

## SUBMISSION - SHEPPARTON SOUTH EAST PSP

### Contact Information:

Stephen Crowe

Phone: [REDACTED]

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### Address Of Property This Submission Relates To:

120 McPhees Road Shepparton VIC 3630

### Reason for Submission:

#### 1. Impact on septic tank system for dwelling

##### Matters of concern:

- Existing septic tank system for the dwelling is old. Any upgrade of the septic tank system will need to meet current requirements outlined in the Environment Protection Act. Without a land capability assessment, Council's Environmental Health department indicated as a general rule an area of land for effluent disposal required is 1000m<sup>2</sup> plus a reserve area of the same size (total 2000m<sup>2</sup> needed).
- Should the proposed acquisition of land on my property proceed, I am concerned that there will not be enough land available to upgrade my septic tank system.
- Furthermore, any reduction in land available for an upgrade to the septic tank system, will require a system that treats effluent to a higher standard (secondary treatment).
- This is estimated to cost \$35,000 (includes the cost for a land capability assessment, the removal of the existing septic system and installation of new replacement system).
- Will there be an alternative solution that requires me to connect to sewer, which will also be at cost to me.

##### Solution:

- Reduction in amount of land to be acquired.
- In addition to any compensation for the land acquired, additional amount should be paid to cover these additional costs to upgrade the septic tank system or connect to sewer.

#### 2. Restriction on any further development of my property

##### Matters of concern:

- The proposed acquisition of land will reduce any land available for further development such as expansion to the existing shedding or dwelling, the installation of a pool etc.

##### Solution:

- Reduction in amount of land to be acquired.
- #### 3. Potential detrimental impact on natural bushland within my property

##### Matters of concern:

- My interest in purchasing this property was due to the extensive native vegetation and the fauna that inhabits this area. I have observed native fauna inhabiting my property on a regular basis including platypus, wallabies, possums, variety of birds including rare ground dwelling birds etc.
- I am an artist and have been commissioned to create pieces of art using natural materials and find inspiration to create pieces of artwork from the natural materials in my yard.
- I seek to preserve the natural environment and encourage the fauna to seek refuge here. I have installed various nest boxes which attracts birds, possums and bats. I have planted a large number of native trees as source of food and habitat for small birds and native animals.
- I certainly enjoy the peace, quiet and serenity of the natural environment surrounding my home without noise or light pollution.
- People bringing dogs and cats into areas of environmental sensitivity and destroying native fauna, and introduction of weed species.

Solution:

- Reduction in amount of land to be acquired.
  - Any proposed development of crown land should seek to enhance, preserve and protect these sensitive habitats of vulnerable native flora and fauna, and discourage public from accessing and damaging these habitats.
4. Security and privacy

Matters of concern:

- Attracting people to this quiet area, at any time of the day or night, with the possibility of anti-social and undesirable intentions (drug and alcohol use, rubbish dumping, noise).
- Type of replacement fencing, may not be an adequate deterrent for people to breach and investigate the surrounds of my property.
- Concern of the impacts on the natural environment if artificial lighting was installed to provide security.

Solution:

- Do not develop this part of crown land for public access.
5. Proposed shared path along poorly accessible part of the river full of lagoons, gullies, and flood prone area.

Matters of concern:

- The natural environment along the Broken River is full of lagoons and gullies and is flood prone.
- Structural changes to the river banks along the Broken River, may alter the course of the river and the resultant impact of flooding to surrounding areas.
- Any proposed development to create an accessible shared path is likely to have a significant detriment to the river bank and surrounding landscape.
- Will this shared pathway be constructed to an “all-abilities” standard? In my opinion it is not really suitable for wheel-chair/motorised mobility scooter access.

Solution:

- Do not develop this part of crown land for public access.

#### 6. Maintenance of public land and fire prevention

##### Matters of concern:

- Who will be responsible for the maintenance of this public space to collect any rubbish, weed control, mow or maintain the environment and the frequency for this?
- Who will be responsible for the control of people's pets (dogs and cats) on potentially crown land?
- This proposed area is likely to be inaccessible for any maintenance vehicles.

##### Solution:

- Do not develop this part of crown land to public access.