storage bunkers), and boundary realignment (subdivision) subject to the following conditions:

Endorsed Plans

(1) The development as shown on the endorsed plans must not be altered or modified in any way without the prior written consent of the Responsible Authority.

Landscaping

(2) Before the development starts, a landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The landscaping plan must be generally in accordance with plans submitted except that the plan must show:

- a) Details of surface finishes of pathways and driveways;***
- b) A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant;***
- c) Landscaping and planting within all open areas of the site;***
- d) Detail of site and soil preparation including mulching and maintenance;***
- e) All species selected must be to the satisfaction of the Responsible Authority.***

Subdivision - Amended plans required

(3) Before the plan of subdivision is certified under the Subdivision Act 1988, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application/other specified plans but modified to show:

- a) all bearings, distances, levels, street names, lot numbers, lot sizes, reserves and easements.**
- b) other information relevant to the development of the land such as dams, wells, filled land, land subject to inundation, etc.**

Amenity

(4) The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:

- a) Transport of materials, goods or commodities to or from the land;**
- b) Appearance of any building, works or materials;**
- c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;**
- d) Presence of vermin; or**
- e) In any other way.**

(5) The site must be kept in an ordered and tidy state and its appearance must not prejudicially affect the amenity of the area.

(6) All loading and unloading of vehicles and delivery of goods to and from the premises must occur on site.

(7) Outdoor lighting must be designed, baffled and located to prevent any adverse effect on adjoining land to the satisfaction of the Responsible Authority.

General

(8) During the construction phase of the development, the following conditions shall be met:

- a) Only clean rainwater shall be discharged to the stormwater drainage system;**
- b) Stormwater drainage system protection measures shall be installed as**
- c) Required to ensure that no solid waste, sediment, sand, soil, clay or stones from the premises, enters the stormwater drainage system;**
- d) Vehicle borne materials shall not accumulate on the roads abutting the site;**
- e) All machinery and equipment must be cleaned (if required) on site and not on adjacent footpaths or roads;**
- f) All litter (including items such as cement bags, food packaging and plastic stripping) must be disposed of responsibly.**

- (9) All chemicals, pesticides and fungicides are to be used on site, in accordance with Occupational Health and Safety Standards. The use of chemicals must be conducted so that it has minimum impact on the amenity of the immediate area by reason smell, fumes, smoke, waste water, waste products, or otherwise.**

Car Parking/Access

- (10) Carparking must be provided internally within the site for maintenance vehicles.**

Engineering

- (11) Access to the site and ancillary road works must be constructed in accordance with the requirements of the Responsible Authority.**

- (12) The developer is required to treat flows from the site to eliminate contaminants entering the drainage system to the satisfaction of the Responsible Authority.**

Environmental Health

- (13) If the Responsible Authority is not satisfied that the approved development has mitigated unreasonable noise impacts, it may require the owner to carry out a noise assessment by an acoustic consultant by a specified date. If the assessment shows that further specified measures are required to ensure compliance with the EPA Guideline "Noise from Industry in Regional Victoria" (October 2011), additional suitable procedures for suppression must be developed and implemented to the satisfaction of the Responsible Authority.**

Time Limit (Use and Development)

- (14) The development approved by this permit will expire if one of the following circumstances applies:**

- a) The development and use is not started within two years of the date of this permit.**
- b) The development is not completed within four years of the date of this permit.**

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires, or:

- a) Within six months afterwards for commencement, or**
- b) Within twelve months afterwards for completion.**

Time Limit – Subdivision

- (15) This permit will expire if:**

- a) the plan of subdivision is not certified within 2 years of the date of this permit; or**
- b) the registration of the subdivision is not completed within 5 years of the date of this permit.**

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires, or:

- a) Within six months afterwards for commencement, or***
- b) Within twelve months afterwards for completion.***

Notes

- (1) This is not a Building Permit. Please consult a Building Surveyor and ensure that a Building Permit is obtained prior to the commencement of works.***
- (2) Approval must be obtained from Council's Engineering Department (Phone: 03 5391 4444) for the construction or alteration of any vehicle crossings prior to the commencement of any works on the site.***
- (3) Prior to any works commencing on site, an Asset Protection Permit must be obtained from Council's Engineering Department (Phone: 9249 4430).***
- (4) A copy of this permit and the endorsed plans must be provided to all builders and contractors who are to work on the site so that they are aware of the conditions to which this approval is subject.***

Attach.



GrainCorp

1 September 2017

Pamela Cannell
Planning Administration Officer
Hindmarsh Shire
92 Nelson Street
NHILL VIC 3418
E: pcannell@hindmarsh.vic.gov.au

Dear Pamela,

Planning Permit Application 1561-2017 - Reply to Objections

Thank you for the opportunity to reply to objections in relation to GrainCorp's proposed development at 66 Belcher Street, Nhill (**Nhill development**).

GrainCorp has reviewed the development options for the Nhill site and managed to rearrange the proposed bunker storage on the eastern side of the existing site. This provides an increased buffer distance between residential areas and the proposed development that exceed EPA Guidelines. No part of the proposed development will be closer to residents than existing site operations.

GrainCorp wants to openly address concerns regarding the proposed development and is willing to meet with objectors to discuss their concerns at a suitably agreed time and location. Should this offer to meet not be acceptable to objectors, GrainCorp ask that this letter be put before Council as part of the delegate's report and that GrainCorp have an opportunity to speak to Council as to its content at the relevant Council meeting prior to any decision being made.

Key Benefits for Consideration

The Nhill development is part of a larger State wide integrated logistic supply chain upgrade to increase efficiency of grain handling from farm to ports. This investment requires additional land and grain storage capacity to meet the region's grower needs.

The Nhill development will have the following benefits:

- 4,000 – 5,000 less truck movements between Belcher Street and Whitehead Avenue sites per year.
- Reduced train noise in central Nhill. The new loading arrangement will greatly reduce the duration and amount of noise, as trains no longer need to be broken up for loading.
- Increasing returns to growers by \$5 per tonne. This year it would be an additional \$500,000 back in the Nhill economy, due to savings in grain handling passed on to farmers.

GrainCorp has made a commitment to invest in assets and infrastructure that supports regional economies such as Nhill to ensure they are able to compete internationally.

GrainCorp is conscious and mindful of the need to invest in infrastructure that does not detrimentally impact on the communities near operational sites. GrainCorp welcomes community involvement through the planning scheme to ensure appropriate controls are in place to mitigate any adverse impacts on our neighbours.

The net community benefit of the Nhill development is clearly demonstrable.

GrainCorp Operations Limited

Level 26, 175 Liverpool Street
Sydney NSW 2000

PO Box A268
Sydney South NSW 1235

T 02 9325 9100
F 02 9325 9180

graincorp.com.au

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Summary of Objections

GrainCorp has undertaken an assessment of the concerns expressed in the objections received. These concerns include:

1. Notification and Information of Proposed Development
2. Dust emission and associated impacts
3. Noise emission and associated impacts (Example Loss of Sleep)
4. Chemical Use and Impacts on the Surround Area and Environment
5. Light emission
6. Water Impacts – Catchment & Pollution
7. Vermin
8. Loss of Amenity – Regional vistas, Privacy, Environmental Access
9. Health Impacts – Metal & Physical
10. Loss of Property Value
11. Traffic Management – Queen St, Belcher St & Whitehead Avenues
12. Residential Expansion of the Nhill Township
13. Alternative Location of the Proposed Development
14. Emergency Fire Access at End of MacKay Street
15. Access to Neighbouring Property

All relevant issues can be addressed by conditions. GrainCorp has proposed conditions to be imposed on the development, which will ensure that concerns are addressed and measures put in place to ensure the development does not adversely impact on neighbours now or in the future.

A number of the matters raised by submitters are not relevant planning considerations and no weight ought be afforded them being;

- the loss of property values.
- loss of views
- notification and information of proposed development.

If Council takes these matters into account it would fall into legal error.

VCAT has consistently held that a decrease in property values is not a relevant consideration in assessing a planning application. GrainCorp appreciates that this is often a concern of objectors but it is not a matter than ought to be considered at Planning Permit application. It is not the work of the Planning Scheme to address such issues.

In assessing the remaining objections, it is important to keep in mind the fundamental tenet of planning law that amenity expectations of residents must be reasonable and must be informed by which zones they reside in and what they are adjacent to.

The Nhill site has been in existence for many years; it is in a farming zone.

Again, VCAT has consistently held that the amenity expectations of residents even if they reside in a residential zone must be tempered if they are adjacent or proximate to a non-residential zone and in particular to a farming zone.

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That is not to say that the amenity expectations of residents are immaterial. They are important considerations but they must be reasonable and must be tempered by the reality that the existing use and existing zoning presents.

VCAT has consistently held that objections in regard to the loss of views are not a relevant consideration in assessing a planning application. The proposed develop has no shadowing impacts on neighbours. By way of an example the views currently wanting to be retained by residents at 48 MacKay Street. Are the same views they are blocking to the residents at 46 MacKay Street.

Notification and Information of Proposed Development

The majority of objections to the proposed development make reference to the notification of the proposed application being insufficient, late or lacking in common courtesy. The notification of the planning permit is wholly determined and at the discretion of the Hindmarsh Shire Council.

GrainCorp felt that it inappropriate to directly notify residents prior to the application being lodged as it may be considered to be undermining the planning permit process and invading resident's privacy.

The reference to notification concerns are not felt to be planning consideration on the development under consideration.

Proposed Bunker Development

GrainCorp's existing Nhill bunker site at 66 Belcher Street has no records of complaint in its operation either directly to GrainCorp, or via EPA Victoria or the Hindmarsh Shire Council.

No objection letter provided any comment on complaints on the existing site operation or activities undertaken by GrainCorp that have caused any amenity impact.

GrainCorp has reviewed the proposed development and has revised the proposed bunker layout to have all proposed grain bunkers as part of this application to the eastern side of the existing site. This provides comfort to concerns residents that no grain bunkers shall be built any closer than existing bunkers and therefore the impacts shall be no different to existing operation, that have operated for over 16 years without complaint.

The buffer distance from the nearest residential boundary to the proposed grain storage is 350m. This greatly exceeds the Victorian EPA requirements of 250m, as specified in the EPA Guideline, Recommended separation distances from industrial residual air emissions, Table 1.

To further provide appropriate oversight to the responsible authority the following conditions are suggested to update the conditions to address concerns.

"The use must be conducted so that it has minimum impact on the amenity of the immediate area by reason of the transportation of materials, goods and commodities to and from the premises or by reason of the appearance of any building, works or materials by reason of the emission of noise, smell, fumes, smoke, dust, waste water, waste products, grit, oil, vermin or otherwise".

"All chemicals, pesticides and fungicides are to be used on site, in accordance with Occupational Health and Safety Standards. The use of chemicals must be conducted so that it has minimum impact on the amenity of the immediate area by reason smell, fumes, smoke, waste water, waste products, or otherwise".

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"Lighting within the site shall be located so that no direct light or glare is emitted outside the site to the satisfaction of the Responsible Authority."

Please note that traffic management shall not change with the increased storage. The increased storage allows for grain to be storage for longer periods of time to meet market requirements.

Discussion on Other Matters

GrainCorp has no comment regarding objectors' correspondence about Residential Expansion of the Nhill Township.

Council must assess the proposal before it. GrainCorp does not want to make comment on discussions of alternative locations of the proposed development. The planning permit process should not consider hypothetical alternatives in addition to the application under consideration.

GrainCorp is unclear of comment relating to Emergency Fire Access at End of MacKay Street and Access to Neighbouring Property. GrainCorp can confirm that no access is required on property outside the development area and that GrainCorp considers the current access arrangement to site adequate for emergency fire access.

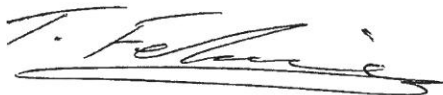
Conclusion

GrainCorp welcomes the opportunity to provide more information and meet with objectors and other interested parties to further communicate the proposed development.

GrainCorp wishes to find an agreeable resolution to address objectors concerns and deliver project objectives for the benefits of regional growers.

Should you have any questions, please contact me.

Regards,



Tyson Fehring
Project Manager

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- Legend**
- Major town
 - Minor town
 - Built up area
 - Road
 - Road name
 - Railway
 - Rail trail
 - Tramway
 - Property or parcel
 - Highlighted property
 - Address
 - Lot number
 - Plan number
 - Crown allotment number
 - River, stream, coastline
 - Water body
 - Locality
 - Locality name
 - Local Government Area
 - LGA name
 - Local Gov Ward (2012)
 - Local Gov Ward (2011)
 - Local Gov Ward (2008)
 - Ward name (2009)
 - State Lower House (2014)
 - State Lower House (2011)
 - Lower House Name (2014)
 - Lower House Name (2011)
 - Lower House Name (2001)
 - Bushfire prone area

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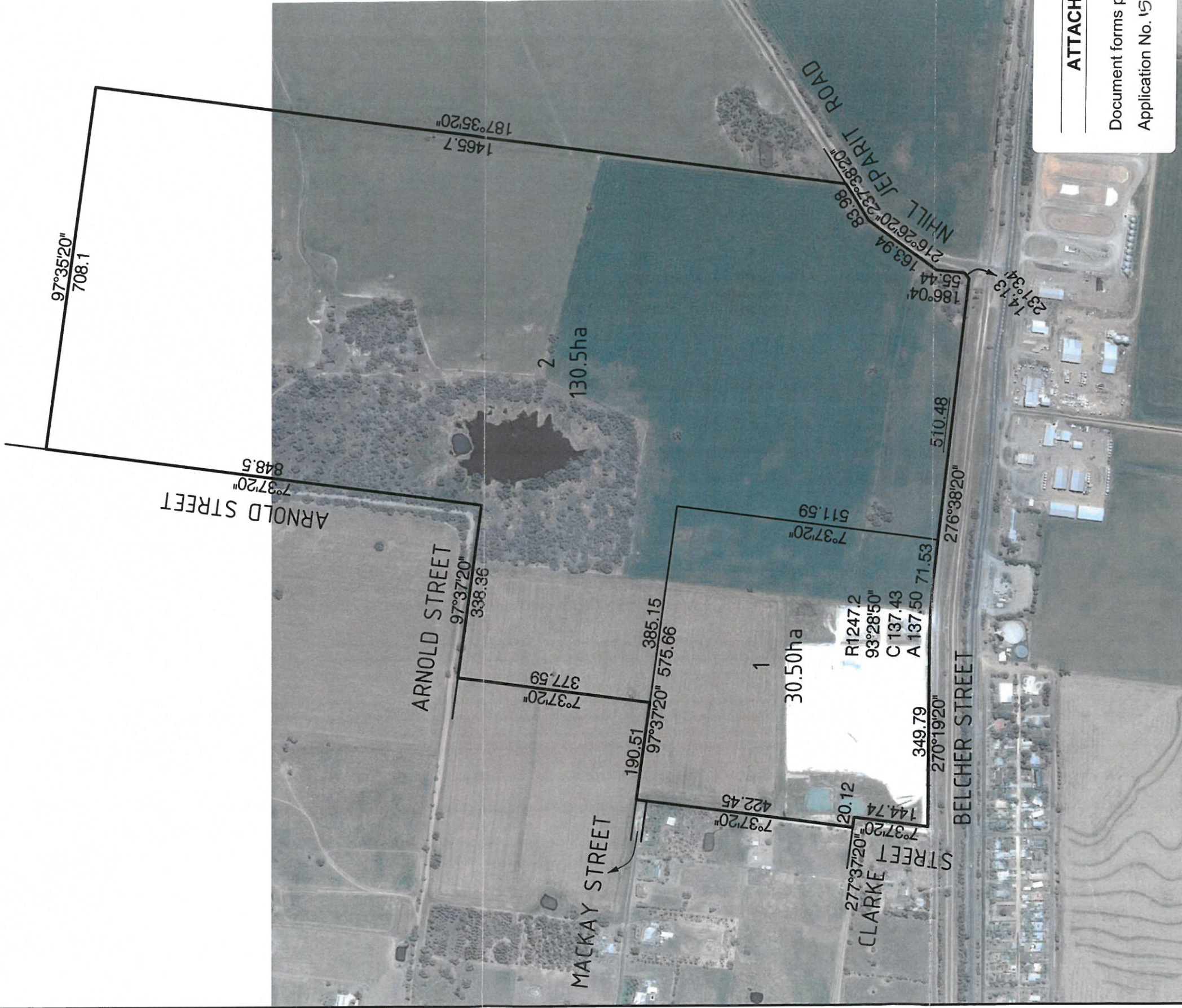
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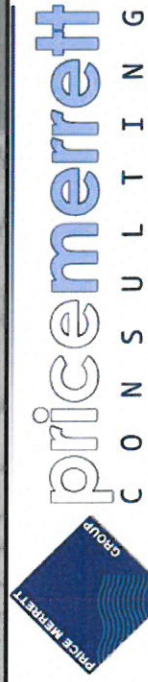
PS 807528H

MGA 94
ZONE 54



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M: PO BOX 1172 SWAN HILL 3585 P: (03) 5032 3685
E: pmash@pricemerrett.com.au F: (03) 5032 2472

SCALE 1:8000
LENGTHS ARE IN METRES

SURVEYORS NAME ANDREW R MERRETT
VERSION 2

ORIGINAL SHEET SIZE: A3

SHEET 2

PLAN OF SUBDIVISION

EDITION 1

PS 807528H

LOCATION OF LAND
 PARISH: BALROOTAN
 TOWNSHIP:
 SECTION:
 CROWN ALLOTMENT: 20, 21 & 22 (PTS)
 PART OF FORMER GOVT ROAD
 CROWN PORTION:
 TITLE REFERENCE: VOL 10631 FOL 926, VOL 10631 FOL 927
 LAST PLAN REFERENCE: PS442525V (LOTS 1 & 2)
 POSTAL ADDRESS: 66 BELCHER STREET
 (At time of subdivision) NHILL VIC 3418
 MGA94 Co-ordinates
 (of approx. centre
 of land in plan) E 561015 Zone: 54
 N 5979496 GDA94

Council Name: HINDMARSH SHIRE COUNCIL

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

LOT 1 AND UNDERLINED DISTANCES ARE THE RESULT OF THIS SURVEY AREA OF LOT 2 HAS BEEN OBTAINED BY DEDUCTION FROM TITLE

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

SURVEY: This plan is based on survey To be completed where applicable. This survey has been connected to permanent marks no(s) 32, 52, 10 & 11 In Proclaimed Survey Area No.

STAGING: This is not a staged subdivision. Planning Permit No.

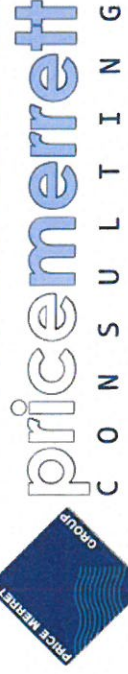
EASEMENT INFORMATION

LEGEND: A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of

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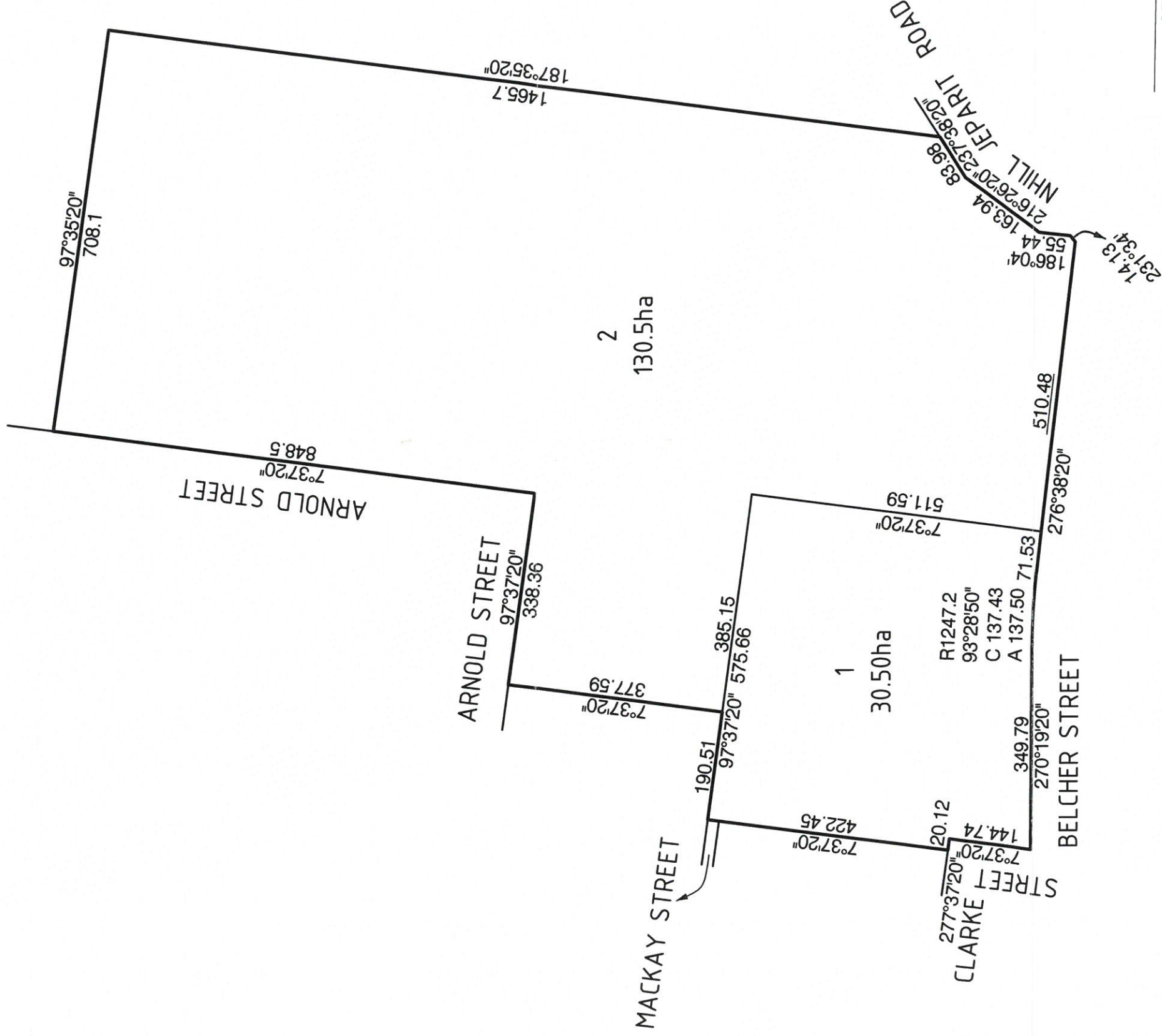
SURVEYORS FILE REF: F9228

SURVEYORS NAME
 ANDREW R MERRETT
 VERSION 2

ORIGINAL SHEET
 SIZE: A3
 SHEET 1 OF 2

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ZONE 54



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Application No. 1561-2017



M: PO BOX 1172 SWAN HILL 3585 P: (03) 5032 3685
E: pmash@pricemerrett.com.au F: (03) 5032 2472

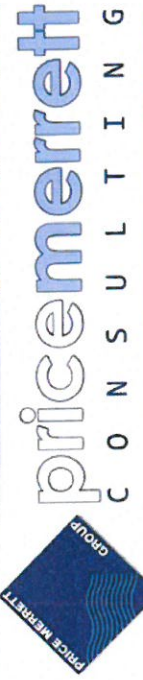
SCALE 1:8000
LENGTHS ARE IN METRES

SURVEYORS NAME ANDREW R MERRETT
VERSION 2

ORIGINAL SHEET SIZE: A3
SHEET 2

PS 807528H

MGA 94
ZONE 54



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80 0 80 160 240 320

ORIGINAL SHEET SIZE: A3

SHEET 2

PLAN OF SUBDIVISION

EDITION 1

PS 807528H

LOCATION OF LAND
PARISH: BALROOTAN
TOWNSHIP:
SECTION: 20, 21 & 22 (PTS)
CROWN ALLOTMENT: PART OF FORMER GOVT ROAD
CROWN PORTION:
TITLE REFERENCE: VOL 10631 FOL 926, VOL 10631 FOL 927
LAST PLAN REFERENCE: PS442525V (LOTS 1 & 2)
POSTAL ADDRESS: 66 BELCHER STREET
 (At time of subdivision) NHILL VIC 3418
MGA94 Co-ordinates
 (of approx. centre of land in plan) E 561015 Zone: 54
 N 5979496 GDA94

Council Name: HINDMARSH SHIRE COUNCIL

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER COUNCIL/BODY/PERSON

NIL NIL

NOTATIONS

LOT 1 AND UNDERLINED DISTANCES ARE THE RESULT OF THIS SURVEY AREA OF LOT 2 HAS BEEN OBTAINED BY DEDUCTION FROM TITLE

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

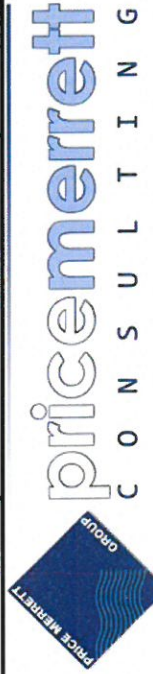
SURVEY: This plan is based on survey To be completed where applicable. This survey has been connected to permanent marks no(s) 32, 52, 10 & 11 In Proclaimed Survey Area No.

STAGING: This is not a staged subdivision. Planning Permit No.

EASEMENT INFORMATION

LEGEND: A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of



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SURVEYORS FILE REF: F9228

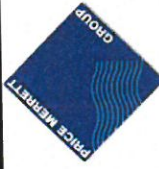
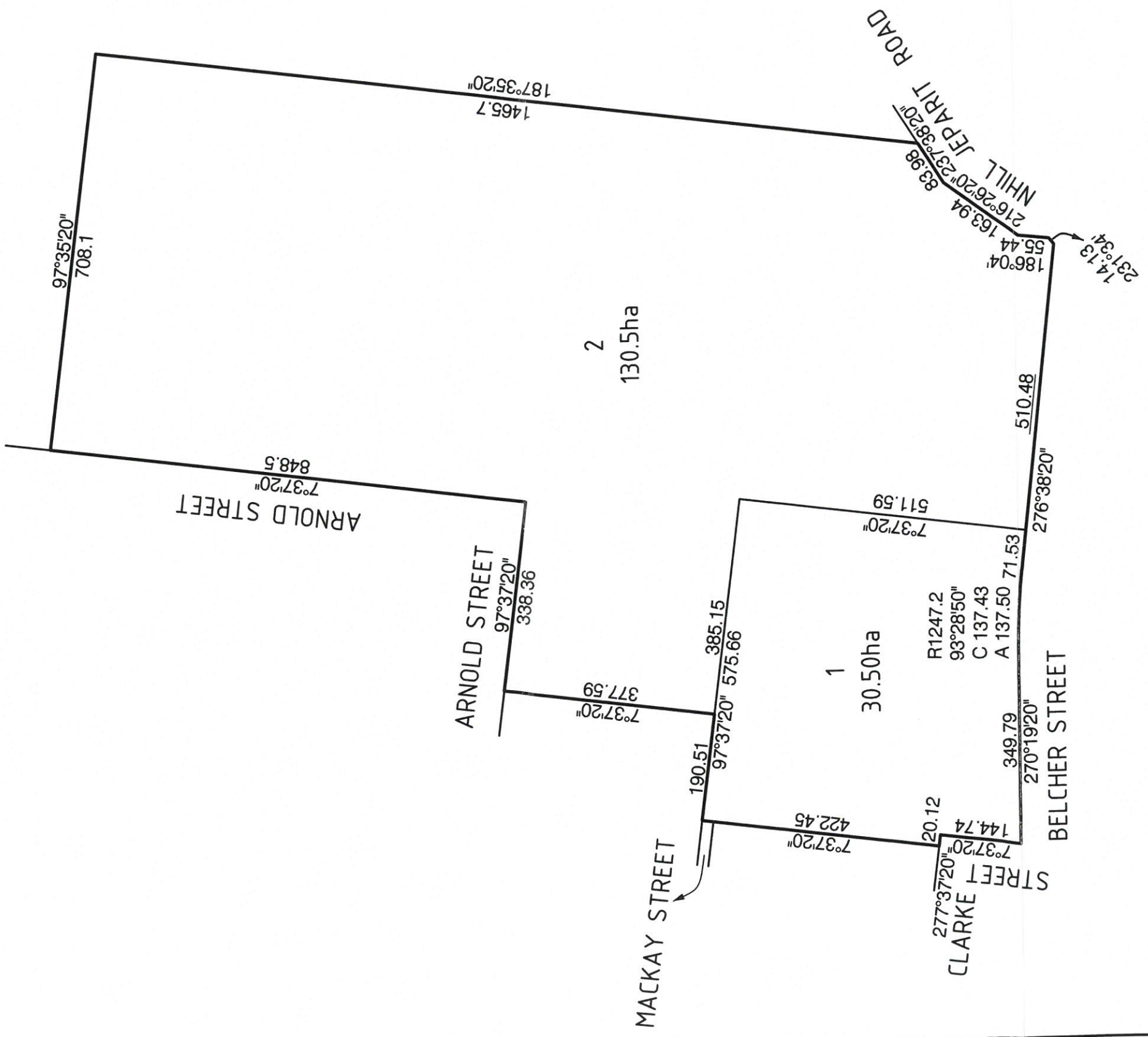
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C O N S U L T I N G

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