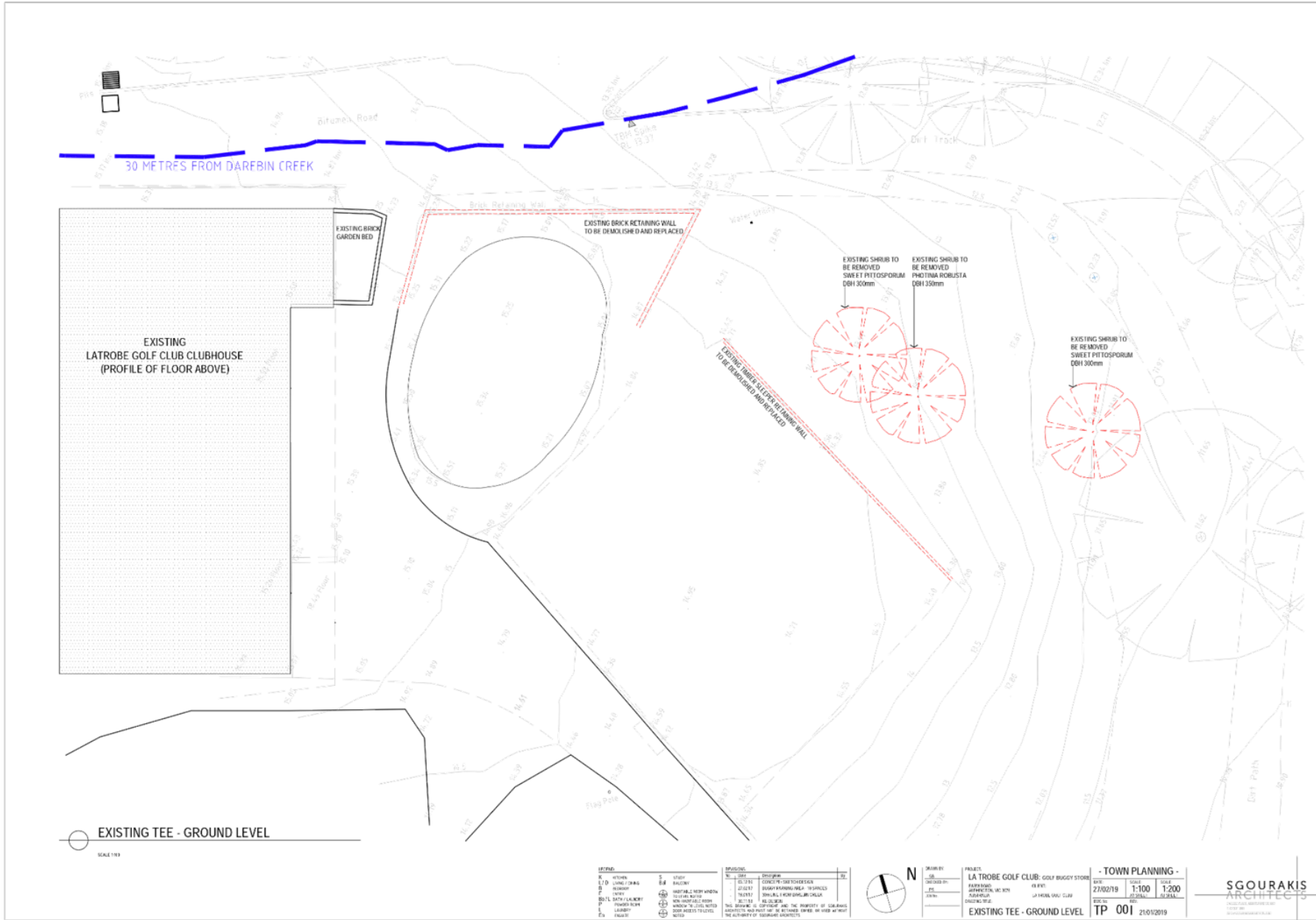
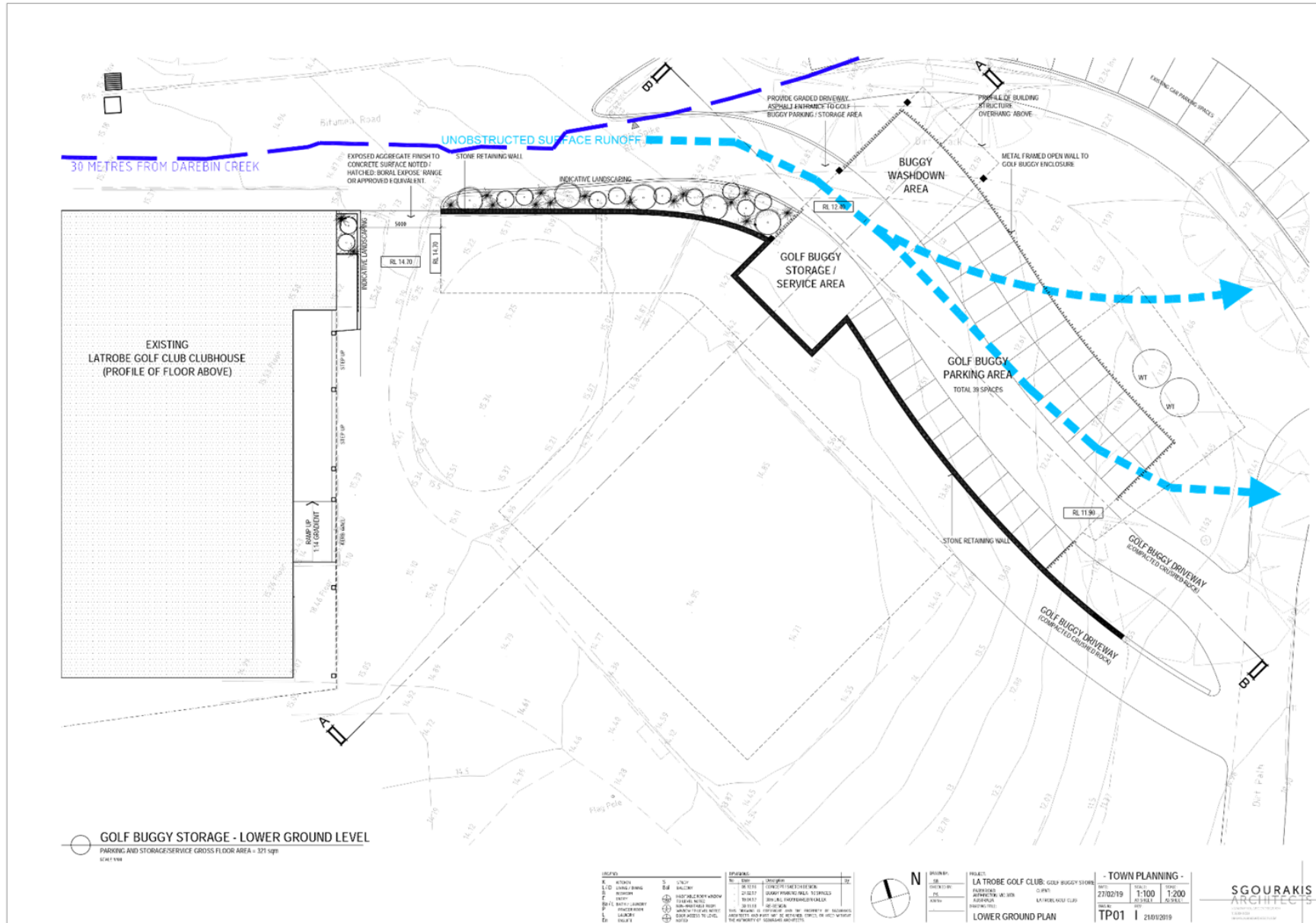


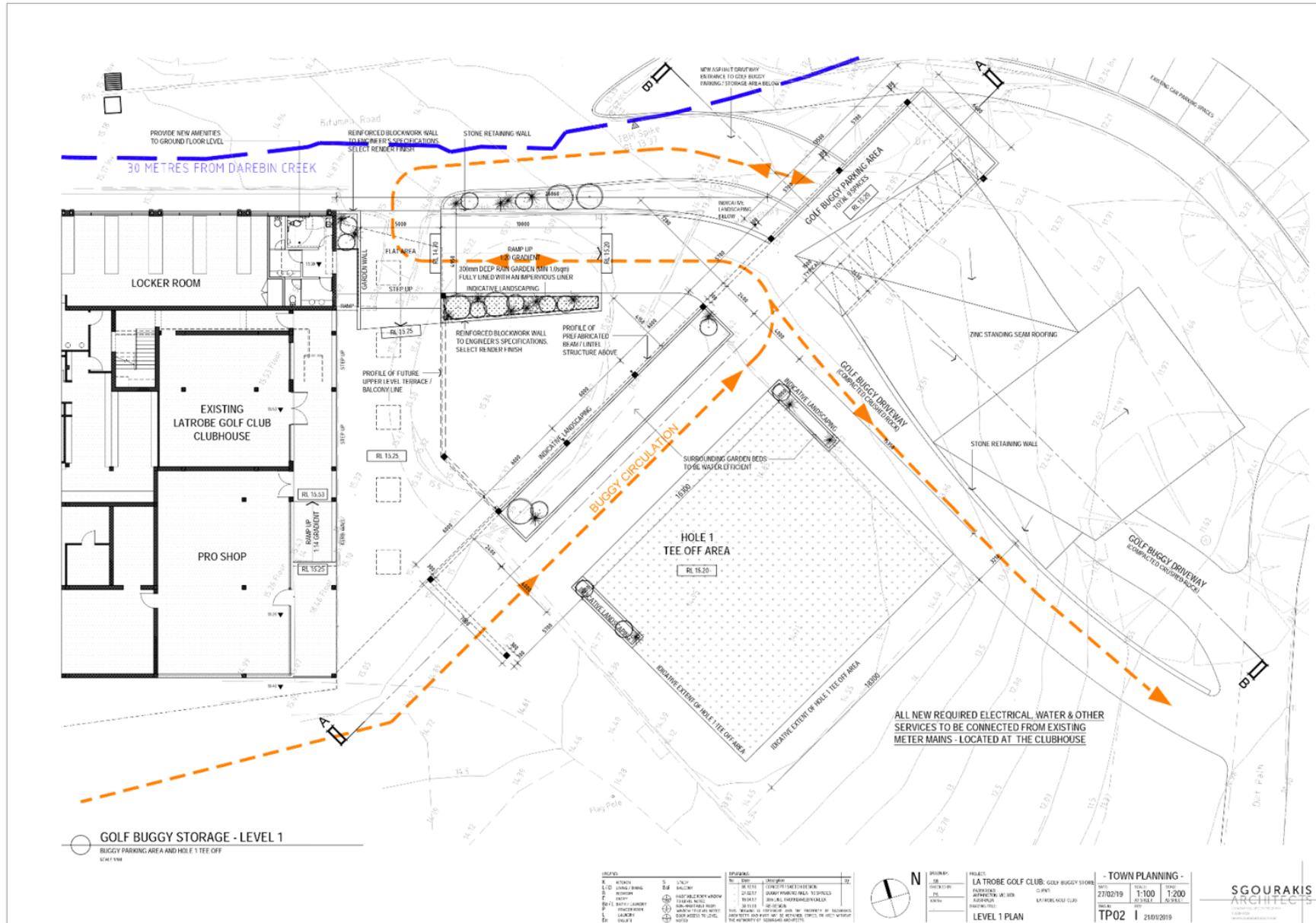
Attachment 1 - PLN17/0517 - Farm Road Alphington (Latrobe Golf Course) - Advertising S57B - Plans Part 1



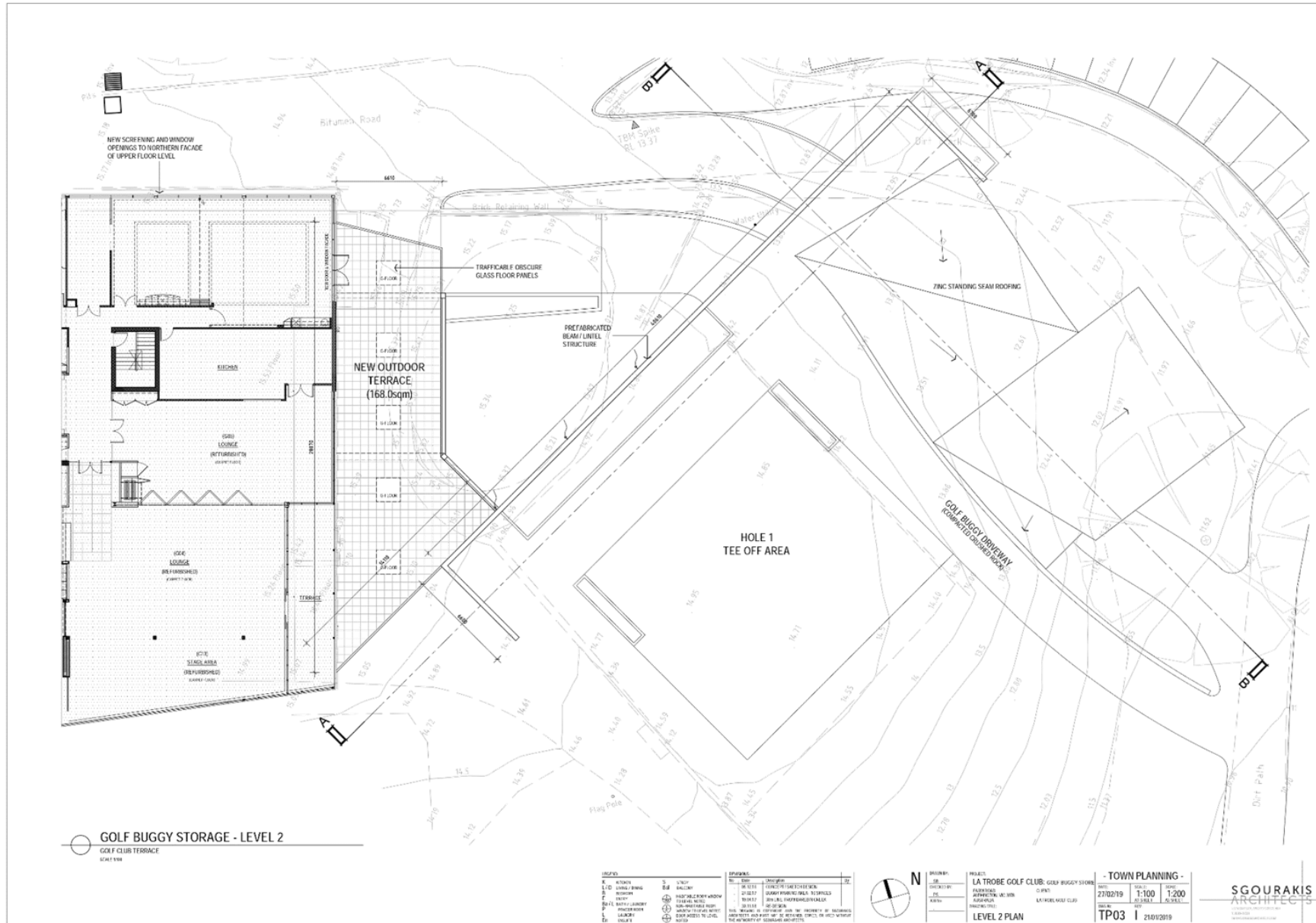
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Attachment 1 - PLN17/0517 - Farm Road Alphington (Latrobe Golf Course) - Advertising S57B - Plans Part 1



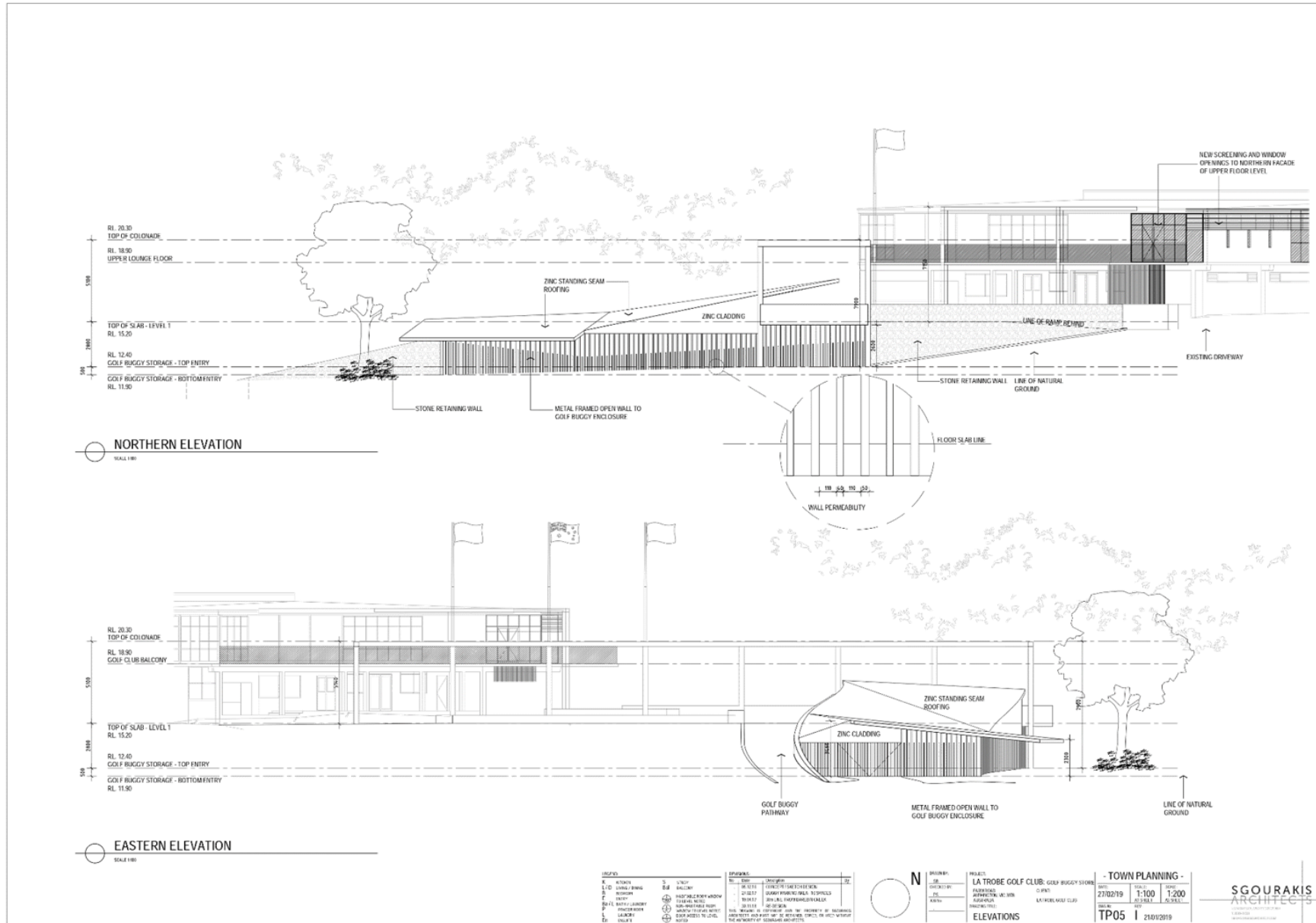
Attachment 1 - PLN17/0517 - Farm Road Alphington (Latrobe Golf Course) - Advertising S57B - Plans Part 1



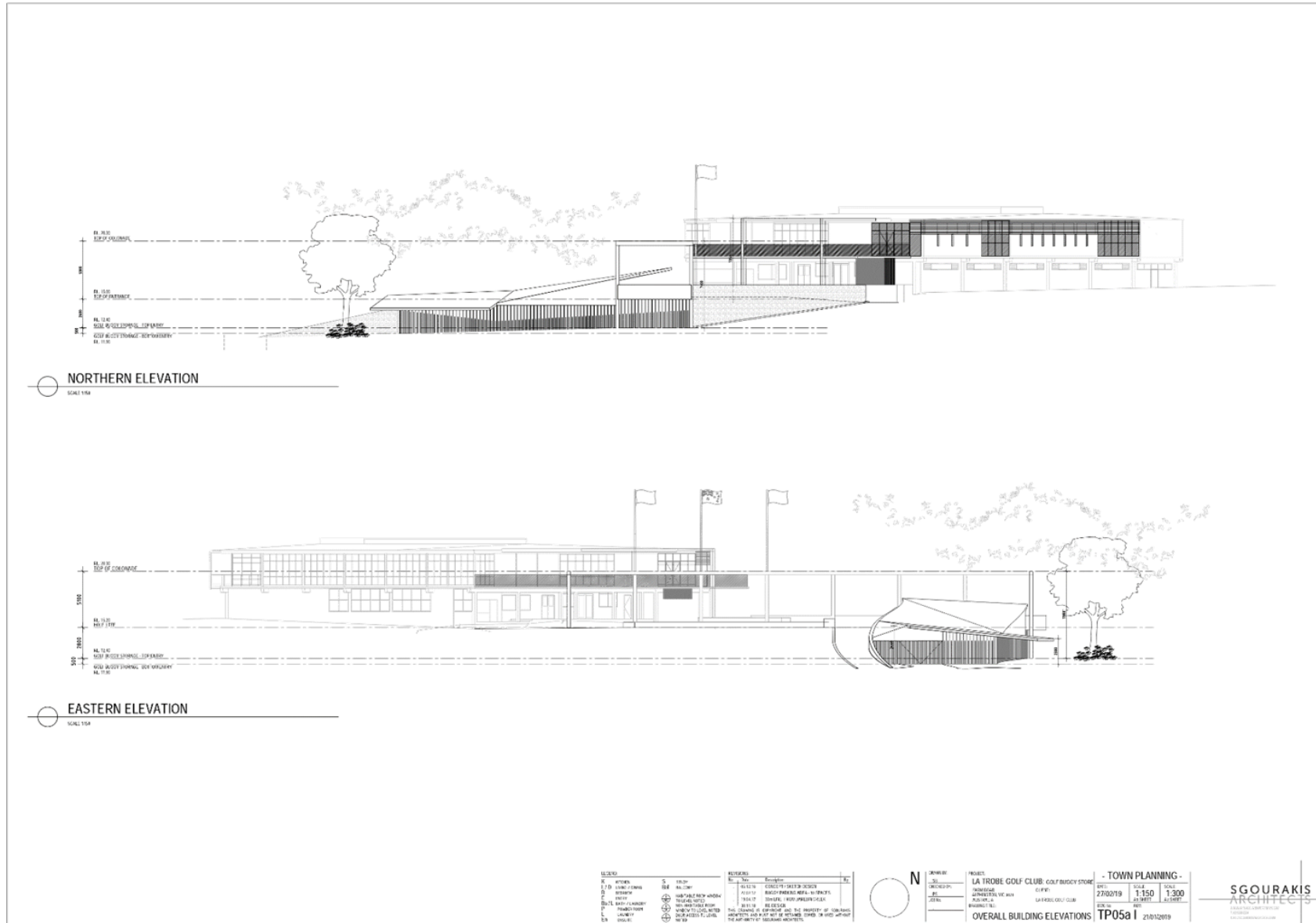




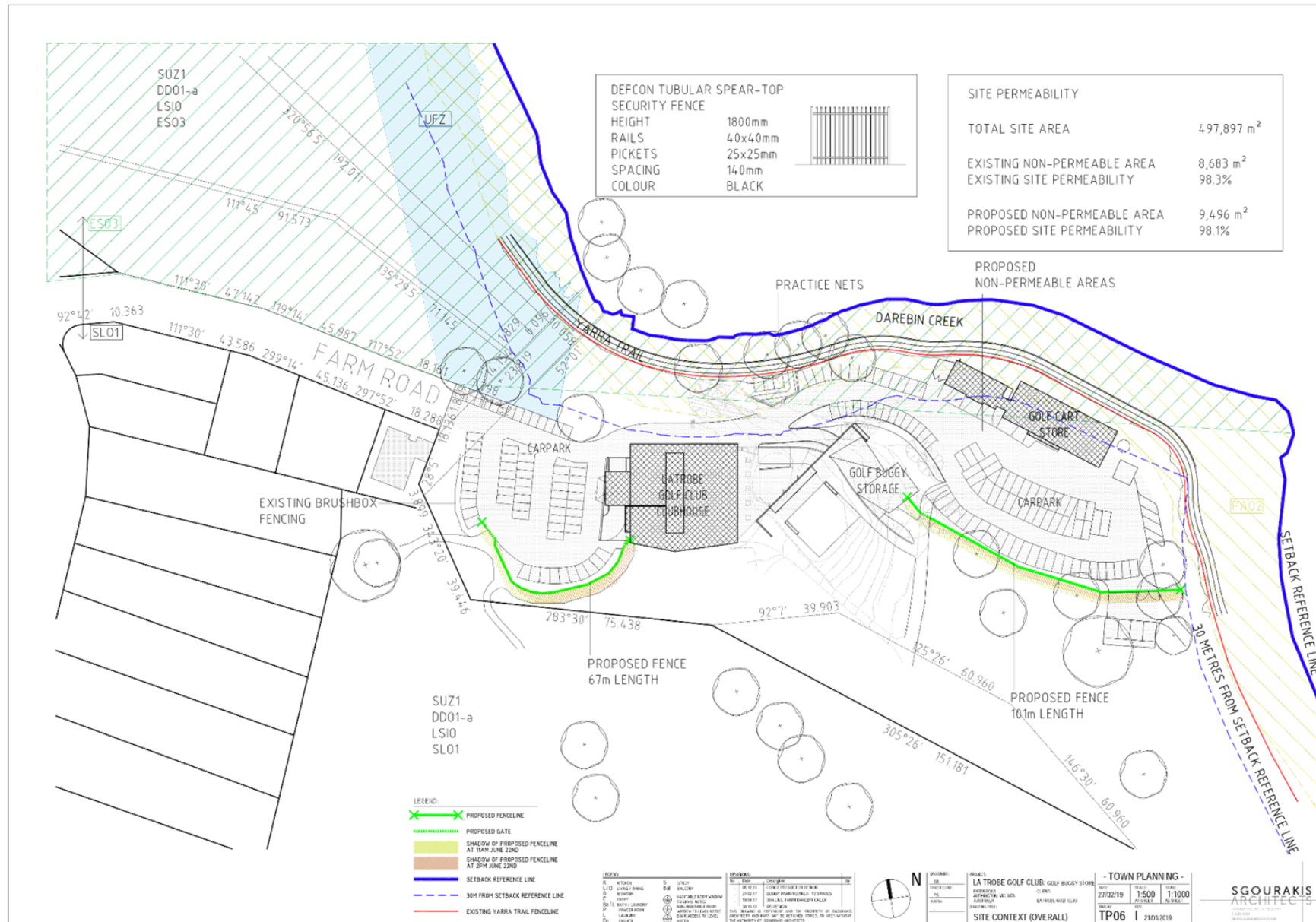
Attachment 1 - PLN17/0517 - Farm Road Alphington (Latrobe Golf Course) - Advertising S57B - Plans Part 1



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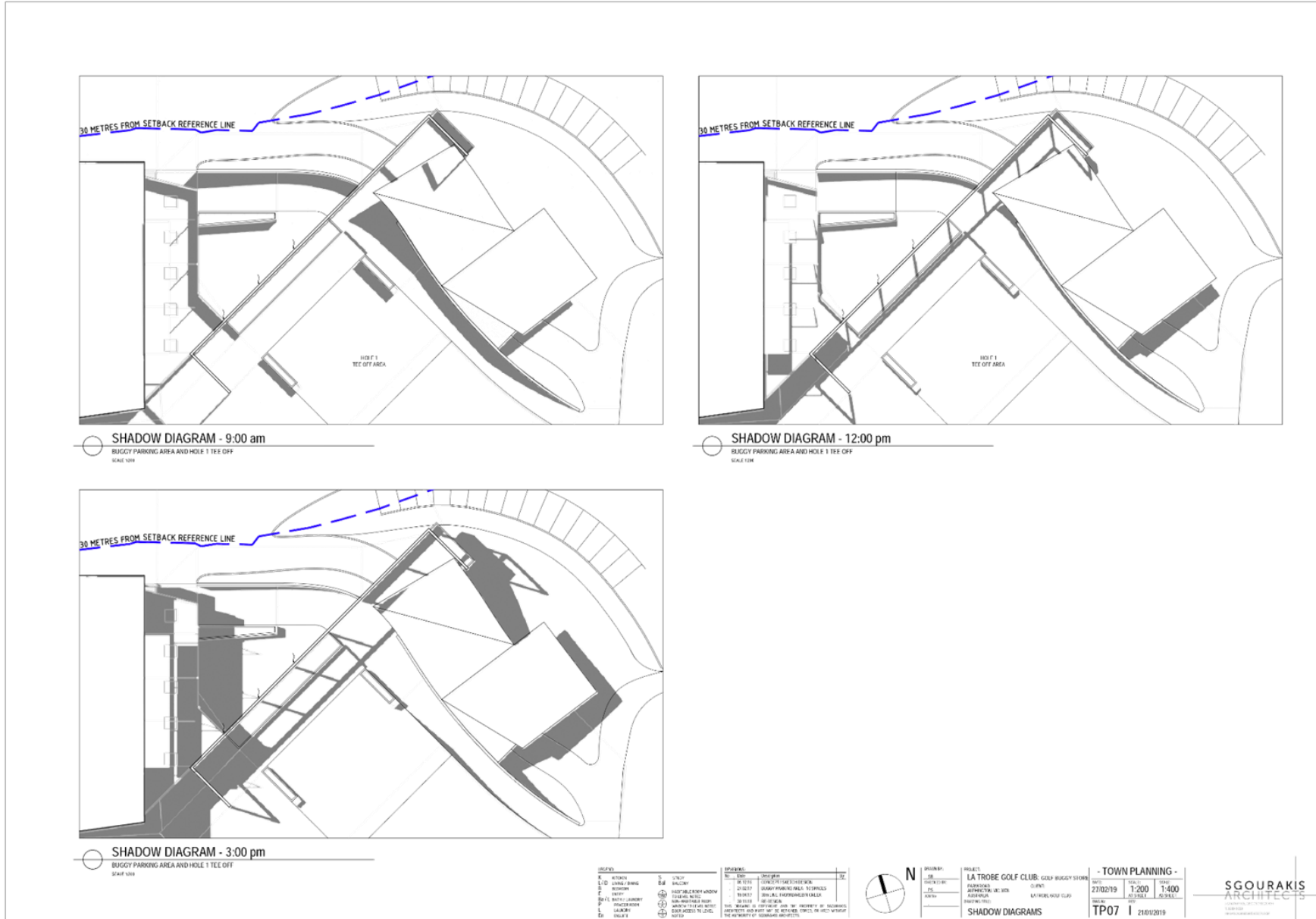


**Attachment 1 - PLN17/0517 - Farm Road Alphington (Latrobe Golf Course) - Advertising S57B - Plans Part 1**





Attachment 1 - PLN17/0517 - Farm Road Alphington (Latrobe Golf Course) - Advertising S57B - Plans Part 1



Attachment 2 - PLN17/0517 - Farm Road Alphington (Latrobe Golf Course) - Advertising S57B - Plans Part 2



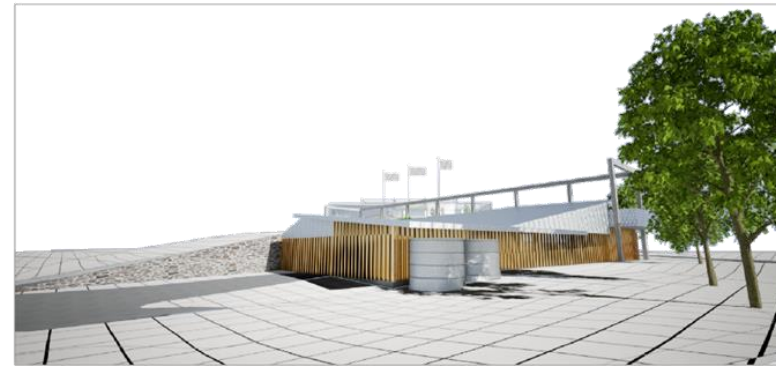
ISOMETRIC NORTH



AERIAL VIEW SOUTH



EYE LEVEL VIEW 1



EYE LEVEL VIEW 2

LEGEND		REVISIONS	
R	REVISION	1	DATE
L1/D	LANDSCAPE	2	27/02/19
B	BUILDING	3	27/02/19
P	PLANNING	4	27/02/19
C	CITY	5	27/02/19
E	ENGINEER	6	27/02/19
L	LANDSCAPE	7	27/02/19
D	DESIGNER	8	27/02/19
TP	TOWN PLANNING	9	27/02/19

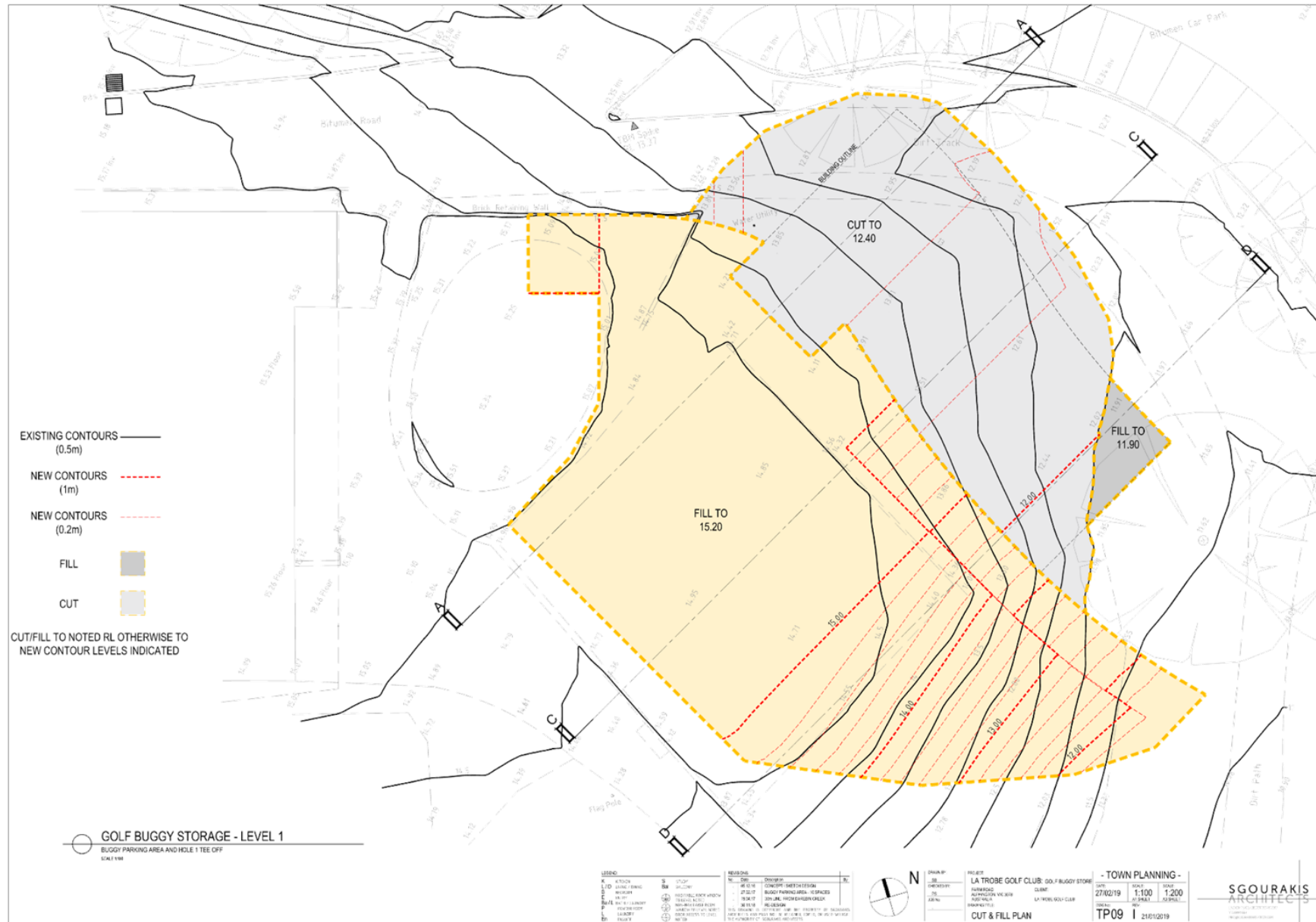


DRAWING		PROJECT	
NO.	DATE	PROJECT	DATE
3D VIEWS	27/02/19	LA TROBE GOLF CLUB - GOLF BUGGY STATION	27/02/19

- TOWN PLANNING -	
DATE	27/02/19
SCALE	AS SHOWN
PROJECT	TP08
DATE	27/02/19

**SGOURAKIS**  
ARCHITECTS

Attachment 3 - PLN17/0517 - Farm Road Alphington (Latrobe Golf Course) - Advertising S57B - Plans Part 3



Attachment 3 - PLN17/0517 - Farm Road Alphington (Latrobe Golf Course) - Advertising S57B - Plans Part 3





**Attachment 4 - PLN170517 - Farm Road, Alphington - Melbourne Water Response - 2 May 2019**



2 May 2019

Gary O'Reilly  
Yarra City Council  
P.O. Box 168  
Richmond VIC 3121

Dear Gary,

**Proposal:** Proposed Golf Buggy Storage

**Site location:** Lot 2 FARM ROAD ALPHINGTON 3078 (LATROBE GOLF COURSE)

**Melbourne Water reference:** MWA-1087582

**Council reference:** PLN17/0517

**Date referred:** 08/10/2018

**Our Decision**

Melbourne Water, pursuant to Section 56(1) of the Planning and Environment Act 1987, does not object to the proposal, subject to the following conditions:

**Conditions**

1. The layout of the site and size, design and location of buildings and works including the width of the openings to the 'open style' fence as shown on the submitted plans must not be altered without prior written consent from Melbourne Water.
2. The cut and fill plan 'TP09 Revision J dated 14 March 2019' must not be altered without the prior consent of Melbourne Water. The cut and fill plan shows the location and amount of cut and fill within the development.
3. The development must be setback a minimum of thirty (30) metres measured from the top of bank of Darebin Creek.
4. The development must include a minimum five (5) metre landscape buffer zone to screen the development from the Darebin Creek.
5. Prior to the endorsement of plans, a detailed landscape plan must be submitted to Melbourne Water for approval. The plan must show:
  - a. a survey (including botanical names) of all existing vegetation to be retained and/or removed;
  - b. details of surface finishes of pathways and driveways;
  - c. 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;
  - d. The location of the five (5) metre landscape buffer zone;
  - e. Only local native plants should be used and shown on the landscape plans.



**Attachment 4 - PLN170517 - Farm Road, Alphington - Melbourne Water Response - 2 May 2019**

6. Flood depth indicators and flood warning signs must be erected around the development including at the main entrance points to ensure that the public are aware that the area will be inundated during a 100 year event.

7. Prior to the endorsement of plans, the existing Flood Response Plan must be amended by an accredited risk management professional to include the new development and be submitted to Melbourne Water for review and approval.

**Advice**

The applicable flood level is 18.22 metres to Australian Height Datum (AHD).

To access more information regarding other services or online applications that Melbourne Water offers please visit our [website](#).

For general development enquiries contact our Customer Service Centre on 131722.

Regards,



Louise Ripper  
Customer and Planning Services

## Attachment 5 - PLN17/0517 - Farm Road, Alphington - Bio-diversity Advisor Response

**O'Reilly, Gary**

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**Subject:** FW: HPE CM: RE: Farm Road, Alphington VIC 3078 (LaTrobe Golf Course)  
**Attachments:** RE: PLN17/0182 - 3 Panther Place Fairfield - fence query  
**Record Number:** D19/96928

**From:** Lupton, Craig  
**Sent:** Thursday, 6 June 2019 9:18 AM  
**To:** O'Reilly, Gary <Gary.OReilly@yarracity.vic.gov.au>  
**Cc:** Williams, Glen <Glen.Williams@yarracity.vic.gov.au>; Whitten, Paul <Paul.Whitten@yarracity.vic.gov.au>; Orr, Patrick <Patrick.Orr@yarracity.vic.gov.au>  
**Subject:** HPE CM: RE: Farm Road, Alphington VIC 3078 (LaTrobe Golf Course)

Hi Gary

Please see the attached email regarding design considerations for fences to improve the ability for wildlife to move freely and to limit the impacts on the natural flood and watercourse characteristics.

Fence design considerations for wildlife should include:

- Do not use barb wire
- Keep a 50 cm gap between ground level and the first rail or strand.
- Keep 30 cm gaps between the rails or remaining strands.
- Use box wire mesh (Pig Mesh) (with squares of no less than 15 cm).
- Leave a 50 cm gap between the ground level and fence bottom, and ensure the fence is not more than 1.2 - 1.4 metres high.
- A capping rail along the top also allows for easy movement.
- Consider planting vegetation into, or adjacent, to the fence

Under Clause 42.03— Significant Landscape Overlay (SLO1) - Protection of waterway and the riparian zone, the decision guidelines relating to fences is:

- Whether the proposed fencing allows for the free movement of wildlife minimises visual intrusion and limits impact on the natural flood and watercourse characteristics.

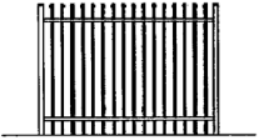
I think Cr Stone's has a valid concern that the proposed fencing design is likely to have an adverse impact in relation to the movement of wildlife and ongoing protection of biodiversity values.

Its design does not allow for the free movement of wildlife and does not consider the design features listed above. The design should be modified to include the following:

- Leave a 50cm gap between the ground level and the first rail or strand and ensure the fence is not more than 1.2 - 1.4 metres high.
- A capping rail along the top also allows for easy movement.
- Gaps between pickets must be a minimum of 15cm
- Keep 30 cm gaps between the rails or remaining strands.
- Use box wire mesh (Pig Mesh or a product that is more aesthetically pleasing) (with squares of no less than 15 cm).

The existing design (see below) makes it difficult for wildlife to climb over the fence given the use of vertical pickets rather than horizontal rails. Is this fence actually being used to secure the site? If not, a complete change in design should be considered to achieve wildlife movement objectives and compliance with the decision guidelines.

**Attachment 5 - PLN17/0517 - Farm Road, Alphington - Bio-diversity Advisor Response**

DEFCON TUBULAR SPEAR-TOP SECURITY FENCE		
HEIGHT	1800mm	
RAILS	40x40mm	
PICKETS	25x25mm	
SPACING	140mm	
COLOUR	BLACK	

Happy to discuss further as required.

Kind Regards

**Craig Lupton**

Project Officer – Biodiversity Strategy

City of Yarra

168 Roseneath Street

Clifton Hill 3068

M. 0419 099 547 | P. 9205 5727 | F. 8417 6666

E. [craig.lupton@yarracity.vic.gov.au](mailto:craig.lupton@yarracity.vic.gov.au)

W. [www.yarracity.vic.gov.au](http://www.yarracity.vic.gov.au)



**Attachment 6 - PLN17-0157 - Farm Road, Alphington (Latrobe Golf Course) - Arborist referral response**



**Memo**

**To:** Gary O'Reilly  

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**Cc:** Glen Willames  

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**From:** Paul Whitten  

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**Date:** 4 July 2019  

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**Subject:** PLN17/0517 Farm Road Alphington  

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diverse

vibrant

exciting

inclusive

Hi Gary,

I have reviewed the report and provide the following comments:

The proposed removal of the 1x *Pittosporum* and 2x *Photinia* are supported.

Replacement plantings of 3x native trees should be shown on plan.

As per Arborist Report from Tree Logic dated 23 May 2018, the tree protection measures must be put in place for the duration of the development and monitored by a project arborist.