

Energy Assessment
PA2504119

565 Old Sydney Road, Beveridge

 Two lot subdivision



Department
of Transport
and Planning



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Executive Summary

Key Information	Details		
Application No:	PA2504119		
Received:	17 December 2025		
Statutory Days:	61		
Applicant:	AusNet Transmission Services Pty Ltd c/- Urbis Pty Ltd		
Planning Scheme:	Mitchell		
Land Address:	565 Old Sydney Road Beveridge VIC 3753 (Lot 4 on Plan of Subdivision 710523H).		
Proposal:	Two lot subdivision to facilitate the development of a new substation (minor utility installation).		
Permit preamble:	Two lot subdivision		
Development Value:	\$0		
Why is the Minister responsible?	Under Clause 72.01-1, the Minister for Planning is the responsible authority for planning permits for the use and development for a utility installation used to transmit or distribute electricity and use or development to which Clause 53.22 applies. It is noted that the definition of 'development' under the Planning and Environment Act 1987 includes the subdivision or consolidation of land.		
Why is a permit required?	Clause	Control	Permit Trigger
Zone:	Clause 35.07-3	Farming Zone (FZ)	To subdivide land
Overlays:	Clause 44.01-5	Erosion Management Overlay (EMO)	To subdivide land
	Clause 44.06-2	Bushfire Management Overlay (BMO) [partial]	To subdivide land
Particular Provisions:	Clause 53.01	Public Open Space Contribution and Subdivision	<i>N/A – Pursuant to section 18(1) of the Subdivision Act 1988, a Council, acting as a responsible authority or a referral authority under the Planning & Environment Act 1987 may require a contribution for public open space when the proposal creates an additional separately disposable parcel of land by a plan of subdivision.</i>



Key Information	Details
	Pursuant to clause 53.01-1, the subdivision is exempt from the public open space requirement because it is for the purpose of excising land to be transferred to a public authority, council or a Minister for a utility installation.
	Clause 53.22 Significant Economic Development As the application seeks to subdivide land used as a utility installation to transmit or distribute electricity.
Cultural Heritage:	The site is not located within an area of Aboriginal cultural heritage sensitivity.
Referral Authorities:	Country Fire Authority (s55 – recommending) - BMO Secretary to the Department of Energy, Environment and Climate Action (DEECA) (s55 recommending) - ESO
Public Notice:	<p>Notice of the application under section 52(1)(a) of the <i>Planning and Environment Act 1987</i> <u>was not</u> required for this application, as the responsible authority is satisfied that granting the permit would not cause material detriment to any person. The proposal involves only a two-lot subdivision with no additional buildings or works included in this application.</p> <p>Notice of the application under section 52(1)(b) of the <i>Planning and Environment Act 1987</i> was given to Mitchell Shire Council.</p> <p>Notice of the application under section 52(1)(d) of the <i>Planning and Environment Act 1987</i> was <u>not</u> recommended as there are no other organisations that the grant of the permit <u>may</u> cause material detriment to.</p> <p>The notice period occurred for 14 days and concluded on 2 March 2025</p> <p>1 objection has been received as of 31 March 2026.</p>
Delegation:	Approval to determine under delegation received on 31 March 2026.
Recommendation:	Issue a planning permit subject to conditions.

Process and Documentation

Planning Process

3. The key milestones in the application process were as follows:

Milestone	Date
Application lodgement	17 December 2025
Further information requested	12 January 2026
Further information received	28 January 2026
Public notice (section 52)	16 February 2026 - 2 March 2026

Decision Documents

4. The subject of this report is the decision documents (as advertised with the application and described below).

Decision Documents

- Proposed Plan of Subdivision PS932475C, prepared by All Spatial Pty Ltd, Version C and dated 2 October 2025.
- Certificates of title produced 11 December 2025.
- Plan Overlay Map produced by Nearmap Australia and dated January 2026
- Subdivision Permit Application Letter, prepared by Urbis Pty Ltd and dated 23 January 2026.

Proposal

5. The proposal is to subdivide land to create two lots, one of which will contain a substation (operating at 66kV volts) that is currently under construction.
6. It is noted that the substation itself is exempt from requiring a planning permit as it is classified as a 'Minor Utility Installation.'
7. Clause 73.03 (Land Use Terms) of the Mitchell Planning Scheme defines Minor Utility Installation as a utility installation comprising, among other things
 - (i) An electrical substation designed to operate at no more than 66,000 volts but excluding any substation directly associated with an energy generation facility or Geothermal energy extraction.
8. The proposed substation will operate at 66kV and falls within this definition.
9. Clauses 62.01 (Uses not requiring a permit) and 62.02-1 (Buildings and works not requiring a permit) of the Victoria Planning Provisions (VPPs) exempt use and buildings and works for a utility installation from requiring a planning permit.
10. The proposal is for a two-lot subdivision to be create:
 - Lot 1 (2 hectares) – ownership to be transferred to AusNet and to be developed as a substation.
 - Lot 2 (141.1 hectares) – will remain as farmland under the ownership of Galileo Beveridge Nominee Pty Ltd. The applicant has provided the following concept plans and images of the proposal:

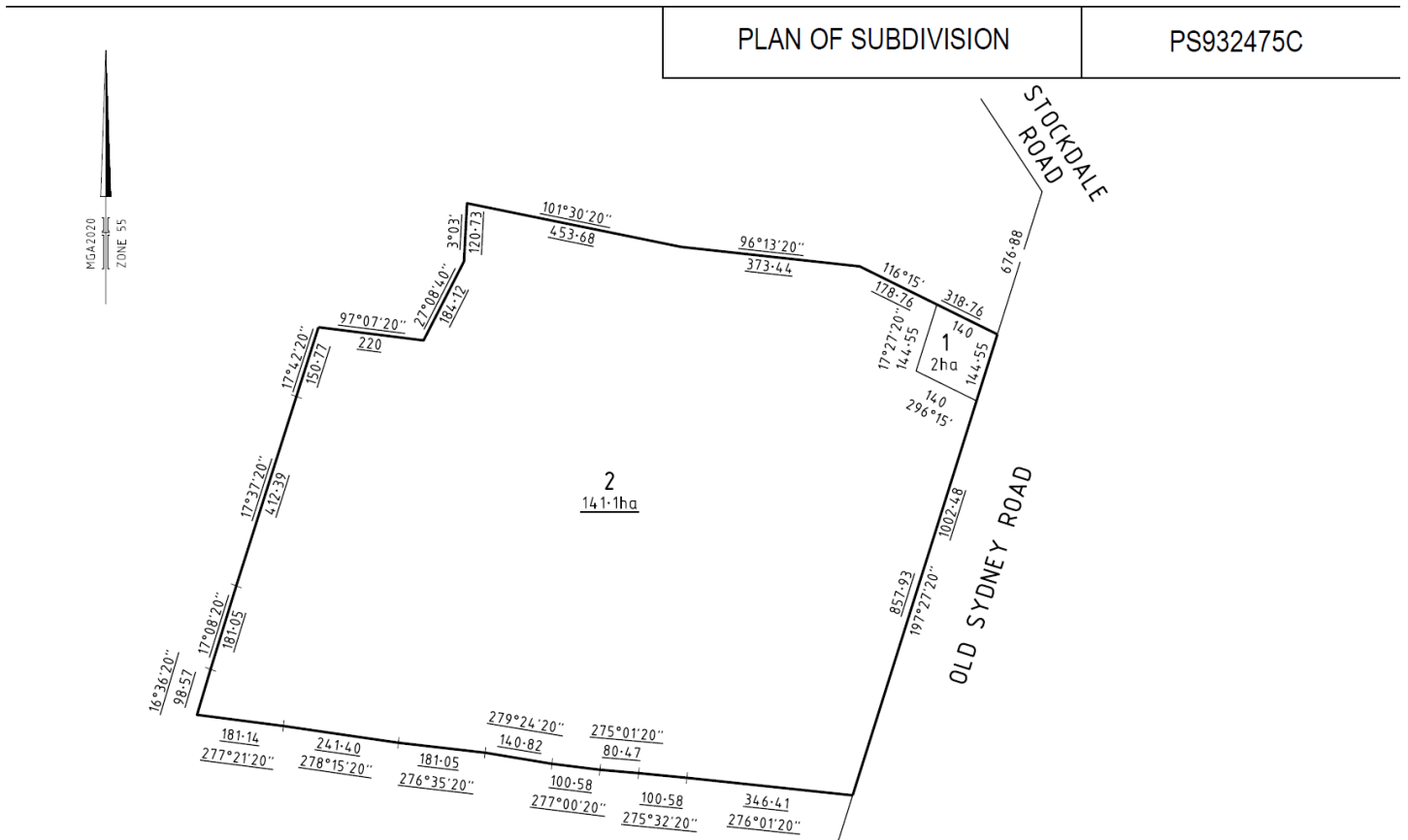


Figure 1: Proposed Plan of Subdivision (Source: Decision Plans)

Subject Site and Surrounds

Site Description

11. The subject site is an irregular-shaped allotment located to the west of Old Sydney Road. Access is currently provided via Old Sydney Road (sealed) to the east of the subject site.
12. The site is approximately 7km south-east of Beveridge, 7.8km north-east of Wallan, 47.3km south of metropolitan Melbourne and located within the Mitchell Shire local government area.
13. The surrounding area is characterised as rural land, comprising a mix of farmland, open pastures, and scattered residential properties to the north-east of the subject site.
14. The land includes introduced pastures primarily used for grazing purposes (cattle). Scattered patches of trees and vegetation are located around the perimeter of the site, with a centrally located dam associated with the existing land use. The site does not support any significant biodiversity values.
15. The site that is proposed to be subdivided is Lot 4 on Plan of Subdivision 710523H (Volume 11388 Folio 445) as shown in Figure 2 below. The existing lot has an area of 143.1 hectares

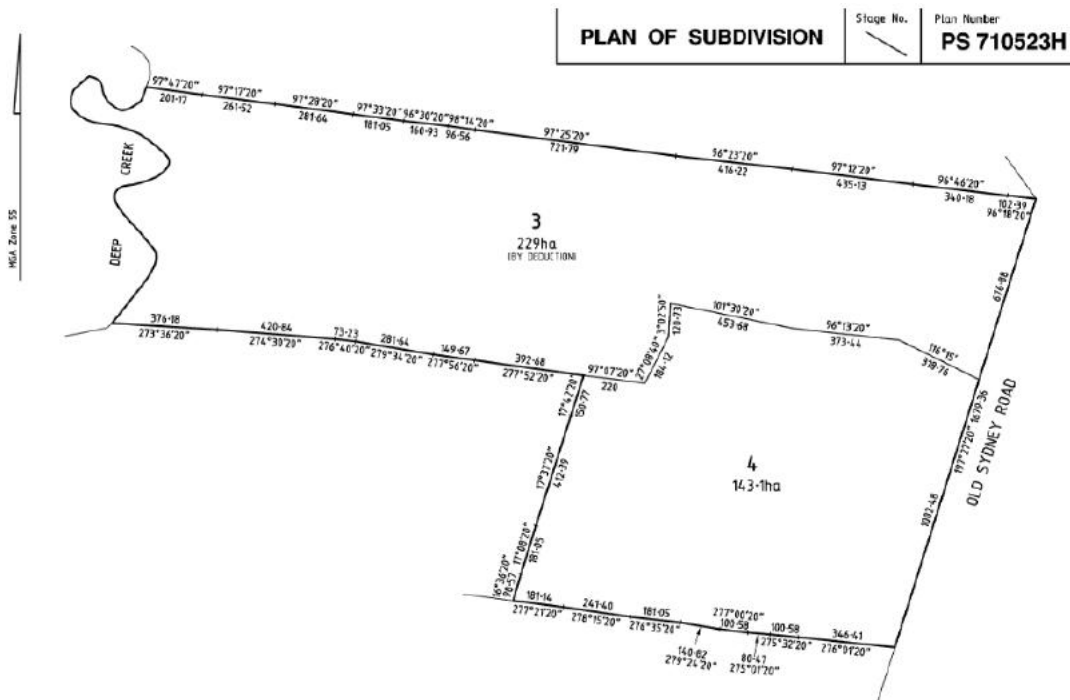


Figure 2: Existing Plan of Subdivision (Source: Decision Plans)

16. A Section 173 Agreement is registered on title (Instrument AJ468673J).
17. The Section 173 Agreement was added through a permit condition planning permit PS06619/11 issued by the Mitchell Shire Council on 11 October 2011 authorising the subdivision of the land into two lots.
18. The agreement was entered into on 2 February 2012 and registered on the title.
19. The agreement required measures regarding the protection of waterways, and any associated rehabilitation works carried out on those waterways.
20. The agreement contains the following:



- a. All works detailed in the endorsed Erosion Management Plan, prepared by Water Technology and dated November 2011, must be completed within the recommended timeframes of the Action Summary of the Erosion Management Plan. The Responsible Authority must be notified upon the completion of the works and all works must be completed to the satisfaction of the Responsible Authority.
- b. All the rehabilitation works on the land must be permanently protected and stock excluded from all of the rehabilitation areas. The fencing along the eroded waterways, as required by the rehabilitation plans, must provide for permanent protection of the sites.

21. The proponent has advised that Ausnet will be undertaking erosion controls management on the site. It is the responsibility of the proponent to ensure that the section 173 agreement is complied with.

Referrals

22. The application was referred to the following authorities under section 55 of the *Planning and Environment Act 1987* (PE Act), as summarised below:

Organisation	Referral Type	Provision/ Clause	Response Date	Response	DTP Assessment
Country Fire Authority	Recommending	Clause 66.03 – Referral of Permit Applications Under Other State Standard Provisions (under Clause 44.06-6 – Bushfire Management Overlay).	2 March 2026	No objection and no conditions.	Although the BMO has associated application requirements, DTP supports the request to waive the requirements under Clause 44.06-3.
Secretary to the Department of Energy, Environment and Climate Action (DEECA)	Recommending	Clause 66.04 – Referral of permit applications under local provisions. Schedule to Clause 44.01 – Erosion Management Overlay (EMO).	5 March 2026	No objection. Permit note recommended to be included to reference that approval may also be required under the Flora and Fauna Guarantee Act 1988.	The permit note has been included on the permit.

Public Notice

23. In accordance with section 52 of the PE Act, public notice of the application was given between 16 February 2026 to 2 March 2026.

24. Notice was given in the following manner:

Section of PE Act:	Notice was given to:	Given by:
52(1)(a)	Notice of the application under section 52(1)(a) of the <i>Planning and Environment Act 1987</i> <u>was not</u> required for this application, as the responsible authority is satisfied that granting the permit would not cause material detriment to any person. The proposal involves only a two-lot subdivision to create a lot for a substation, with no additional buildings or works included in this application.	N/A
52(1)(b)	Mitchell Shire Council	DTP
52(1)(c)	N/A – The scheme does not prescribe any notice	N/A
52(1)(d)	Notice of the application under section 52(1)(d) of the <i>Planning and Environment Act 1987</i> was <u>not</u> recommended as there are no other organisations that the grant of the permit <u>may</u> cause material detriment to.	N/A

25.1 objection from the Mitchell Shire Council was received on 17 March 2026. No further submissions have been received as of 2 April 2026.

Objections

26. The following concerns/suggestion were raised in the objection:

- The proponent is required to amend the application and include the removal of native vegetation in accordance with Clauses 14.02-1S and 52.17 of the Mitchell Planning Scheme.
- Drainage and erosion concerns requiring the preparation of a site-specific sodic soil report and drainage connection and construction plans.
- Requirement of a Land Capability Assessment to be prepared in case of onsite-waste water treatment.

27. The matters raised regarding **native vegetation, drainage and erosion and onsite-waste water treatment** are considered in the assessment section of this report. A response to some of the other prominent matters raised in the objection is provided in the table below:

Objector Concern	DTP Officer Response
Native vegetation	<p>The planning permit application pertains exclusively to a two-lot subdivision and does not include any proposed native vegetation removal or building or works, including earthworks. The responsible authority is required to assess the application before it, being the application for subdivision only.</p> <p>As mentioned in the DEECA referral response dated 5 March 2025, the proponent is currently preparing an exemption consent application to rely on the <i>Utility Installation</i> exemption under Clause 52.17 of the Mitchell Planning Scheme for any vegetation removal. It is the responsibility of the proponent to obtain any necessary approvals to facilitate the removal of native vegetation.</p>



Objector Concern	DTP Officer Response
Drainage and erosion	<p>It is noted that Council’s request for a site-specific sodic soil assessment and drainage connection and construction plans are related to the construction of the substation (which is exempt under Clause 62.02-1 – Buildings and works not requiring a permit) rather than the planning permit application which relates solely to a two-lot subdivision.</p> <p>DTP officers therefore do not recommend including conditions that require the preparation of these assessments/plans.</p>

28. Overall, DTP submits that the matters raised in Council’s objection which are relevant to the planning assessment are suitably addressed by the application, subject to the recommended permit conditions.

Assessment

Key Considerations

29. The planning scheme contains policies and controls that guide the assessment of the proposed two lot subdivision. These are found in the state and local planning policies, the relevant zone and overlays, and other relevant provisions. The assessment below addresses the relevant sections of the planning scheme while having regard to the matters which must be considered in accordance with Section 60 of the PE Act.
30. The following are deemed the key considerations in assessing the acceptability of the proposal:
- Strategic policy context and planning controls
 - Whether the proposal responds to the vision and strategic directions of the Municipal Planning Strategy (MPS) and the Planning Policy Framework (PPF)
 - Purpose and Decision Guidelines of FZ
 - Purpose and Decision Guidelines of EMO
 - Purpose and Decision Guidelines of BMO
 - Clause 65.02 – Approval of an Application to Subdivide Land

Permit Triggers

31. A planning permit for the project is triggered by the following clauses of the Mitchell Planning Scheme (the scheme):

Clause	Permit Trigger
Clause 35.07-3	To subdivide land
Clause 44.01-5	To subdivide land
Clause 44.06-2	To subdivide land

Municipal Planning Strategy (MPS)

32. An assessment against the relevant objectives and strategies of the Municipal Planning Strategy (MPS) of the scheme is provided in the table below:

Clause	Description	Assessment
02.01	Context	
02.02	Vision	
02.03	Strategic Directions	
02.04	Strategic Framework Plans	

Planning Policy Framework (PPF)

33. An assessment of the project against the relevant objectives and strategies of the Planning Policy Framework (PPF) is provided in the table below:

Clause	Description	Assessment
Clause 12	Environment and Landscape Values	
12.01-1S	Protection of biodiversity	No vegetation removal is proposed under the permit application. It is recommended that a permit note be included on the permit to specify that approvals may also be required under the Flora and Fauna Guarantee Act 1988 as recommended in the referral response from DEECA dated 5 March 2026.
12.01-2S	Native vegetation management	Also mentioned in the DEECA referral response is if native vegetation is proposed to be removed or impacted to facilitate access to the created lot, the applicant is advised that an exemption consent application must be submitted to DEECA to rely on the <i>Utility Installation</i> exemption under Clause 52.17 of the Mitchell Planning Scheme. It is noted that the proponent is currently preparing this.
Clause 13	Environmental Risks and Amenity	
13.02-1S	Bushfire	The subject site is partially affected by the BMO and is wholly located within the designated Bushfire Prone Area. It is noted that both DTP and the CFA support the request to waive the requirements under Clause 44.06-3, as the proposed substation is a minor utility installation that would not normally trigger this requirement.
13.04-2S 13.04-2L	Erosion and landslip Erosion and landslip	It is noted that the planning permit application pertains exclusively to subdivision and does not include any proposed earthworks.
Clause 14	Natural resource management	
14.01-1S 14.01-1L	Protection of agricultural land Protection of agricultural land	The approved use and development for the substation will occupy Lot 1 (2 hectares), whilst Lot 2 (141.1 hectares) will remain as farmland (cropping and grazing).
Clause 15	Built Environment and Heritage	
15.01-3S	Subdivision design	The purpose of the subdivision is to create a separate lot for a substation to be owned and operated by AusNet. Proposed Lot 1, at 2ha will accommodate the substation, while proposed Lot 2, at 141.1ha, will remain as farmland (cropping and grazing). Lot 2 has existing vehicle access from Old Sydney Road and a new crossover will be created for Lot 1. The proponent has confirmed that AusNet will apply for the required road opening permit and crossover approval through Council.
Clause 19	Infrastructure	



Clause	Description	Assessment
19.01-1S	Energy supply	The purpose of the subdivision is to delineate the land for a substation which is currently under construction.

34. Overall, the proposal is consistent with the relevant planning policies within the MPS and PPF.

Zoning and Overlays

Purpose and Decision Guidelines of Farming Zone (Schedule) [FZ]

35. The subject site is located within the Farming Zone (FZ), which includes the following purpose:

- *To implement the Municipal Planning Strategy and Planning Policy Framework.*
- *To provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, included dwellings, do not adversely affect the use of land for agriculture.*
- *To encourage the retention of employment and population to support rural communities.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*
- *To provide for the use and development of land for the specific purposes identified in a schedule to this zone.*

36. Pursuant to Clause 35.07-3 of the Farming Zone, a planning permit is required to subdivide land.

37. Clause 35.07-3 specifies a minimum lot requirement of 40 hectares for each lot within the Farming Zone.

The proposed lot sizes are:

- Lot 1 (2 hectares) – ownership to be transferred to AusNet and to be developed as a substation.
- Lot 2 (141.1 hectares) – will remain as farmland in the ownership of Galileo Beveridge Nominee Pty Ltd.

38. Clause 35.07-3 states that a permit may be granted to create lots smaller than 40 hectares if the subdivision is by a public authority of utility service provider to create a lot for a utility installation.

39. The subdivision is proposed by AusNet Transmission Services, a utility service provider as per the definition in Clause 73.01 of the Mitchell Planning Scheme and the provisions of the *Electricity Industry Act 2000*.

40. The purpose of the proposed Lot 1 is for a substation, which falls within the definition of a 'minor utility installation' which is a subset of 'Utility installation' under Clause 73.03 of the Mitchell Planning Scheme.

41. Therefore, the proposed creation of a lot with an area of 2 hectares and is considered acceptable in this instance.

42. The proposal is appropriate, having regard to the decision guidelines of the FZ as follows:

- The proposed subdivision is necessary to create an additional lot to facilitate the development of the land for a substation, which is currently under construction. The subdivision will not prejudice the future development of surrounding land.

- The proposed 2-hectare lot (lot 1) will be accessed from the east via the existing local Government Road (Old Sydney Road).
- It is acknowledged that the applicant has provided written confirmation that the proposed subdivision layout is generally in accordance with the site layout of the substation. *Figure 3* shows the overlay of the site layout and the proposed plan of subdivision.

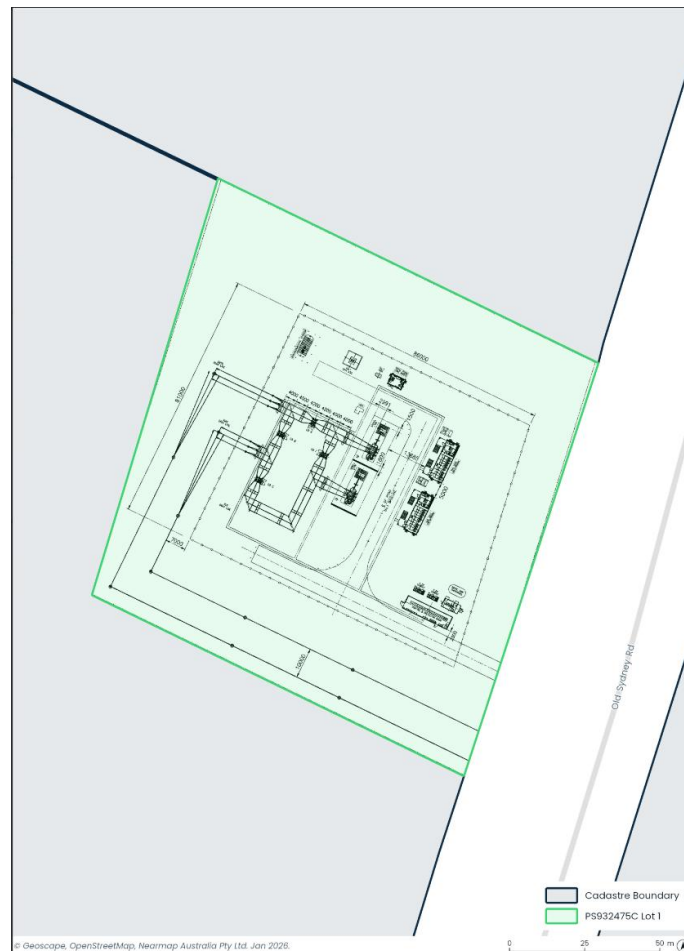



Figure 3: Overlay of the Site Layout Plan and Proposed Plan of Subdivision (Source: Decision Plans)

- The proposal does not alter the current land management of the lot and does not involve any works or development that may impact sustainable land management.
- The proposal will facilitate the ongoing operation and maintenance of infrastructure under construction. The subdivision is compatible with adjoining and nearby land use.
- The substation will occupy the entirety of Lot 1. Lot 2 will remain as farmland and agricultural purposes (cropping and grazing). The proposed subdivision will not have any impact on agricultural activities on Lot 2 at 565 Old Sydney Road.
- It is noted that no native vegetation is required to be removed to facilitate the substation itself. However, native vegetation on the roadside of Old Sydney Road is proposed to be removed to facilitate access to the proposed Lot 1. This removal is not sought as part of the planning permit application.

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- The proponent has advised that they are currently seeking an exemption under Clause 52.17-7 from DEECA, specifically relating to native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary:
 - i. To maintain the safe and efficient function a minor utility installation: or*
 - ii. By or on behalf of a utility service provider to maintain or construct a utility installation in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Land Act 1987).*
 - The proposed subdivision does not propose any on-site effluent disposal.
 - Lot 2 has existing vehicle access from Old Sydney Road (local government road). A new crossover is proposed from Old Sydney Road to facilitate access to the proposed substation located on Lot 1. . The proponent has confirmed that AusNet will apply for the required road opening permit, crossover approval and legal point of discharge through Council. It is not anticipated that the proposed crossover will result in an increase in traffic volume


43. Based on the above, and subject to the conditions recommended on any permit granted, the application responds positively to the decision guidelines of the Farming Zone.

Purpose and Decision Guidelines of the Erosion Management Overlay (Schedule) [EMO]

44. The site is affected by the Erosion Management Overlay (EMO). This overlay seeks:
- To implement the Municipal Planning Strategy and the Planning Policy Framework.
 - To protect areas prone to erosion, landslip, other land degradation or coastal processes by minimising land disturbance and inappropriate development.
45. Pursuant to Clause 44.01-5 of the Erosion Management Overlay, a permit is required to subdivide land.
46. The proposal is appropriate, having regard to the decision guidelines of the EMO as follows:
- Noted is that the planning permit application pertains exclusively to subdivision and does not include any proposed earthworks.
Therefore, the decision guidelines relating to drainage, increasing the possibility of erosion, the susceptibility to landslip or other land degradation processes are not relevant to the subdivision proposal.
47. Based on the above, and subject to the referral response received from DEECA stating no objection, the application responds positively to the decision guidelines of the EMO.

Purpose and Decision Guidelines of the Bushfire Management Overlay [BMO]

48. The site is affected by the Bushfire Management Overlay (BMO). This overlay seeks:
- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
 - *To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.*
 - *To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.*
 - *To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.*
49. Pursuant to Clause 44.06-2 of the Bushfire Management Overlay, a permit is required to subdivide land.

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50. The CFA confirmed that they are supportive of the request to waive the application requirements of Clause 44.06-3 as specified in their referral response dated 2 March 2026.
51. Subsequently, although the BMO has associated application requirements, DTP also supports the request to waive the requirements under Clause 44.06-3, as the application relates to subdivision only.
52. Clause 44.06-5 of the BMO specifies a mandatory condition relating to the owner entering into an agreement with the responsible authority under Section 173 of the *Planning and Environment Act 1987*. This is required for a subdivision permit which creates a lot for a single dwelling on land zoned for residential or rural residential purposes.
53. As this application relates to a two lot subdivision to facilitate the development of a new substation (minor utility installation), it is not required to include the mandatory condition.

Particular and General Provisions

Clause 53.01 – Public Open Space Contribution and Subdivision


54. Clause 53.01 seeks a person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this Clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under section 18 of the Subdivision Act 1988.
55. Pursuant to section 18(1) of the Subdivision Act 1988, a Council acting as a responsible authority or a referral authority under the Planning and Environment Act 1987 may require a contribution for public open space when the proposal creates an additional separately disposable parcel of land by a plan of subdivision. Pursuant to clause 53.01-1 the subdivision is exempt from the public open space requirement because it is for the purpose of excising land to be transferred to a public authority, council or a Minister for a utility installation.

Clause 53.22 – Significant Economic Development

56. Clause 53.22 seeks to prioritise and facilitate the planning, assessment and delivery of projects that will make a significant contribution to Victoria's economy and provide substantial public benefit, including jobs for Victorians. This application involves the subdivision of land that includes a minor utility installation (i.e. substation) used for transmitting or distributing electricity. As a result, it qualifies under this pathway and falls within Category 1.

Clause 65.02 – Approval of an Application to Subdivide Land

57. The proposal is appropriate, having regard to the decision guidelines of Clause 65.02 as follows:
- The proposal is consistent with the as of right land use, does not propose a change of use or any development.
 - Lot 2 will remain as farmland (cropping and grazing).
 - The proposed subdivision does not include development or works that may impact the physical characteristics of the land.
 - The proposed area of Lot 1 is 2 hectares (delineated for the proposed substation) and Lot 2 (141.1 hectares) will remain as farmland (cropping and grazing). The lot area and dimensions are appropriate for the permitted use and development.

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- Lot 2 has existing vehicle access from Old Sydney Road and a new crossover is proposed from Old Sydney Road to facilitate access to the proposed substation on Lot 2. It is not anticipated that the proposal will generate an increase in traffic as both lots will have access via the same local government road.
 - The proposal will not affect pedestrian movement, which is very minimal due to its rural nature.
 - The proposal does not impact existing public spaces and facilities and does not propose public spaces or facilities.
 - The proposed subdivision does not require staging.
 - The proposal does not include development or works, including common property.
 - It is noted that the proponent is currently seeking an exemption under Clause 52.17-7 of the Scheme from DEECA. It is the responsibility of the proponent to obtain any necessary approvals to facilitate the removal of native vegetation.

Recommendation

58. The proposal has been considered against the matters at section 60 of the PE Act and is consistent with the relevant planning policies of the **Mitchell Planning Scheme**.
59. The proposal is also supported by the various referral agencies.
60. It is recommended that planning permit **PA2504119 for the two-lot subdivision of land (as described in this report) be issued under delegation from the Minister for Planning, subject to conditions**.
61. Endorse sheets 1 & 2 of Plan of Subdivision PS932475C, prepared by all Spatial, Version C, dated 2 October 2025
62. It is recommended that the following stakeholders be notified of the above decision in writing:
- Applicant
 - Mitchell Shire Council (objector)

 - Referral authorities:
 - Secretary to DEECA
 - CFA

Prepared by: [REDACTED]

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- No Conflict
- Conflict and have therefore undertaken the following actions:
 - Completed the Statutory Planning Services declaration of Conflict/Interest form.
 - Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.
 - Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.

Reviewed by: [REDACTED]

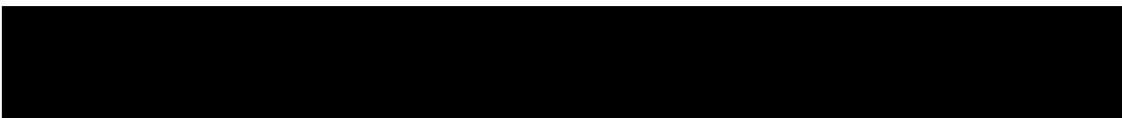
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Approved by: [REDACTED]

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Attachment 1: Requirements under other legislation

Act	Discussion
Aboriginal Heritage Act 2006 (AH Act)	<p>The AH Act seeks to avoid adverse effects to Aboriginal cultural heritage values as far as reasonably practicable. Where adverse effects cannot be avoided, measures must be implemented to minimise and mitigate adverse effects.</p> <p>The subject site is not located within an area of Aboriginal cultural heritage sensitivity. Therefore, a mandatory Cultural Heritage Management Plan (CHMP) is not required.</p>



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