

Deepika Cheran
Town Planner/ Designer
St Quentins
Via email

Luke Hynes
BeaconEcological
3 Menzcer Lane
Jan Juc, VIC, 3228

30 April 2026

Dear Deepika,

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RE: Response to Request for Further information for application # PP-177-2026, 862-900 Swan Bay Road, Mannerim, Victoria.

A Request for Further Information has been issued by the City of Greater Geelong Environment Unit seeking clarification that the proposed electricity and water connections will not result in additional impacts to native vegetation.

Electricity

The electricity installation alignment has been selected to avoid native vegetation and is located within highly modified pasture supporting scattered native species. It is acknowledged that vegetation beneath overhead infrastructure may be subject to future maintenance (e.g. pruning) under utility exemptions. However, the area beneath the proposed alignment comprises introduced pasture and scattered native groundcover species that do not meet the definition of a patch of native vegetation under the Guidelines. No remnant patches or native canopy trees occur within the proposed easement. As such, no consequential loss of native vegetation (as defined under the Guidelines) is expected. As per the RFI no go zones could be installed on site as a permit condition.

Power will be connected to the property from an existing distribution substation on Swan Bay Road. A detailed connection design is not available at this time. Any proposed connection to power on Swan Bay Road will be designed to avoid impacts to native vegetation. Final service design will be undertaken in consultation with the relevant service provider to ensure impacts to native vegetation are avoided or minimised in accordance with the Guidelines. Any proposed impacts to native vegetation would be subject to further assessment and approval under *Clause 52.17 Native Vegetation* and the Vegetation Protection Overlay (VPO1).

Water

Water will be supplied via rainwater tanks located within the proposed development footprint. No connection to dams or external water infrastructure is proposed.



Please do not hesitate to contact me if you have any questions or require further information.

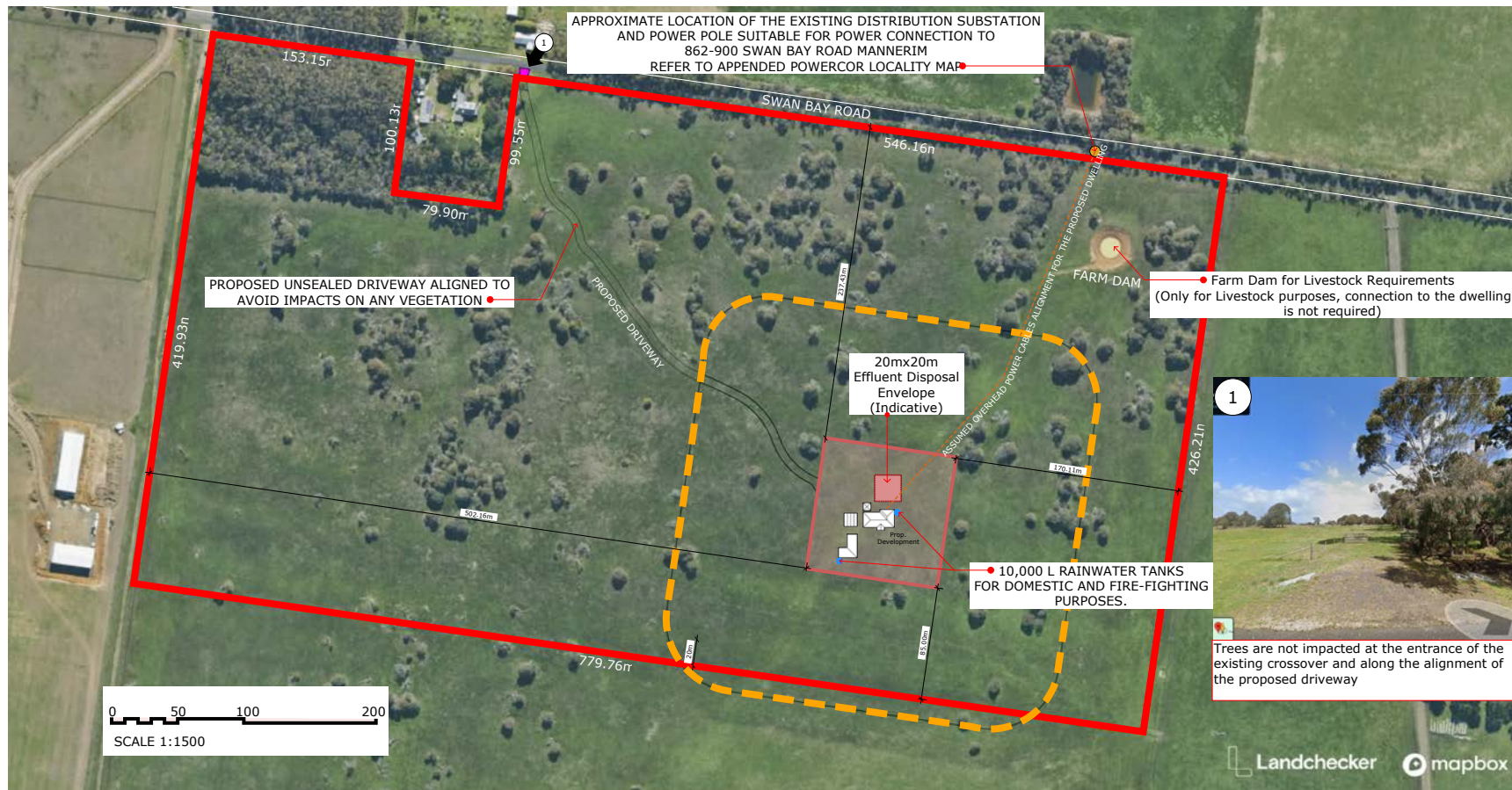
Kind regards,

Luke Hynes

Luke Hynes
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FIGURE 1.



LEGEND

- PROPERTY BOUNDAR
- 100m RADIUS AROUND THE DEVELOPMENT ENVELOPE
- PROPOSED EFFLUENT DISPOSAL AREA (20m X 20m)
- EXISTING CROSSOVER
- POWER POLE/ DISTRIBUTION SUBSTATION
- PROPOSED RAINWATER TANKS

SITE RESPONSIVE DESIGN

1. THE PROPOSED DEVELOPMENT ENVELOPE AND THE PROPOSED DRIVEWAY AVOID REMOVAL OF ANY VEGETATION
2. PROPOSED DEVELOPMENT ENVELOPE WITH THE PROPOSED DWELLING, SHED, GARAGE AND INDICATIVE EFFLUENT DISPOSAL ENVELOPE ARE AT MORE THAN 100M FROM THE NEARBY DWELLINGS
3. THE INDICATIVE EFFLUENT DISPOSAL ENVELOPE IS AT APPROPRIATE DISTANCE FROM THE WATERBODIES AND THE TITLE BOUNDARIES
4. ANY SERVICE INSTALLATION MUST AVOID VEGETATION REMOVAL AND PROTECT BIODIVERSITY VALUE OF THE SITE.



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Project CONSTRUCTION OF A DWELLING UNDER ESO - 1
Dwg no. TP03 - SERVICES/INFRASTRUCTURE PLAN | Ver. 02
Address 862-900 SWAN BAY RD MANNERIM

Job No. 18668
Date 30 APRIL 2026
Title LOT 1 ON PS844908M VOL. 12402 FOL. 076

Notes

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REVISION TABLE

VER	DD/MM/YY	REMARKS
02	21/04/26	RE-ALIGN POWER CABLES LOCATION TO AVOID TREES

03

TP