

# Proponent's Closing Submission to the Panel Amendment C168 -Toolamba Precinct Structure Plan

Proponent: Mr Stuart Rea of Herdstown Pty Ltd

Submitter: Gary Steigenberger

Director / Manager Planning Chris Smith & Associates, Shepparton

## 1. Introduction

At the first day of the Hearing, Chris Smith & Associates presented a submission to the Panel on Behalf of Herdstown Pty Ltd – the proponent to Amendment C168. The following is provided in response to points for clarification that the Panel sought.

## 2. Documents supporting the PSP

To assist the Panel and Council, the following lists the documents that were prepared and submitted as part of and in support of the PSP submission:

- Toolamba Precinct Structure Plan (report) CS&A, Rev. 2, September 2018
- Toolamba Precinct Structure Plan (Plan Set), consisting of:
  - Context Plan, Rev 4, Sheet 1 of 6; (Rev. 7)
  - Site Analysis Plan, Rev 4, Sheet 2 of 6; (Rev. 7)
  - Urban Structure Plan, Rev 4, Sheet 3 of 6; (Rev. 7)
  - Road Hierarchy Plan, Rev 4, Sheet 4 of 6; (Rev. 7)
  - Bicycle & Pedestrian Network Plan, Rev 4, Sheet 5 of 6; (Rev. 7)
  - Public Open Space & Existing Vegetation Plan, Rev 4, Sheet 6 of 6; (Rev. 7)
- Staging Plan (Rev. 7)
- Typical Cross Section – Road Reserves (Rev. 7)
- Toolamba Precinct Structure Plan Background Report, CS&A, Rev. 1, July 2018
- Traffic Impact Assessment, Paffrath Consulting, May 2018
- Stormwater Management Plan by Stormy Water Solutions, April 2016
- Cultural Heritage Management Plan, Heritage Insight 20 July 2012
- Preliminary Site Assessment, Vantage Environmental Management, 5 August 2010
- Flora & Fauna Assessment, Water Technology, May 2021
- Demand Analysis in Support of a Rezoning of Land, HMC Valuers – Opteon, 2012 and update/addendum by Opteon Property Advisors, 2012

### 3. Cultural Heritage Management Plan

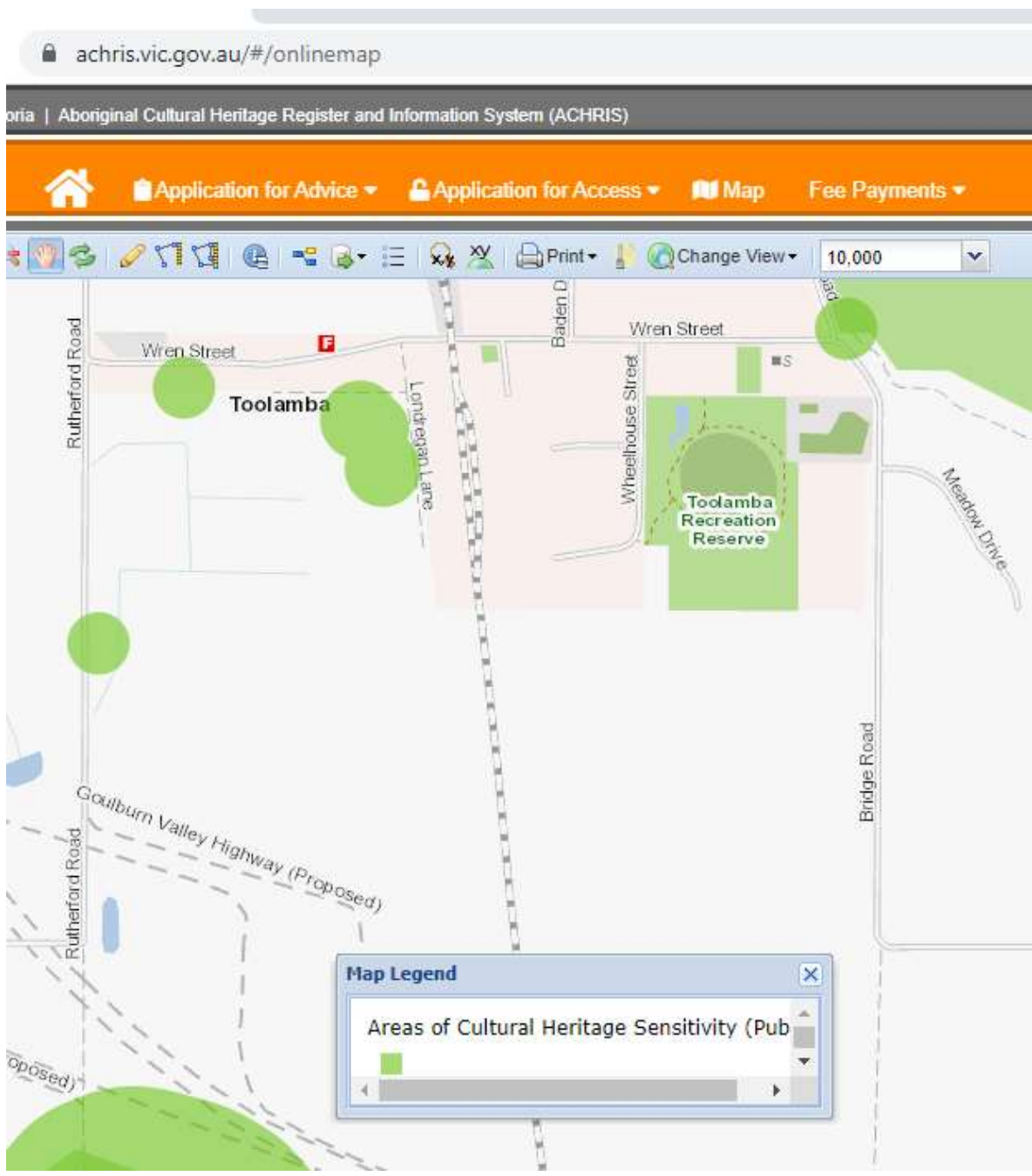
The Cultural Heritage Management Plan (CHMP), by Heritage Insight, July 2012, was provided to the Council as part of the suite of specialist land assessments and background documents supporting the Toolamba PSP.

The extent of the cultural heritage assessment – referred to as “the Activity Area” - is shown with a red outline on the image below – Figure 5 from the CHMP. This figure also shows the approximate location of two known Aboriginal sites. At Section 5.4 of the Report, it notes *“There are two sites within 200m of the Activity both of which are located just outside the boundary fence. These are 7924-0418 and 0456 both of which are scarred trees (see Map 5).”*



Map 5: Aboriginal Places within 200m of the Activity Area

Known Aboriginal sites can now be viewed on the publicly accessible ACHRIS mapping. An extract from the ACHRIS map (over page), shows the two pre-existing Aboriginal sites adjacent to the land as well as the three sites found as a result of the CHMP (all scarred trees).



Source: Achris online map