



HEPBURN SHIRE COUNCIL
ORDINARY MEETING OF COUNCIL
PUBLIC MINUTES

Tuesday 20 December 2022

Doug Lindsay Recreation Reserve
Lindsay Park Drive, Creswick Victoria 3363

5:30PM

A LIVE STREAM OF THE MEETING CAN BE VIEWED
VIA [COUNCIL'S FACEBOOK PAGE](#)

Confirmed at the Ordinary Meeting of Council held on 21 February 2023

A handwritten signature in black ink, appearing to read "B. Hood".

Chair, Cr Brian Hood, Mayor

MINUTES

Tuesday 20 December 2022

Doug Lindsay Recreation Reserve

Lindsay Park Drive, Creswick Victoria

3363

Commencing at 5:30PM

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BRADLEY THOMAS

CHIEF EXECUTIVE OFFICER

Tuesday 20 December 2022

CONDUCTING HYBRID COUNCIL MEETINGS

In the spirit of open, transparent and accountable governance, this meeting will be live-streamed on Council's Facebook page. The meeting will also be recorded and made available on Council's website as soon as practicable after the meeting.

- Council's meeting will be conducted tonight in accordance with:
- The Local Government Act 2020
- The Minister's Good Practice Guideline MGPG-1: Virtual Meetings
- Council's Governance Rules; and
- The Hepburn Shire Council Councillor Code of Conduct.

1 ACKNOWLEDGEMENT OF TRADITIONAL OWNERS

Hepburn Shire Council acknowledges the Dja Dja Wurrung as the Traditional Owners of the lands and waters on which we live and work. On these lands, Djaara have performed age-old ceremonies of celebration, initiation and renewal. We recognise their resilience through dispossession and it is a testament to their continuing culture and tradition, which is strong and thriving.

We also acknowledge the neighbouring Traditional Owners, the Wurundjeri to our South East and the Wadawurrung to our South West and pay our respect to all Aboriginal peoples, their culture, and lore. We acknowledge their living culture and the unique role they play in the life of this region.

2 SAFETY ORIENTATION

Emergency exits and convenience facilities at the venue to be highlighted to members of the public in attendance.

3 OPENING OF MEETING

COUNCILLORS PRESENT: Cr Brian Hood, Cr Don Henderson, Cr Jen Bray, Cr Juliet Simpson, Cr Lesley Hewitt, Cr Tessa Halliday, Cr Tim Drylie

OFFICERS PRESENT: Mr Bradley Thomas - Chief Executive Officer, Mr Andrew Burgess - Director Organisational Services, Mr Bruce Lucas - Director Infrastructure and Delivery, Ms Natalie Walker - Director Community and Development, Mr Chris Whyte – Manager Information and Communication Technology, Ms Rebecca Smith - Manager Governance and Risk, Mr Rick Traficante - Manager Statutory Planning and Building

The meeting opened at 5:31pm.

STATEMENT OF COMMITMENT

“WE THE COUNCILLORS OF HEPBURN SHIRE
DECLARE THAT WE WILL UNDERTAKE ON EVERY OCCASION
TO CARRY OUT OUR DUTIES IN THE BEST INTERESTS OF THE COMMUNITY
AND THAT OUR CONDUCT SHALL MAINTAIN THE STANDARDS OF THE CODE OF
GOOD GOVERNANCE
SO THAT WE MAY FAITHFULLY REPRESENT AND UPHOLD THE TRUST PLACED IN THIS
COUNCIL BY THE PEOPLE OF HEPBURN SHIRE”

4 APOLOGIES

Nil

5 DECLARATIONS OF CONFLICTS OF INTEREST

Cr Lesley Hewitt declared a general conflict of interest in relation to the nominations for the Community Awards - Event Category.

Cr Tim Drylie declared a general conflict of interest in relation to the nominations for the Community Awards - Event Category.

Cr Jen Bray declared a general conflict of interest in relation to item 15.1 General Business as it is in relation to consideration of her leave.

Cr Juliet Simpson declared a general conflict of interest in relation to item 8.1 Admission of Urgent Business as it is in relation to consideration of her leave.

6 CONFIRMATION OF MINUTES

Go to 00:05:34 in the meeting recording to view this item.

RECOMMENDATION

That the Minutes of the Ordinary Meeting of Council held on 22 November 2022 (as previously circulated to Councillors) be confirmed.

MOTION

That the Minutes of the Ordinary Meeting of Council held on 22 November 2022 (as previously circulated to Councillors) be confirmed.

Moved: Cr Lesley Hewitt

Seconded: Cr Tessa Halliday

Carried

Voted for: Cr Don Henderson, Cr Jen Bray, Cr Juliet Simpson, Cr Lesley Hewitt, Cr Tessa Halliday and Cr Tim Drylie

Voted against: Cr Brian Hood

Abstained: Nil

7 NOTICES OF MOTION

7.1 NOTICE OF MOTION

Go to 00:07:50 in the meeting recording to view this item.

The Notice of Motion was put forward by Cr Brian Hood on 8 December 2022.

MOTION AS PROPOSED

While noting its obligations and community commitments as articulated in the Council Plan 2021-2025, Council resolves to:

1. *Request the Chief Executive Officer to prepare a report, for tabling no later than the March 2023 Council Meeting, that outlines current progress and an action plan to respond to a number of emerging priority items as identified by Councillors and Executive. The priorities include:*
 - *Financial sustainability;*
 - *Staff accommodation, community facilities and existing land and building assets;*
 - *Governance, compliance and workplace health and safety;*
 - *Customer service*
 - *ICT capability*
 - *Statutory and Strategic Planning*
 - *Emergency Management and Storm recovery including road maintenance;*
 - *Sustainable Hepburn Strategy implementation;*
 - *Commonwealth Games; and*
2. *Confirm specific details regarding contractual arrangements and Key Performance Indicators within the Confidential Meeting on the 20 December 2022.*

MOTION

While noting its obligations and community commitments as articulated in the Council Plan 2021-2025, Council resolves to:

1. *Request the Chief Executive Officer to prepare a report, for tabling no later than the March 2023 Council Meeting, that outlines current progress and an action plan to respond to a number of emerging priority items as identified by Councillors and Executive. The priorities include:*
 - *Financial sustainability;*
 - *Staff accommodation, community facilities and existing land and building assets;*
 - *Governance, compliance and workplace health and safety;*
 - *Customer service*
 - *ICT capability*
 - *Statutory and Strategic Planning*
 - *Emergency Management and Storm recovery including road maintenance;*
 - *Sustainable Hepburn Strategy implementation;*
 - *Commonwealth Games; and*
2. *Confirm specific details regarding contractual arrangements and Key Performance Indicators within the Confidential Meeting on the 20 December 2022.*

Moved: Cr Lesley Hewitt

Seconded: Cr Don Henderson

Carried

Voted for: Cr Brian Hood, Cr Don Henderson, Cr Jen Bray, Cr Juliet Simpson, Cr Lesley Hewitt, Cr Tessa Halliday and Cr Tim Drylie

Voted against: Nil
Abstained: Nil

8 ITEMS OF URGENT BUSINESS

Go to 00:12:06 the meeting recording to view this item.

Cr Juliet Simpson left the meeting at 5.34pm due to a general conflict of interest in relation to item 8.1 Admission of Urgent Business as it is in relation to consideration of her leave.

MOTION

That Council resolves to admit the item relating to a leave of absence for Cr Simpson into urgent business in accordance with Council's Governance Rules as the item:

- *relates to or arises out of a matter which has arisen since distribution of the agenda; and*
- *cannot safely or conveniently be deferred until the next Council meeting.*

Moved: Cr Jen Bray

Seconded: Cr Don Henderson

Carried

Voted for: Cr Brian Hood, Cr Don Henderson, Cr Jen Bray, Cr Lesley Hewitt, Cr Tessa Halliday and Cr Tim Drylie

Voted against: Nil

Abstained: Nil

Go to 00:13:20 in the meeting recording to view this item.

MOTION

That Council grants Cr Juliet Simpson a leave of absence from 21 December 2022 to 16 January 2023 inclusive, noting that Cr Simpson will be an apology for Briefings and Council Meetings that may be scheduled during her leave

Moved: Cr Lesley Hewitt

Seconded: Cr Tessa Halliday

Carried

Voted for: Cr Brian Hood, Cr Don Henderson, Cr Jen Bray, Cr Lesley Hewitt, Cr Tessa Halliday and Cr Tim Drylie

Voted against: Nil

Abstained: Nil

Cr Juliet Simpson returned to the meeting at 5:35pm

9 COUNCILLOR AND CEO REPORTS

9.1 MAYOR'S REPORT

Go to 00:18:30 in the meeting recording to view this item.

Councillor Brian Hood, Coliban Ward

Activities that I have undertaken in the past month have included participating in or officiating at important community events such as the Daylesford Show; the walk against violence; Daylesford Highland Gathering; Creswick senior citizens Xmas lunch; and the Trentham Twilight event at which Council's storm recovery launched the magnificent "The Big Storm" book commemorating the June 2021 extreme weather event.

I also had the honour and pleasure of assisting with the launch of Hepburn Community Radio and presenting citizenship awards at the Trentham and Bullarto primary school end of year functions.

Important project announcements in the past month included the awarding of the construction contract for the Creswick Trails project – the venue for the 2026 Commonwealth Games mountain bike event. And Central Highland Water's announcement of their major infrastructure project to secure Daylesford's long term water supply.

During the month I also met with a number of Mayors and Deputy Mayors at a MAV information session and attended a quarterly meeting of Council's ARC.

With a substantial agenda before us for this meeting I will end my report here and take this opportunity to extend my best wishes to all in the Hepburn Shire community for a happy and peaceful festive season and a prosperous new year; and especially extend my thanks and appreciation to Council's workforce who have again worked very hard on behalf of our community.

9.2 COUNCILLOR REPORTS

Councillor Tim Drylie, Creswick Ward

Presented a verbal report.

Councillor Juliet Simpson, Holcombe Ward

The last month has been extremely busy in the lead up to Christmas and many people wanting jobs completed before Christmas. There has been a massive Agenda to read and respond to for our last public meeting for 2022.

On the 23 November 2022 I attended the Hepburn Shire Council listening post at the Glenlyon Hall along with a large number of Council Officer's from all the different departments. It was well supported by the community.

On Monday 5 December 2022 I attended the Glenlyon Progress Association meeting at the Glenlyon Hall.

On Thursday 15 December 2022 I attended my first Audit and Risk committee meeting of which I'm now a Councilor member.

Councillor Jen Bray, Birch Ward

Activities since Tuesday 22 November 2022

Saturday 26 November 2022

Took some time off councillor duties this month to run the local community-based Dance and Drama showcase performance at the Daylesford Town Hall.

While not part of my councillor duties it is a chance for me to connect with a large section of the community in the families and the children who perform.

It was a wonderful night where 60 local children, aged 4 between 18 years, showed their creativity and confidence on stage. Thanks to all the parents and community who supported this event and filled the town hall with applause.

This has been a longstanding tradition in the Daylesford community for over 18 years and it's wonderful to be part of that, and keep the joy of theatre alive for young people.

Saturday 26 November 2022

I was unable to attend the Daylesford Agricultural show, as it was on the same day as our performance, however I was pleased that it was able to go ahead in some form, after the disappointment of having to cancel the animal events. I know the committee and supporters have worked very hard over the last year and I hope those efforts will help towards an even more successful Show next year.

Saturday 3 December 2022

Highland Gathering Parade

Cheered on the many bands from around Victoria who attended the parade and the gathering later in the day. Congrats to organisers and Daylesford and District Pipe and Drum band.

Monday 5 December 2022

Daylesford Primary School – Launch of their new school values

“Kind, Creative and Connected.” Each class presented an item to represent one of the new values.

Western Renewables Link Community group catch up

Heard the news that AEMO are considering looking at alternative sites for the Terminal Station proposed for Mt Prospect. Certainly good news for the community that there may be a possibility that it might be located elsewhere and also that the proposed VNI West connection may be redirected west instead of coming through our shire. We will wait to see what the outcome is, and meanwhile continue our strong opposition to the project in its current form.

Wednesday 7 December 2022

Councillor and Exec break up, Trentham.

Monday 12 December 2022

Chaired the Mineral Springs Reserve Advisory Committee meeting. I am a new member on this committee – it was good to meet the committee and hear about progress, and some repairs now needed since the October flood event.

Monday 12 December 2022

Daylesford Primary School Grade 6 Graduation, Daylesford Town Hall

Was so proud to see so many students whom I have watched grow up over the years take their places on stage to receive their Grade 6 graduation certificates and various awards. I wish them all well on their journey to high school.

Wednesday 14 December 2022

Heather Mutimer Women's Honor Roll & International Women's Day committee
Finalising details for the International Women's Day event in March

Thursday 15 December 2022

Daylesford College Awards Presentation night

Was honoured to be able to present several awards to the students at Daylesford College. It was great to be able to acknowledge their achievements again in person after 3 years break due to COVID.

Friday 16 December 2022

St Michael's Primary School Awards Presentation. Attended to support the wonderful achievements of the students and staff. Cr Hewitt presented the council's Citizenship Award.

Schools Awards Presentations

After attending several school presentations, I want to acknowledge that students, teachers and parents have done an incredible job this year to get back on track after 2 covid years. The achievements of students and the genuine enjoyment of being back in the classroom has made this a very rich and rewarding year.

I want to congratulate all students for their amazing efforts this year and wish all the Grade 6 students going on to high school, and those older students who are finishing their school years the very best in the next stage of their adventures.

Friday 16 December 2022

Attended the Hepburn Shire End of Year luncheon and was pleased to be able to catch up and speak with many staff to hear how their year has gone. We have a very positive and hardworking team and I appreciate the efforts all staff have put in over this challenging but rewarding year.

Community

Hearing concerns and suggestions from community members and providing advice:

Gold mining in Daylesford

- Water ways, water quality
- Planning matters
- Vegetation removal
- compliance matters

- Sale of Rex – information on the process

Promoting:

Informing community of upcoming items on the agenda for this council meeting including the Sale of Rex decision.

The greatest rewards for me this year have been the opportunities to connect with this community. When people get together with passion and energy, amazing things happen. I've loved participating in many events such as land-care groups, open gardens, youth concerts, walks, festivals, art shows, performances and launches of inspiring projects.

Thank you all for what you give back to make this a nurturing, thriving and exciting place to live.

To all our community, Hepburn Shire staff and fellow councillors, I wish you all a very loving and caring Christmas.

May you find the chance to relax and be refreshed and inspired for a wonderful New Year.

Councillor Lesley Hewitt, Birch Ward

Nearing the end of the calendar year and at our last Council meeting for 2022 it is opportune to reflect on what has happened over the year as other's have done. The CEO's report, included in the agenda has outlined some of the achievements and some of the challenges which the Shire has experienced. Often what comes to Councillors' attention are when there are complaints about services, things people want done that they perceive haven't been done or what they perceive to be short comings. Less obvious to people is the work that Council and staff do that help with community connection and engagement. Since the last Council meeting, I have attended a number of community events that mark the end of the calendar year. All these have been supported in some way by Council, sometimes with direct financial support, sometimes with direct staff assistance that might include traffic management, mowing reserves, providing children's activities or waiving building hiring fees. Examples that stood out include the Daylesford Show when animal events were cancelled due to the weather impact on Victoria Park. Council staff organized children's activities and a program of youth bands. The 74th Highland Gathering had staff undertaking traffic management and other tasks assisted by the economic development and events teams. The launch of Hepburn Community Radio was assisted by a Shire community grant and the Shire's Healthy Landscapes Project, which was jointly funded with Macedon Ranges and the City of Bendigo ran a workshop on sustainable grazing for horse owners in Drummond. These are just a few examples of the organizations and activities the Shire supports. Often this support goes unnoticed by the community, but the work done by staff and the financial support given helps add to community connection and cohesion and is invaluable in developing and maintaining a sense of community. It's easy to overlook these contributions to community life in the face of storm events, road damage from

extreme weather and planning delays. It's a never-ending juggle for staff to manage priorities with limited resources but this is what they do on a daily basis. We know staff respond well in emergency – we've all seen it with the storms in Trentham and Creswick and the recent wet weather, but I also want to acknowledge and thank them for their day-to-day work.

As the end of the year approaches, I know that it can be a tough time for many – those who are recently bereaved, those who are struggling with cost-of-living pressures and those who are lonely and without family and friends around. Thank you to Hepburn Regional Cheer again this year distributed toys, vouchers and other goods to eligible residents who live in postcodes 3460 or 3461. They could do this thanks to the generosity of local businesses, organizations, and community members. It is also a reminder that we should all keep an eye out for others at this time, reflecting on the meaning and spirit of Christmas.

I wish everyone a safe and happy Christmas with family and friends and look forward to welcoming in 2023.

Council Diary Activities

19/12/22 Central Highlands Water – launch Daylesford Water Pipeline

16/12/22 St Michael's Primary School – award presentation

13/12/22; 6/12/22; 29/11/22 Councillor Briefing

12/12/22 Daylesford Primary School- award presentation

7/12/22 Daylesford Hospital Upgrade Committee Meeting

5/12/22 Western Renewables Link Monthly meeting

3/12/22 Daylesford Highland Gathering

3/12/22 Hepburn Community Radio Launch

1/12/22 International Day of Disability – Hepburn Shire Celebration

30/11/22 Municipal association Victoria – Southwest regional meeting

30/11/22 Hepburn Shire Advocates for Inclusion Morning Tea

28/11/22 Disability Advisory Committee consultation re Glenlyon recreation Reserve

26/11/22 Daylesford Agricultural Show

25/11/22 Trentham Twilight Market

23/11/22 Daylesford Hospital Upgrade Committee meeting

23/11/22 Listening Post Glenlyon

Councillor Tessa Halliday, Cameron Ward

This month we have seen things drying out and council has been able to start repairing our roads, with such a large amount of damage it will take time to get through the backlog but already we are seeing some good headway.

I attended the walk against violence in Clunes as part of the 16 days of activism against gender based violence and we had a much bigger turn out in Clunes compared to last year.

I attended the morning tea for the council advisory groups which was a chance to meet people from other groups. This was a great chance to network and hopefully there will be more opportunities in future.

I have attended multiple meetings with the Clunes football netball club to discuss the Clunes sports and recreation masterplan. The community consultation will be

commencing in early 2023 and will give the community the opportunity to design facilities that are fit for purpose and that will last for the next 50 years.

The LGBTIQ+ advisory committee met this month and had the chance to reiterate their support for the installation of the big rainbow as well as advising on a number of other topics.

I attended Christmas in Clunes and participated in the parade, congratulations on another successful Christmas event in Clunes. It is always such a great community event.

Presented the Clunes Student Citizenship Award to Griffin Drewer. Griff is a conscientious learner who consistently demonstrates a positive attitude to his learning. He is held in high esteem by his classmates, and shows compassion and regard for those around him. He constantly shows commitment to his school and his community. Congratulations Griff.

Finally I wanted to wish everyone a safe festive season. I hope you spend it with those you love and make many special memories.

Councillor Don Henderson, Creswick Ward

Presented a verbal report.

RECOMMENDATION

That Council receives and notes the Mayor's and Councillors' reports.

MOTION

That Council receives and notes the Mayor's and Councillor Reports.

Moved: Cr Don Henderson

Seconded: Cr Juliet Simpson

Carried

Voted for: Cr Brian Hood, Cr Don Henderson, Cr Jen Bray, Cr Juliet Simpson, Cr Lesley Hewitt, Cr Tessa Halliday and Cr Tim Drylie

Voted against: Nil

Abstained: Nil

9.3 CHIEF EXECUTIVE OFFICER'S REPORT

Go to 00:35:29 in the meeting recording to view this item.

- Nil

CHIEF EXECUTIVE OFFICER UPDATE

This report is my last CEO update for 2022. It's been a huge year and just a handful of the highlights and challenges include:

- Awarding the contract for Creswick Trails construction, which will be the site of mountain biking for the 2026 Commonwealth Games
- Community grants and the broad range of projects that they support such as the Christmas trees on display along Vincent Street in Daylesford
- Delivering major projects such as construction of the Trentham Community Hub, pavilion at Trentham Sports Ground, upgrades to Creswick Town Hall, new accessible facilities at Calemben Park,
- All the work that went into the development and adoption of Sustainable Hepburn, our strategy that encompasses climate resilience, natural environment and biodiversity, low waste and beyond zero emissions.
- Commencing engagement with the development of Affordable Housing Strategy and Action Plan and also the Disability Access and Inclusion Plan.
- Decision to recommend renaming of Jim Crow Creek to Larni Barramal Yaluk.
- Adopting our ACE Youth Strategy to support young people in our community; our 'Starting Blocks' Early and Middle Years Strategy; and our Positive Aging Strategy.
- Significant increased resourcing into both our Statutory and Strategic Planning units.
- Fantastic events bring thousands of people to the Shire once again, including Borealis, ChillOut, SpudFest and Clunes Book Town Festival.

Challenges:

- Storm recovery, which is ongoing both from the June 2021 storm in the eastern part of the Shire and the storm in January 2022 in the west of the Shire and then more recently in October.
- The decision around the future The Rex and the sale process.
- The fight against the proposed transmission lines and terminal station as part of the Western Renewables Link and Victorian New South Wales Interconnector West (VNI West) in partnership with the community.
- Staffing and contractor availability and pricing across the sector, in a financially constrained environment and sector.

On Friday 25 November I participated in the 16 Days of Activism walk against gender-based violence.

Following the walk I attended the Trentham Twilight night market with market stalls, entertainment and late-night shopping. It was a great opportunity to catch up with

members of the community and local businesses. Later that evening the Storm Recovery Team launched the book, The Big Storm. With great photos and stories, the book features all local content, including the Trentham Golf Club, the Spa Country Railway and the weather event itself.



Daylesford Men's Shed has brought some festive cheer to Daylesford, with Vincent Street awash with locally handcrafted and decorated trees.

Members have built 23 x 2.4 metre-high wooden trees, which have been painted in varying designs, each adorned with 40 wombats. Every tree and wombat (almost 1,000 of them!) have been lovingly decorated by students of local childcare centres and schools, and residents of aged care facilities.



On Monday 14 December we announced that the contract to construct the 60-kilometre Creswick Trails Network has gone to Australian company Dirt Art, a world leader in mountain bike trail construction, who will begin early in the new year.

The 60 kilometres of a mountain bike and shared trails will be a huge drawcard for Creswick and our Shire, bringing with it a host of economic, tourism and employment opportunities.

As the venue for mountain biking at the Victoria 2026 Commonwealth Games, the trails will put Creswick and Hepburn Shire in the global spotlight.

There is no Council meeting in January 2023 so the first report will be February 2023.

Ordinary Meetings of Council are held on the third Tuesday of each month, commencing at 5:30pm, and are open to the public. These meetings are recorded and live-streamed to Council's Facebook page. Dates for 2023 are -

- Tuesday 21 February, in person – 5:30pm
- Tuesday 21 March, in person – 5:30pm
- Tuesday 18 April, in person – 5:30pm
- Tuesday 16 May, in person – 5:30pm
- Tuesday 20 June, in person – 5:30pm
- Tuesday 18 July, in person – 5:30pm
- Tuesday 15 August, in person – 5:30pm
- Tuesday 19 September, in person – 5:30pm
- Tuesday 17 October, in person – 5:30pm
- Tuesday 21 November, in person – 5:30pm
- Tuesday 19 December, in person – 5:30pm (Trentham Community Hub, Trentham)
- Election of the Mayor and Deputy Mayor, Tuesday 14 November 2023, Daylesford Town Hall – 5:30pm

Some of the meetings I have attend over recent weeks include:

- Loddon Campaspe Council's Chief Executive Officers (CEO) meeting
- Local Government CEO's Emergency Management Briefing - Flood Supports with the Victorian State Government
- Executive Team meetings
- Listening Post – Glenlyon Hall
- Lifeguard Induction for our seasonal aquatic staff members
- Council briefings
- AEMO VNI-West Monthly roundtable meeting
- Central Highlands Councils Victoria (CHCV) Strategic Workshop and dinner
- Organisational Management Team meeting
- EPA quarterly meeting
- Meeting with direct reports
- Performance Review discussions with direct reports
- Walk against violence – Trentham walk
- Creswick Trails site visit with Victorian State Government
- Committee for Ballarat Future Shapers graduation Ballarat
- Roundtable meeting with Recycling Victoria high-level briefing on Circular Economy legislation, Recycling Victoria policies and priority projects.
- Discuss waste management and resource recovery issues and opportunities for local government

- Meeting to discuss the review of Procurement Training and draft procurement policy
- Daylesford Macedon Tourism End of Year Industry Briefing
- Meeting regarding a public health approach to Child Health & Wellbeing
- 16 Days of Activism
- Meeting regarding Short Term Housing
- Fair Go Rates System and the ESC - Webinar run by the ESC

We are very lucky to work in an incredible organisation that delivers over 100 services and millions of dollars in works for our community, and I am grateful for the support and hard work all our staff put in on a daily basis. I wish our staff, Councillors and community a fantastic festive season, please stay safe and see you in the new year.

RECOMMENDATION

That Council receives and notes the Chief Executive Officer's Report for December 2022.

MOTION

That Council receives and notes the Chief Executive Officer's Report for December 2022.

Moved: Cr Don Henderson

Seconded: Cr Jen Bray

Carried

Voted for: Cr Brian Hood, Cr Don Henderson, Cr Jen Bray, Cr Juliet Simpson, Cr Lesley Hewitt, Cr Tessa Halliday and Cr Tim Drylie

Voted against: Nil

Abstained: Nil

10 PUBLIC PARTICIPATION TIME

This part of the Ordinary Meeting of Council allows for the tabling of petitions by Councillors and Officers and 30 minutes for the purposes of:

- Tabling petitions
- Responding to questions from members of our community
- Members of the community to address Council

Community members are invited to be involved in public participation time in accordance with Council's Governance Rules.

Individuals may submit written questions or requests to address Council to the Chief Executive Officer by 10:00am the day before the Council Meeting.

Some questions of an operational nature may be responded to through usual administrative procedure. Separate forums and Council processes are provided for deputations or for making submissions to Council.

Questions received may be taken on notice but formal responses will be provided to the questioners directly. These responses will also be read out and included within the minutes of the next Ordinary Meeting of Council to make them publicly available to all.

BEHAVIOUR AT COUNCIL MEETINGS

Council supports a welcoming, respectful and safe environment for members of the community to participate at Council Meetings regarding issues that are important to them. Council's Governance Rules sets out guidelines for the Mayor, Councillors, and community members on public participation in meetings. It reinforces the value of diversity in thinking, while being respectful of differing views, and the rights and reputation of others.

Under the Governance Rules, members of the public present at a Council Meeting must not be disruptive during the meeting.

Respectful behaviour includes:

- Being courteous when addressing Council during public participation time and directing all comments through the Chair
- Being quiet during proceedings
- Being respectful towards others present and respecting their right to their own views

Inappropriate behaviour includes:

- Interjecting or taking part in the debate
- Verbal abuse or harassment of a Councillor, member of staff, ratepayer or member of the public
- Threats of violence

10.1 PETITIONS

10.1.1 PETITION 1 - WEIGHTINGS FOR BIDS TO PURCHASE THE REX

Go to 00:38:16 in the meeting recording to view this item.

The Petition, *Weightings for bids to purchase the Rex* was received on 6 December 2022 and has been signed by 40 people, however 1 signature is invalid as no name, email address or phone number was provided.

This leaves 39 valid signatures from people within our municipality. All of the signatories are traders in the Vincent Street, Daylesford precinct.

The petition reads:

“We call upon Hepburn Shire Councillors to:

- 1. Favourably consider bids to purchase the Rex that include provision for community use of the building, especially public parking, public toilets and a cinema; and*
- 2. Ensure the heritage of the building, as protected in the planning scheme, is preserved and that any proposed development in both Duke Street and Vincent Street does not exceed the height of current buildings in the central part of Vincent Street, Daylesford.”*

RECOMMENDATION

That Council:

- 1. Receives and notes the Petition; and*
- 2. Refers the petition to be considered at Confidential Item 1.1 Sale of The Rex - 49–51 Vincent Street and 8 Duke Street Daylesford.*

MOTION

That Council:

- 1. Receives and notes the Petition; and*
- 2. Refers the petition to be considered at Confidential Item 1.1 Sale of The Rex - 49–51 Vincent Street and 8 Duke Street Daylesford.*

Moved: Cr Lesley Hewitt

Seconded: Cr Jen Bray

Carried

Voted for: Cr Brian Hood, Cr Don Henderson, Cr Jen Bray, Cr Juliet Simpson, Cr Lesley Hewitt, Cr Tessa Halliday and Cr Tim Drylie

Voted against: Nil

Abstained: Nil

10.1.2 PETITION 2 - WEIGHTINGS FOR BIDS TO PURCHASE THE REX

The Petition, Weightings for bids to purchase the Rex, was received on 6 December 2022 and has been signed by 599 people, however 406 signatures are invalid as no name, email address or phone number was provided.

This leaves 193 valid signatures.

The petition reads:

“We call upon Hepburn Shire Councillors to:

- 1. Favourably consider bids to purchase the Rex that include provision for community use of the building, especially a cinema; and*
- 2. Ensure the heritage of the building, as protected in the planning scheme, is preserved and that any proposed development in both Duke Street and Vincent Street does not exceed the height of current buildings in the central part of Vincent Street, Daylesford.”*

RECOMMENDATION

That Council:

- 1. Receives and notes the Petition; and*
- 2. Refers the petition to be considered at Confidential Item 1.1 Sale of The Rex - 49–51 Vincent Street and 8 Duke Street Daylesford.*

MOTION

That Council:

- 1. Receives and notes the Petition; and*
- 2. Refers the petition to be considered at Confidential Item 1.1 Sale of The Rex - 49–51 Vincent Street and 8 Duke Street Daylesford.*

Moved: Cr Don Henderson

Seconded: Cr Tessa Halliday

Carried

Voted for: Cr Brian Hood, Cr Don Henderson, Cr Jen Bray, Cr Juliet Simpson, Cr Lesley Hewitt, Cr Tessa Halliday and Cr Tim Drylie

Voted against: Nil

Abstained: Nil

10.2 PUBLIC QUESTIONS

Go to 00:43:24 in the meeting recording to view this item.

Questions 1 and 2 – Mr Adam Fawcett

Could Council please clarify the number of Council-owned or managed buildings currently unused or vacant in Daylesford, Hepburn and Hepburn Springs, and could Council please list the names of those Council-owned or managed buildings currently unused or vacant in Daylesford, Hepburn and Hepburn Springs?

Response

Council is aware of three Council owned or managed buildings which are currently not in use within the Daylesford, Hepburn and Hepburn Springs area.

The three buildings are:

- A pair of sheds at 16 Ajax Rd, Daylesford;
- The Caretakers Cottage at the Hepburn Mineral Springs Reserve, which is currently closed for renovation.
- “The Rex” at 49-51 Vincent Street Daylesford (including 8 Duke Street) (which is being discussed on tonight's confidential agenda).

Question 3 – Ms Linda Hancock

What plans does Council have for replacement of public parking and toilets (other than those located up hill and next to the information centre) that are accessible to families with young children and older people, given that those at the Rex have been taken away for the past 5 years?

Response

At present there are no plans for any major car parking project however Council does periodically review designated parking in Vincent Street to optimise parking availability and turnover.

With regards to toilets, Council determined at the November 2021 Ordinary Council Meeting seeking the CEO to prepare a scope to undertake a planning project that will review possible solutions of staffing accommodation and community facilities that were to be included in the Hepburn Hub. This will include consideration of accessible public toilets.

Question 4 – Ms Linda Hancock

We request details as to funds paid to Council and the relevant regulations regarding repurposing parking spaces to outdoor eating in Vincent Street at a time when public parking has been reduced by mismanagement of The Rex and the imposition of Civic Guide notice boards that detract from individual business amenity?

Response

In response to the COVID-19 pandemic, the Victorian Government introduced the Local Councils Outdoor Eating and Entertainment Package whereby Councils were permitted to approve extended outdoor dining for local cafes and restaurants and all permit fees were waived. Hepburn Shire Council waived fees for all a-frame signage and street furniture across the shire as part of this program.

Where council land including parking spaces are used for trading, there is a requirement to comply with Local Law No. 2 particularly with regards to obtaining a permit to trade from Council land.

10.3 REQUESTS TO ADDRESS COUNCIL

Go to 00:47:25 in the meeting recording to view this item.

Ms Julien McDonald addressed Council regarding Petitions submitted to Council in relation to the sale of the Rex building.

Ms Louise Johnson addressed Council regarding Petitions submitted to Council by Vincent Street traders in relation to the sale of the Rex building.

Mr David Moore addressed Council regarding the sale of the Rex building.

11 STATUTORY PLANNING

11.1 PA 3529 - 29 SMITH STREET DAYLESFORD - 5 LOT SUBDIVISION, REMOVAL OF VEGETATION, AND ASSOCIATED WORKS

Go to 01:01:25 in the meeting recording to view this item.

DIRECTOR COMMUNITY AND DEVELOPMENT

In providing this advice to Council as the Manager Planning & Building, I Rick Traficante have no interests to disclose in this report.

ATTACHMENTS

1. PA 3529 - Plans Version 2 Updated [**11.1.1** - 1 page]
2. PA 3529 - Planning Report 29 Smith Street Daylesford with Appendices [**11.1.2** - 192 pages]
3. PA 3529 - Referral Response - Councils Strategic Planning [**11.1.3** - 3 pages]
4. PA 3529 - Referral Response - Country Fire Authority [**11.1.4** - 1 page]
5. PA 3529 - Referral Response - Central Highlands Water [**11.1.5** - 2 pages]
6. PA 3529 - Referral Response - Goulburn-Murray Water [**11.1.6** - 1 page]
7. PA 3529 - Referral Response - Powercor [**11.1.7** - 1 page]
8. PA 3529 - Referral Response - North Central Catchment Management Authority [**11.1.8** - 1 page]
9. PA 3529 - Redacted Objections V2 [**11.1.9** - 27 pages]
10. Draft Middleton Field Master Plan [**11.1.10** - 1 page]

EXECUTIVE SUMMARY

The purpose of this report is for Council to consider an application for a five-lot subdivision of land at 29 Smith Street, Daylesford. The proposal seeks to subdivide land at the rear of St Michaels School, which is surplus to their needs, with the balance of the subdivision making up the area comprising what will remain with St Michaels School. The subdivision already approved at 17 Smith Street, Daylesford (PA 2504) will provide road access into the proposed subdivision. The proposal also provides for a retarding basin which is shared across both 17 Smith Street and 29 Smith Street to provide for stormwater management and water quality treatment.

The subdivision of the land will require the removal of six trees which are associated with the construction of the retarding basin and road reserve. Two trees are proposed to be retained within a lot.

The overall subject site is located within both the Farming Zone (FZ) – Schedule 2 and the Neighbourhood Residential Zone – Schedule 1 (NRZ1), with the proposed lots all located within the NRZ1. The subject land is also included within the Environmental Significance Overlay – Schedule 1 and Environment Significance Overlay – Schedule 2.

A small portion at the northeast of the subject land is included within an area of Cultural Heritage Sensitivity, however this is included within the FZ area and well outside the area of proposed subdivision.

The whole of the subject land is included within a Designated Bushfire Prone Area but is not included within a Bushfire Management Overlay.

Six objections have been received to the proposed subdivision.

The concerns raised relate to:

- Impact upon neighbourhood character and the village atmosphere of Daylesford.
- Visual impact of new housing, particularly for visitors to the Sunday Market.
- Protection of natural waterways.
- Maintenance of the retarding basin, landscaping obligations and enjoyment by the public.
- Potential for ineffective water quality and polluted water.
- Will support be provided to the Dja Dja Wurrung community and will the developer consult with them regarding impact upon the waterway.
- Ensure adequate provision of public open space.
- Developer should be providing 10% affordable housing.
- Create a walkway north from Raglan Street to provide connectivity.
- There should be no building over this seasonal waterway.
- Is the land zoned for residential development?
- This application should be assessed in the context of the other developments proposed by the same developer.
- Quiet village atmosphere impacted by more cars, concrete illumination and noise pollution.

Responding to queries raised by Council's officers and objectors the applicant has submitted a revised layout which modifies the proposed subdivision by:

- creating a connection to the balance (school) site (north of the land)
- reducing the lot yield by one lot (six to five lots).
- shows more detail on the extent of trees to be removed.

The now vacant land adjacent to Lot 404 will remain in the balance lot.

The 14m road reserve width remains unchanged. The revised plan is considered an improved outcome and can form the basis of a condition of planning permit for an amended plan to be submitted and subsequently endorsed under the planning permit.

The proposed four new lots will range in size from 585sqm to 1218sqm. It is the smaller lot that is proposed to retain the two trees but given their location within Lot 403 it is considered they can be satisfactorily retained with the protection of a building envelope.

The balance lot will comprise the fifth lot and will continue to serve as the St Michaels school site.

OFFICER'S RECOMMENDATION

That Council:

1. *Work with the permit applicant and referral authorities to ensure the broader precinct is managed in an orderly, coordinated and master planned way to ensure a variety of matters are appropriately considered in future planning permit application proposals and in the context of the broader precinct including (but not limited to):*
 - *Vehicular and pedestrian/cyclist connectivity.*
 - *An adequate allocation and distribution of unencumbered land for the purpose of public open space.*
 - *Appropriate interfaces with adjoining land including the Farming Zone to the north, Midland Highway and Raglan Street.*
 - *Protection of trees within the Avenue of Honour.*
 - *The existing dwelling located in 9 Raglan Street within the heritage overlay.*
2. *Issue a Notice of Decision to Grant a Permit for a five-lot subdivision and removal of vegetation at 29 Smith Street, Daylesford subject to conditions:*

Amended Plans Required

3. *Before the Certification of the Plan of Subdivision under the Subdivision Act 1988, amended plans and documents to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the discussion plans submitted to Council dated 25 October 2022 but further modified to show:*
 - a. *The location of all trees to be retained including their tree protection zones (TPZ areas).*
 - b. *An updated Tree Report to reconcile with the revised subdivision concept plan.*
 - c. *A footpath located within the road reserve, providing connections to development to the south.*
4. *The layout of the subdivision as shown on the endorsed plans must not be altered or modified unless otherwise agreed in writing by the Responsible Authority.*

Obligations and Agreements

5. *Before the issue of the Statement of Compliance, the owner must enter into an agreement with the Responsible Authority made pursuant to Section 173 of the Planning and Environment Act 1987 (the Act) and the agreement must be registered on the title/s to the land under Section 181 of the Act. The agreement must provide that: A building envelope is provided on proposed Lots 401 and 403 to protect trees to be retained if identified in the approved Tree Report.*
 - a. *No buildings or works, including all earthworks (including for the provision of service infrastructure unless provided by boring beneath root zones of retained trees or alternative means of construction to the satisfaction of the Responsible Authority), and material and equipment storage during construction works, are permitted to be undertaken within the Tree Protection Zone as shown on the endorsed plans forming part of Planning Permit PA 3529 unless with the written consent of the Responsible Authority.*
 - b. *The retained trees within the Tree Protection Zones are to be maintained in good condition as much as practical, unless with the written consent of the Responsible Authority.*
 - c. *The implementation of the Middleton Field Design Guidelines to the satisfaction of the Responsible Authority.*

The owner must pay the reasonable costs for the preparation, execution and registration of the Section 173 Agreement.

Before the issue of the Statement of Compliance, a copy of the Titles Office registration number (dealing number) for the Section 173 Agreement must be provided to Council as proof of registration.

6. *Prior to a statement of compliance, a plan of consolidation must be submitted to and approved by the responsible authority which consolidates the remaining land parcel adjacent to proposed lot 404 as shown on the discussion plans submitted to Council dated 25 October 2022, with the St Michael's School land holding to the north of the site.*

Standard Conditions

7. *The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities and electricity and gas (as relevant) services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.*

8. *All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the relevant plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.*
9. *The plans(s) of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.*

Public Open Space Contribution

10. *Before the Statement of Compliance is issued under the Subdivision Act 1988 for any stage the applicant or owner must pay to the Responsible Authority a sum equivalent to 5% of the site value of all land in that stage, or equivalent works, in lieu of the provision of land for public open space purposes, to the satisfaction of the Responsible Authority. The value of land required by the Responsible Authority and set aside for public open space purposes on the plan of subdivision will be deducted from the amount paid for the overall amount.*

Master Plan

11. *Prior to the Certification of a Plan of Subdivision under the Subdivision Act 1988 a Master Plan generally in accordance with the Middleton Field Concept Master Plan Revision G must be submitted to and approved by the Responsible Authority. It must show the following:*
 - a. *Integration with the other development sites within the Middleton Field development.*
 - b. *A connected road network.*
 - c. *A connected movement network for pedestrians and cyclists.*
 - d. *Future land uses including conventional residential and medium density development.*
 - e. *The provision of public open space differentiating between encumbered and unencumbered land.*
 - f. *An overall development analysis including an open space schedule.*

Telecommunications

12. *The owner of the land must enter into an agreement with:*
 - a. *telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in*

accordance with the provider's requirements and relevant legislation at the time; and

- b. a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.*

13. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:

- a. a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and*
- b. a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.*

Construction Management

14. Before the development starts A Construction Management Plan must be submitted to and be to the satisfaction of the Responsible Authority. The Construction Management Plan will then be endorsed, and form part of the planning permit. The Construction Management Plan must include details of how the impact on the amenity of the area will be minimised/mitigated through the construction associated with the respect of the following matters:

- (a) traffic management*
- (b) environmental issues*
- (c) dust control*
- (d) soil erosion*
- (e) mud on roads*
- (f) warning signs*
- (g) construction plant movement areas; and*
- (h) storage areas.*

15. *Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:*

- a. a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and*
- b. a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.*

Landscaping and Road Reserves

16. *Before a plan of subdivision is certified under the Subdivision Act 1988 a landscaping plan for road reserves, public open space and drainage reserves must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plans must be consistent with the Code of Practice for Management of Infrastructure in Road Reserves. The plans shall provide the following information:*

(a) Plant selection, layout and planting density.

(b) Landscaping design intent.

17. *Street tree planting shall be designed to meet approximately 40% canopy coverage of new roads and must be selected and planted by a qualified horticulturalist/arborist.*

18. *Before the issue of a Statement of Compliance under the Subdivision Act 1988 or by any later date that is approved in writing by the Responsible Authority the landscape works shown on the endorsed landscape plans must be carried out and completed to the satisfaction of the Responsible Authority.*

19. *The landscaping is to be maintained for a period of 24 months from practical completion of the landscaping. During this period any dead, diseased or damaged plants or landscaped areas are to be replaced to the satisfaction of the Responsible Authority.*

Council's Engineering Department Conditions

Stormwater Drainage

20. *Prior to Statement of Compliance, all underground and surface drainage works that are considered necessary by the Responsible Authority shall be constructed in accordance with professionally prepared plans and computations to be provided by the developer and approved by the Responsible Authority prior to the commencement of construction. The drainage works shall include the provision of an onsite stormwater detention system designed to ensure that the post development runoff does not exceed predevelopment runoff from the development. The drainage works shall be installed to transport stormwater runoff from the subject land and surrounding land and/or adjoining road(s) to an approved point of discharge. No concentrated stormwater shall drain or discharge from the land to adjoining properties. The drainage system must be constructed and completed prior to the issue of the statement of compliance.*
- i. Return period for a Detention system is to be 20% AEP where there is overland escape path and 1% AEP if the failure of the detention system will cause property damage or inundation of freehold titles.*
 - ii. All allotments shall be provided with drainage outfall (house connection) connected to the underground drainage system to the satisfaction of the Responsible Authority. House drainage connection shall be constructed in accordance with Infrastructure Design Manual Standard Drawing SD 510 or SD 505 with hot dip galvanised kerb adaptors.*
 - iii. Stormwater shall be connected to the legal point of discharge to the satisfaction of the Responsible Authority.*
 - iv. Prior to Statement of Compliance, all drainage easements deemed necessary by the Responsible Authority must be provided by the Permit Holder to protect and facilitate existing and future drainage infrastructure. Easements shall also be provided through properties between the development site and the nominated legal point of discharge. Minimum width of drainage easements shall be 2.0m for stormwater.*
 - v. Drainage easements shall be created to allow for gravity stormwater drainage to the satisfaction of Responsible Authority.*
 - vi. If the proposed stormwater drainage system includes any works to be undertaken during house construction stage, the Owner must enter into a Section 173 Agreement with the responsible Authority under section 173 and 174 of the Planning and Environment Act, requiring that such works shall be constructed and completed during house/building construction stage.*

- vii. *The Owner must pay all of the costs and expenses including Responsible Authority's lawyers checking fees in relation to preparation, execution, registration, enforcement and cancellation of this Agreement including costs for obtaining necessary consents if required by the Land Titles Office before registration of this Agreement.*
- viii. *It is the responsibility of the developer to prepare a Stormwater Strategy Plan to identify and record the manner by which the quantity and quality of stormwater shall be managed for the catchment. The stormwater strategy plan must demonstrate how to avoid adverse impact on neighbouring properties and surrounding road network due to the development. Drainage design plans and legal point of discharge will not be considered until the drainage strategy has been established.*
- ix. *Where stormwater detention is proposed on public land, including road reserve, the detention system shall be designed in such a way as to minimise the ongoing maintenance costs and maximise the public benefit of the area. No area used for stormwater detention shall be considered for the purposes of public open space.*
- x. *It is the responsibility of the developer to meet the requirements for stormwater quality as stated in the BPEM (Best Practice Environmental Management) Guidelines.*

Note: Additional information for requirements can be found at <https://www.epa.vic.gov.au/business-and-industry/guidelines/water-guidance/urban-stormwater-bpemg>

New Intersection and Road Creation

21. All Roads and drainage designs and constructions shall be based on sound engineering practice following the general principles of The Planning Scheme, the Austroads Guidelines, the Co-ordination of Streetworks Code of Practice, Relevant Australian Standards, VicRoads Road Design Guidelines, Infrastructure Design Manual [IDM] and to the satisfaction of Responsible Authority.

- *Professionally prepared plans are to be submitted to the Responsible Authority for approval prior to construction.*
- *New roads shall include provisions for traffic calming in accordance with section 12.6 of IDM and to the satisfaction of the responsible authority.*
- *All internal roads within the development shall be in accordance with 'Table 2 – Urban Road / Street Characteristics' of IDM.*
- *Minimum width of the road reserve shall be in accordance with 'Table 2 – Urban Road / Street Characteristics' of IDM.*

- *The road pavement at a minimum, shall include:*
 - *200mm compacted depth class 3, 20mm FCR sub-base and 100mm compacted depth class 2, 20mm FCR base pavement.*
 - *Two coat spray seal, 10mm primer seal/7mm rubberised final seal, or 40mm Type H, 10mm asphalt*
 - *Kerb and channel*
 - *1.5m wide concrete footpaths*
 - *Court Bowls must have a minimum radius of 12.5m and have an asphalt wearing course*
- *All no through traffic roads must terminate with a court bowl.*
- *The Supervising Consulting Engineer shall provide to Council a report of hold points and inspections for the construction and verification that the roads and drains have been designed and constructed in compliance with the above standards, by providing a list verifying the results of all tests undertaken and corresponding results. The minimum tests required to be provided to the Responsible Authority are:*
 - *Road Sub-grade (Proof Roll)*
 - *Pavement sub-base and base (density test and proof roll)*
 - *Pavement prior to sealing or asphalt application*
 - *Drainage trench and bedding*
 - *Drainage infrastructure prior to backfill*
 - *Drainage pits*

22. Access

- *Vehicle access/crossing to the land is to be located, constructed and maintained to the satisfaction of the Responsible Authority.*
- *Prior to statement of compliance the following will be constructed for approval:*
 - *Vehicle access/crossing to all lots is to be constructed in accordance with Infrastructure Design Manual Standard Drawing SD 240 or to approval of Responsible Authority.*
 - *Vehicle access/crossing to the land shall be located so that adequate sight distance is achieved to comply with Australian Standard AS2890.1:2004 Section 3.2.4 and as specified in Ausroad's Guide to Road Design Part 4A Section 3.4 - 'Sight Distance at Property Entrance'.*
 - *Minimum 10.0m and 9.0m clearance shall be maintained from any road intersection and between adjacent crossovers respectively.*
 - *Any proposed vehicular crossing shall have satisfactory clearance to any side-entry pit, power or Telecommunications pole, manhole cover or marker, or street tree. Any relocation, alteration or replacement*

required shall be in accordance with the requirements of the relevant Authority and shall be at the applicant's expense.

- *The final location and construction of the vehicle crossing is to be approved by the Responsible Authority via a "Consent to Work within the Road Reserve", prior to the undertaking of works.*

23. Access and Mobility

- *All footpaths shall be designed and constructed in accordance with the relevant Australian Standards, Infrastructure Design Manual [IDM] and to the satisfaction of the Responsible Authority.*
- *Minimum width of the footpaths shall be 1.5m and are to be constructed in accordance with IDM Standard Drawings SD 205 – Typical Footpath Detail.*
- *Footpaths shall be provided along one side of newly created roads within the development site and connect to the existing Council footpath network to the satisfaction of Responsible Authority.*

24. Landscaping

- *Prior to construction, the Developer is to prepare and submit a landscaping plan for road reserves and other open spaces to the satisfaction of Responsible Authority for review and approval. These plans are to comply with the Code of Practice for Management of Infrastructure in Road Reserves and shall provide following information:*
 - o *Plant selection, layout and planting density*
 - o *Landscaping design intent*
 - o *Inclusion if stormwater detention areas*
- *Street tree planting shall be designed to meet approximately 40% canopy coverage of new roads and must be selected and planted by a qualified horticulturist / arborist.*
- *Any existing significant trees intended to remain must be bonded for a period of 24 months.*

25. Boundary Lines

- *Where a lot has significant cross fall, retaining walls and associated cut and fill shall be constructed along the lot boundary line including provisions for boundary fencing.*
- *All structural retaining walls shall have an engineering design and approval.*
- *Adjacent property boundaries that will adjoin new road reserves shall have fences replaced with a quality sound reduction product with a minimum height of 2.1m to the satisfaction of the Responsible Authority.*

26. Linemarking and Signage

- *Appropriate signage and linemarking shall be provided to the satisfaction of the Responsible Authority.*

27. Street lighting

- *Energy efficient LED street lighting shall be provided in accordance with the current issue of Australian standard AS/ANZ 1158 – Lighting for Roads and Public Spaces and to the satisfaction of the Responsible Authority.*
- *New lighting must be located outside the clear zones and meet the standards for category P lighting.*

28. Development Standard

- *Prior to Statement of Compliance, it is the responsibility of the developer to meet the requirements and standards as set out in the IDM (Infrastructure Design Manual) version 5.20.*

29. Prior to Construction

Before any road, drainage and associated works with the subdivision start, the following items must be satisfied.

- *Approval of the constructions plans by the Responsible Authority*
- *A pre-construction meeting shall be held with the Responsible Authority, the Contractor and the Developer/Developer's Consultant Engineer to discuss and agree on hold point inspections, roadside management, traffic management and any other construction related matters.*

Central Highlands Water Conditions

30. *Any plan lodged for certification will be referred to the Central Highlands Region Water Corporation pursuant to Section 8(1)(a) of the Subdivision Act.*

31. *Reticulated sewerage facilities must be provided to each lot by the owner of the land (or applicant, in anticipation of becoming the owner) to the satisfaction of the Central Highlands Region Water Corporation. This will include the construction of works and the payment of major works contributions by the applicant.*

32. *A reticulated water supply must be provided to each lot by the owner of the land (or applicant, in anticipation of becoming the owner) to the satisfaction of the Central Highlands Region Water Corporation. This will include the construction of works and the payment of major works contributions by the applicant.*

33. *The owner will provide easements to the satisfaction of the Central Highlands Region Water Corporation, which will include easements for pipelines or ancillary purposes in favour of the Central Highlands Region Water Corporation, over all existing and proposed sewerage facilities within the proposal.*
34. *If required the owner will provide easements to the satisfaction of Central Highlands Region Water Corporation for pipeline or ancillary purposes through other land in the vicinity, as it is considered by the Authority that such easements may be required for the economical and efficient subdivision or servicing of or access to land covered by the subdivision.*
35. *If the land is developed in stages, the above conditions will apply to any subsequent stage of the subdivision.*

Goulburn Water Conditions

36. *All construction and ongoing activities must be in accordance with sediment control principles outlined in 'Construction Techniques for Sediment Pollution Control' (EPA, 1991).*
37. *Any Plan of Subdivision lodged for certification must be referred to Goulburn-Murray Rural Water Corporation pursuant to Section 8(1)(a) of the Subdivision Act.*
38. *Each lot must be provided with connection to the reticulated sewerage system in accordance with the requirements of the relevant urban water authority.*
39. *All stormwater discharged from the site must meet the urban run-off objectives and Standard C25 as specified in Clause 56.07-4 of the Victorian Planning Provisions. All infrastructure and works to manage stormwater must be in accordance with the requirements of the Responsible Authority.*
40. *The plan of subdivision submitted for Certification must show a drainage reserve in favour of the relevant authority.*

CFA Conditions

41. *Hydrants*

Prior to the issue of a Statement of Compliance under the Subdivision Act 1988 the following requirements must be met to the satisfaction of the CFA:

- a. *Above or below ground operable hydrants must be provided. The maximum distance between these hydrants and the rear of all building envelopes (or in the absence of building envelopes, the rear of the lots) must be 120 metres and the hydrants must be no more than 200 metres apart. These distances must be measured around lot boundaries.*
- b. *The hydrants must be identified with marker posts and road reflectors as applicable to the satisfaction of the Country Fire Authority. Note Street Hydrant CFA web site (www.cfa.vic.gov.au)*

42. Roads

- a. *Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width.*
- b. *The average grade must be no more than one in seven (14.4%) (8.1 degrees) with a maximum of no more than one in five (20%) (11.3 degrees) for no more than 50 meters. Dips must have no more than a one in eight (12%) (7.1 degree) entry and exit angle.*
- c. *Curves must have a minimum inner radius of 10 metres.*
- d. *Have a minimum trafficable width of 3.5 metres and be clear of encroachments for at least 0.5 metres on each side and 4 metres above the access way.*
- e. *Roads more than 60m in length from the nearest intersection must have a turning circle with a minimum radius of 8m (including roll-over kerbs if they are provided) T or Y heads of dimensions specified by the CFA may be used as alternatives.*

Powercor Conditions

- 43. *This letter shall be supplied to the applicant in its entirety.*
- 44. *The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to the Distributor in accordance with Section 8 of that Act.*
- 45. *The applicant shall provide an electricity supply to all lots in the subdivision in accordance with the Distributor's requirements and standards. Notes: Extension, augmentation or rearrangement of the Distributor's electrical assets may be required to make such supplies available, with the cost of such works generally borne by the applicant.*
- 46. *The applicant shall ensure that existing and proposed buildings and electrical installations on the subject land are compliant with the Victorian Service and Installation Rules (VSIR). Notes: Where electrical works are*

required to achieve VSIR compliance, a registered electrical contractor must be engaged to undertake such works.

47. The applicant shall, when required by the Distributor, set aside areas with the subdivision for the purposes of establishing a substation or substations.

Permit Expiration Conditions

48. This permit will expire if one of the following circumstances applies:

- The plan of subdivision is not certified within two years of the date of this permit.*
- The registration of the relevant stage of subdivision is not completed within five years from the date of certification of the plan of subdivision.*
- The Responsible Authority may extend the permit if a request is made in writing in accordance with Section 69 of Planning and Environment Act 1987.*

NOTES

GMW

The subject property is located within an area of Cultural Heritage Sensitivity. Should the activity associated with proposed development require a Cultural Heritage Management Plan (CHMP), planning permits, licences and work authorities cannot be issued unless a CHMP has been approved for the activity.

CFA

CFA does not consent to the Certification of the Plan of Subdivision and Statement of Compliance for Subdivision at this stage.

Powercor

Areas set aside for substations will be formalised to the Distributor's requirements under one of the following arrangements: • RESERVES established by the applicant in favour of the Distributor. • SUBSTATION LEASE at nominal rental for a period of 30 years with rights to extend the lease for a further 30 years. The Distributor will register such leases on title by way of a caveat prior to the registration of the plan of subdivision. ~SAP{D02297C8-FD20-446A-89AF-2661BF5CAD3D}.docx 2 6. The applicant shall establish easements on the subdivision, for all existing Distributor electric lines where easements have not been otherwise provided on the land and for any new powerlines to service the lots or adjust the positioning existing easements. Notes: • Existing easements may need to be amended to meet the Distributor's requirements • Easements required by the Distributor shall be specified on the subdivision and show the Purpose, Origin and the In Favour of party as follows:

<i>Easement Reference</i>	<i>Purpose</i>	<i>Width (Metres)</i>	<i>Origin</i>	<i>Land Benefited / In</i>
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				<i>Favour Of</i>
	<i>Power Line</i>		<i>Section 88 - Electricity Industry Act 2000</i>	<i>Powercor Australia Ltd</i>

MOTION

That Council:

1. *Work with the permit applicant and referral authorities to ensure the broader precinct is managed in an orderly, coordinated and master planned way to ensure a variety of matters are appropriately considered in future planning permit application proposals and in the context of the broader precinct including (but not limited to):*
 - *Vehicular and pedestrian/cyclist connectivity.*
 - *An adequate allocation and distribution of unencumbered land for the purpose of public open space.*
 - *Appropriate interfaces with adjoining land including the Farming Zone to the north, Midland Highway and Raglan Street.*
 - *Protection of trees within the Avenue of Honour.*
 - *The existing dwelling located in 9 Raglan Street within the heritage overlay.*
2. *Issue a Notice of Decision to Grant a Permit for a five-lot subdivision and removal of vegetation at 29 Smith Street, Daylesford subject to conditions:*

Amended Plans Required

3. *Before the Certification of the Plan of Subdivision under the Subdivision Act 1988, amended plans and documents to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the discussion plans submitted to Council dated 25 October 2022 but further modified to show:*
 - a. *The location of all trees to be retained including their tree protection zones (TPZ areas).*
 - b. *An updated Tree Report to reconcile with the revised subdivision concept plan.*

7. *The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities and electricity and gas (as relevant) services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.*
8. *All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the relevant plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.*
9. *The plans(s) of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.*

Public Open Space Contribution

10. *Before the Statement of Compliance is issued under the Subdivision Act 1988 for any stage the applicant or owner must pay to the Responsible Authority a sum equivalent to 5% of the site value of all land in that stage, or equivalent works, in lieu of the provision of land for public open space purposes, to the satisfaction of the Responsible Authority. The value of land required by the Responsible Authority and set aside for public open space purposes on the plan of subdivision will be deducted from the amount paid for the overall amount.*

Master Plan

11. *Prior to the Certification of a Plan of Subdivision under the Subdivision Act 1988 a Master Plan generally in accordance with the Middleton Field Concept Master Plan Revision G must be submitted to and approved by the Responsible Authority. It must show the following:*
 - a. *Integration with the other development sites within the Middleton Field development.*
 - b. *A connected road network.*
 - c. *A connected movement network for pedestrians and cyclists.*
 - d. *Future land uses including conventional residential and medium density development.*
 - e. *The provision of public open space differentiating between encumbered and unencumbered land.*
 - f. *An overall development analysis including an open space schedule.*

Telecommunications

12. *The owner of the land must enter into an agreement with:*

- a. *telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and*
 - b. *a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.*
13. *Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:*
- a. *a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and*
 - b. *a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.*

Construction Management

14. *Before the development starts A Construction Management Plan must be submitted to and be to the satisfaction of the Responsible Authority. The Construction Management Plan will then be endorsed, and form part of the planning permit. The Construction Management Plan must include details of how the impact on the amenity of the area will be minimised/mitigated through the construction associated with the respect of the following matters:*
- (a) traffic management*
 - (b) environmental issues*
 - (c) dust control*
 - (d) soil erosion*
 - (e) mud on roads*
 - (f) warning signs*
 - (g) construction plant movement areas*

(h) storage areas; and

(i) noise

15. *Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:*

- a. a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and*
- b. a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.*

Landscaping and Road Reserves

16. *Before a plan of subdivision is certified under the Subdivision Act 1988 a landscaping plan for road reserves, public open space and drainage reserves must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plans must be consistent with the Code of Practice for Management of Infrastructure in Road Reserves. The plans shall provide the following information:*

(a) Plant selection, layout and planting density.

(b) Landscaping design intent.

17. *Street tree planting shall be designed to meet approximately 40% canopy coverage of new roads and must be selected and planted by a qualified horticulturalist/arborist.*

18. *Before the issue of a Statement of Compliance under the Subdivision Act 1988 or by any later date that is approved in writing by the Responsible Authority the landscape works shown on the endorsed landscape plans must be carried out and completed to the satisfaction of the Responsible Authority.*

19. *The landscaping is to be maintained for a period of 24 months from practical completion of the landscaping. During this period any dead, diseased or damaged plants or landscaped areas are to be replaced to the satisfaction of the Responsible Authority.*

Council's Engineering Department Conditions

Stormwater Drainage

20. *Prior to Statement of Compliance, all underground and surface drainage works that are considered necessary by the Responsible Authority shall be constructed in accordance with professionally prepared plans and computations to be provided by the developer and approved by the Responsible Authority prior to the commencement of construction. The drainage works shall include the provision of an onsite stormwater detention system designed to ensure that the post development runoff does not exceed predevelopment runoff from the development. The drainage works shall be installed to transport stormwater runoff from the subject land and surrounding land and/or adjoining road(s) to an approved point of discharge. No concentrated stormwater shall drain or discharge from the land to adjoining properties. The drainage system must be constructed and completed prior to the issue of the statement of compliance:-*
- i. Return period for a Detention system is to be 20% AEP where there is overland escape path and 1% AEP if the failure of the detention system will cause property damage or inundation of freehold titles.*
 - ii. All allotments shall be provided with drainage outfall (house connection) connected to the underground drainage system to the satisfaction of the Responsible Authority. House drainage connection shall be constructed in accordance with Infrastructure Design Manual Standard Drawing SD 510 or SD 505 with hot dip galvanised kerb adaptors.*
 - iii. Stormwater shall be connected to the legal point of discharge to the satisfaction of the Responsible Authority.*
 - iv. Prior to Statement of Compliance, all drainage easements deemed necessary by the Responsible Authority must be provided by the Permit Holder to protect and facilitate existing and future drainage infrastructure. Easements shall also be provided through properties between the development site and the nominated legal point of discharge. Minimum width of drainage easements shall be 2.0m for stormwater.*
 - v. Drainage easements shall be created to allow for gravity stormwater drainage to the satisfaction of Responsible Authority.*
 - vi. If the proposed stormwater drainage system includes any works to be undertaken during house construction stage, the Owner must enter into a Section 173 Agreement with the responsible Authority under section 173 and 174 of the Planning and Environment Act, requiring that such works shall be constructed and completed during house/building construction stage.*

- vii. *The Owner must pay all of the costs and expenses including Responsible Authority's lawyers checking fees in relation to preparation, execution, registration, enforcement and cancellation of this Agreement including costs for obtaining necessary consents if required by the Land Titles Office before registration of this Agreement.*
- viii. *It is the responsibility of the developer to prepare a Stormwater Strategy Plan to identify and record the manner by which the quantity and quality of stormwater shall be managed for the catchment. The stormwater strategy plan must demonstrate how to avoid adverse impact on neighbouring properties and surrounding road network due to the development. Drainage design plans and legal point of discharge will not be considered until the drainage strategy has been established.*
- ix. *Where stormwater detention is proposed on public land, including road reserve, the detention system shall be designed in such a way as to minimise the ongoing maintenance costs and maximise the public benefit of the area. No area used for stormwater detention shall be considered for the purposes of public open space.*
- x. *It is the responsibility of the developer to meet the requirements for stormwater quality as stated in the BPEM (Best Practice Environmental Management) Guidelines.*

Note: Additional information for requirements can be found at <https://www.epa.vic.gov.au/business-and-industry/guidelines/water-guidance/urban-stormwater-bpemg>

New Intersection and Road Creation

- 21. *All Roads and drainage designs and constructions shall be based on sound engineering practice following the general principles of The Planning Scheme, the Austroads Guidelines, the Co-ordination of Streetworks Code of Practice, Relevant Australian Standards, VicRoads Road Design Guidelines, Infrastructure Design Manual [IDM] and to the satisfaction of Responsible Authority.*
 - *Professionally prepared plans are to be submitted to the Responsible Authority for approval prior to construction.*
 - *New roads shall include provisions for traffic calming in accordance with section 12.6 of IDM and to the satisfaction of the responsible authority.*
 - *All internal roads within the development shall be in accordance with 'Table 2 – Urban Road / Street Characteristics' of IDM.*
 - *Minimum width of the road reserve shall be in accordance with 'Table 2 – Urban Road / Street Characteristics' of IDM.*
 - *The road pavement at a minimum, shall include:*

- o 200mm compacted depth class 3, 20mm FCR sub-base and 100mm compacted depth class 2, 20mm FCR base pavement.
- o Two coat spray seal, 10mm primer seal/7mm rubberised final seal, or 40mm Type H, 10mm asphalt
- o Kerb and channel
- o 1.5m wide concrete footpaths
- o Court Bowls must have a minimum radius of 12.5m and have an asphalt wearing course
- All no through traffic roads must terminate with a court bowl.
- The Supervising Consulting Engineer shall provide to Council a report of hold points and inspections for the construction and verification that the roads and drains have been designed and constructed in compliance with the above standards, by providing a list verifying the results of all tests undertaken and corresponding results. The minimum tests required to be provided to the Responsible Authority are:
 - o Road Sub-grade (Proof Roll)
 - o Pavement sub-base and base (density test and proof roll)
 - o Pavement prior to sealing or asphalt application
 - o Drainage trench and bedding
 - o Drainage infrastructure prior to backfill
 - o Drainage pits

22. Access

- Vehicle access/crossing to the land is to be located, constructed and maintained to the satisfaction of the Responsible Authority.
- Prior to statement of compliance the following will be constructed for approval:
 - o Vehicle access/crossing to all lots is to be constructed in accordance with Infrastructure Design Manual Standard Drawing SD 240 or to approval of Responsible Authority.
 - o Vehicle access/crossing to the land shall be located so that adequate sight distance is achieved to comply with Australian Standard AS2890.1:2004 Section 3.2.4 and as specified in Ausroad's Guide to Road Design Part 4A Section 3.4 - 'Sight Distance at Property Entrance'.
 - o Minimum 10.0m and 9.0m clearance shall be maintained from any road intersection and between adjacent crossovers respectively.
 - o Any proposed vehicular crossing shall have satisfactory clearance to any side-entry pit, power or Telecommunications pole, manhole cover or marker, or street tree. Any relocation, alteration or replacement required shall be in accordance with the requirements of the relevant Authority and shall be at the applicant's expense.

- *The final location and construction of the vehicle crossing is to be approved by the Responsible Authority via a “Consent to Work within the Road Reserve”, prior to the undertaking of works.*

23. Access and Mobility

- *All footpaths shall be designed and constructed in accordance with the relevant Australian Standards, Infrastructure Design Manual [IDM] and to the satisfaction of the Responsible Authority.*
- *Minimum width of the footpaths shall be 1.5m and are to be constructed in accordance with IDM Standard Drawings SD 205 – Typical Footpath Detail.*
- *Footpaths shall be provided along one side of newly created roads within the development site and connect to the existing Council footpath network to the satisfaction of Responsible Authority.*

24. Landscaping

- *Prior to construction, the Developer is to prepare and submit a landscaping plan for road reserves and other open spaces to the satisfaction of Responsible Authority for review and approval. These plans are to comply with the Code of Practice for Management of Infrastructure in Road Reserves and shall provide following information:*
 - o *Plant selection, layout and planting density*
 - o *Landscaping design intent*
 - o *Inclusion if stormwater detention areas*
- *Street tree planting shall be designed to meet approximately 40% canopy coverage of new roads and must be selected and planted by a qualified horticulturist / arborist.*
- *Any existing significant trees intended to remain must be bonded for a period of 24 months.*

25. Boundary Lines

- *Where a lot has significant cross fall, retaining walls and associated cut and fill shall be constructed along the lot boundary line including provisions for boundary fencing.*
- *All structural retaining walls shall have an engineering design and approval.*
- *Adjacent property boundaries that will adjoin new road reserves shall have fences replaced with a quality sound reduction product with a minimum height of 2.1m to the satisfaction of the Responsible Authority.*

26. Linemarking and Signage

- *Appropriate signage and linemarking shall be provided to the satisfaction of the Responsible Authority.*

27. Street lighting

- *Energy efficient LED street lighting shall be provided in accordance with the current issue of Australian standard AS/ANZ 1158 – Lighting for Roads and Public Spaces and to the satisfaction of the Responsible Authority.*
- *New lighting must be located outside the clear zones and meet the standards for category P lighting.*

28. Development Standard

- *Prior to Statement of Compliance, it is the responsibility of the developer to meet the requirements and standards as set out in the IDM (Infrastructure Design Manual) version 5.20.*

29. Prior to Construction

Before any road, drainage and associated works with the subdivision start, the following items must be satisfied.

- *Approval of the constructions plans by the Responsible Authority*
- *A pre-construction meeting shall be held with the Responsible Authority, the Contractor and the Developer/Developer’s Consultant Engineer to discuss and agree on hold point inspections, roadside management, traffic management and any other construction related matters.*

Central Highlands Water Conditions

30. *Any plan lodged for certification will be referred to the Central Highlands Region Water Corporation pursuant to Section 8(1)(a) of the Subdivision Act.*
31. *Reticulated sewerage facilities must be provided to each lot by the owner of the land (or applicant, in anticipation of becoming the owner) to the satisfaction of the Central Highlands Region Water Corporation. This will include the construction of works and the payment of major works contributions by the applicant.*
32. *A reticulated water supply must be provided to each lot by the owner of the land (or applicant, in anticipation of becoming the owner) to the satisfaction of the Central Highlands Region Water Corporation. This will include the construction of works and the payment of major works contributions by the applicant.*
33. *The owner will provide easements to the satisfaction of the Central Highlands Region Water Corporation, which will include easements for pipelines or ancillary purposes in favour of the Central Highlands Region Water Corporation, over all existing and proposed sewerage facilities within the proposal.*

34. *If required the owner will provide easements to the satisfaction of Central Highlands Region Water Corporation for pipeline or ancillary purposes through other land in the vicinity, as it is considered by the Authority that such easements may be required for the economical and efficient subdivision or servicing of or access to land covered by the subdivision.*
35. *If the land is developed in stages, the above conditions will apply to any subsequent stage of the subdivision.*

Goulburn Water Conditions

36. *All construction and ongoing activities must be in accordance with sediment control principles outlined in 'Construction Techniques for Sediment Pollution Control' (EPA, 1991).*
37. *Any Plan of Subdivision lodged for certification must be referred to Goulburn-Murray Rural Water Corporation pursuant to Section 8(1)(a) of the Subdivision Act.*
38. *Each lot must be provided with connection to the reticulated sewerage system in accordance with the requirements of the relevant urban water authority.*
39. *All stormwater discharged from the site must meet the urban run-off objectives and Standard C25 as specified in Clause 56.07-4 of the Victorian Planning Provisions. All infrastructure and works to manage stormwater must be in accordance with the requirements of the Responsible Authority.*
40. *The plan of subdivision submitted for Certification must show a drainage reserve in favour of the relevant authority.*

CFA Conditions

41. Hydrants

Prior to the issue of a Statement of Compliance under the Subdivision Act 1988 the following requirements must be met to the satisfaction of the CFA:

- a. *Above or below ground operable hydrants must be provided. The maximum distance between these hydrants and the rear of all building envelopes (or in the absence of building envelopes, the rear of the lots) must be 120 metres and the hydrants must be no more than 200 metres apart. These distances must be measured around lot boundaries.*
- b. *The hydrants must be identified with marker posts and road reflectors as applicable to the satisfaction of the Country Fire Authority. Note Street Hydrant CFA web site (www.cfa.vic.gov.au)*

42. Roads

- a. *Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width.*
- b. *The average grade must be no more than one in seven (14.4%) (8.1 degrees) with a maximum of no more than one in five (20%) (11.3 degrees) for no more than 50 meters. Dips must have no more than a one in eight (12%) (7.1 degree) entry and exit angle.*
- c. *Curves must have a minimum inner radius of 10 metres.*
- d. *Have a minimum trafficable width of 3.5 metres and be clear of encroachments for at least 0.5 metres on each side and 4 metres above the access way.*
- e. *Roads more than 60m in length from the nearest intersection must have a turning circle with a minimum radius of 8m (including roll-over kerbs if they are provided) T or Y heads of dimensions specified by the CFA may be used as alternatives.*

Powercor Conditions

43. *This letter shall be supplied to the applicant in its entirety.*
44. *The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to the Distributor in accordance with Section 8 of that Act.*
45. *The applicant shall provide an electricity supply to all lots in the subdivision in accordance with the Distributor's requirements and standards. Notes: Extension, augmentation or rearrangement of the Distributor's electrical assets may be required to make such supplies available, with the cost of such works generally borne by the applicant.*
46. *The applicant shall ensure that existing and proposed buildings and electrical installations on the subject land are compliant with the Victorian Service and Installation Rules (VSIR). Notes: Where electrical works are required to achieve VSIR compliance, a registered electrical contractor must be engaged to undertake such works.*
47. *The applicant shall, when required by the Distributor, set aside areas with the subdivision for the purposes of establishing a substation or substations.*

Permit Expiration Conditions

48. *This permit will expire if one of the following circumstances applies:*

- *The plan of subdivision is not certified within two years of the date of this permit.*
- *The registration of the relevant stage of subdivision is not completed within five years from the date of certification of the plan of subdivision.*
- *The Responsible Authority may extend the permit if a request is made in writing in accordance with Section 69 of Planning and Environment Act 1987.*

NOTES

GMW

The subject property is located within an area of Cultural Heritage Sensitivity. Should the activity associated with proposed development require a Cultural Heritage Management Plan (CHMP), planning permits, licences and work authorities cannot be issued unless a CHMP has been approved for the activity.

CFA

CFA does not consent to the Certification of the Plan of Subdivision and Statement of Compliance for Subdivision at this stage.

Powercor

Areas set aside for substations will be formalised to the Distributor's requirements under one of the following arrangements: • RESERVES established by the applicant in favour of the Distributor. • SUBSTATION LEASE at nominal rental for a period of 30 years with rights to extend the lease for a further 30 years. The Distributor will register such leases on title by way of a caveat prior to the registration of the plan of subdivision. ~SAP{D02297C8-FD20-446A-89AF-2661BF5CAD3D}.docx 2 6. The applicant shall establish easements on the subdivision, for all existing Distributor electric lines where easements have not been otherwise provided on the land and for any new powerlines to service the lots or adjust the positioning existing easements. Notes: • Existing easements may need to be amended to meet the Distributor's requirements • Easements required by the Distributor shall be specified on the subdivision and show the Purpose, Origin and the In Favour of party as follows:

<i>Easement Reference</i>	<i>Purpose</i>	<i>Width (Metres)</i>	<i>Origin</i>	<i>Land Benefited / In Favour Of</i>
	<i>Power Line</i>		<i>Section 88 - Electricity Industry Act 2000</i>	<i>Powercor Australia Ltd</i>

Moved: Cr Jen Bray

Seconded: Cr Lesley Hewitt

Carried

Voted for: Cr Brian Hood, Cr Don Henderson, Cr Jen Bray, Cr Juliet Simpson, Cr Lesley Hewitt, Cr Tessa Halliday and Cr Tim Drylie

Voted against: Nil

Abstained: Nil

BACKGROUND

Site and Surrounds

The subject site is an L shaped parcel of land with frontage to Smith Street, Daylesford and comprises an overall area of 6323sqm. It largely includes the school buildings, outdoor areas and sports ovals of St Michaels School.

The area proposed for subdivision is located within the south/east corner of the site.

The eastern side of Smith Street generally consists of conventional residential development and the approved subdivision at 17 Smith Street is located to the south, with farming land adjoining to the east.

The site location provides convenient access to education facilities and is in relatively close proximity to the broader services and facilities of the Daylesford township.

Proposal

The proposal as sought to be altered to address some concerns seeks a five-lot subdivision, comprising four new residential lots and one balance lot providing for the school site, the removal of six trees and a retarding basin is also proposed. The development is detailed as follows:

- a) Lot 401 will have an area of 607sqm.
- b) Lot 402 will have an area of 618sqm.
- c) Lot 403 will have an area of 585sqm and will retain two trees.
- d) Lot 404 will have an area of 1218sqm.
- e) The now vacant area adjacent to Lot 404 will form part of the balance lot and will remain in the ownership of St Michaels School.
- f) The retarding basin which will be created as a drainage reserve will have an area of 1535sqm.
- g) Six trees are proposed to be removed for the purpose of road construction and construction of the retarding basin.
- h) Each lot will be serviced by a 14m road reserve terminating in a court bowl.
- i) Road access to Smith Street will be provided via the approved development at 17 Smith Street.
- j) No common property is proposed.
- k) Design guidelines will be implemented to assist in achieving appropriate built form outcomes on each of the lots. These are yet to be finalised but can be implemented via a condition of planning permit and restriction on title.

Relevant Planning Ordinance applying to the site and proposal

Zoning:	Neighbourhood Residential Zone – Schedule 1 (part) Farming Zone – Schedule 2 (part)	
Overlays:	Environmental Significance Overlay – Schedule 1 Environmental Significance Overlay – Schedule 2	
Particular Provisions	Clause 53.01 Public Open Space and Subdivision Clause 53.02 Bushfire Planning Clause 56 Subdivision of Land	
Relevant Provisions of the PPF	Clause 11.01-1S Settlement Clause 11.01 - 1R Settlement – Central Highlands Clause 11.01-1L Townships and settlements Clause 12.03 Water Bodies and Wetlands Clause 12.05 Significant Environments and Landscapes Clause 13.02-1S Bushfire Planning Clause 14.02-1S Catchment planning and management Clause 15.01-1S Urban design Clause 15.01-1L Urban design Clause 16.01-1S Housing supply	
Under what clause(s) is a permit required?	NRZ1: Clause 32.09-3	Subdivision of land
	ESO1: Clause 42.01-2	Subdivision of land
	ESO2: Clause 42.01-2	Subdivision of land
	ESO2: Clause 42.01-2	Removal of vegetation
Objections?	Six	
Referrals- Internal	Engineering – no objection subject to conditions Strategic planning – no objection	
Referrals - External	Powercor – no objection subject to conditions Country Fire Authority – no objection subject to conditions Central Highlands Water – no objection subject to conditions Goulburn Murray Water – no objection subject to conditions	

KEY ISSUES*Response to Planning Policy Framework*

The proposed subdivision is supported by the planning policy framework as it provides for additional housing opportunities within the Township Boundary as identified in the Daylesford Township Map (Clause 11.01-L) and achieves sustainable development principles by promoting urban consolidation. Furthermore, the settlement strategy seeks to limit outward growth of Daylesford to minimise environmental impacts and exposure to hazards (Clause 11.01-1R).

The proposed retarding basin will manage stormwater back to predeveloped flows and will also include water quality treatment to ensure best practice is achieved (Clause 12.03).

The Landscape Character Areas and Significance Map (Clause 12.05-2L) identifies the subject land as being Uplands which seeks to maintain the productive agricultural landscape character of the area and dominance of topography and vegetation. The subject development is located within a lower point and the extra four lots will not be visually dominant. A larger lot and the retarding basin interface with the adjoining farming land to provide an appropriate design response.

As the proposed development is for less than ten lots the Bushfire Planning requirements of Clause 13.02-1S are not relevant.

The relevant catchment management authorities are satisfied subject to conditions and, as stated previously, stormwater will be retarded back to pre-developed flows (Clause 14.02-1S).

The urban design objective *“to create environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity”* (Clause 15.01-1S) is met with the development benefiting from a connection to approved development to the south and having the amenity and enjoyment that can be provided by the retarding basin.

It is also included within the township boundary identified in the Strategic Framework Plan at Clause 02.04 (Clause 15.01-1L).

The proposed development will provide for additional allotments that are well located and integrated with the adjoining approved development to the south (17 Smith Street) and will add to meeting the needs of the local community.

*Zoning and Overlay Considerations**Neighbourhood Residential Zone – Schedule 1 (NR1)*

The subject land is zoned for residential purposes and is included in the Neighbourhood Residential Zone – Schedule 1 (NRZ1).

The neighbourhood character to be achieved in the NRZ1 is:

- To ensure development achieves the identified preferred neighbourhood character for Daylesford.

The key decision guidelines relating to subdivision are:

- Whether the subdivision retains the important elements and features which form part of the significance and character of the precinct, the visual setting and the important view lies between these elements.
- Whether the proposed subdivision will complement or adversely affect the cultural significance of any heritage place within the precinct.
- Whether subdivision will complement or adversely affect the key characteristics of the precinct such as streetscape lot sizes, lot pattern, lot layout or existing building forms in the precinct or would result in development that would adversely affect the rhythm, scale and pattern of buildings in the precinct.

The Daylesford Neighbourhood Character Study includes a map showing the Daylesford Character Precincts; however, the subject land is not included and sits just outside Precincts 7 and 11.

Precinct 7 is described as being more modern architecture, in an elevated position, with a regular lot rhythm that is unusually suburban in style for Daylesford.

Precinct 11 is noted for its flat topography and predominantly post-war housing. It also recognises the link between the open pastoral landscape beyond and the formal avenue planting of the Avenue of Honour at the entrance to the township.

Given the above descriptions the proposed development is more akin to that of Precinct 7 and provides an orderly extension of the same.

Pursuant to Clause 32.09-3 (Subdivision), a permit is required to subdivide land. The (NRZ1) does not impose a minimum lot size; therefore, officers must consider the merits of the proposal having regard to the existing and emerging lot patterns in the vicinity of the area and the size of the lots having regard to its context and site condition.

A Clause 56 assessment (Residential Subdivision) has been discussed later in this report.

The approved development at 17 Smith Street provides for conventional lots in the vicinity of 550sqm to 600 sqm, with super lots proposed to be developed for medium density purposes.

The subject land at 29 Smith Street provides three similar sized lots with one larger lot and is considered to be in keeping with the emerging character.

Environmental Significance Overlay – Schedule 1 (ESO1)

The purpose of the Environmental Significance Overlay (ESO1) is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework
- To identify areas where the development may be affected by environmental constraints
- To ensure that development is compatible with identified environmental values

This overlay seeks to protect the special catchment areas to manage runoff quality via appropriately treating wastewater or connecting to reticulated services where available and managing cut/fill to control erosion.

The subject site can be connected to reticulated services and the determining authorities of Central Highlands Water, Goulburn Murray Water and the North Central CMA each providing consent, with Central Highlands Water and Goulburn Murray Water requiring permit conditions.

Masterplan

As identified above the subject land is not included within a Development Plan Overlay so there is no requirement for a master plan or development plan under the planning scheme.

The planning permit application subject to this recommendation is one of a number of proposed or approved subdivisions including 17 Smith Street Daylesford (approved), 9 Raglan Street Daylesford (current application) and 4719 Midland Highway Daylesford (current application). All of these sites are collectively referred to by the permit applicant as Middleton Field

The permit applicant has worked cooperatively with Council officers to prepare a draft Middleton Field Masterplan to ensure an integrated development outcome. It currently shows a concept with a connected road network, public open space, landscape nodes and pedestrian paths.

There is a north/south road connection between 27 Smith Street and 9 Raglan Street and an east/west road between 9 Raglan Street and 4719 Midland Highway, which crosses the north/south overland flow path. The overland flow path also provides an opportunity for a linear pedestrian/cycle network to benefit the overall development area.

Further work is required by the permit applicant to address these matters in more detail and Council officers can continue to work with the permit applicant to ensure a wholistic approach is taken, rather than dealing with proposals on a site-by-site basis.

Although not a statutory requirement, it is considered a master plan will add significant value to not only the subject site, but the other sites within Middleton Field to achieve an integrated development outcome.

Neighbourhood Character

The proposed lots will not be visible from Smith Street and continue the conventional nature of the approved development at 17 Smith Street with the largest proposed lot at 1218sqm providing a sensitive interface with the farming zone to the north, and the retarding basin also providing a sensitive interface to the farming zone to the east.

Two trees are being retained within a lot and these will be provided with ongoing protection via a designated building envelope contained within a section 173 agreement. Some trees are required to be removed to facilitate the road construction and that of the retarding basin.

The subject land is located at a lower point and will not be visually prominent and is also separated visually from the school site by a stand of existing vegetation.

Farming Zone and agricultural issues

The balance lot of land is included in the Farming Zone and is not proposed to be developed.

Adherence to ResCode

The development satisfies the standards and objectives of ResCode (Clause 56) and demonstrates that the lots can achieve appropriate solar access and with all lots greater than 500sqm they can contain a 10m x 15m building envelope.

All lots front the new road and will provide passive surveillance over the retarding basin. Each lot frontage will readily accommodate a street tree and the retarding basin provides further opportunities for a well landscaped outcome.

The proposed court provides an orderly extension of the new local road network being constructed in the approved subdivision to the south at 17 Smith Street and the court bowl is sufficient to accommodate turning movements of emergency vehicles and the garbage truck. Standard engineering conditions will apply to a planning permit.

Clause 56 sets out performance requirements for the subdivision of land. The breadth of assessment depends on the number of lots, in this case the four lots requires consideration of the following standards:

Standard	Assessment
C5 – Built environment	The proposed subdivision will allow for a future built form that will integrate with the adjoining development to the south under construction in 17 Smith Street and provides for the urban consolidation of vacant residential land with the identified township boundary
C7 – Lot diversity	With only four additional lots it's difficult to achieve

and distribution	diversity however the lots do vary in size and Lot 404 offers an attractive larger lot.
C8 – Lot area and building envelopes	There are no lots proposed less than 500sqm and all lots can contain a building envelope of at least 10m x 15m.
C9 – Solar orientation of lots	All lots are sufficiently orientated and sized to allow for appropriate solar access.
C10 – Street orientation	Lots provide passive surveillance over the local road network and the retarding basin.
C11 – Common areas	There are no common areas proposed.
C12 – Integrated urban landscape	A landscape plan as a condition of planning permit can facilitate an integrated and well-designed landscape outcome.
C13 – Public open space	A planning permit condition can ensure an appropriate public open space outcome. Furthermore, a Master Plan will be requested to ensure an integrated and adequate landscape outcome.
C15 – Walking and cycling	The local street network is not proposed to include footpaths; however, the roads will be low speed and walking and cycling can be accommodated within the linear opportunity provided by the overland flow path and abutting land.
C17 – Neighbourhood Street network	The proposed court bowl will be designed to ensure appropriate turning movements for emergency vehicles and the garbage truck.
C19 – Public transport network	No public transport will be provided within the new court to be constructed.
C20 – Neighbourhood Street network detail	Street design will be subject to the preparation and approval of detailed engineering design.
C21 – Lot access	The 14m width road allows for it to be designed as an access place which does not require a footpath if it is serving five or fewer dwellings. The carriageway can be designed as a shared space and appropriately signed.

C22 – Drinking water supply	Reticulated water is provided to the subject land.
C23 – Reused and recycled water	Recycled water is not proposed.
C24 – Wastewater management	Reticulated sewer is available to the site.
C25 – Stormwater management	The proposed retarding basin will be designed to ensure stormwater is retarded to predeveloped flows and water quality measures will also be implemented to ensure best practice.

Environmental and Sustainability Issues

The proposed subdivision does require the removal of some exotic trees, with two trees to be retained.

In accordance with Clause 3 under the ESO1 a planning permit is not required to *remove, destroy, or lop vegetation including dead vegetation unless the removal, destruction, or lopping of vegetation involves any native vegetation on land within 30m of a waterway*. Therefore, the exotic vegetation to be removed does not require a planning permit.

No such exemption is provided under the ESO2; therefore, the proposed removal of exotic trees does require a planning permit under this provision.

The tree report accompanying the application prepared by Xylem Tree Care has some discrepancies when compared with the discussion plan. An updated tree report is currently being prepared by the applicant and this can be facilitated by a condition of planning permit. A permit condition can also require amended plans shows trees number so both documents can be reconciled.

The NRZ requires consideration be given to the Clause 56 standards in relation to drinking water supply, reused and recycled water, wastewater management and stormwater management.

The subject land is provided with reticulated services and the proposed retarding basin will ensure stormwater is retarded back to predeveloped flows and will also incorporate water quality treatment to ensure best practice is achieved. The application was referred to Coliban Water, Goulburn Murray Water and the North Central CMA, with each authority providing consent and Coliban Water and Goulburn Murray Water requiring conditions. It is therefore considered appropriate to determine that the proposed subdivision is not considered to pose unreasonable risks to run-off within the water catchment.

Amenity Considerations

The proposed subdivision is not in close proximity to existing residential development and each lot is of sufficient size to provide for appropriate setbacks. Design Guidelines to be implemented which further ensure a high-level amenity outcome.

Car Parking

An on-street car park can be provided within the road reserve forward of each lot.

Subdivision Layout

The subdivision layout provides an orderly extension of the approved subdivision at 17 Smith Street and allows for an additional four lots creating further housing opportunities, albeit only quite minor.

A variety of lot sizes are provided, and they are visually separated from St Michaels School by a band of mature trees.

A sensitive interface is provided to the adjoining Farming Zone land to the north and east with either a larger lot or a retarding basin.

Although this planning application relates to a small development it forms part of a larger proposal known as Middleton Fields and as such Council officers and the permit applicant have been discussing an overall master plan. Although not a statutory requirement such a master plan will provide guidance and transparency to ensure an integrated development outcome is ultimately achieved.

If support for the proposal going forward were granted a condition that requires the master plan to be approved under a planning permit should be considered, whilst allowing for some flexibility for it to be amended and changed over time as necessary, subject to the approval of the Responsible Authority.

Public Open Space Contribution and Subdivision

The schedule to Clause 53.01 prescribes a five percent (5%) public open space contribution for all residential subdivision.

Given the small area of this subdivision it is considered appropriate to require this to be provided as a cash in lieu contribution, but to also allow for works to take place to be offset against the public open space contribution if that achieves a better outcome.

The developer has prepared a masterplan for the various contiguous sites they are proposing to develop, and it is appropriate for a holistic approach to be taken to the provision of public open space to be provided across all sites. This will allow for connectivity for pedestrians and cyclists. Although not part of this planning permit application it is evident that the overland flow path to the east of the subject land provides an opportunity for a link along the eastern edge of 17 Smith Street and to the proposed development at 9 Raglan Street.

The other applications currently under consideration for 9 Raglan Street Daylesford and 4719 Midland Highway Daylesford can facilitate this outcome. The applicant is currently preparing a public open space schedule to allow for a transparent and appropriate outcome.

Stormwater Management

The planning application was supported by a Stormwater Management Strategy prepared by Axiom Consulting Engineers.

There is a retarding basin immediately to the south approved as part of the 17 Smith Street subdivision and collectively both retarding basins serve a catchment of just over 21ha. The proposed subdivision falls to the east to an overland flow path that flows north. There is no formal drainage in the existing overland flow path.

The retarding basin will provide water quality treatment with a sedimentation pond and bioretention system and each house to be built will also be required to provide a water tank.

The Stormwater Management Strategy identifies that drainage will be managed back to pre-developed flows.

POLICY AND STATUTORY IMPLICATIONS

This application meets Council's obligations as Responsible Authority under the *Planning and Environment Act 1987*.

GOVERNANCE ISSUES

The implications of this report have been assessed in accordance with the requirements of the Victorian Charter of Human Rights and Responsibilities.

SUSTAINABILITY IMPLICATIONS

There are no sustainability implications associated with this report.

FINANCIAL IMPLICATIONS

Any application determined by Council or under delegation of Council is subject to appeal rights and may incur costs at VCAT if appealed.

RISK IMPLICATIONS

No risks to Council other than those already identified.

COMMUNITY AND STAKEHOLDER ENGAGEMENT

The application has been advertised by sending notification of the proposal to adjoining and adjacent owners and a notice on the land. As a result, six objections have been received. The issues raised in the objections are addressed individually as follows.

Neighbourhood Character

The proposed lot sizes are considered to be an appropriate design response with lots ranging from 585sqm to in excess of 1,000sqm. This is similar in size to those provided in the approved subdivision at 17 Smith Street and similar in size to the established lots along the eastern side of Smith Street.

The subject land is included within the identified township boundary of Daylesford and implements the strategic objectives to be sought by containing residential development within the township.

The wide lot frontages varying between 20m and 27m are quite wide and allow for future generous side setbacks and landscaping opportunities. The larger Lot 404 has a 8m frontage to the court however it then opens into a spacious lot of 1218sqm. Similarly, this lot provides for ample opportunity for a well-located dwelling and generous setbacks.

Design guidelines will assist in provide a consistent built form outcome between all sites proposed to be developed including the subject land, 17 Smith Street, 9 Raglan Street and 4719 Midland Highway. The design guidelines are still being resolved but can be implemented by a condition of planning permit and restriction on title.

Impact on the natural waterway

The retarding basin has been proposed to retard stormwater back to pre-developed flows and will also provide water quality treatment to best practice. In addition, the application has identified that each future dwelling is required to provide a water tank, and this will be included in the design guidelines as a restriction on title.

Maintenance and public access to retarding basin

The retarding basin will become a Council drainage asset to be managed and maintained by Council as is the normal practice. Public access will not be denied, and residents will be able to enjoy this area. A landscape plan that can be included as a condition of planning permit can also require the developer to establish a landscape to the satisfaction of Council.

Lack of public open space

Council's planning scheme schedules a 5% public open space contribution, and this will be facilitated by a condition of planning permit if one is granted.

Should be providing 10% affordable housing

There is no mechanism to require the developer to provide any affordable housing. However, Planning Permit PA 2504 for the subdivision of 17 Smith Street includes a permit condition for a Section 173 Agreement to provide for affordable housing by transferring a minimum of four lots to a Registered Housing Agency.

Lack of connectivity – create a walkway from 9 Raglan Street

The planning application for 9 Raglan Street is still under officer consideration and this point is taken on board and will be addressed in a requirement for a masterplan showing a pedestrian connection along the overland flow path to the east of 17 Smith Street and 9 Raglan Street. It is agreed that this linear space provides an excellent opportunity for pedestrian connectivity.

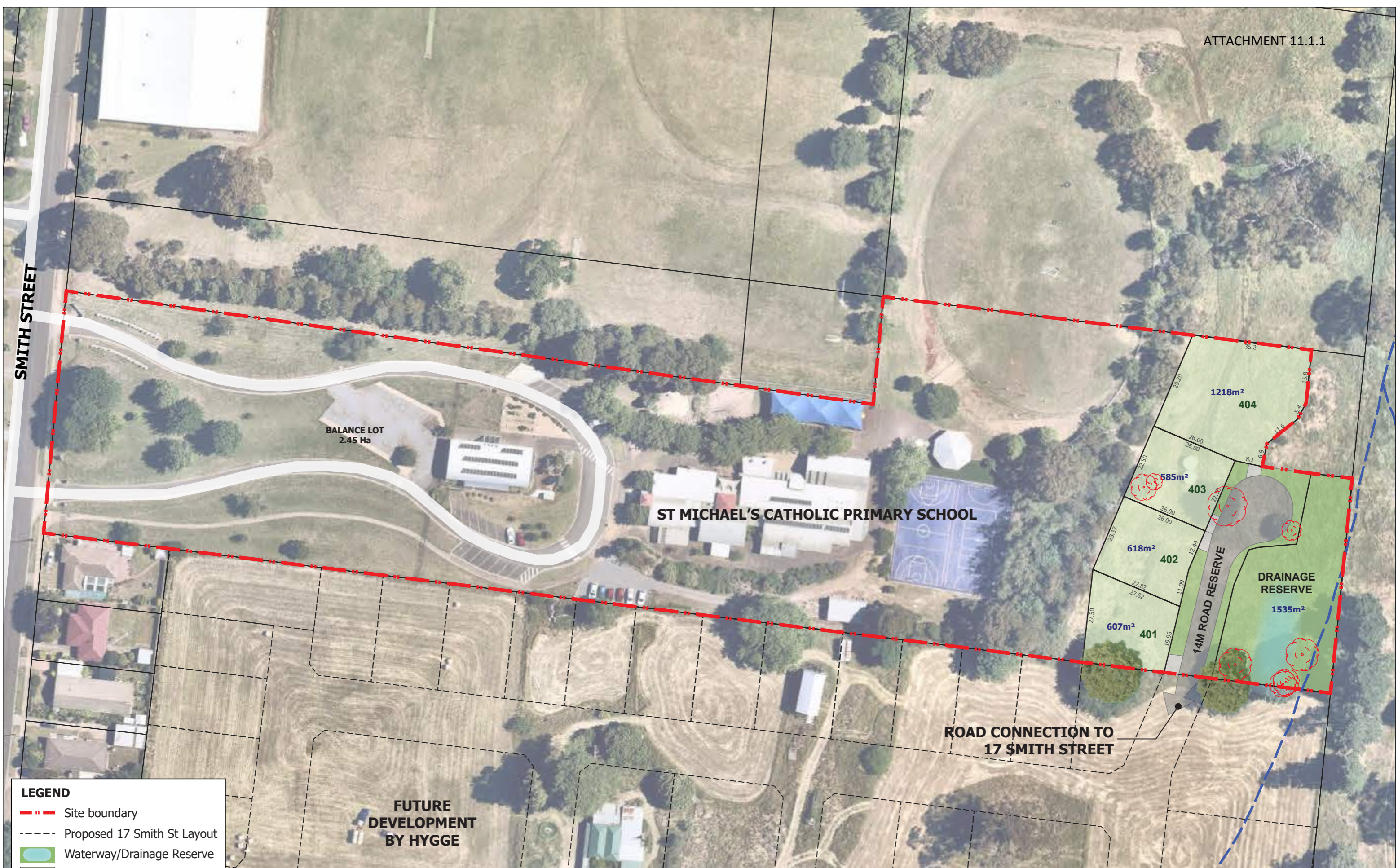
Visual impact of new housing

Only four residential lots are proposed, and these are at the eastern extent of the St Michaels school site and north of the 17 Smith Street development currently under construction. The retarding basin is at the low point.

This is not considered to be an unacceptable risk of visual impact. In any event the land is zoned for residential purposes and will inevitably be developed for such. The lot sizes are quite generous and will have minimal impact upon any potential sight lines.

Is the site zoned for residential

The subject land is included within a residential zone and is identified as being included within the Daylesford Township Boundary as stated earlier in this report.



LEGEND

- - - Site boundary
- - - Proposed 17 Smith St Layout
- Waterway/Drainage Reserve
- Standard Lot
- Existing Tree
- Existing Tree to be removed
- ← Natural drainage line
- ← Adjacent roads

MEETING OF COUNCIL - 20 DECEMBER 2022

CONCEPT SUBDIVISION PLAN
 29 SMITH STREET, DAYLESFORD VIC 3460

Aerial supplied by: Nearmap
 Aerial Date Stamp: 14.12.20
 Survey supplied by: VICMAP
 Plan Number: NPS943 - 004
 Revision Number: 1
 Drawn By: Nivedita Ravindran
 Client: Hygge Property

Scale: 1:2,000 @A3 Date Issued: 25.10.2022 ©Niche Planning Studio

DISCLAIMER: This Concept Plan has been prepared based on the High Level Planning Advice. All Dimensions, Areas and Calculations are subject to Detailed Survey and Design before Town Planning Permit application. Built Form is illustrative only and subject to Architectural Design and approval from an RAA qualified architect. This plan has been prepared for illustrative purposes only and should not be used as a means to judge any properties value or yield potential.







29 Smith Street, Daylesford

Application for a multi-lot subdivision, removal of vegetation application.

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EXECUTIVE SUMMARY

This planning report consolidates the work undertaken by Niche Planning Studio and the Hygge Property team regarding the over all vision and preparation for the Middleton Field estate in Daylesford, Victoria.

Middleton Field Estate stretches across 17 Smith Street, 29 Smith Street and 9 Raglan Street providing a new carbon neutral neighbourhood in Daylesford. The broader proposal incorporates house and land packages supporting 7* NatHERS ratings, no fossil fuel energy connections, retention of large existing trees within the public realm, incredible views towards the east of Daylesford and an ecovillage which delivers small footprint community living with communal gardens, food production, community housing dwellings, designed by Breathe Architecture.

The proposal at 29 Smith Street compliments the existing design providing 5 front-loaded residential lots ranging in size from 585m² to 1048m², accessed from a central 14m north-south local access street with a court bowl, adjacent to a drainage reserve that services the whole estate. The subject site complies with the requirements of the General Residential Zone – Schedule 1 (GRZ1), Environmental Significance Overlay – Schedule 1 (ESO1) and Schedule 2 (ESO2).

Importantly, the subdivision creates a consolidated drainage basin that will accommodate development across 17 Smith Street, 29 Smith Street and 9 Raglan Street, as well as facilitate additional housing supply on underutilised land within the township boundary.

In preparing this application, Hygge Property and the broader project team have undertaken investigations into the site to ensure it can be serviced, and with due consideration of the approved subdivision at 17 Smith Street and the proposed subdivision of 9 Raglan Street.

The proposed subdivision design considers the broader development and local context specifically in regard to the planning permit triggers of subdivision and removal of vegetation.

Importantly, the subdivision of the land aligns with the Hepburn Shire Planning Scheme and seriously entertained amendment, C80hepb which updates Council's strategies and objectives pertaining to Daylesford.



Figure 1: View east across subdivision area

1. INTRODUCTION

Niche Planning Studio has been engaged on behalf of Hygge Property and St Michael's school to prepare a report in support of a multi-lot subdivision application at 29 Smith Street, Daylesford, herein referred to as the subject site.

The subdivision will excise disused land located to the rear of the school to accommodate future residential use and development. The subdivision of the land will ultimately form part of Hygge Property's Middleton Field estate, which will include 17 Smith Street and 9 Raglan Street.

The purpose of the report is to provide an analysis of the subdivision area and a strategic justification for the proposed subdivision within the broader Middleton Field estate. It also provides an assessment for the purposes of planning approval for the multi-lot subdivision of the site and removal of existing vegetation.

These assessments are provided to demonstrate how the planning and development outcomes will deliver this part of the Middleton Field estate.

Specifically the report covers the following:

- Provides background to the project, including existing approvals within Middleton Field
- Identifies the subdivision area within the context of Daylesford's eastern entrance
- Provides planning support for the approval of a planning permit allowing for the subdivision of the site and associated works.

APPLICATION SUMMARY

Site Address:	29 Smith Street, Daylesford	
Title Details:	Lot 1 on TP 385028	
Zoning:	General Residential Zone – Schedule 1 (GRZ1) Farming Zone (outside of proposed residential lot area)	
Overlays:	Environmental Significance Overlay – Schedule 1 (ESO1) Environmental Significance Overlay – Schedule 2 (ESO2)	
Proposal:	Planning permit for multi-lot subdivision, and removal of vegetation	
Permit Triggers	GRZ1:	- A permit is required to subdivide land
	ESO1:	- A permit is required to subdivide land - A permit is required to remove vegetation on a site greater than 1 ha and within 30m of a waterway - Works associated with construction of a retarding basin
	ESO2:	- A permit is required to subdivide land - A permit is required to remove vegetation
Appendices Referred in this Report	Appendix 1	Certificate of Title
	Appendix 2	Feature Survey
	Appendix 3	Proposed Plan of Subdivision
	Appendix 4	Traffic Report
	Appendix 5	Stormwater Management Strategy
	Appendix 6	Arborist Report
	Appendix 7	Environmental Impact Assessment
	Appendix 8	Clause 56 Assessment

2. SITE CONTEXT

2.1 Background Overview

The proposed subdivision area is located to the rear of the school and is bounded by the eastern and southern lot boundary, the line of vegetation up the slope to the west and the limit of the residential zone to the north. It has been identified as excess to the school's needs and is currently underutilised. The lot is located to the north of the approved subdivision at 17 Smith Street and represents a logical inclusion of the Middleton Field estate, providing an integrated drainage catchment for the estate area.

As shown in Figure 2 overleaf, the site forms part of three parcels controlled and/or owned by Hygge Property and which will form part of the new Middleton Field estate.

Discussions between Hygge Property and the landholders at Wombat Park (4719 Midland Hwy) have facilitated the equitable planning for infrastructure and services, particularly concerning minimisation of impact of drainage and stormwater treatments across both sites. This allows for drainage treatment to be located at the true low point and to service both subdivision sites.

The benefit of subdivision of the site is three-fold:

1. Ensures efficient and compatible use of currently vacant land
2. Provides some income to support the school because of the subdivision and sale of the proposed lots
3. Provides much needed residential stock to the township, within the township boundary

Discussions between the school and Hygge Property have been ongoing to ensure that equitable development opportunities have been maintained. An outcome of the ongoing relationship between the landholders is that the retarding basin associated with the subdivision at 17 Smith Street has been designed to straddle the boundary between the subdivision sites at both properties.



Figure 2: Site adjacent to Middleton Field estate

2.2 Strategic Context

Hepburn Shire's Municipal Profile identifies Daylesford as the highest order town in the Hepburn municipality. As a 'regional town', its role is to provide 'district retail, business, employment and cultural facilities, higher order shopping and some regional level services.' The town is characterised by its main employment areas of tourism operations as well as timber work, farming, and artists.

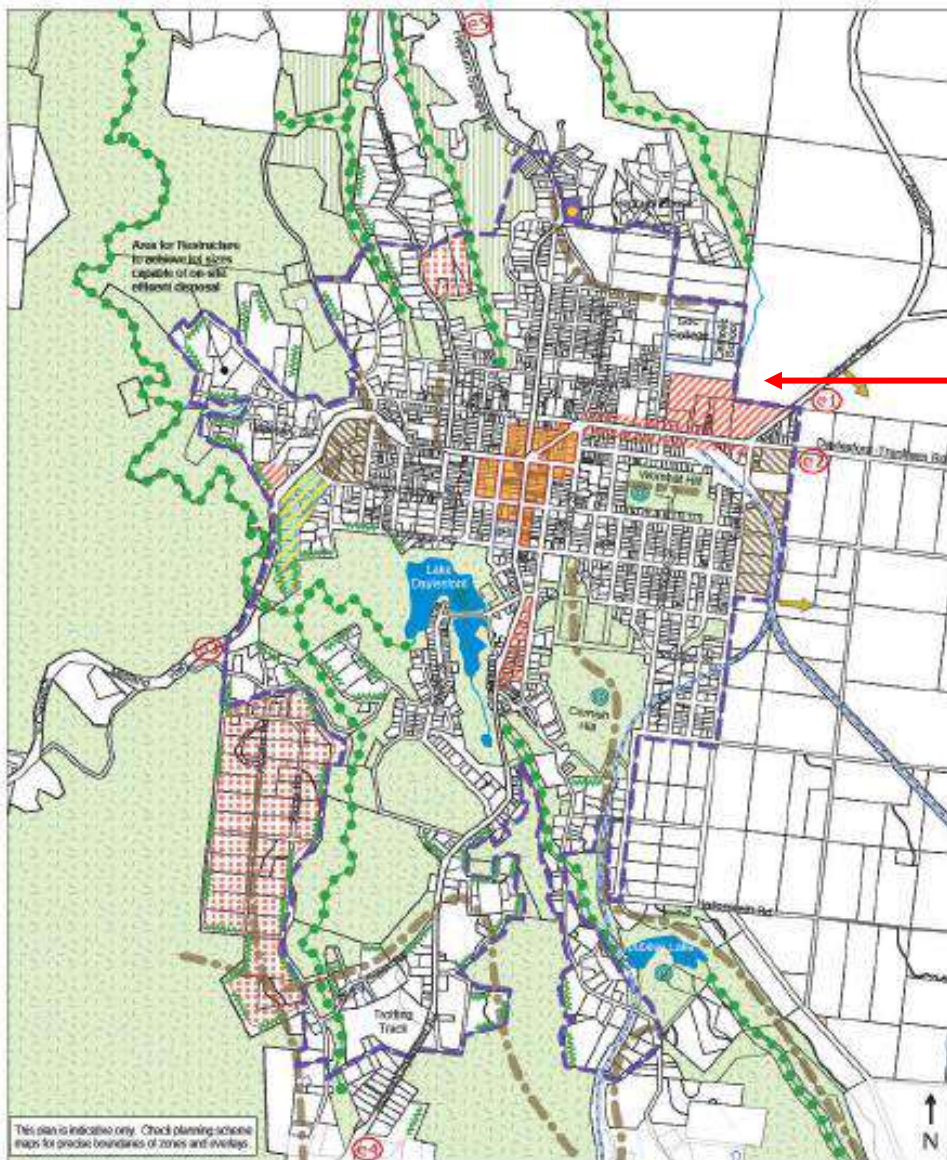
Its farming, gold mining and mineral springs history contributes to its built form and heritage value, while its natural scenic landscape also contributes to its value as a place to live as well as a tourism hub.

Daylesford has good access to Ballarat, Bendigo and Melbourne via major highways and freeways.

In recent years, housing unaffordability, diversity and choice has become a significant issue for Daylesford, and as such has limited housing supply, affordability of rental properties. Niche Planning Studio understands that Hepburn Shire Council has adopted an Affordable Housing Policy which recognises this pressure on the community and commits to developing an affordable housing policy and strategy to be implemented through planning controls.

The Daylesford Structure Plan identifies the 'urban growth boundary'. The site is located within the urban growth boundary (see Figure 2). The Structure Plan also identifies five main town entrance points from varying directions, which connect to major freeways and highways. The town of Daylesford is nestled directly to the east of various regional parks and conservation areas.

Council has recently updated its Planning Scheme via Amendment C80hepb which is considered 'seriously entertained'. A discussion of this subdivision against the amendment is provided throughout this report.



SUBJECT SITE

Fig.1 DAYLESFORD STRUCTURE PLAN Hepburn Structure Plan Review 2007

- Urban growth boundary:**
 - Contain township development within boundary.
 - Encourage consolidation of township within boundary.
- Low density residential (LD):**
 - Preferred Minimum lot size of between 1 - 2 ha.
- Town Centre (Business 1 zone):**
 - Develop and implement parking, traffic & retail strategy for town centre.
 - Encourage development complementary streetscape character.
- Residential Design to Address Town Enhance Character:**
 - Investigate use of Design and Development Overlay for visually exposed residential zoned land adjacent to town entrance.
- Areas/Sites of Natural Beauty and Cultural Landscape Significance:**
 - Mount St. Cross Hill, Lake Eglington, Jubilee Lake.
 - Protect major viewpoints to significant landscapes.
 - Encourage development proposals protect environmental and cultural landscape significance of landscapes.
- Subsite for low density residential (0.4ha to 1.0ha):**
- Prominent edges/ridges:**
 - Protect edges/ridges and villages from overly intensive development.
- Protection of Significant Views and Views:**
 - Maintain and protect significant views of natural historical asset of township.
- Open spaces network:**
 - Open spaces network based on watercourses and major drainage lines.
 - Encourage establishment of walking, trails and bicycle paths.
 - Protect and create wildlife corridors.
- Urban - Public Forest Interface:**
 - Development proposals or methods to address potential wildfire risk and visible significance of forests.
- Existing Industrial 1 Zone:**
 - Encourage improved amenity and vehicle access.
- Town entrances - maintain and enhance town entrance character and potential:**
 - 01, 02 - Protect reverse planting and road character of entry.
 - 02, 04 - Maintain retail and food outlets at entry.
 - 05 - Define entry and transition from Daylesford and Hepburn Springs.
- Green Wedges including existing Public Park & Recreation Zone and Public Conservation & Resource Zone:**
- Rural Conservation Zone:**

Figure 3: Strategic context plan

2.3 The Subject Site

The subject site consists of a singular landholding of approximately 6 ha and is occupied and owned by St Michael's College.

The site is a large L-shape with access and direct frontage to Smith Street. The proposed residential subdivision site within this site is 6323 m² and is located at the rear of St Michaels College. A planned access is proposed into the rear of the subject site as a result of the subdivision of 17 Smith Street to the south.

The site's primary use is a school and supports school buildings and an oval and playing area. The rear of the property is undeveloped and maintained by the school.

The proposed multi lot subdivision of the rear of the school will not impact the school's existing facilities and any expansion plans, being located in the rear of the site.

In summary, the site is surrounded by the following:

- To the immediate **north** of the site is a small, farming lot, followed by further larger farming lots to the north.
- To the **east** lies large farming lots, with the Midland Highway beyond. Immediately adjacent is a waterway, which runs along the eastern boundary and crosses the south-eastern corner of the subject site.
- To the **south** is the 17 Smith Street residential subdivision. A planned drainage reserve will be extended into the subject site.
- To the **west** is a stand of trees and shrubs which will provide a natural boundary between the new land use. Further west, on the opposite side of Smith Street is a mixture of smaller lots comprising residential use.

The general surrounds of the site are characterised by the Daylesford township edge, with standard residential lots and St Michaels College facilities on the western side with largely vacant farming lots to the east. These are shown in Figure 4.

A feature survey is provided with this application (see Appendix 2).

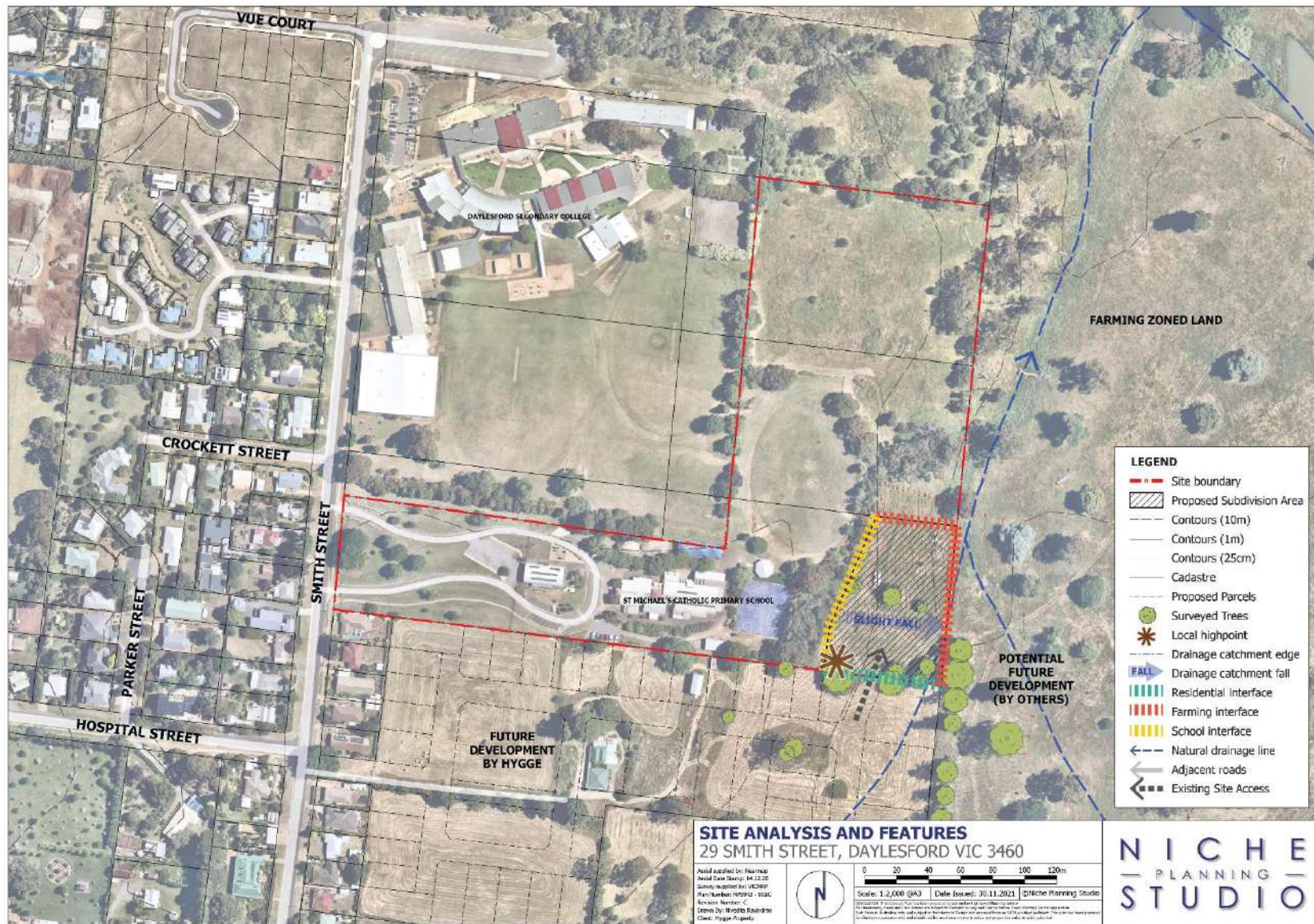


Figure 4: Site context

3. PROPOSAL

Development of 29 Smith Street facilitates the overall development of the Middleton Field Estate. Middleton Field is a high-quality residential development offering carbon neutral house and land packages within the eastern Daylesford township boundary. The development includes house designs prepared by leading architects which reflect the style and character of Daylesford. The estate centrepiece is the Middleton Field eco-village, which includes public open space linear park, original vegetation from the site and specialty small-footprint housing with high-spec sustainability features.

It is proposed to develop:

- Multi-lot subdivision (5 lots) pursuant to Clause 32.08-3 (General Residential Zone)
- The balance lot containing the school will remain in control of the school
- Removal of (exotic) vegetation pursuant to Clauses 42.01 (ESO) of the Hepburn Planning Scheme.

Figure 5 shows the proposed plan of subdivision and a Plan of Subdivision is provided in Appendix 3.

Continuing the approved subdivision at 17 Smith Street, this proposal provides a cohesive and one-off opportunity to provide additional residential land within a high-quality development.

Key benefits of the proposal include:

- **Shared retarding basin** across 17 Smith Street and 29 Smith Street, facilitating use of the low point across both sites and thereby reducing infrastructure installation costs
- Landscaping opportunities surrounding the retarding basin ensuring **lots overlook an attractive landscaped area**, with open farmland beyond
- Housing packages as part of the Middleton Field estate incorporating **sustainability measures** such as double-glazed windows, stormwater retention, minimum 7*NatHERS rating
- **Excellent views** to Wombat Park which will be maintained as the land abuts the township boundary and residential development will not occur.

A pre-application meeting was undertaken on the 12th November 2021 and attended by Niche Planning Studio, Hygge Property and Council. Initial matters that Council raised included:

- Design Guidelines standards continuation throughout each subdivision stage (post-permit). This issue will be resolved through finalisation of the Design Guidelines associated with 17 Smith Street subdivision permit, as the Design Guidelines will apply to the whole of the Middleton Field Estate and therefore extended to all lots within 29 Smith Street.
- Council noted that their garbage truck size is bigger than other municipalities and court bowl and road widths should therefore comply with the IDM. This is noted on the subdivision layout plan.
- An Environmental Impact Assessment is required. Please refer Appendix 7.

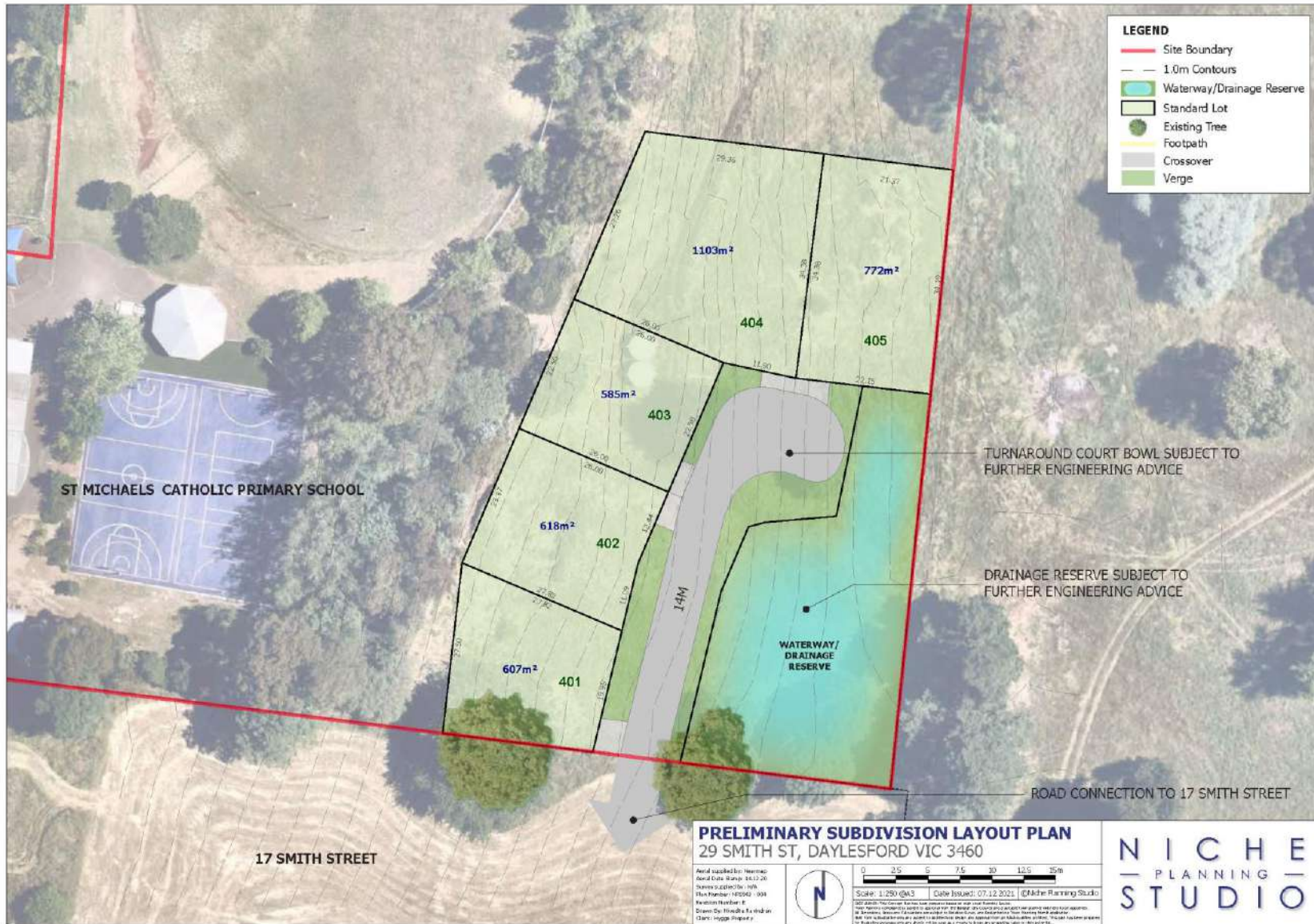


Figure 5: Proposed subdivision

4. PLANNING POLICY FRAMEWORK

4.1 Planning Policy Framework and Local Planning Policy Framework

This chapter is structured according to the adopted scheme amendment C80hepb.

4.1.1 Municipal Strategic Statement

The Planning Policy Framework sets the high order strategic guidance for planning and land-use outcomes across Victoria.

The proposed subdivision is consistent with what is set out within the Central Highlands Regional Growth Plan (refer plan on next page). Daylesford is highlighted as a key tourism precinct, and an area which should 'contain growth'. The proposed residential subdivision allows for growth to be contained within the area, as it is within the township urban growth boundary.

The regional Planning Policy Framework sets out strategic guidance for planning and land-use outcomes across the regional context of Hepburn Shire, and the wider Central Highlands area. Relevant to the subject site, these regional policies aim to ensure that services and sub-services be provided at regional towns, including Daylesford. Additionally, it seeks to ensure that Daylesford's growth is maintained in the township boundary and respects landscape and resource values. The proposed residential subdivision is consistent with policy framework for the Central Highlands area, providing housing at an appropriate density within a dedicated area identified for future residential land use.



- Figure 6: View of retarding basin location

4.1.2 Clause 21.05 – Settlement and Housing

Council recognises that it will continue to grow due to its close proximity to major city centres in Victoria. To realise appropriate growth a key issue to be addressed through planning work is to support consolidation of existing towns and support diverse housing choices while maintaining town character.

The proposed subdivision achieves the objectives of this clause providing access to residential land supply in an area identified for future residential development, within the township boundary. The generous lot sizes ensure that the rural township character is retained and enhanced.

4.1.1 Clause 21.09 – Environment and Heritage

This clause provides more specific detail about how planning should address Council’s vision for environmental management within the shire. Specifically, the municipality’s water and groundwater sources and remnant vegetation is to be protected.

This policy is implemented through the Environmental Significance Overlay applied to the site. A response to this overlay can be found in Chapter 6.

4.1.1 Clause 22.01 – Catchment and Land Protection

This clause provides locally relevant information regarding catchment, waterways and groundwater and provides for development that is sympathetic to surrounding landscape and habitat impacts. It includes specific guidance for matters of soil and water management, as well as biodiversity and habitat.

The proposal has considered the existing natural resources and environmental systems within the area, and has responded to ensure that stormwater is managed on site, and other impacts minimised to reduce impact on the surrounding landscape. Please refer to Chapter **Error! Reference source not found.** and the accompanying Servicing Report for an explanation on how drainage will be treated for the development to best-practice standards.

4.2 C80hepb Amendment

Additional clauses implemented in the C80hepb amendment are assessed below.

4.2.1 Clause 12.05-2L – Landscape management

This clause outlines priorities for specific landscapes management within the shire. Specifically, the municipality’s Goldfields, Uplands and Western Volcanic Plain areas.

The site is located within the Uplands landscape character area and therefore priorities for this landscape type include maintaining agricultural features and vegetation. The proposal retains vegetation where possible and ensures that future development can be built along topographical lines, to preserve

4.2.1 Clause 15.01-1L – Urban Design

This clause provides support for good urban design outcomes relevant to a rural area with a gold rush history, specifically for Daylesford, which is included within the Strategic Framework Plan.

The proposal has considered the existing rural character of Daylesford and will provide grass verges to the retarding basin as well as consistent streetscape layout with surrounding areas. The layout has been designed to allow for development and street layout to work within the existing topography and protect and enhance views across the farming areas beyond.

4.2.1 Clause 15.01-3L Subdivision in Hepburn Shire

This clause applies to subdivision within township boundaries and aims to produce context-based subdivision outcomes that consider surrounding environmental characteristics.

The proposal has considered the existing surrounding landscape, and faces lots towards the retarding basin and open landscape beyond to seamlessly interface with the township's boundary. This ensures plenty of vegetation and landscaping opportunities between the urban area and the township boundary and reduces impacts on the visual amenity of this Daylesford township entrance.

5. ZONING

5.1 Clause 32.08 – General Residential Zone (GRZ1)

The site is zoned General Residential Zone (GRZ1) which generally defines the residential boundary of the Daylesford township. The overall purpose of GRZ1 is to provide for increased housing growth and diverse housing types close to services.

The proposed subdivision complies with the purpose of the zone, as it will allow for the future development of housing within the township boundary, with good access to various services and amenities within Daylesford.

The proposed subdivision ensures the residential lots sit entirely within the General Residential Zone, with no overlap to the Farming Zone, which bisects the existing lot.

5.1.1 Clause 32.08-3

Pursuant to Clause 32.08-3, a permit is required to subdivide land. The subdivision will allow for the creation of four (4) new lots and will enable the continued use of the majority of the land by St Michaels College. Clause 32.08-13 of the GRZ sets out a list of decision guidelines which are to be considered as part of a subdivision application. A response to the decision guidelines is provided below:

Decision Guideline	Response
<i>The Municipal Planning Strategy and the Planning Policy Framework.</i>	Complies – see section 4 of this report.
<i>The purpose of this zone.</i>	Complies – see section 4 of this report.
<i>The Objectives set out in a schedule to this zone.</i>	N/A – Schedule 1 to this zone does not contain any objectives.
<i>Any other decision guidelines specified in a schedule to this zone.</i>	N/A – No decision guidelines are included in Schedule 1 to this zone.
<i>The impact of overshadowing on existing rooftop solar energy systems on dwellings in adjoining lots in a General Residential zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.</i>	N/A – This application does not propose development, as such no overshadowing will impact surrounding lots.
<i>The pattern of subdivision and its effect on the spacing of buildings.</i>	Complies – The creation of the new lots as a result of the subdivision will enable the development of dwellings in accordance with the purpose of the zone. The subdivision design is similar in lot width and length to adjacent lots in the Middleton Field estate and is therefore considered to reflect both the existing and desired subdivision pattern of the area.

<p><i>For subdivision of land for residential development, the objectives and standards of Clause 56.</i></p>	<p>Complies - As the proposal concerns a four-lot subdivision, an assessment against clause 56, with the exception of clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-3 and 56.09-2 has been provided see Appendix 8.</p>
---	--

5.1 Clause 35.07 Farming Zone – Schedule (FZ)

Farming zoning allows for agricultural uses on the land.

The site has what appears to be a Planning Scheme anomaly, whereby the northern ‘leg’ of the site is zoned FZ. As the FZ area is located at the rear of the site and will not have any impact on the subdivision proposal, the assessment against the GRZ is considered to address the planning matters raised by this application.

5.2 C80hepb Amendment

Pursuant to C80hepb amendment, the site is to be rezoned to Neighbourhood Residential Zone. No additional permit triggers or application requirements are required under this zone for the proposed subdivision application.

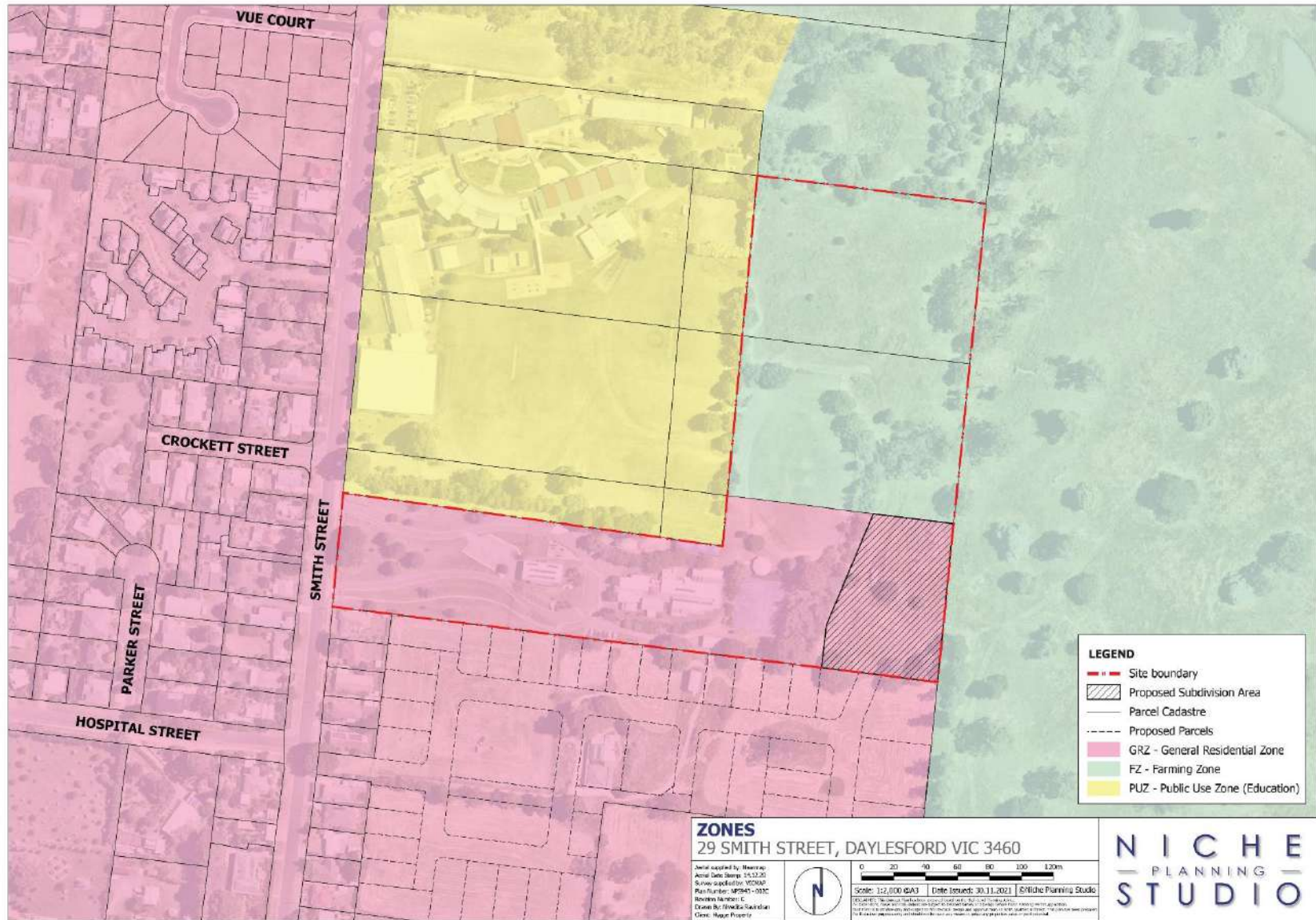


Figure 8: Zoning

6. OVERLAYS

6.1 Clause 42.01 Environmental Significance Overlay

The site is affected by the following overlay and associated schedules:

- Environmental Significance Overlay – Schedule 1 (ESO1): specifically regarding water catchment protection (see Figure 9).
- Environmental Significance Overlay – Schedule 2 (ESO2): specifically referring to the Hepburn Springs and groundwater protection (see Figure 9).

Pursuant to Clause 42.01-1, a permit is required to subdivide land and to remove, destroy or lop vegetation, unless a schedule states a permit is not required.

A planning permit is triggered for both of the above.

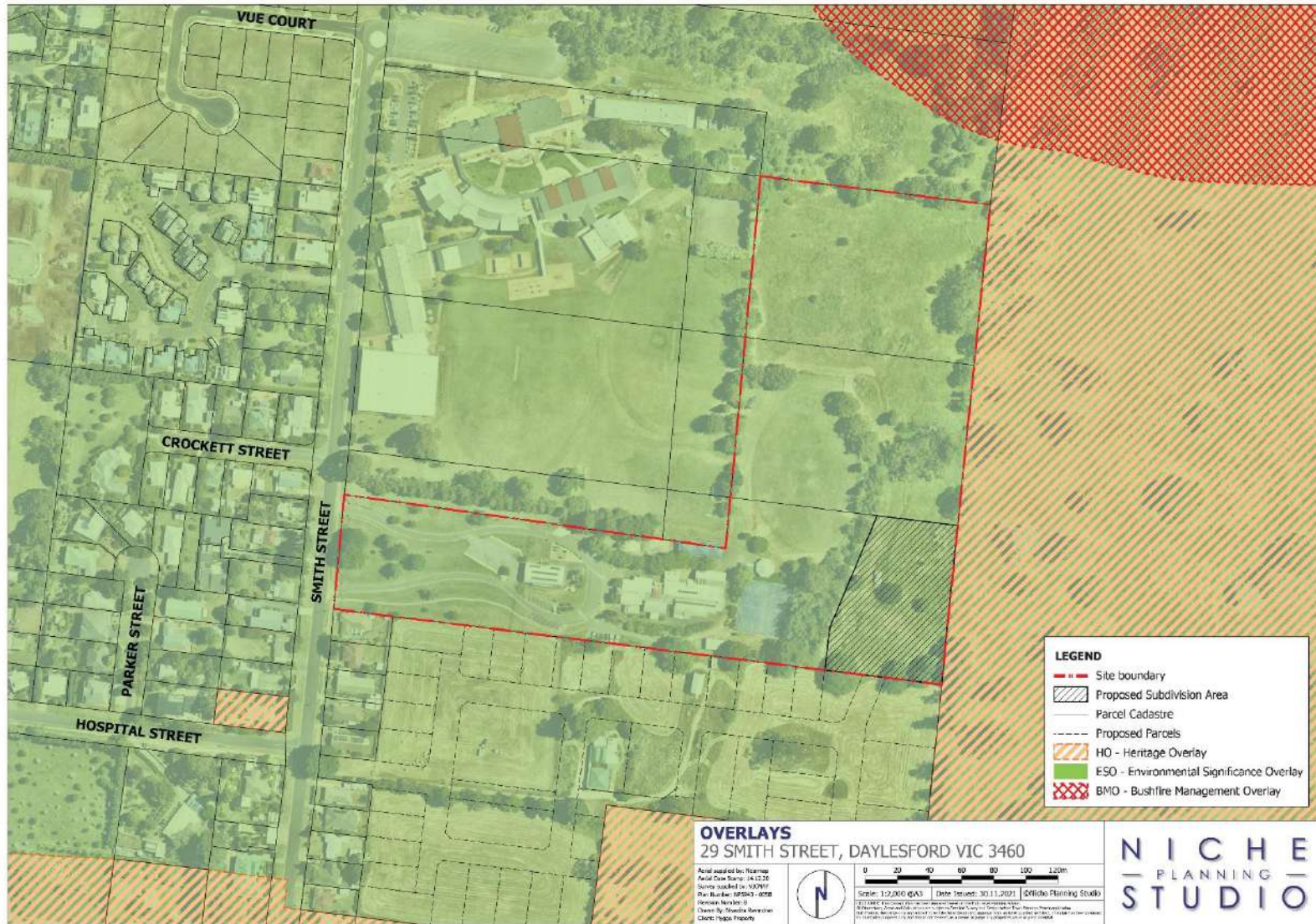


Figure 9: Environmental Significance Overlay – Schedule 1 and 2

6.1.1 Schedule 1 to the ESO

The ESO1 relates to the proclaimed catchment protection, and seeks to ensure that the region’s water quality is protected. ESO1 specifies the following mandatory requirements:

- *All on-site wastewater must be treated and disposed of in accordance with the relevant EPA Code of Practice – On Site Wastewater Management.*
- *All Stormwater must be managed and discharged to the satisfaction of the responsible Authority and generally in accordance with the principles described in Urban Stormwater: Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999).*

The proposal has been designed to ensure compliance with the above, noting that all on-site wastewater will be managed with deep sewer infrastructure (i.e. reticulated) and not via on-site septic systems. Stormwater will be managed through the subdivision drainage system and will improve the quality of water released beyond the subdivision area. For more information, please refer to Appendix 5 for the Stormwater Strategy report.

The ESO1 states that a permit is not required to remove, destroy or lop vegetation, including dead vegetation unless the removal, destruction or lopping is on a site greater than 1ha or is within 30m of a waterway. As the subject site is greater than 1ha, a planning permit is triggered for the removal of vegetation under this overlay.

ESO1 lists the following decision guidelines:

Decision Guideline	Response
Before deciding on an application the Responsible Authority must consider:	
<i>Any comments of the relevant water authority</i>	It is understood that the relevant water authority will provide relevant referral comments following submission of the application.
<i>The slope, soil type and other environmental factors including the potential for pollution of waterways and ground water.</i>	Complies – The subdivision design process has considered the existing features of the land and has been designed to respond to this to ensure minimal impact, and ensuring stormwater is treated to best-practice standards.
<i>The need to maintain water quality at a local and regional level.</i>	Complies – The subdivision will not decrease the water quality of the area. The construction of a new basin ensures increased stormwater run-off is properly integrated into the water system.
<i>The possible effect of the development on the quality and quantity of water in local watercourses, storages, creeks and springs, including the impact on nutrient levels.</i>	Complies – The subdivision has been designed to ensure that there is no negative effect on the quality and quantity of water in surrounding waterways.
<i>The preservation of and impact on soils and the need to prevent erosion.</i>	Complies – The subdivision design integrates with the topography of the land to ensure

	there is minimal impact.
<i>The need to prevent or reduce the concentration or diversion of stormwater.</i>	Complies – Please refer Stormwater Strategy report at Appendix 5
<i>The need to retain vegetation which prevents or limits adverse effects on ground water recharge.</i>	Complies – The application seeks to remove native vegetation – please refer Appendix 7 Environmental Impact Assessment for more information. The Stormwater Strategy report (Appendix 5) demonstrates how effects on ground water recharge will be accommodated throughout the subdivision and servicing design.

6.1.2 Schedule 2 to the ESO

The ESO2 relates to the protection of the mineral springs and groundwater in the shire.

The ESO2 states that a permit is not required for works that will not result in changes to surface or groundwater runoff or contribute to a decline in spring water quality. As the subdivision may result in changes to surface or groundwater runoff, a planning permit is triggered under this overlay.

ESO2 lists the following decision guidelines:

Decision Guideline	Response
Before deciding on an application the Responsible Authority must consider as appropriate:	
<i>Existing use of land and the reason for the development in relation to that use.</i>	Complies – The Daylesford Structure Plan identifies the subject site to be within the township boundary, and therefore appropriate for residential development. The subject site is also zoned for residential purposes.
<i>The availability of alternative land outside the overlay area.</i>	Complies – The subject site will allow for residential infill within the township boundary, and therefore an alternative area has not been considered.
<i>The means of treatment and disposal of all sewage, sullage, stormwater and other wastes where connection to a reticulated sewage system is not available.</i>	Complies
<i>Possible effect of the development on the quality and quantity of mineral spring and freshwater.</i>	Complies – The subdivision has been designed to ensure that there is no negative effect on the quality and quantity of mineral spring and freshwater.
<i>The impact on soils and the need to prevent erosion.</i>	Complies – The subdivision design integrates with the topography of the land to ensure there is minimal impact.
<i>Protection of the area for its recreational value.</i>	Complies – The subject site is zoned for residential purposes, and therefore the residential subdivision is considered appropriate. The recreation value of the surrounding

	area will be enhanced through the opportunities for planting locally native trees in streetscapes and gardens.
<i>The need to prevent or reduce the concentration of wastewater or stormwater.</i>	Complies – Please refer Stormwater Strategy report at Appendix 5.
<i>Potential threats to mineral springs water quality.</i>	Complies – The subdivision has been designed to ensure minimal threats to the mineral springs water quality are produced.
<i>Comments received from the Department of Natural Resources and Environment, the relevant water authority and the Victorian Mineral Water Committee.</i>	It is understood that the application will be referred to the relevant departments, authorities and committees to provide a response following a preliminary assessment of the application.

7. PARTICULAR PROVISIONS

7.1 Clause 53.01 – Public Open Space Contribution and Subdivision

Pursuant to clause 53.01, subdivision of land requires that a contribution of land or of an equivalent monetary value be paid to Council to enable the creation of public open space. The schedule to the clause stipulates that all residential, industrial and commercial subdivision within the Shire of Hepburn is subject to 5% of the value of land intended to be developed for residential purposes.

As the lot is subject to a residential Net Developable Area of 0.46ha, a total of 0.02ha is required to be contributed to Council, or the value of land to 0.02ha.

Our client would like to negotiate with Council to provide this contribution as cash contribution at statement of compliance. This contribution will be dealt with as a condition to any planning permit issued.

7.2 Clause 56 – Residential Subdivision

A detailed assessment of the proposed subdivision against the relevant objectives and standards of Clause 56 has been undertaken. The proposed subdivision complies with the requirements of Clause 56 and this is attached at Appendix 8.

8. CONCLUSION

The proposed subdivision is considered appropriate as it will provide for a viable residential development, and retention of land within the ownership of a local school, in keeping with Council's intended strategy for the land, and its adjacent uses, respectively. The subdivision is in alignment with the Planning Policy Framework and local planning policies regarding the provision of increased housing within the township boundaries and is in accordance with the zoning and overlay provisions of the site.

The multi-lot subdivision is considered a positive initiative for the site by releasing land for viable and appropriate use and development. Whilst this application only proposes a five (5) lot subdivision, in preparing this subdivision, the subdivision paves the way for future development applications on the site.

The initial discussions with Council indicated in principle support for the subdivision and future residential development of the site. Furthermore, the proposed excision of the site area to be retained within St Michaels College ownership is considered appropriate within the context of the site and the surrounding area.

Appendix 1 – Certificates of Title

Appendix 2 – Feature Survey

Appendix 3 – Proposed Plan of Subdivision

Appendix 4 – Traffic Report

Appendix 5 – Stormwater Management Strategy

Appendix 6 – Arborist Report

Appendix 7 – Environmental Impact Assessment

Appendix 8 – Clause 56 Assessment

Appendix 1 – Certificates of Title

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TITLE PLAN	EDITION 1	ATTACHMENT 11.1.2 TP 883028N
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Location of Land

Parish: WOMBAT
 Township:
 Section:
 Crown Allotment: 39(PT), 40(PT), 40A(PT)
 Crown Portion:

Last Plan Reference:
 Derived From: VOL 8586 FOL 119
 Depth Limitation: NIL

Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

ENCUMBRANCES REFERRED TO

As to the land coloured blue -
THE DRAINAGE EASEMENT created-
 by Transfer B55036 - - - - -

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT

COMPILED: 05/04/2000
 VERIFIED: P.J.

COLOUR CODE
 BL = BLUE

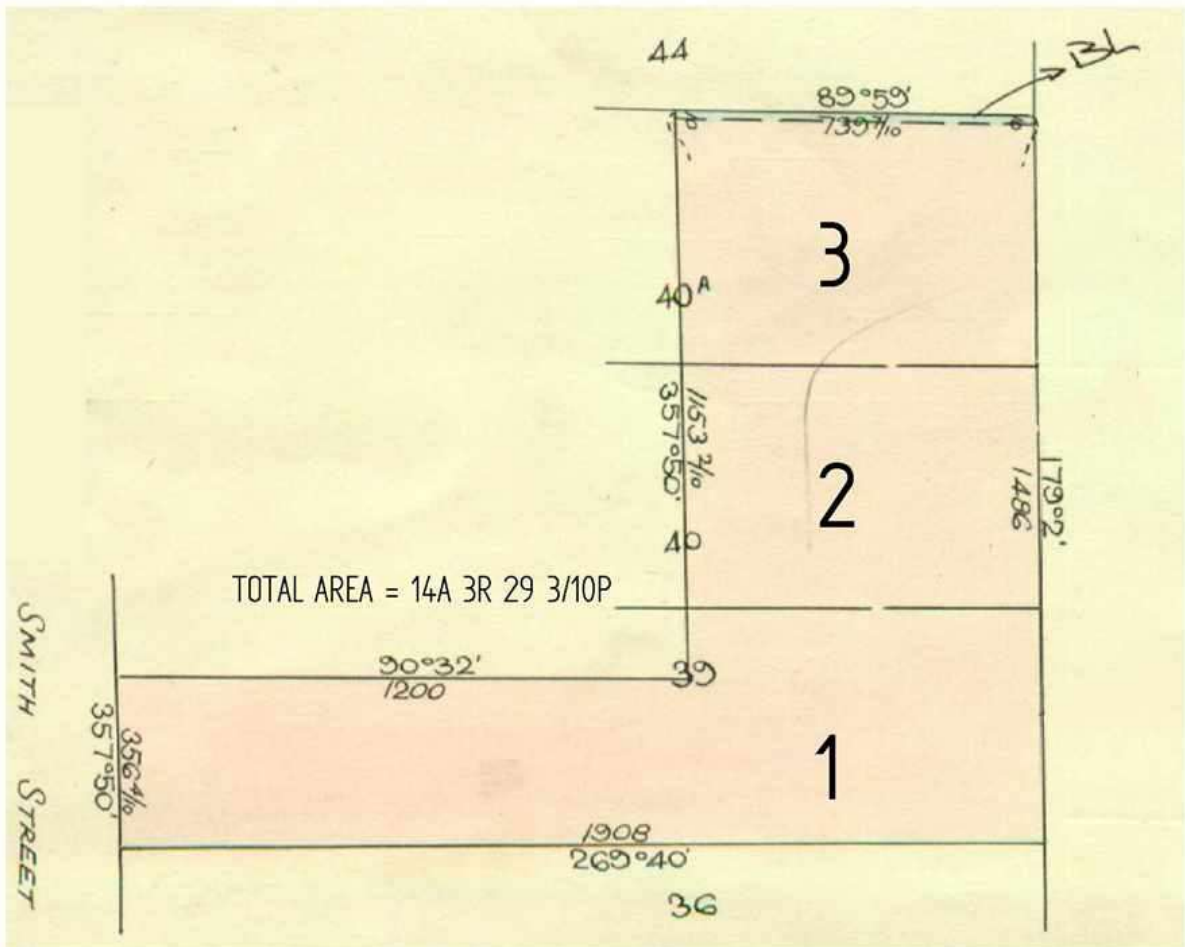


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 39 (PT)
PARCEL 2 = CA 40 (PT)
PARCEL 3 = CA 40A (PT)



**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

VOLUME 08586 FOLIO 119

Security no : 124094252348Y
Produced 07/12/2021 04:19 PM

LAND DESCRIPTION

Lots 1,2 and 3 on Title Plan 385028N (formerly known as part of Crown Allotment 39, part of Crown Allotment 40, part of Crown Allotment 40A Parish of Wombat).
PARENT TITLE Volume 05045 Folio 957
Created by instrument C293575 20/08/1965

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

THE ROMAN CATHOLIC TRUSTS CORPORATION FOR THE DIOCESE OF BALLARAT of 5 LYONS
STREET SOUTH BALLARAT
R959994W 12/06/1992

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

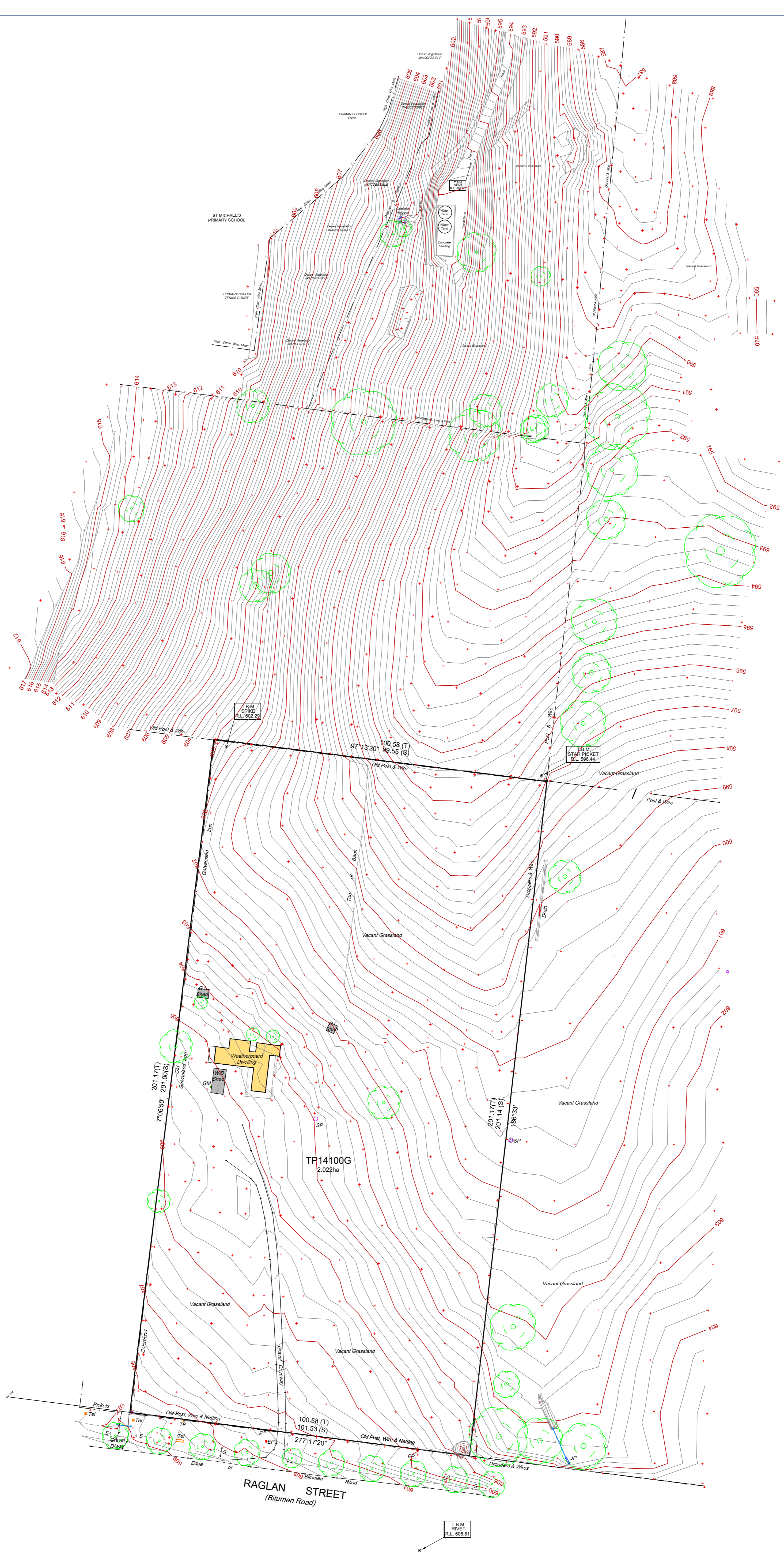
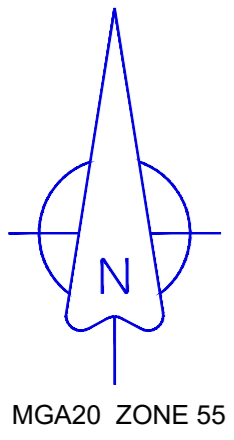
SEE TP385028N FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

Appendix 2 – Feature Survey



CERTIFICATION BY SURVEYOR

I, Myles Sewell, of Unit 2/85 Salmon Street, Port Melbourne VIC 3207, certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the Surveying Act 2004 and completed on 7/9/20, that this plan is accurate and correctly represents the adopted boundaries and that the survey accuracy accords with that required by regulation 7 (1) of the Surveying (Cadastral Surveys) Regulations 2015.

Date: 10/9/20

Licensed Surveyor
Surveying Act 2004

TITLE DESCRIPTION
 CERTIFICATE OF TITLE: V.10448 F.287
 LAST PLAN REF: TP14100G
 PARISH: WOMBAT
 SECTION: 2
 CROWN ALLOTMENT: 35

NOTES
 AHD LEVELS VIDE WOMBAT PM 303 R.L. = 612.923
 LEVEL LAYERS TURNED OFF FOR CLARITY PURPOSES. REFER TO CAD FILE FOR FULL SURVEY INFORMATION.
 CONTOUR INTERVALS SHOWN AT 0.25m
 (S) - SURVEY BASED DIMENSIONS
 (T) - TITLE DIMENSIONS

REV	DESCRIPTION	DRN	DATE	APP
C	ADDITIONAL EASTERN FEATURE	JD	18/08/21	MS
B	NORHTERN LOTS ADDED	MS	11/9/20	MS

Unit 2, 85 Salmon Street
Port Melbourne
Victoria 3207

T (03) 9646 0864
E melbourne@landsurveys.net.au
www.landsurveys.net.au

SCALE @ A1: 600

SURVEYED BY: MS
SURVEYED ON: 1-3/9/20
DRAWN BY: MS
DRAWN ON: 9/9/20
HOR DATUM: MGA20
VERT DATUM: AHD

TITLE RE-ESTABLISHMENT, FEATURE & LEVEL SURVEY
 9 RAGLAN STREET,
 DAYLESFORD

CLIENT:
 HYGGE PROPERTY

JOB No.	PLAN	DRG	REV	SHEET
2002206 - RFL - 001 - C				1 OF 1

LEGEND

E	electricity pit
EP	electricity pole
ELP	electricity pole & light
LP	light pole
DP	drainage pit
FH	fire hydrant
GP	grated pit
GM	gas meter
GU	gas unclassified
JP	junction pit
LP	light pole
PU	pit unclassified
SEP	side entry pit
SP	sewer pit
SU	sewer unclassified
SV	stop valve
sp	sprinkler
S	sign
SU	structure unclassified
Tel	telecomm's pit
TP	telecomm's pillar
V	sewer vent
WM	water meter
WU	water unclassified
bk	back of kerb
ik	invert of kerb
lk	lip of kerb
tk	top of kerb
r	ridge
us	underside spout
p	parapet wall
tf	top of fence
tb	top of building
tw	top of wall
FL	floor level
B	Bollard

Appendix 3 – Proposed Plan of Subdivision

LEGEND
ATTACHMENT 11.1.2

- Site Boundary
- 1.0m Contours
- Waterway/Drainage Reserve
- Standard Lot
- Existing Tree
- Footpath
- Crossover
- Verge



ST MICHAELS CATHOLIC PRIMARY SCHOOL

TURNAROUND COURT BOWL SUBJECT TO FURTHER ENGINEERING ADVICE

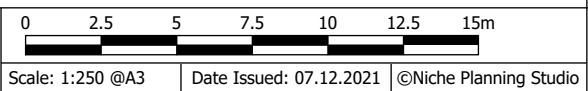
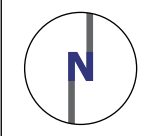
DRAINAGE RESERVE SUBJECT TO FURTHER ENGINEERING ADVICE

ROAD CONNECTION TO 17 SMITH STREET

17 SMITH STREET

PRELIMINARY SUBDIVISION LAYOUT PLAN
 29 SMITH ST, DAYLESFORD VIC 3460

Aerial supplied by: Nearamap
 Aerial Date Stamp: 14.12.20
 Survey supplied by: N/A
 Plan Number: NPS943 - 004
 Revision Number: E
 Drawn By: Nivedita Ravindran
 Client: Hygge Property



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N I C H E
 — PLANNING —
S T U D I O

Appendix 4 – Traffic Report



ATTACHMENT 11.1.2

onemilegrid

9 Raglan Street & 29 Smith Street, Daylesford

Transport Impact Assessment



210938TIA001A-F

2 December 2021

onemilegrid

ABN: 79 168 115 679

(03) 9939 8250
56 Down Street

COLLINGWOOD, VIC 3066

www.onemilegrid.com.au

DOCUMENT INFORMATION

Prepared for	hygge property		
File Name	210938TIA001A-F	Report Date	2 December 2021
Prepared by	Lizzy Henry	Reviewed by	Valentine Gnanakone
Signature		Signature	

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APPENDICES

APPENDIX A CONCEPT LAYOUT PLAN

1 INTRODUCTION

onemilegrid has been requested by hygge property to undertake a Transport Impact Assessment of the proposed residential subdivisions at 9 Raglan Street & 29 Smith Street, Daylesford.

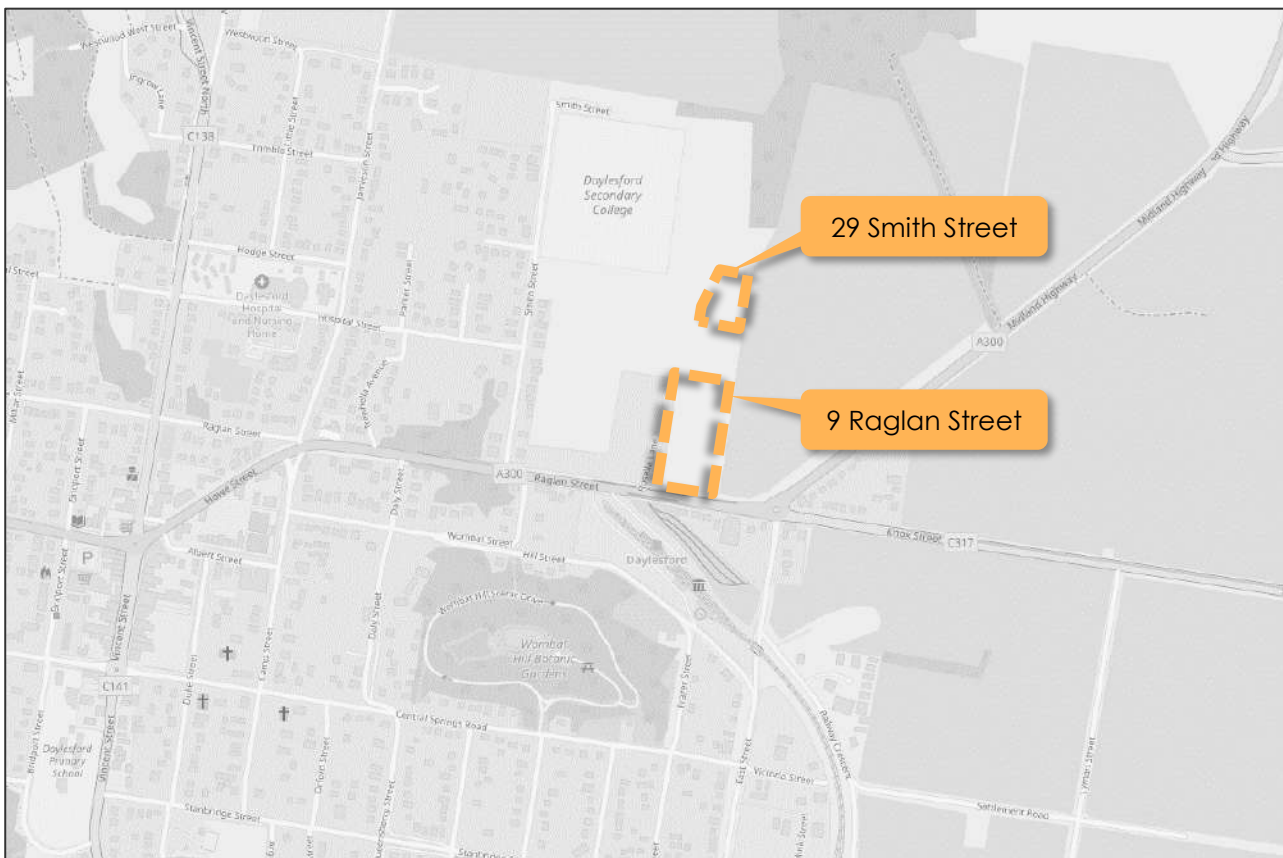
As part of this assessment the subject site has been reviewed with due consideration of the development proposal, traffic data has been sourced and relevant background reports have been reviewed.

2 EXISTING CONDITIONS

2.1 Site Location

The subject site is located at 9 Raglan Street & 29 Smith Street, Daylesford, as shown in Figure 1.

Figure 1 Site Location



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The sites are largely unoccupied, with a single dwelling located at the site addressed 9 Raglan Street. The small section of the site addressed 29 Smith Street which comprises part of the proposal is located in the south-east corner of a larger lot also occupied by St Michael's Primary School to the west.

Vehicle access to 9 Raglan Street is provided via a single width gravel crossover to Raglan Street. Future vehicle access to both sites will be provided via a residential subdivision located at 17 Smith Street which has been approved by Hepburn Shire Council.

Land use in the immediate vicinity of the site is residential in nature or farming land.

An aerial view of the subject site is provided in Figure 2.

Figure 2 Site Context (14 December 2020)

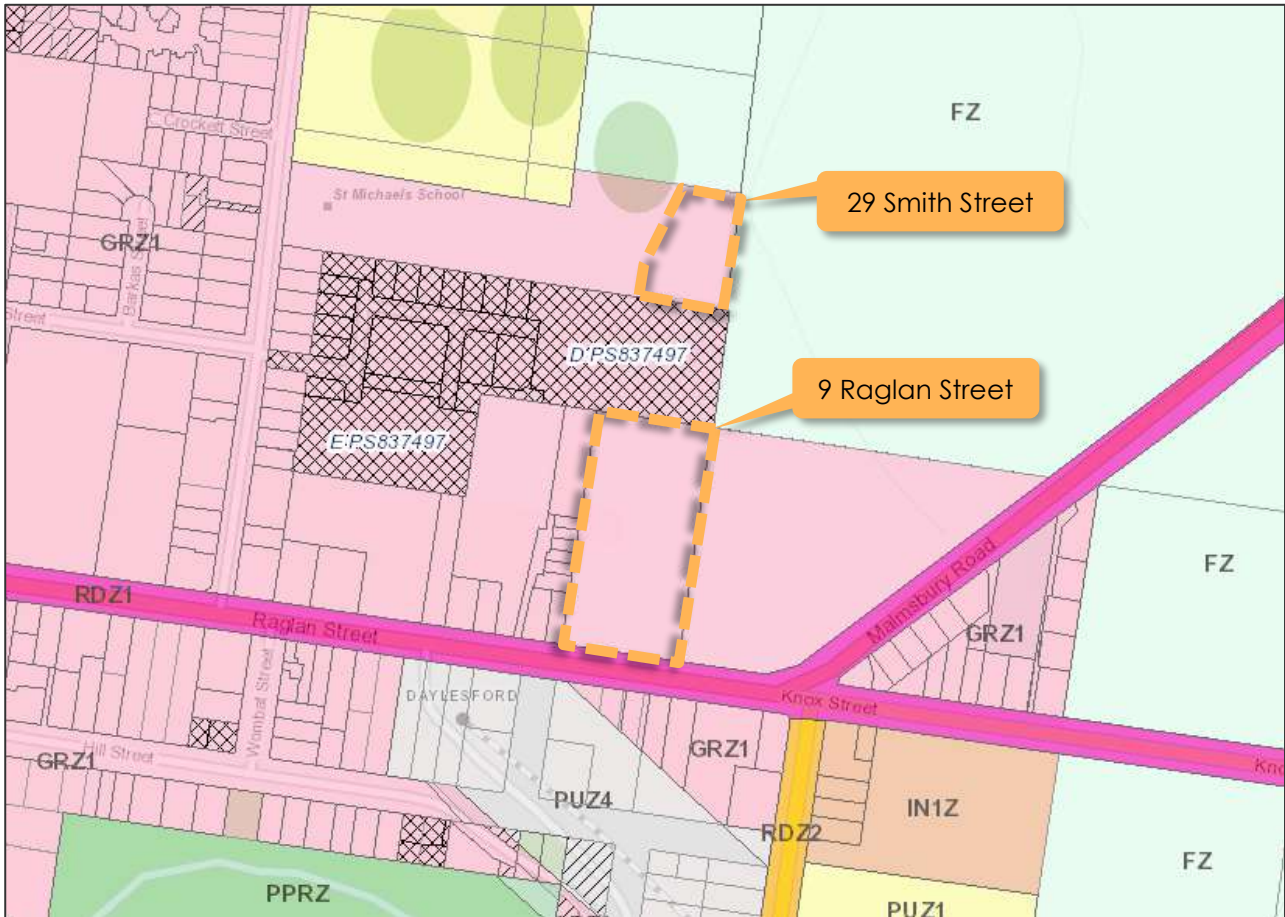


Copyright Nearmap

2.2 Planning Zones and Overlays

It is shown in Figure 3 that the site is located within a General Residential Zone (GRZ). The site addressed 9 Raglan Street is also subject to a Heritage Overlay, with both sites subject to an Environmental Significance Overlay.

Figure 3 Planning Scheme Zones



2.3 Road Network

2.3.1 Raglan Street (Midland Highway)

Raglan Street is an arterial road (managed by DoT along the frontage of the site changing to a Council managed road to the west, east of Wombat Street) generally aligned east-west, which continues as Midland Highway as Malmsbury Road in the east and Howe Street in the west. Raglan Street provides a single traffic lane in each direction adjacent to the site with partially sealed shoulders on each side of the road. Adjacent to the roadway are the Avenue of Honour trees which travel the length of the road.

A 60km/h speed limit applies to Raglan Street in the vicinity of the site, reducing to 50 km/h to the west (where the Council ownership takes place).

2.3.2 Smith Street

Smith Street is a local road generally aligned north-south, running between Raglan Street in the south, and extending approximately 650 metres north. Smith Street provides a single traffic lane in each direction adjacent to the site.

At the intersection with Raglan Street, the shoulders have been sealed to provide for a passing opportunity for east and west bound traffic should it be required.

2.4 Traffic Volumes

Traffic volume information for Raglan Street adjacent to the site was obtained via the Department of Transport (VicRoads) Traffic Profile Viewer. The data indicates that Raglan Street carries the following approximate traffic volumes.

Table 1 Existing Traffic Volumes

<i>Direction</i>	<i>Daily</i>	<i>AM Peak (8:00am)</i>	<i>PM Peak (4:00pm)</i>
Eastbound	-	218	385
Westbound	-	379	374
Total	4,000 (approx.)	597	759

Driscoll Engineering Services Pty Ltd prepared a traffic report dated 8 October 2021 for the site at 17 Smith Street, Daylesford. The report included traffic volumes for the intersection of Smith Street and Hospital Street west of the site from early August, 2019.

Combining the through volumes on Smith Street with the data shown in Table 1, the following existing traffic volumes are expected in the vicinity of the site during the AM and PM peak periods.

Figure 4 Existing Traffic Volumes – AM Peak

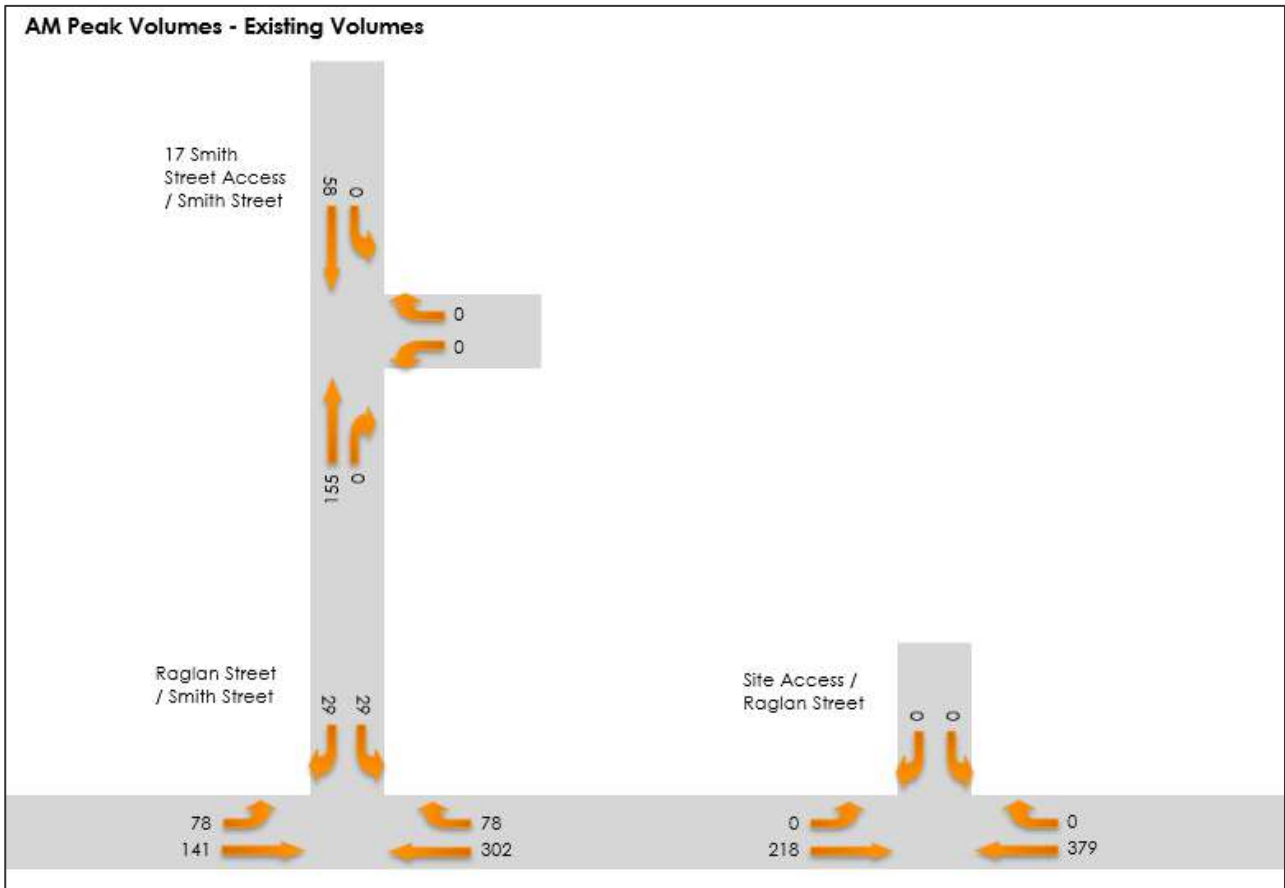
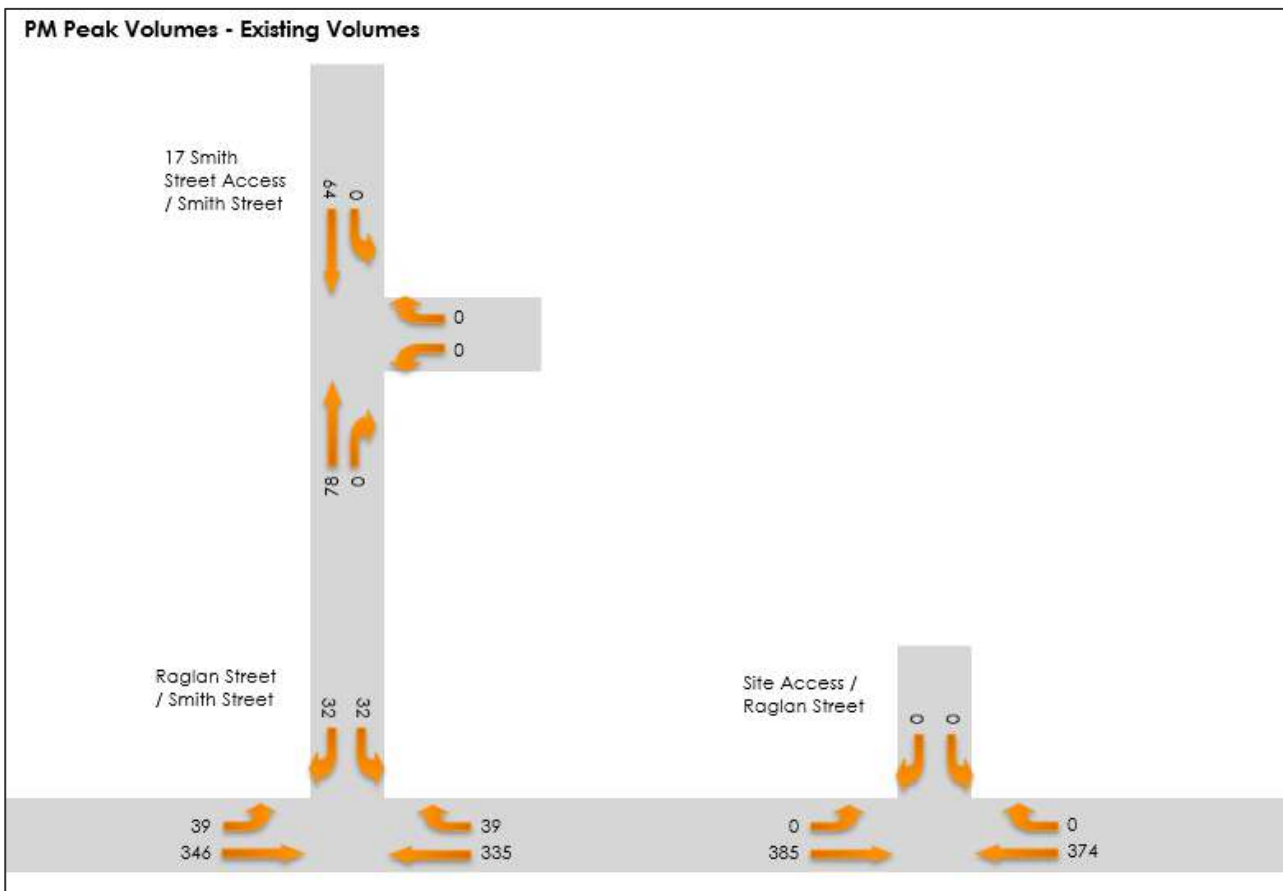


Figure 5 Existing Traffic Volumes – PM Peak



2.5 Public Transport

Public transport in the area is limited to the following bus services. The site is approximately 1.3 km walking distance from the nearest bus stop located at CFA / Bridport Street.

- Ballan – Hepburn Springs via Daylesford;
- Hepburn Springs – Creswick via Daylesford;
- Bendigo to Geelong via Ballarat (V-Line Bus);
- Daylesford – Melbourne via Woodend or Castlemaine (V-Line Bus); and
- Ballarat – Mildura via Swan Hill and Bendigo (V-Line Bus).

3 DEVELOPMENT PROPOSAL

3.1 General

It is proposed to develop the sites for the purposes of residential subdivisions comprising 22 lots within 9 Raglan Street, and 5 lots within 29 Smith Street. A waterway/drainage reserve is located in the south-east corner of 29 Smith Street

The two properties are separated by the site addressed 17 Smith Street which has been approved by Hepburn Shire Council for the purposes of a multi-lot subdivision comprising 53 lots.

3.2 Internal Subdivision Design and Access

Access is proposed to be provided via Raglan Street to the south, and through the approved development at 17 Smith Street which will provide access to Smith Street to the west. The Raglan Street site access proposes a T-intersection with flaring to ensure that no trees are impacted by the site access. Localised formalisation of the existing shoulder is proposed on both sides to allow for turning movements to occur without impacting on through traffic.

9 Raglan Street is proposed with one internal road aligned north-south which proposes a 16 metre road reserve, including a 7.3 metre carriageway and a footpath on the west side of the road.

29 Smith Street is proposed with an internal road aligned north-south which proposes a 14 metre road reserve, including a 7.3 metre carriageway and a footpath on the west side of the road. The internal road is proposed to terminate in a court bowl at the north. The road reservation is reduced to 14 metres where the road is adjacent to a drainage reserve reflecting a reduced verge and no footpath on the reserve side (assuming pedestrian connections can be catered for elsewhere as is common practice).

Access to one lot is proposed to be provided directly from Raglan Street, with access to the remaining lots from internal roads.

4 DESIGN ASSESSMENT

4.1 Clause 52.29 – Land Adjacent to a Road Zone, Category 1

The development proposal is subject to the requirements of Clause 52.29 of the Hepburn Planning Scheme which applies to land adjacent to a Road Zone Category 1 (Raglan Street (Midland Highway) and aims to ensure appropriate access is provided to identified roads.

Relevant to the proposed development, the Clause states that a permit is required to create or alter access to a road in a Road Zone, Category 1, and that the proposal is to be referred to the relevant referral authority (in this case the Department of Transport (VicRoads)).

Before deciding on the appropriateness or otherwise of an application to alter access to the Road Zone, the responsible authority must consider the following:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The views of the relevant road authority.
- The effect of the proposal on the operation of the road and on public safety.
- Any policy made by the relevant road authority pursuant to Schedule 2, Clause 3 of the Road Management Act 2004 regarding access between a controlled access road and adjacent land.

The proposal seeks to provide 27 additional lots. As detailed in Section 6.1, the proposed development is expected to generate up to 216 traffic movements daily, including 22 movements during the AM and PM peak hour periods. This equates to approximately one movement every three minutes during the peak hours. This is low in traffic engineering terms, and is not expected to have a notable impact on the surrounding road network. Similarly, the proposal will provide adequate sight distance at the property boundary to pedestrians along the frontage. As such, the development is not expected to have any material impact on the operation of the road or any impacts on public safety.

In light of the above, it is considered that the proposed development will satisfy the requirements of Clause 52.29.

5 RESIDENTIAL SUBDIVISION DESIGN ASSESSMENT

5.1 General

The design of the proposed residential subdivision has been assessed, in relation to Clause 56 of the Hepburn Planning Scheme (Residential Subdivision), and the Infrastructure Design Manual.

5.2 Hepburn Planning Scheme – Clause 56

Clause 56.06 identifies Access and Mobility Management requirements for residential subdivisions such as that proposed at the site. The following Clauses are applicable.

5.2.1 Clause 56.06-2, Walking and cycling network objectives

Standard C15

The walking and cycling network should be designed to:

- *Implement any relevant regional and local walking and cycling strategy, plan or policy for the area set out in this scheme.*
- *Link to any existing pedestrian and cycling networks.*
- *Provide safe walkable distances to activity centres, community facilities, public transport stops and public open spaces.*
- *Provide an interconnected and continuous network of safe, efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhood streets and regional public open spaces.*
- *Provide direct cycling routes for regional journeys to major activity centres, community facilities, public transport and other regional activities and for regional recreational cycling.*
- *Ensure safe street and road crossings including the provision of traffic controls where required.*
- *Provide an appropriate level of priority for pedestrians and cyclists.*
- *Have natural surveillance along streets and from abutting dwellings and be designed for personal safety and security particularly at night.*
- *Be accessible to people with disabilities.*

The proposed developments include footpaths on one side of all internal streets.

Internal roads are expected to have minimal traffic volumes and low speeds, and are considered suitable for cyclists.

All roads and paths are provided with natural surveillance.

It is therefore considered that the subdivision satisfies the objectives of Clause 56.06-2.

5.2.2 Clause 56.06-3, Public transport network objectives

Standard C16

The public transport network should be designed to:

- *Implement any relevant public transport strategy, plan or policy for the area set out in this scheme.*
- *Connect new public transport routes to existing and proposed routes to the satisfaction of the relevant public transport authority.*

- Provide for public transport links between activity centres and other locations that attract people using the Principal Public Transport Network in Metropolitan Melbourne and the regional public transport network outside Metropolitan Melbourne.
- Locate regional bus routes principally on arterial roads and locate local bus services principally on connector streets to provide:
 - ✦ Safe and direct movement between activity centres without complicated turning manoeuvres.
 - ✦ Direct travel between neighbourhoods and neighbourhood activity centres.
 - ✦ A short and safe walk to a public transport stop from most dwellings.

As detailed in Section 2.5, the site is located approximately 1.3 km walking distance from several bus routes, providing the site with adequate public transport access.

It is therefore considered that the subdivision satisfies the objectives of Clause 56.06-3.

5.2.3 Clause 56.06-4, Neighbourhood street network objective

Standard C17

The neighbourhood street network must:

- Take account of the existing mobility network of arterial roads, neighbourhood streets, cycle paths, cycle paths, footpaths and public transport routes.
- Provide clear physical distinctions between arterial roads and neighbourhood street types.
- Comply with the Roads Corporation's arterial road access management policies.
- Provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport.
- Provide safe and efficient access to activity centres for commercial and freight vehicles.
- Provide safe and efficient access to all lots for service and emergency vehicles.
- Provide safe movement for all vehicles.
- Incorporate any necessary traffic control measures and traffic management infrastructure.

The neighbourhood street network should be designed to:

- Implement any relevant transport strategy, plan or policy for the area set out in this scheme.
- Include arterial roads at intervals of approximately 1.6 kilometres that have adequate reservation widths to accommodate long term movement demand.
- Include connector streets approximately halfway between arterial roads and provide adequate reservation widths to accommodate long term movement demand.
- Ensure connector streets align between neighbourhoods for direct and efficient movement of pedestrians, cyclists, public transport and other motor vehicles.
- Provide an interconnected and continuous network of streets within and between neighbourhoods for use by pedestrians, cyclists, public transport and other vehicles.
- Provide an appropriate level of local traffic dispersal.
- Indicate the appropriate street type.
- Provide a speed environment that is appropriate to the street type.
- Provide a street environment that appropriately manages movement demand (volume, type and mix of pedestrians, cyclists, public transport and other motor vehicles).
- Encourage appropriate and safe pedestrian, cyclist and driver behaviour.
- Provide safe sharing of access lanes and access places by pedestrians, cyclists and vehicles.
- Minimise the provision of culs-de-sac.
- Provide for service and emergency vehicles to safely turn at the end of a dead-end street.
- Facilitate solar orientation of lots.
- Facilitate the provision of the walking and cycling network, integrated water management systems, utilities and planting of trees.

- *Contribute to the area's character and identity.*
- *Take account of any identified significant features.*

The internal road network has been designed in consideration of the objectives of Clause 56.06-4. It is therefore considered that the subdivision generally satisfies the objectives of Clause 56.06-4.

5.2.4 Clause 56.06-5, Walking and cycling detail network objectives

Standard C18

Footpaths, shared paths, cycle paths and cycle lanes should be designed to:

- *Be part of a comprehensive design of the road or street reservation.*
- *Be continuous and connect.*
- *Provide for public transport stops, street crossings for pedestrians and cyclists and kerb crossovers for access to lots.*
- *Accommodate projected user volumes and mix.*
- *Meet the requirements of Table C1.*
- *Provide pavement edge, kerb, channel and crossover details that support safe travel for pedestrians, footpath bound vehicles and cyclists, perform required drainage functions and are structurally sound.*
- *Provide appropriate signage.*
- *Be constructed to allow access to lots without damage to the footpath or shared path surfaces.*
- *Be constructed with a durable, non-skid surface.*
- *Be of a quality and durability to ensure:*
 - ✦ *Safe passage for pedestrians, cyclists, footpath bound vehicles and vehicles.*
 - ✦ *Discharge of urban run-off.*
 - ✦ *Preservation of all-weather access.*
 - ✦ *Maintenance of a reasonable, comfortable riding quality.*
 - ✦ *A minimum 20 year life span.*
- *Be accessible to people with disabilities and include tactile ground surface indicators, audible signals and kerb ramps required for the movement of people with disabilities.*

It is noted that a number of objectives are related to detailed design not covered by the current drawing set. Nonetheless, will be satisfied as part of detailed designs.

5.2.5 Clause 56.06-6, Public transport network detail objectives

Standard C19

Bus priority measures must be provided along arterial roads forming part of the existing or proposed Principal Public Transport Network in Metropolitan Melbourne and the regional public transport network outside Metropolitan Melbourne to the requirements of the relevant roads authority.

Road alignment and geometry along bus routes should provide for the efficient, unimpeded movement of buses and the safety and comfort of passengers.

The design of public transport stops should not impede the movement of pedestrians.

Bus and tram stops should have:

- *Surveillance from streets and adjacent lots.*
- *Safe street crossing conditions for pedestrians and cyclists.*
- *Safe pedestrian crossings on arterial roads and at schools including the provision of traffic controls as required by the roads authority.*

- Continuous hard pavement from the footpath to the kerb.
- Sufficient lighting and paved, sheltered waiting areas for forecast user volume at neighbourhood centres, schools and other locations with expected high patronage.
- Appropriate signage.

The road network has not been designed to cater for a public transport route, therefore the requirements of Clause 56.06-6 do not apply.

5.2.6 Clause 56.06-7, Neighbourhood street network detail objective

Standard C20

The design of streets and roads should:

- Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the relevant fire authority and roads authority must be met.
- Provide street blocks that are generally between 120 metres and 240 metres in length and generally between 60 metres to 120 metres in width to facilitate pedestrian movement and control traffic speed.
- Have verges of sufficient width to accommodate footpaths, shared paths, cycle paths, integrated water management, street tree planting, lighting and utility needs.
- Have street geometry appropriate to the street type and function, the physical land characteristics and achieve a safe environment for all users.
- Provide a low-speed environment while allowing all road users to proceed without unreasonable inconvenience or delay.
- Provide a safe environment for all street users applying speed control measures where appropriate.
- Ensure intersection layouts clearly indicate the travel path and priority of movement for pedestrians, cyclists and vehicles.
- Provide a minimum 5 metre by 5 metre corner splay at junctions with arterial roads and a minimum 3 metre by 3 metre corner splay at other junctions unless site conditions justify a variation to achieve safe sight lines across corners.
- Ensure streets are of sufficient strength to:
 - ✦ Enable the carriage of vehicles.
 - ✦ Avoid damage by construction vehicles and equipment.
- Ensure street pavements are of sufficient quality and durability for the:
 - ✦ Safe passage of pedestrians, cyclists and vehicles.
 - ✦ Discharge of urban run-off.
 - ✦ Preservation of all-weather access and maintenance of a reasonable, comfortable riding quality.
- Ensure carriageways of planned arterial roads are designed to the requirements of the relevant road authority.
- Ensure carriageways of neighbourhood streets are designed for a minimum 20 year life span.
- Provide pavement edges, kerbs, channel and crossover details designed to:
 - ✦ Perform the required integrated water management functions.
 - ✦ Delineate the edge of the carriageway for all street users.
 - ✦ Provide efficient and comfortable access to abutting lots at appropriate locations.
 - ✦ Contribute to streetscape design.
- Provide for the safe and efficient collection of waste and recycling materials from lots.
- Be accessible to people with disabilities.
- Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the relevant fire authority and roads authority must be met. Where the widths of connector streets do not comply with the requirements of Table C1, the requirements of the relevant public transport authority must be met.

A street detail plan should be prepared that shows, as appropriate:

- The street hierarchy and typical cross-sections for all street types.
- Location of carriageway pavement, parking, bus stops, kerbs, crossovers, footpaths, tactile surface indicators, cycle paths and speed control and traffic management devices.
- Water sensitive urban design features.
- Location and species of proposed street trees and other vegetation.
- Location of existing vegetation to be retained and proposed treatment to ensure its health.
- Any relevant details for the design and location of street furniture, lighting, seats, bus stops, telephone boxes and mailboxes.

Table C1 Design of roads and neighbourhood streets

Element	Access Lane	Access Place	Access Street – Level 1	Access Street – Level 2	Connector Street – Level 1	Connector Street – Level 2
Traffic Volume	300 vpd	300-1000 vpd	1000-2000 vpd	2000-3000 vpd	3000 vpd	3000-7000 vpd
Target Speed	10 km/h	15 km/h	30 km/h	40 km/h	50 km/h (40 km/h at schools, 20km/h at crossing points)	60 km/h or 50 km/h (40 km/h at schools)
Carriageway Width	5.5m	5.5m	5.5m	7 – 7.5m	3.5m per lane (4.0m at intersections)	3.5m per lane (4.0m at intersections)
Parking Within Street	None	1 verge space per 2 lots, or one-side on carriageway	1 verge space per 2 lots	Both sides	Dedicated lane 2.3m where required	Dedicated lane 2.3m where required
Verge Width	Not required	7.5m (3.5m / 2.5m min)	4.0 / 4.0m	4.5 / 4.5m	4.5 / 4.5m	6.0 / 6.0m
Footpath Provision	Shared Zone	1.5m (Not required if < 5 dwellings)	2 x 1.5m (2.0m at schools, shop, activity centre)	2 x 1.5m (2.0m at schools, shop, activity centre)	2 x 1.5m (2.0m at schools, shop, activity centre)	2 x 1.5m (2.0m at schools, shop, activity centre)
Cycle Path Provision	None	None	Shared Zone	Shared Zone	0.7 - 1.7m	0.7 - 1.7m or shared path

Appropriate plays are provided on the corner of intersections.

Road cross-sections are generally in accordance with Table C1 of the Planning Scheme. Access Streets are proposed with a road reserve of 16 metres or 14 metres adjacent to a drainage reserve. The access streets provide a 7.3 metre carriageway, accommodating parking on both sides of the street with sufficient space for one-way traffic flow (when two cars are parked on both sides, and two-way flow otherwise). Footpaths are proposed on one side of the access streets.

The availability for kerbside parking is dependent on the location of crossovers which will be determined as part of the detailed design for each residential lot. It is expected that the provision for kerbside parking will be acceptable in meeting the visitor parking demands associated with development of the site.

It is therefore considered that the subdivision satisfies the objectives of Clause 56.06-7.

5.2.7 Clause 56.06-8, Lot access objective

Standard C21

Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear access lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority.

Vehicle access to lots of 300 square metres or less in area and lots with a frontage of 7.5 metres or less should be provided via rear or side access lanes, places or streets.

The design and construction of a crossover should meet the requirements of the relevant road authority.

The internal road network proposes no arterial roads.

All lots with areas of less than 300 square metres or frontages of less than 7.5 metres are provided with access via access streets or lanes.

It is therefore considered that the subdivision satisfies the objectives of Clause 56.06-8.

5.3 Infrastructure Design Manual

The Infrastructure Design Manual (IDM) is a document prepared by numerous Victorian rural and regional Councils, providing a set of consistent requirements and standards for the design and development of infrastructure.

The manual provides cross-sectional requirements for rural and urban roads, with the relevant requirements to the subject site reproduced in Table 2.

Table 2 IDM Road Cross-Sectional Requirements – Urban Roads

Road Type	Max. Traffic Volumes (veh/day)	Min. Reserve	Carriageway Width	Min. Verge Width	Parking	Pedestrian / Cycle Provision
Access Lane	300	N/A	5.5m	N/A	Yes (x1)	No footpath No cycles
Access Place	300	14.0m	6.0m	3.5m	Yes (x1)	Footpath x2 No cycles
Access Street	1,000	16.0m	7.3m	3.5m	Yes (x2)	Footpath x2 No cycles
Collector Street Level 1	3,000	24.0m	11.0m	6.0m	Yes (x2)	Shared path x2
Collector Street Level 2	6,000	34.0m	2x7.0m + 5m median	6.0m	Yes (x2)	Footpath x2 Shared path x2
Court Bowl (Residential)	N/A	28.0m	10.0m radius	3.5m	N/A	Footpath x2 No cycles

Road cross-sections within the development are generally in accordance with the Infrastructure Design Manual. Access Streets are proposed with a road reserve of 16 metres or 14 metres adjacent to a drainage reserve. The access streets provide a 7.3 metre carriageway, accommodating parking on both sides of the street with sufficient space for one-way traffic flow (when two cars are parked on both sides, and two-way flow otherwise). Footpaths are proposed on one side of the access streets.

The proposed internal roads are therefore considered acceptable and in line with the IDM.

6 TRAFFIC

6.1 Traffic Generation

It is generally accepted that single dwellings on a lot in outer suburban areas may generate traffic at up to 10 vehicle trips per day (with 10% of these movements occurring in the respective peak hours), whilst in areas with good public transport, and for higher density dwellings, lower traffic generation rates are often recorded.

Considering the size of the dwellings proposed and the location of the site, it is anticipated that the proposed lots may generate up to 8 vehicle trips per lot per day, including 0.8 trips per lot during the peak periods.

Application of the above rates to the 27 lots proposed on-site equates to a daily traffic generation of 216 movements, including 22 movements during the AM and PM peak hour periods.

6.2 Traffic Distribution

For the purposes of this assessment, the following directional splits will be adopted:

- AM peak hour: 75 % outbound, 25 % inbound; and
- PM peak hour: 40 % outbound, 60 % inbound.

Application of the above rates to the proposed 27 lots equates to the traffic volumes detailed in Table 3.

Table 3 Anticipated Traffic Generation

<i>Period</i>	<i>Inbound</i>	<i>Outbound</i>	<i>Total</i>
AM Peak	4	18	22
PM Peak	13	9	22

Considering the surrounding road network, it is expected that the majority of traffic generated by the site would exit via Raglan Street to the south, with fewer vehicles exiting to Smith Street through the site addressed 17 Smith Street.

Furthermore, it is anticipated that the additional access proposed to Raglan Street will re-distribute some of the traffic generated by 17 Smith Street.

Considering the location of the site in relation to the arterial road network, public transport facilities, schools, recreation and retail and employment precincts, the directional distribution shown in Table 4 has been adopted.

Table 4 Adopted Directional Traffic Distribution

<i>Origin/Destination</i>	<i>Percentage</i>	<i>Distribution to Raglan Street Access</i>	<i>Distribution to Smith Street Access</i>
Smith Street – North	10%	100%	0%
Raglan Street – West	50%	50%	50%
Raglan Street – East	40%	0%	100%

6.3 Expected Future Traffic Volumes

As the traffic generated by the 53 lot residential subdivision approved to be developed at 17 Smith Street would not have been taken into account in the existing traffic volumes, and considering the proposed site access to Raglan Street would impact the distribution of the site, the following traffic assessment will also consider the traffic expected to be generated by 17 Raglan Street, assuming the same traffic generation rates and directional distributions identified above.

Based on the above, the expected future traffic volumes are shown below.

Figure 6 Expected Future Traffic Volumes – AM Peak

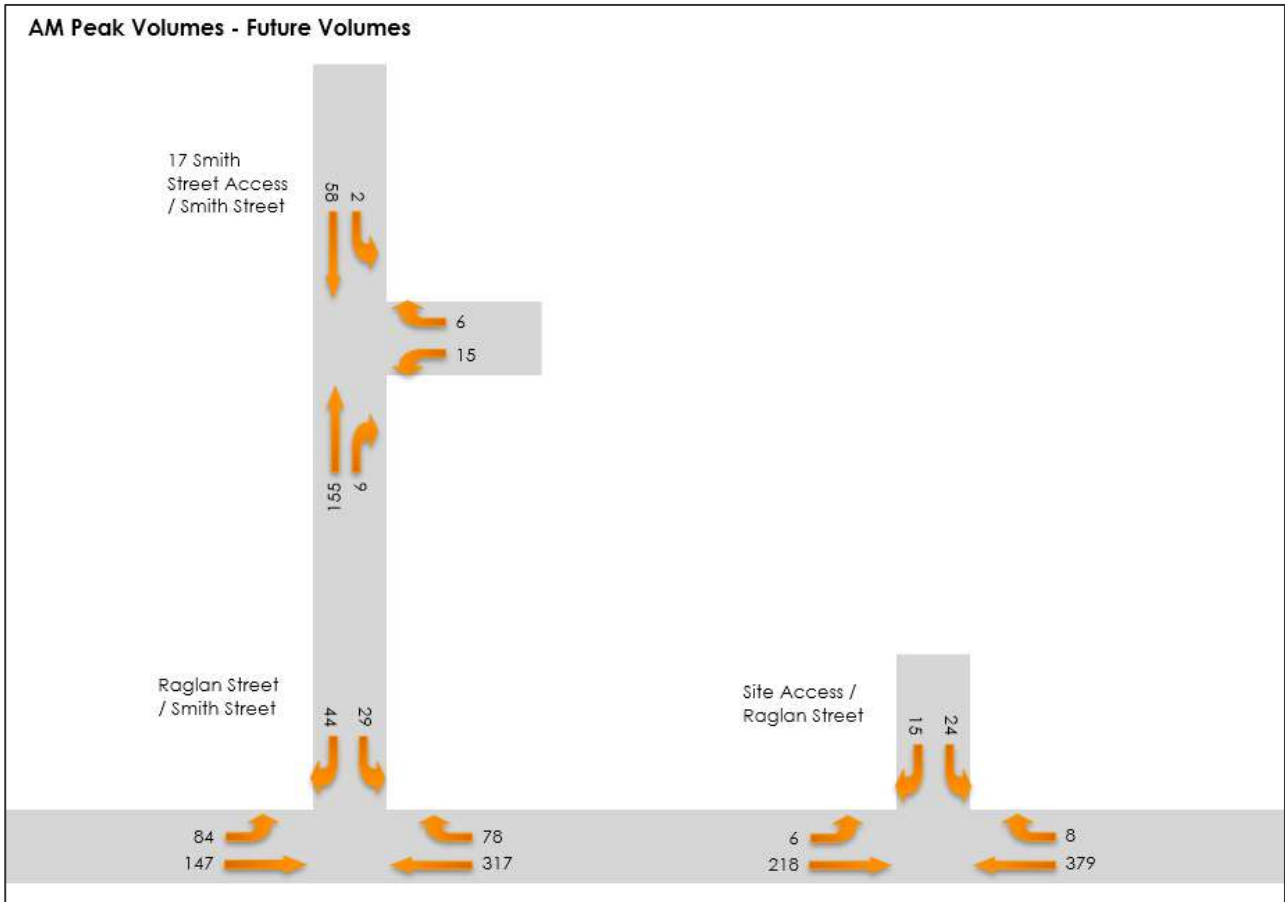
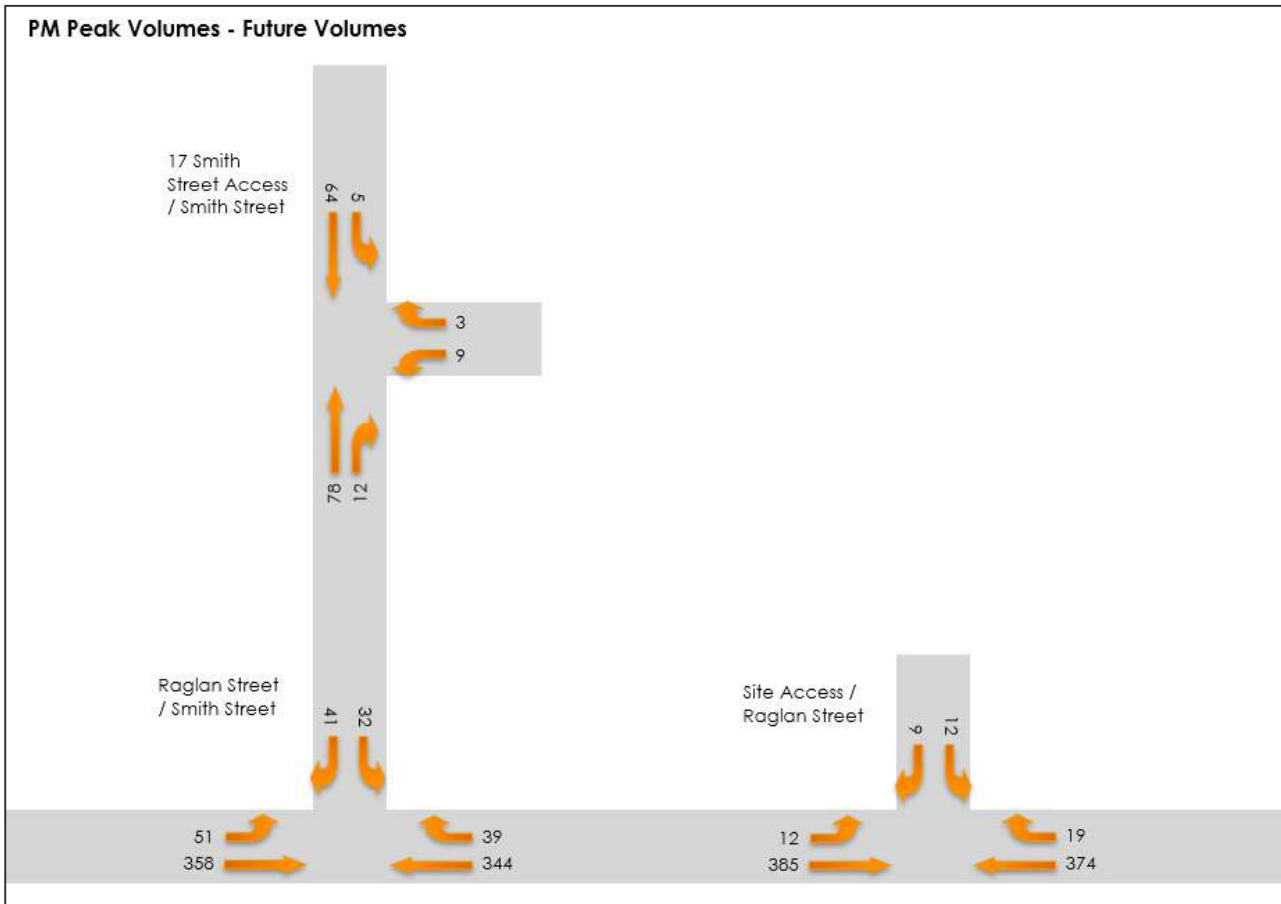


Figure 7 Expected Future Traffic Volumes – PM Peak



6.4 Traffic Impact

6.4.1 Austroads Turn Lane Warrants

A review of the post-development traffic volumes against the Austroads turn lane warrants suggests that a short channelised right-turn treatment (CHR(S)), and a basic left turn treatment (BAL) may be warranted. These warrants should balance the additional construction cost of higher-order treatments against the reduction in estimated crash costs.

Commentary within the associated Austroads Guide to Traffic Management Part 6 does however note that these warrants are based on the construction of intersections on new roads (i.e., greenfield sites), and are not strictly applicable for the construction of new intersections on existing roads, where construction costs of these treatments may be higher, and are not intended for direct application for property accesses and driveways. Noting the proposal has sensitive interfaces with The Avenue of Honour these are important considerations.

It is proposed to provide a BAL and BAR treatment at the site access to Raglan Street. A Concept Layout Plan has been prepared and is attached within Appendix A showing the proposed site access. The proposed arrangements seek to formalise the existing shoulders that are provided to ensure that there is no impact to the significant trees as part of The Avenue of Honour. It is considered that this approach achieves the balance sought by the Austroads turn lane warrants of safety, functionality and practicality.

To review the appropriateness of the existing access under future conditions from a traffic capacity point of view, the traffic volumes have been input into SIDRA Intersection, a traffic modelling software package.

6.4.2 Intersection Capacity Assessment

To assess the operation of the intersections between Raglan Street / Site Access, and Raglan Street / Smith Street, the traffic volumes have been input into SIDRA Intersection, a traffic modelling software package.

The SIDRA Intersection software package has been developed to provide information on the capacity of an intersection with regard to a number of parameters. Those parameters considered relevant are, Degree of Saturation (DoS), 95th Percentile Queue, and Average Delay as described below.

Table 5 SIDRA Intersection Parameters

Parameter	Description														
Degree of Saturation (DoS)	The DoS represents the ratio of the traffic volume making a particular movement compared to the maximum capacity for that particular movement. The value of the DoS has a corresponding rating depending on the ratio as shown below.														
	<table border="1"> <thead> <tr> <th>Degree of Saturation</th> <th>Rating</th> </tr> </thead> <tbody> <tr> <td>Up to 0.60</td> <td>Excellent</td> </tr> <tr> <td>0.61 – 0.70</td> <td>Very Good</td> </tr> <tr> <td>0.71 – 0.80</td> <td>Good</td> </tr> <tr> <td>0.81 – 0.90</td> <td>Fair</td> </tr> <tr> <td>0.91 – 1.00</td> <td>Poor</td> </tr> <tr> <td>Above 1.00</td> <td>Very Poor</td> </tr> </tbody> </table>	Degree of Saturation	Rating	Up to 0.60	Excellent	0.61 – 0.70	Very Good	0.71 – 0.80	Good	0.81 – 0.90	Fair	0.91 – 1.00	Poor	Above 1.00	Very Poor
	Degree of Saturation	Rating													
	Up to 0.60	Excellent													
	0.61 – 0.70	Very Good													
	0.71 – 0.80	Good													
	0.81 – 0.90	Fair													
0.91 – 1.00	Poor														
Above 1.00	Very Poor														
It is noted that whilst the range of 0.91 – 1.00 is rated as 'poor', it is acceptable for critical movements at an intersection to be operating within this range during high peak periods, reflecting actual conditions in a significant number of suburban signalised intersections.															
Average Delay (seconds)	Average delay is the time delay that can be expected for all vehicles undertaking a particular movement in seconds.														
95th Percentile (95%ile) Queue	95%ile queue represents the maximum queue length in metres that can be expected in 95% of observed queue lengths in the peak hour														

The results of the analysis are provided below.

Table 6 Raglan Street / Site Access – Future Conditions

Approach	DoS	Avg. Delay (sec)	Queue (m)
AM Peak			
Raglan Street (East)	0.215	0.2	0.5
Site Access (North)	0.047	7.7	1.1
Raglan Street (West)	0.119	0.2	0.0
PM Peak			
Raglan Street (East)	0.227	0.6	0.2
Site Access (North)	0.033	9.2	0.1
Raglan Street (West)	0.227	0.2	0.0

Table 7 Raglan Street / Smith Street – Future Conditions

<i>Approach</i>	<i>DoS</i>	<i>Avg. Delay (sec)</i>	<i>Queue (m)</i>
AM Peak			
Raglan Street (East)	0.233	1.5	1.9
Smith Street (North)	0.106	10.5	2.6
Raglan Street (West)	0.129	2.1	0.0
PM Peak			
Raglan Street (East)	0.225	1.1	3.2
Smith Street (North)	0.132	12.1	3.2
Raglan Street (West)	0.225	0.8	0.0

As shown above, both intersections are operating under excellent conditions during both the morning and afternoon peak hours with minimal queues and delays experienced by motorists. Of note, there is not expected to be a queue of vehicles turning into the site therefore the impact to through traffic is not expected to be realised thereby verifying the proposed BAL and BAR treatments.

In view of the foregoing, the proposed access arrangements are considered satisfactory.

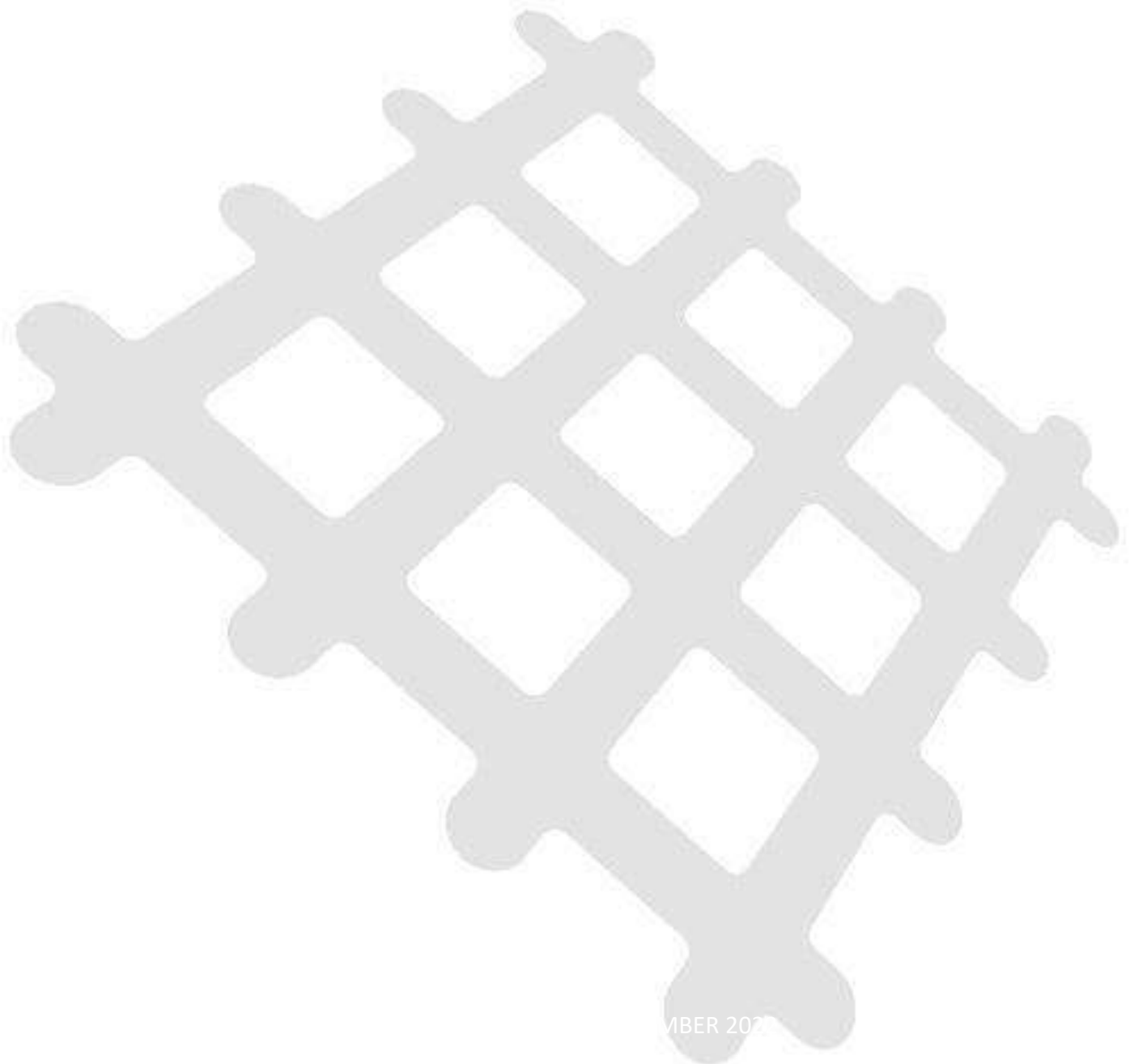
7 CONCLUSIONS

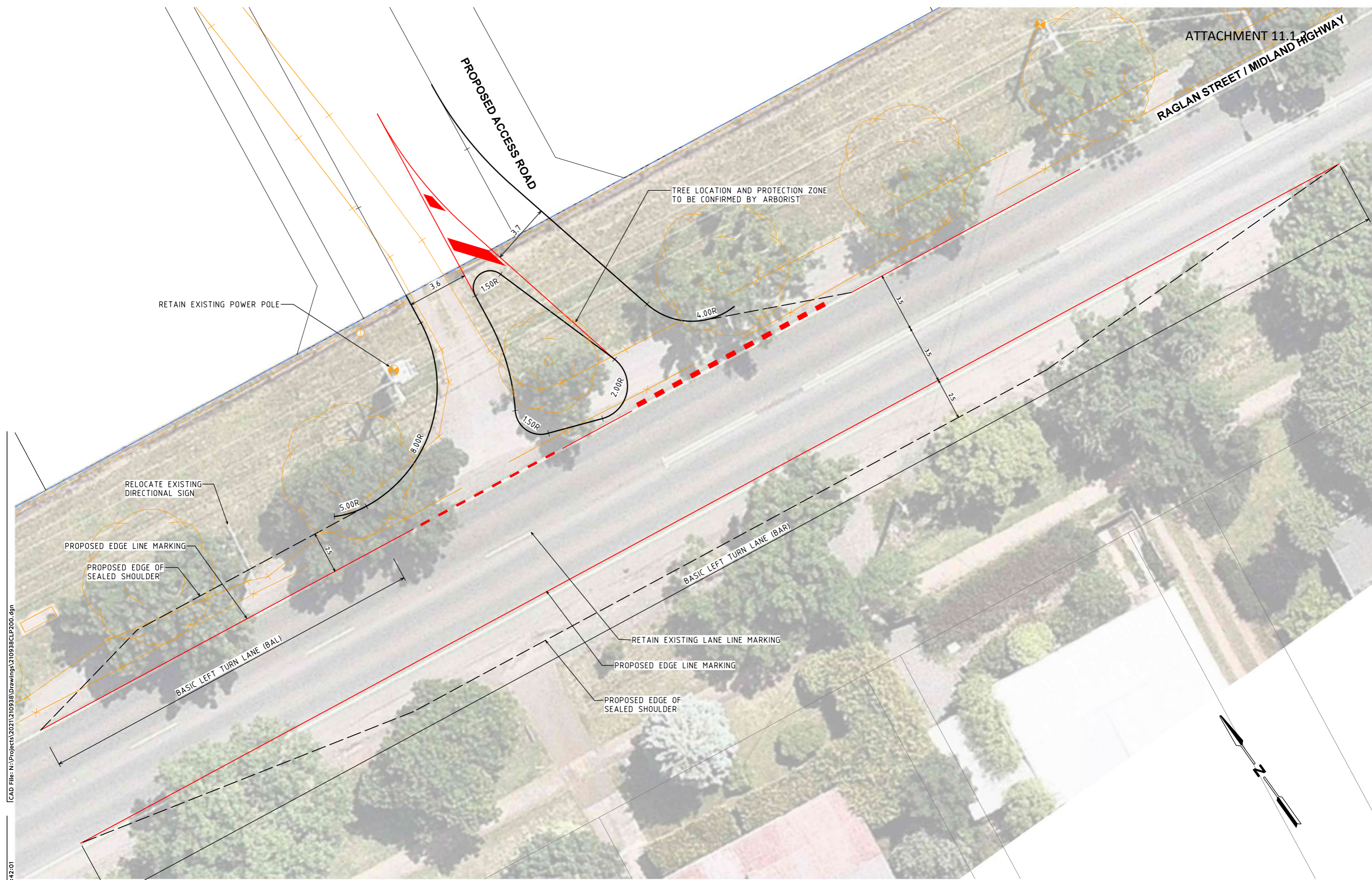
It is proposed to develop the subject site for the purposes of two residential subdivisions comprising a combined total of 27 lots.

Considering the analysis presented above, it is concluded that:

- The subdivision road network has been designed in accordance with Clause 56 requirements of the Hepburn Planning Scheme and the IDM guidelines;
- The layout of access streets throughout the development provides for on-street parking for use by visitors to the area;
- The developments are projected to generate 216 daily vehicle movements and up to 22 vehicle movements during the peak hour periods; and
- The proposed development is expected to have a negligible impact on the surrounding road network when compared to the existing operation.

Appendix A Concept Layout Plan





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Date Plotted: 02-12-2021 13:42:01

- GENERAL NOTES**
1. ALL DIMENSIONS TO FACE OF KERB AND CHANNEL UNLESS NOTED.
 2. DECLARED ROAD - RAGLAN STREET / MIDLAND HIGHWAY (SPEED ZONE 60KM/H).
 3. SIGNS AND LINE MARKING TO BE INSTALLED IN ACCORDANCE WITH VICROADS SUPPLEMENT TO AS1742.2.
 4. ADOPT VICROADS SUPPLEMENT TO AUSTRALIAN STANDARDS AS REQUIRED.
 5. TREE PROTECTION ZONE IS ESTIMATED AND TO BE CONFIRMED BY A QUALIFIED ARBORIST.
 6. REMOVE ALL REDUNDANT SIGNS AND LINE MARKING.

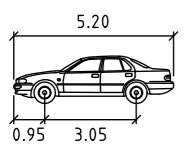


56 Down Street, Collingwood, VIC 3066
Email: info@onemilegrid.com.au Web: www.onemilegrid.com.au
Phone (03) 9939 8250

Scale: 1:200 @ A3



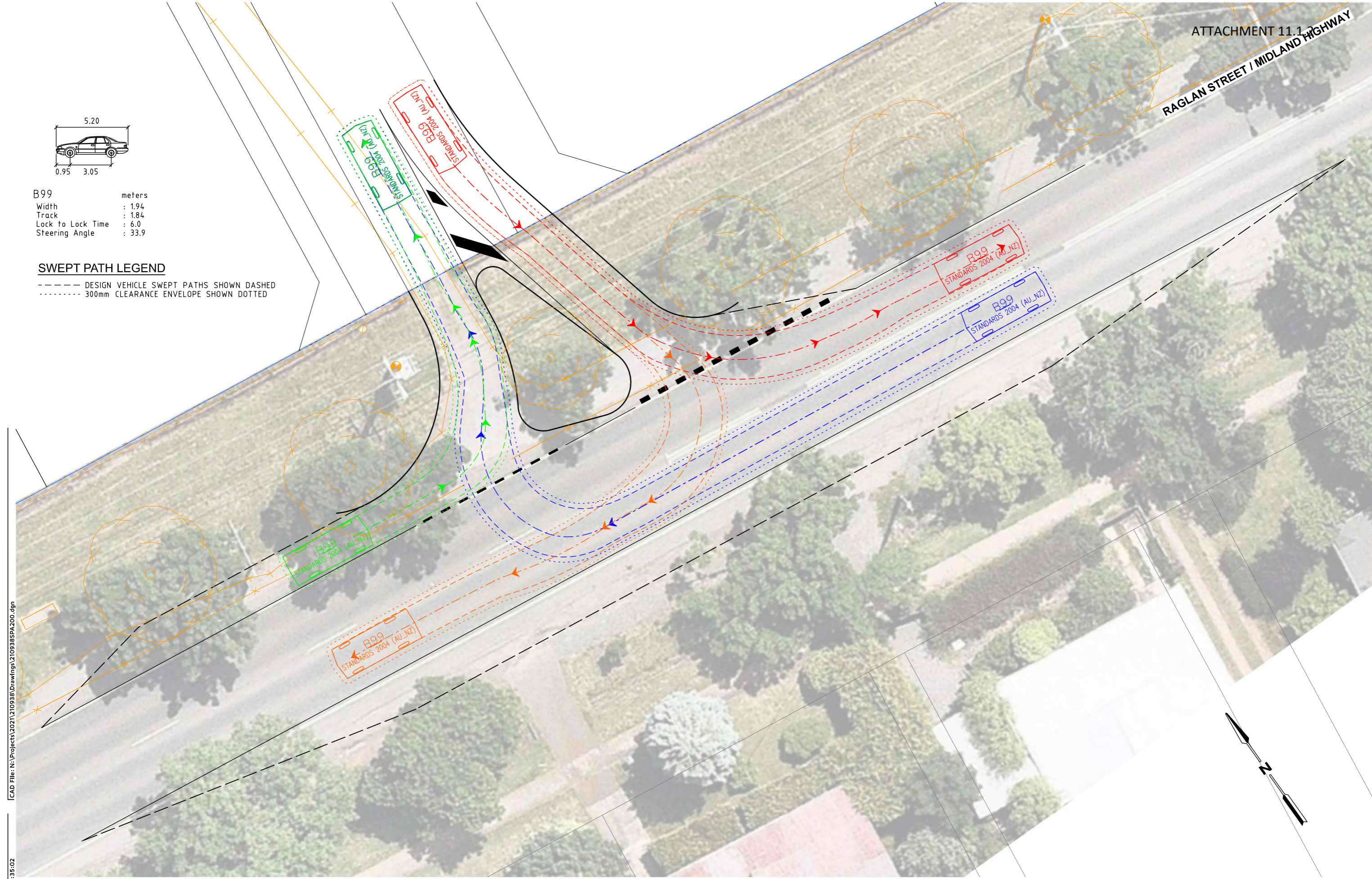
Drawing Title 9 RAGLAN STREET, DAYLESFORD PROPOSED INTERSECTION CONCEPT LAYOUT PLAN		
Designed DK	Approved VG	Metway Ref VR
Project Number 210938	Drawing Number CLP200	Revision A



B99 meters
 Width : 1.94
 Track : 1.84
 Lock to Lock Time : 6.0
 Steering Angle : 33.9

SWEPT PATH LEGEND

- DESIGN VEHICLE SWEEP PATHS SHOWN DASHED
- 300mm CLEARANCE ENVELOPE SHOWN DOTTED



CAD File: N:\Projects\2021\210938\Drawings\210938SPA200.dgn

Date Plotted: 02-12-2021 13:35:02

56 Down Street, Collingwood, VIC 3066
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 Phone (03) 9939 8250

Scale: 1:200 @ A3

Drawing Title 9 RAGLAN STREET, DAYLESFORD PROPOSED INTERSECTION SWEPT PATH ANALYSIS		
Designed DK	Approved VG	Metway Ref VR
Project Number 210938	Draw No. SPA200	Revision A

Appendix 5 – Stormwater Management Strategy



ATTACHMENT 11.1.2
AXIOM
CONSULTING
ENGINEERS

STORMWATER MANAGEMENT STRATEGY

RESIDENTIAL SUBDIVISION

17 & 29 Smith Street and 9 Raglan Street, Daylesford

Prepared for
Smith Development Partnership Pty Ltd

Document Reference
863SS-02

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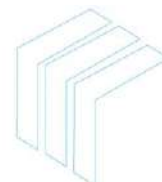


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Definitions

AEP	Annual Exceedance Probability
WSUD	Water Sensitive Urban Design
RORB	Runoff and stream flow routing program
MUSIC	Stormwater treatment program

1. INTRODUCTION

This Stormwater Strategy (SS) has been prepared for a proposed staged residential subdivision on three parcels of land known as 17 & 29 Smith Street and 9 Raglan Street, Daylesford.

The broad objectives of the SS are to ensure that there are no adverse impacts on the receiving waterways along with achieving best practice pollutant reductions through Water Sensitive Urban Design (WSUD) and storage of stormwater for onsite detention requirements.

2. SITE & SURROUNDS

The topography of the catchment is undulating with varying slopes up to 1:5.

The total catchment area for the development sites is 7.54ha. Individually, 17 Smith Street is 4.88ha, 29 Smith Street is 0.66ha and 9 Raglan Street is 2ha. There is an upstream catchment area of 13.48ha, which means the total catchment area 21.01ha.

The site is located within Hepburn Shire Council and is zoned as General Residential Zone 1 (GRZ1). A locality plan is shown in Figure 1 below.



Figure 1 – Locality Plan

Overlays ESO 1 and ESO 2 exist over the site and this strategy will address with references to stormwater, mentioned within the schedules for these overlays. The schedules also mention

requirements for sewer and the site will provide sewer reticulation that is connected to the existing sewer system.

3. PROPOSED DEVELOPMENT

A Planning Permit exists for the staged subdivision of 17 Smith Street in 53 residential lots (Council ref no. PA 2504). A plan of the proposed development is shown below in Figure 2.



Figure 2 – Proposed Development Plan

4. EXISTING STORMWATER DRAINAGE

An overland flow path exists on the eastern side of the development site, which flows in a northerly direction. The majority of the site falls to the overland flow path, with the exception of the northwest part of the site, which falls towards Smith Street.

No formal drainage infrastructure currently exists in the overland flow path. The northwest catchment will connect to Council's existing underground drainage network in Smith Street.

5. STORMWATER DISCHARGE

The software program RORB was used to create the hydrological model. RORB is a nonlinear rainfall runoff and streamflow routing model for calculation of flow hydrographs in drainage and stream networks, which are used in the hydraulic model. The overall catchment was broken into sub-catchments and a plan showing these can be found in Appendix A. The configuration of the RORB model can be seen below in Figure .

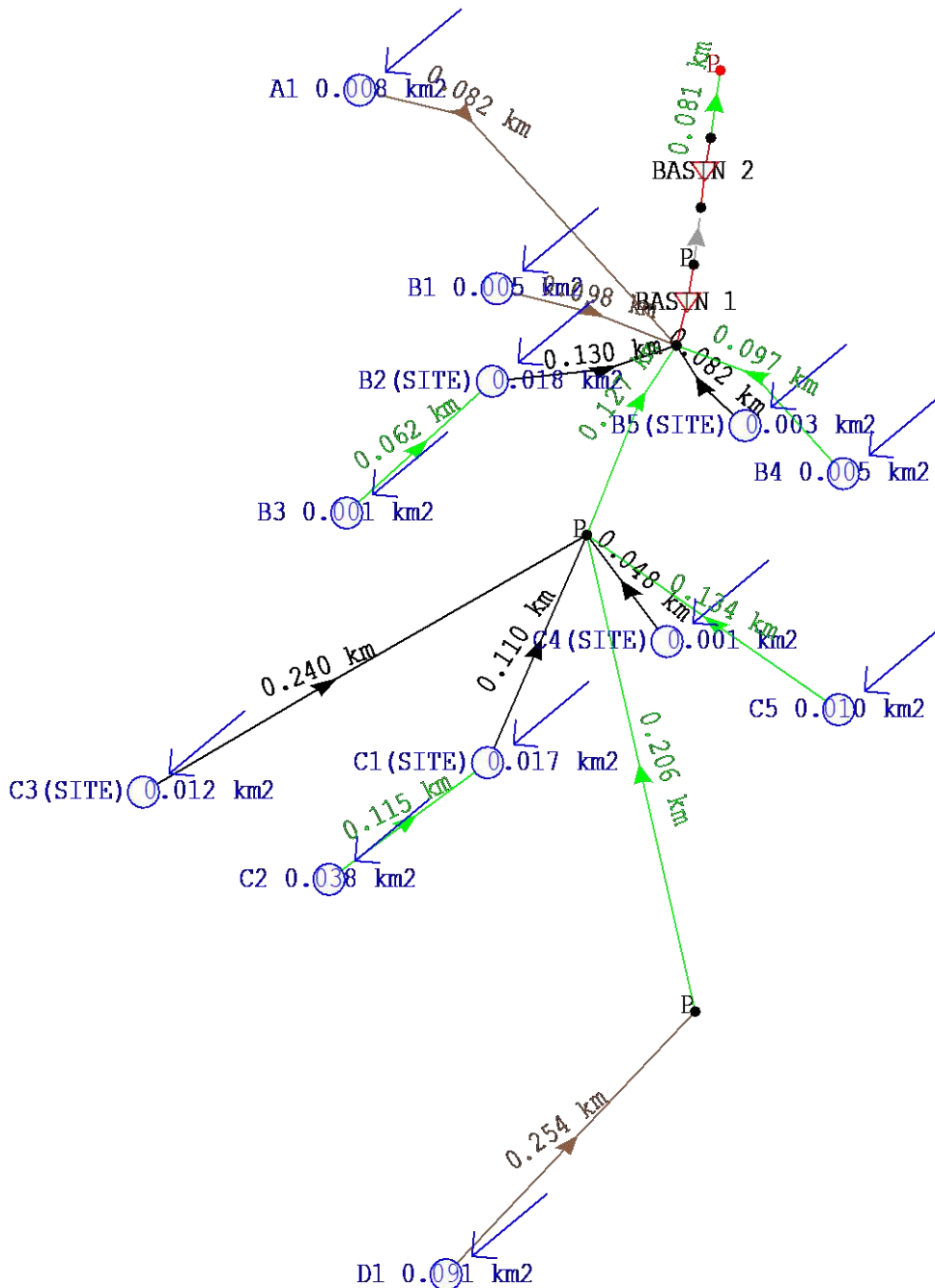


Figure 3 – RORB Model Configuration

RORB Parameters

- Runoff coefficient model
- Rainfall Intensity Frequency Duration: ARR 2016 IFD
- Filtered patterns
- Uniform Areal Pattern
- Areal Reduction Factor: ARR Data Hub File
- $K_c = 0.43$
- $M = 0.8$
- Initial Loss = 26mm
- Continuing Loss = 4.3
- Ensemble mode used to determine critical event and temporal pattern (Refer Figure 4 below)

Note: K_c was calibrated using the ARR Regional Flood Frequency Analysis and correlation was found with the Auswide Dyer K_c value. Refer to Appendix D for details.

A pre-development catchment file was created in RORB, which represents the current pre-developed scenario (natural reaches and very low fraction impervious) including the upstream catchment of the overland flow path to the east of the site. Outputs generated at the north eastern corner of the site (the outlet) for the 20% AEP event. For comparison, a post-development model was created to assess the likely increase in peak flows and storm duration. Finally, storage nodes were added to the post-development scenario in an attempt to alleviate the increase in flows between the pre and post scenarios. A summary of the RORB model outputs are shown below in Table 1.

Scenario	Peak Storm Duration	Discharge at Outlet (m ³ /s)
Pre-development 20% AEP	3 hour	0.52
Post-development 20% AEP no storage	2 hour	0.71
Post-development 20% AEP with storage	2 hour*	0.49

* Selected from Ensemble Simulation:

Table 1 – RORB Flow Summary

In order to determine the most critical storm duration and accompanying temporal pattern, RORB was run in Ensemble mode. The ensemble analysis incorporates 10 different temporal patterns for each storm duration and produces an output file.

The output file determines which duration produces the peak discharge at the outlet. Then the temporal pattern that most closely represents the average of the peak flows for that duration is selected and utilized for the single storm event analysis (results are shown in Appendix C).

Two storage nodes (Basin 1 and Basin 2) were modelled in the 'Post-development 20% AEP with storage scenario' to detain the required volume that achieves a discharge flow of less than the Pre-development scenario.

Each storage node includes details relating to height, storage and outflow, also known as a HSQ table. A 1200mm x 300mm box culvert acts as an orifice in each basin. Refer to Table 2 below for details.

Basin 1			Basin 2		
H (AHD, m)	S (m ³)	Q (m ³ /s)	H (AHD, m)	S (m ³)	Q (m ³ /s)
589.5	0	0	589.10	0	0
589.8	152	0.37	589.4	145	0.48
590.1	348	0.57	589.7	344	0.64
590.4	700	0.71	590.00	1000	0.77

Table 2 – RORB Storage Details

Table 3 below shows the performance of each of the storages, including inflow, outflow and storage volume for the post-development peak discharge storm duration (2 hour as shown above). It should be noted the spillways for Basins 1 and 2 are not engaged at all during the post-development 20% AEP storm event.

Storage	Inflow (m ³ /s)	Outflow (m ³ /s)	Storage (m ³)	Peak Elevation (AHD, m)
BASIN 1	0.70	0.53 (pipe only)	341	590.09
BASIN 2	0.53	0.50 (pipe only)	165	589.43

Table 3 – RORB Storage Summary

Full results of the post-development storage scenario from RORB can be found in Appendix C.

The storage requirements in Table 2 above have been achieved by creating additional ‘air space’ above the treatment zones of the proposed bioretention systems (Basin 1 and Basin 2).

It should be noted the post-development with storage option produces a discharge flow rate at the outlet of 0.89m³/s, which is slightly below the pre-development flow of 0.919m³/s, meaning the development does not worsen the peak flow at the outlet.

As per discussions with Council, any drainage outlet connection to the existing overland flow path will incorporate methods to avoid concentrated flows entering the overland flow path, such as a wide weir or energy dissipating structure.

Figure 4 on page 6 shows a schematic of Basins 1 and 2, including proposed contours for the basins and subdivision.

In regards to the northwestern catchment that cannot physically drain to the proposed basins, a separate detention system is proposed using oversized underground pipes, generally in accordance with Figure 5 on page 7. This system will connect to existing Council infrastructure in Smith Street, via an outfall pipe through the 29 Smith Street. A drainage easement will be created for the outfall pipe.

As there is no overland flow available for the northwest catchment, the detention system will provide storage volume calculated for the 1% AEP storm event. Refer to Appendix E for the west catchment detention computations.

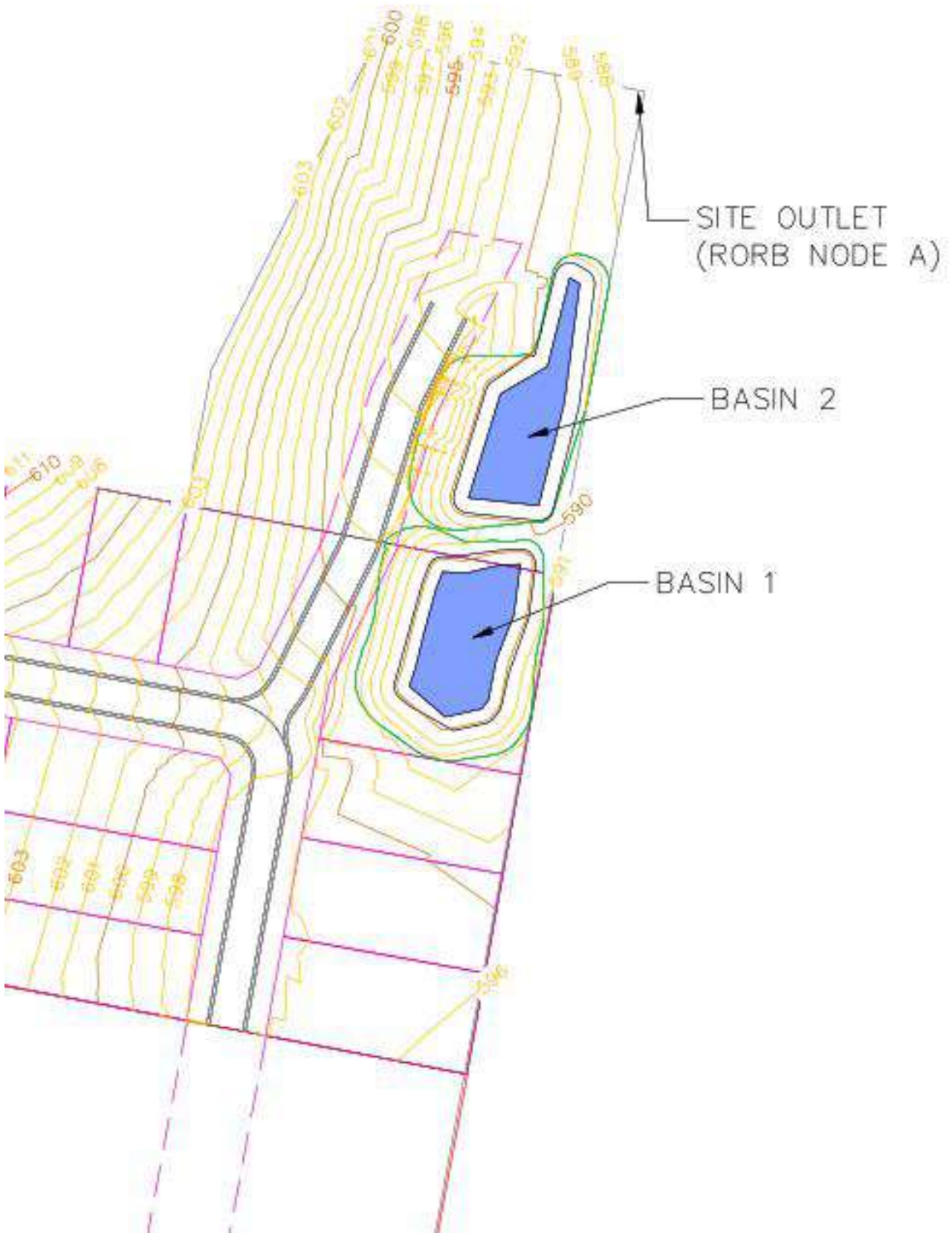


Figure 4 – Basin Plan

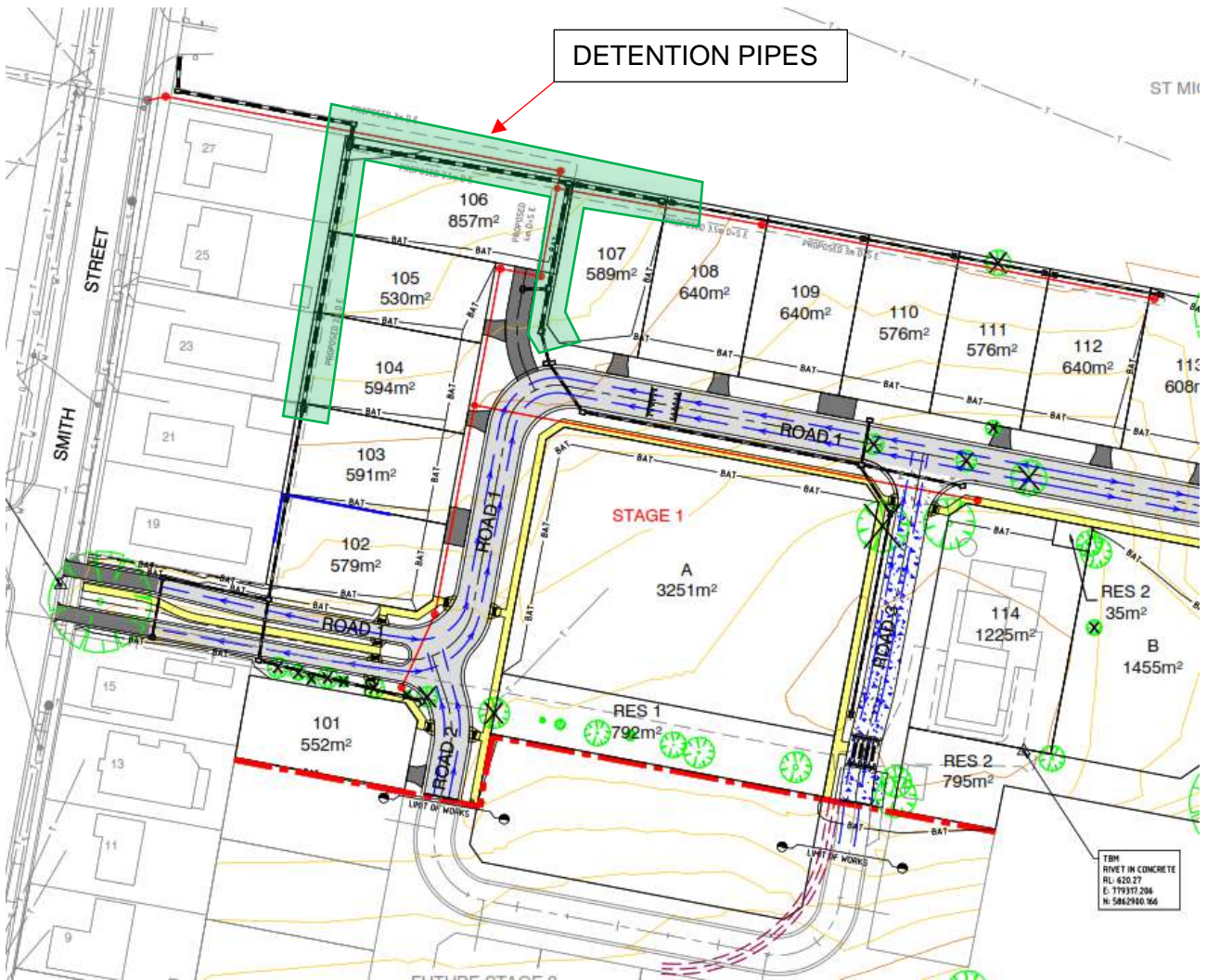


Figure 5 – Stage 1 FLP

6. OVERLAND FLOWS

There are two existing overland flow paths from the upstream catchment. One comes from the south and represents the majority of the upstream catchment. The other overland flow path comes from the west and has a much smaller catchment.

Refer to Figure 6 below for a plan showing the existing overland flow paths and how they can be managed within the development site, particularly the eastern overland flow path, which will need to be realigned as part of the 17 Smith Street development. There is also an overland flow path required in the southwest catchment to allow stormwater to flow to the basins across private land. If an agreement cannot be reached with the adjoining landowner, then the southwest catchment will need to provide a separate treatment and detention system.

It is noted that all overland flow paths will in accordance with DELWP “Guidelines for Development in Flood Affected Areas” design criteria.

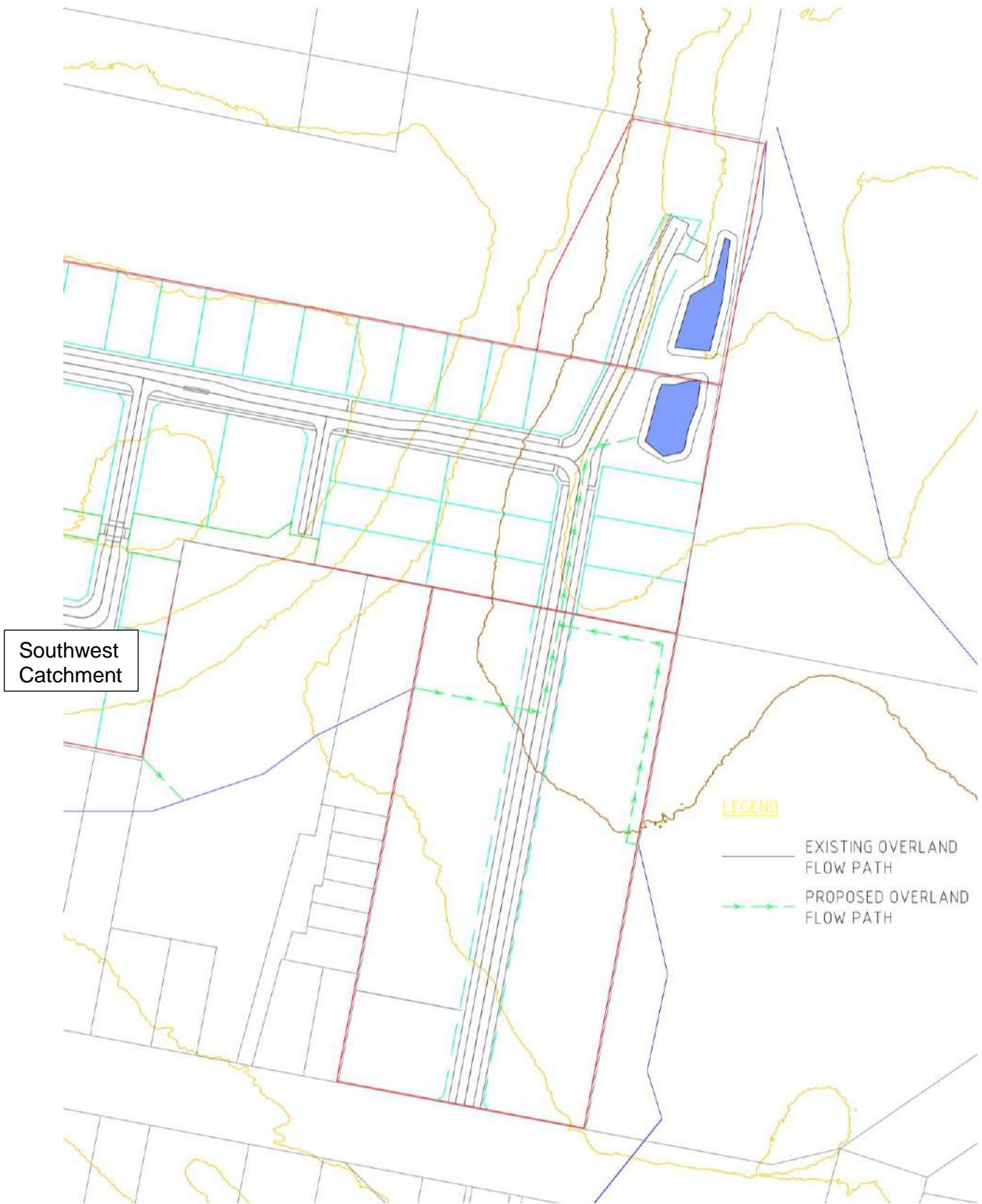


Figure 6 – Overland Flow Path Plan

7. STORMWATER QUALITY

To address the WSUD requirements for stormwater quality treatment in the post development phase, a MUSC model has been produced. Refer to Appendix B for model layout and results for pollutant reductions.

MUSIC has the ability to simulate rainfall events for catchments and produce outputs from treatment nodes to measure the effectiveness of pollutant reductions at a given discharge point. The discharge point in the model shown in Appendix B is the existing overland flow path at the northeast corner of the development site.

As stated in *Water Sensitive Urban Design Engineering Procedures – Stormwater* published by CSIRO 2005, the requirements to meet best practice guidelines are as follows:

- 70% reduction in gross pollutants
- 80% reduction in total suspended solids
- 45% reduction in total nitrogen
- 45% reduction in total phosphorous

In order to achieve the above outcomes a series of treatment nodes are proposed, including a sedimentation pond, bioretention system and rainwater tanks.

As part of Central Highlands Water's requirements in relation to Integrated Water Management, rainwater tanks are proposed for each lot, which are to be plumbed to the dwelling for reuse in toilet flushing. An allowance for 150L/day has been made for each lot, which represents the typical daily household toilet and laundry demand.

A summary of the key elements within the wetlands and bioretention systems is shown below in Table 4.

	Rainwater Tanks	Basin 1 (Sedimentation Pond)	Basin 2 (Bioretention System)
Storage Volume (kL/lot)	3.5	N/A	N/A
Daily Reuse (kL/lot)	0.15	N/A	N/A
Surface Area (m ²)	N/A	250	400
Permanent Volume (m ³)	N/A	200	N/A
Extended Detention (m)	N/A	0.01*	0.3

* The sedimentation pond will not have any extended detention depth, but MUSIC does not allow a value of 0. Therefore, a value of 0.01 has been used.

Table 4 – Treatment Node Summary

All lots will have the roof drainage connected to a 3500L rainwater tank, which will be plumbed to the dwelling for reuse in toilet flushing and laundry. This requirement will be mandated by way of a Section 173 Agreement.

The bioretention systems remove pollutants using an infiltration process incorporating various layers of sandy loam, sand and coarse gravel. Treated stormwater is collected in perforated pips below the filter media and transported to a discharge pit.

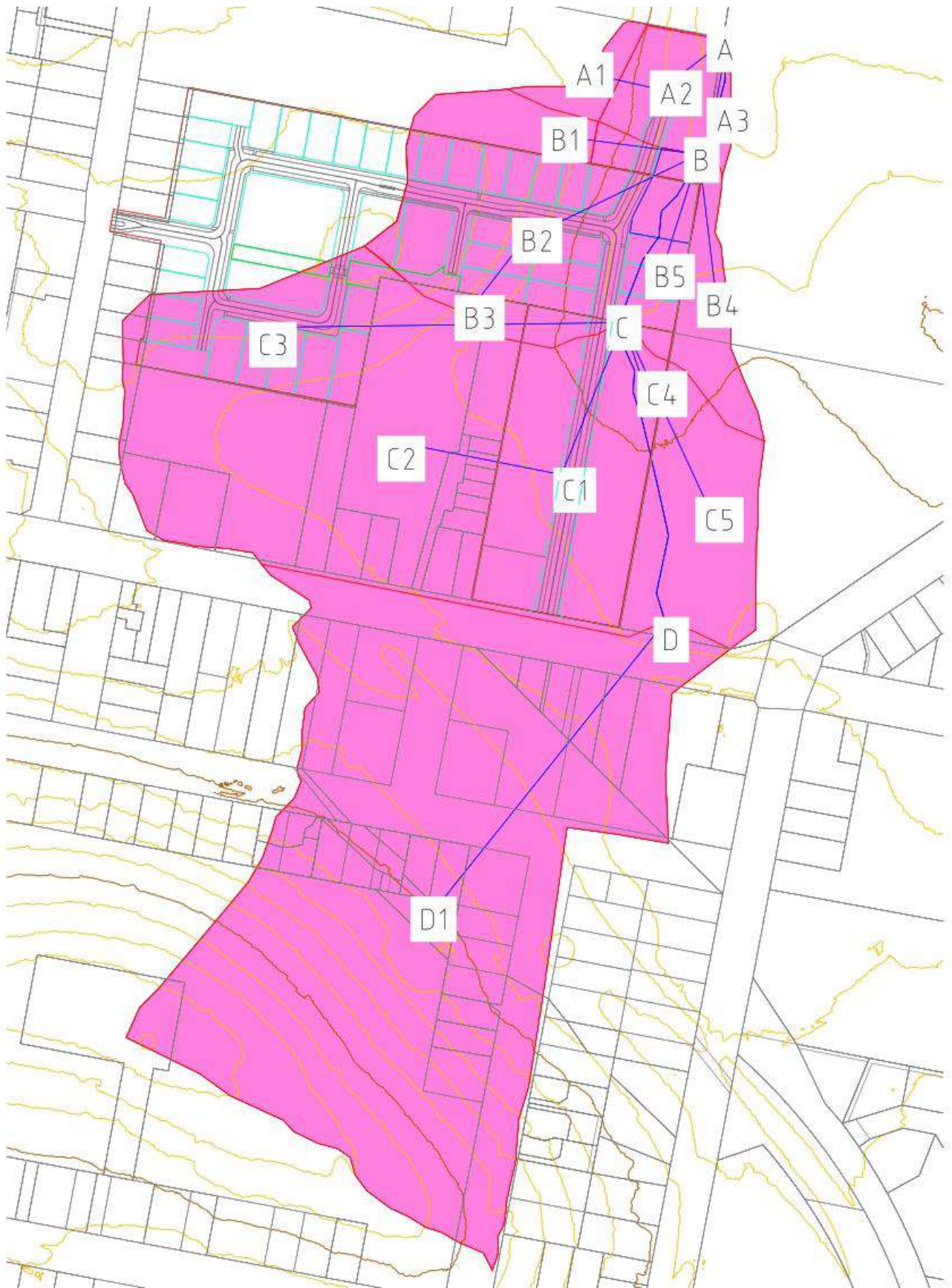
8. CONCLUSION

It has been determined that the increase of stormwater runoff due to development in the described catchment area can be decreased back to pre-existing conditions via two storage basins.

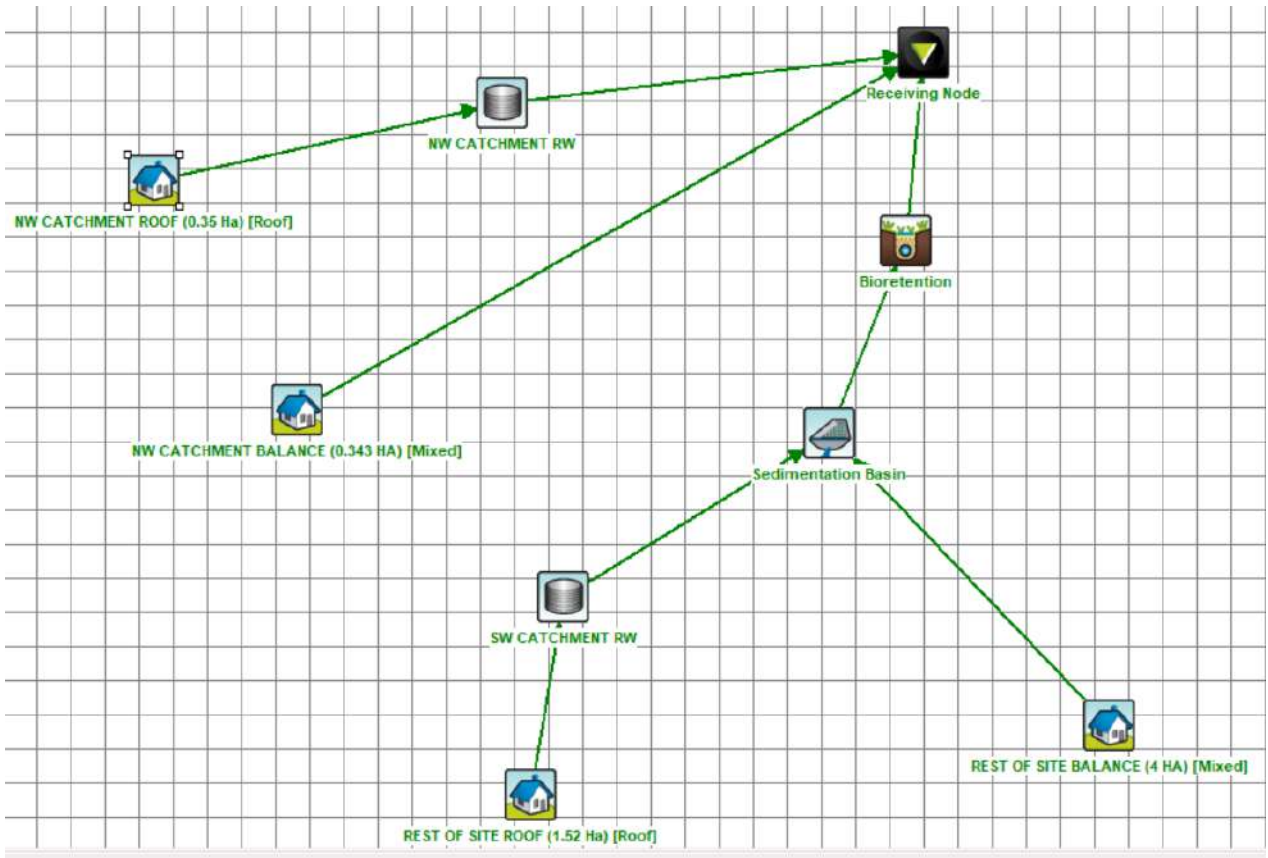
All stormwater from the catchment shall be directed to existing Council drainage (western catchment) or the existing overland flow path (eastern catchment).

Stormwater quality best practice targets can be met using the described treatment nodes, which can be constructed inside each of the retarding basins.

APPENDIX A



APPENDIX B



Treatment Train Effectiveness - Receiving Node

	Sources	Residual Load	% Reduction
Flow (ML/yr)	23.6	16	32
Total Suspended Solids (kg/yr)	2640	529	80
Total Phosphorus (kg/yr)	6.64	2.47	62.8
Total Nitrogen (kg/yr)	60.6	30	50.5
Gross Pollutants (kg/yr)	918	43.5	95.3

APPENDIX C

RORBWin Output File

Program version 6.45 (last updated 20th March 2019)
Copyright Monash University and Hydrology and Risk Consulting

Date run: 03 Dec 2021 10:28

Vector file : P:\Project 861 - 880\863 - 17 Smith St, Daylesford\863 - 17 Smith Street, Daylesford Stage 1\7. Road & Drainage\STORMWATER STRATEGY\December 2020\SMITH ST POST-DEV DETN 2 21Jan.catg
Storm file : P:\Project 861 - 880\863 - 17 Smith St, Daylesford\863 - 17 Smith Street, Daylesford Stage 1\7. Road & Drainage\STORMWATER STRATEGY\27 January 2021\Output Files\SMITH ST POST-DEV DETN 2 21Jan_dur2hour_aep20.stm
Output information: Flows & all input data

Data checks:

Next data to be read & checked:

Catchment name & reach type flag
Control vector & storage data
Code no. 5 7.0 Location read as D
Code no. 17 7.0 Location read as C
Code no. 35 16.0
Code no. 36 7.0 Location read as B
Code no. 37 16.0
Code no. 39 7.0 Location read as A
Sub-area areas
Impervious flag
Fractions impervious
Initial storm data
Rainfall burst times
Pluviograph 1
Sub-area rainfalls

Data check completed

Data:

SMITH STREET DAYLESFORD

Time data, in increments from initial time
SMITH STREET DAYLESFORD: 2 hour 20% Design Storm No.6 Temporal Patte
Time increment (hours)= 0.08

Start Finish
Rainfall times: 0 24

End of hyeto/hydrographs: 24
Duration of calculations: 70

Pluviograph data (time in incs, rainfall in mm, in increment following time shown)

1:Temporal pattern (% of depth)

Time	1
0	4.36
1	5.44
2	5.43
3	3.26
4	3.26
5	4.35
6	4.35
7	4.89
8	4.89
9	4.35
10	4.89
11	3.26
12	2.72
13	2.72
14	3.26
15	3.26

16 3.80
 17 3.80
 18 3.80
 19 3.80
 20 4.35
 21 4.89
 22 4.89
 23 5.98

Total 100.0

DESIGN run control vector

Step	Code	Description
1	1	Add sub-area 'A' inflow & route thru normal storage 1
2	2	Add sub-area 'B' inflow & route thru normal storage 2
3	3	Store hydrograph from step 2; reset hydrograph to zero
4	1	Add sub-area 'C' inflow & route thru normal storage 3
5	7.0	Print hydrograph, D
6	5	Route hydrograph thru normal storage 4
7	4	Add h-graph ex step 3 to h-graph ex step 6
8	3	Store hydrograph from step 7; reset hydrograph to zero
9	1	Add sub-area 'D' inflow & route thru normal storage 5
10	4	Add h-graph ex step 8 to h-graph ex step 9
11	3	Store hydrograph from step 10; reset hydrograph to zero
12	1	Add sub-area 'E' inflow & route thru normal storage 6
13	4	Add h-graph ex step 11 to h-graph ex step 12
14	3	Store hydrograph from step 13; reset hydrograph to zero
15	1	Add sub-area 'F' inflow & route thru normal storage 7
16	4	Add h-graph ex step 14 to h-graph ex step 15
17	7.0	Print hydrograph, C
18	5	Route hydrograph thru normal storage 8
19	3	Store hydrograph from step 18; reset hydrograph to zero
20	1	Add sub-area 'G' inflow & route thru normal storage 9
21	2	Add sub-area 'H' inflow & route thru normal storage 10
22	4	Add h-graph ex step 19 to h-graph ex step 21
23	3	Store hydrograph from step 22; reset hydrograph to zero
24	1	Add sub-area 'I' inflow & route thru normal storage 11
25	4	Add h-graph ex step 23 to h-graph ex step 24
26	3	Store hydrograph from step 25; reset hydrograph to zero
27	1	Add sub-area 'J' inflow & route thru normal storage 12
28	4	Add h-graph ex step 26 to h-graph ex step 27
29	3	Store hydrograph from step 28; reset hydrograph to zero
30	1	Add sub-area 'K' inflow & route thru normal storage 13
31	4	Add h-graph ex step 29 to h-graph ex step 30
32	3	Store hydrograph from step 31; reset hydrograph to zero
33	1	Add sub-area 'L' inflow & route thru normal storage 14
34	4	Add h-graph ex step 32 to h-graph ex step 33
35	16.0	Route thru existing storage, BASIN 1
36	7.0	Print hydrograph, B
37	16.0	Route thru existing storage, BASIN 2
38	5	Route hydrograph thru normal storage 15
39	7.0	Print hydrograph, A
40	0	*****End of control vector*****

Sub-area data

Sub-area	Area km ²	Dist. km*	Fraction impervious
A	3.80E-02	4.33E-01	0.05
B	1.70E-02	3.18E-01	0.60
C	9.10E-02	6.68E-01	0.40
D	1.00E-03	2.56E-01	0.60
E	1.00E-02	3.42E-01	0.05
F	1.20E-02	4.48E-01	0.60
G	1.00E-03	2.73E-01	0.05
H	1.80E-02	2.11E-01	0.60
I	5.00E-03	1.79E-01	0.40
J	5.00E-03	1.78E-01	0.05
K	3.00E-03	1.63E-01	0.60
L	8.00E-03	1.63E-01	0.50

Total 2.090E-01

For whole catchment ; Av. Dist., km* = 0.48
 For interstation area 1; Av. Dist., km* = 0.48; ISA Factor = 1.000

* or other function of reach properties related to travel time

Normal storage data

Storage no.	Length km*	Rel. delay time	Type	Slope percent
1	0.1	0.242	Natural	
2	0.1	0.011	Lined	7.800
3	0.3	0.119	Unlined	10.300
4	0.2	0.433	Natural	
5	0.0	0.005	Lined	6.200
6	0.1	0.282	Natural	
7	0.2	0.032	Lined	3.000
8	0.1	0.267	Natural	
9	0.1	0.130	Natural	
10	0.1	0.014	Lined	13.400
11	0.1	0.046	Unlined	13.400
12	0.1	0.204	Natural	
13	0.1	0.027	Lined	0.500
14	0.1	0.038	Unlined	18.500
15	0.1	0.170	Natural	

* or other function of reach properties related to travel time

Special storage data

Storage: BASIN 1

Initial water level at cease to flow elevation

Storage (m³) - Discharge (m³/s) table

0.000E+00	0.0000
1.690E+02	0.3700
3.840E+02	0.5700
7.000E+02	0.7100

Elevation (m) - Storage (m³) table

589.50	0.000E+00
589.80	1.520E+02
590.10	3.480E+02
590.40	7.000E+02

Storage: BASIN 2

Initial water level at cease to flow elevation

Storage (m³) - Discharge (m³/s) table

0.000E+00	0.0000
1.450E+02	0.4800
3.440E+02	0.6400
1.000E+03	0.7700

Elevation (m) - Storage (m³) table

589.10	0.000E+00
589.40	1.450E+02
589.70	3.440E+02
590.00	1.000E+03

Input of parameters:

SMITH STREET DAYLESFORD

DESIGN Run

SMITH STREET DAYLESFORD: 2 hour 20% Design Storm No.6 Temporal Patte

Time increment = 0.08 hours

Constant loss model selected

Rainfall, mm, in time inc. following time shown

Time	Catchment	Sub-Area											
		A	B	C	D	E	F	G	H	I	J	K	L
0	1.3	1	1	1	1	1	1	1	1	1	1	1	1
1	1.6	2	2	2	2	2	2	2	2	2	2	2	2
2	1.6	2	2	2	2	2	2	2	2	2	2	2	2

3	1.0	1	1	1	1	1	1	1	1	1	1	1	1
4	1.0	1	1	1	1	1	1	1	1	1	1	1	1
5	1.3	1	1	1	1	1	1	1	1	1	1	1	1
6	1.3	1	1	1	1	1	1	1	1	1	1	1	1
7	1.4	1	1	1	1	1	1	1	1	1	1	1	1
8	1.4	1	1	1	1	1	1	1	1	1	1	1	1
9	1.3	1	1	1	1	1	1	1	1	1	1	1	1
10	1.4	1	1	1	1	1	1	1	1	1	1	1	1
11	1.0	1	1	1	1	1	1	1	1	1	1	1	1
12	0.8	1	1	1	1	1	1	1	1	1	1	1	1
13	0.8	1	1	1	1	1	1	1	1	1	1	1	1
14	1.0	1	1	1	1	1	1	1	1	1	1	1	1
15	1.0	1	1	1	1	1	1	1	1	1	1	1	1
16	1.1	1	1	1	1	1	1	1	1	1	1	1	1
17	1.1	1	1	1	1	1	1	1	1	1	1	1	1
18	1.1	1	1	1	1	1	1	1	1	1	1	1	1
19	1.1	1	1	1	1	1	1	1	1	1	1	1	1
20	1.3	1	1	1	1	1	1	1	1	1	1	1	1
21	1.4	1	1	1	1	1	1	1	1	1	1	1	1
22	1.4	1	1	1	1	1	1	1	1	1	1	1	1
23	1.8	2	2	2	2	2	2	2	2	2	2	2	2

Tot. 29.6 30 30 30 30 30 30 30 30 30 30 30 30 30
 Pluvi. ref. no. 1 1 1 1 1 1 1 1 1 1 1 1 1 1

Rainfall-excess, mm, in time inc. following time shown

Time Catch Incs ment	Sub- Area												
		A	B	C	D	E	F	G	H	I	J	K	L
0	0.0	0	0	0	0	0	0	0	0	0	0	0	0
1	0.0	0	0	0	0	0	0	0	0	0	0	0	0
2	0.0	0	0	0	0	0	0	0	0	0	0	0	0
3	0.0	0	0	0	0	0	0	0	0	0	0	0	0
4	0.0	0	0	0	0	0	0	0	0	0	0	0	0
5	0.0	0	0	0	0	0	0	0	0	0	0	0	0
6	0.0	0	0	0	0	0	0	0	0	0	0	0	0
7	0.0	0	0	0	0	0	0	0	0	0	0	0	0
8	0.3	0	1	0	1	0	1	0	1	0	0	1	0
9	0.3	0	1	0	1	0	1	0	1	0	0	1	0
10	0.4	0	1	0	1	0	1	0	1	0	0	1	1
11	0.2	0	1	0	1	0	1	0	1	0	0	1	1
12	0.5	0	1	1	1	0	1	0	1	1	0	1	1
13	0.5	0	1	1	1	0	1	0	1	1	0	1	1
14	0.6	0	1	1	1	0	1	0	1	1	0	1	1
15	0.6	0	1	1	1	0	1	0	1	1	0	1	1
16	0.7	0	1	1	1	0	1	0	1	1	0	1	1
17	0.7	0	1	1	1	0	1	0	1	1	0	1	1
18	0.7	0	1	1	1	0	1	0	1	1	0	1	1
19	0.7	0	1	1	1	0	1	0	1	1	0	1	1
20	0.8	0	1	1	1	0	1	0	1	1	0	1	1
21	1.2	1	1	1	1	1	1	1	1	1	1	1	1
22	1.2	1	1	1	1	1	1	1	1	1	1	1	1
23	1.5	1	2	2	2	1	2	1	2	2	1	2	2

Tot. 10.8 4 17 11 17 4 17 4 17 11 4 17 14

Routing results:

 SMITH STREET DAYLESFORD
 SMITH STREET DAYLESFORD: 2 hour 20% Design Storm No.6 Temporal Patte
 DESIGN run no. 1

Parameters: kc = 0.43 m = 0.80

Loss parameters Initial loss (mm) Cont. loss (mm/h)
 26.00 4.30

*** Calculated hydrograph, D

 Hydrograph
 Calc.
 Peak discharge, m³/s 0.4184
 Time to peak, h 2.00

Volume,m³ 1.04E+03
 Time to centroid,h 1.69
 Lag (c.m. to c.m.),h 0.109
 Lag to peak,h 0.422

*** Calculated hydrograph, C

Hydrograph
 Calc.
 Peak discharge,m³/s 0.6292
 Time to peak,h 2.00
 Volume,m³ 1.72E+03
 Time to centroid,h 1.82
 Lag (c.m. to c.m.),h 0.270
 Lag to peak,h 0.453

Results of routing through special storage BASIN 1

Peak elevation= 590.09 m
 Peak outflow = 0.53 m³/s
 Peak storage = 3.41E+02 m³

*** Special storage : BASIN 1

Hydrograph
 Outflow Inflow
 Peak discharge,m³/s 0.5300 0.6952
 Time to peak,h 2.17 2.00
 Volume,m³ 2.27E+03 2.27E+03
 Time to centroid,h 2.00 1.86
 Lag (c.m. to c.m.),h 0.485 0.340
 Lag to peak,h 0.647 0.480

*** Calculated hydrograph, B

Hydrograph
 Calc.
 Peak discharge,m³/s 0.5300
 Time to peak,h 2.17
 Volume,m³ 2.27E+03
 Time to centroid,h 2.00
 Lag (c.m. to c.m.),h 0.485
 Lag to peak,h 0.647

Results of routing through special storage BASIN 2

Peak elevation= 589.43 m
 Peak outflow = 0.50 m³/s
 Peak storage = 1.65E+02 m³

*** Special storage : BASIN 2

Hydrograph
 Outflow Inflow
 Peak discharge,m³/s 0.4965 0.5300
 Time to peak,h 2.25 2.17
 Volume,m³ 2.27E+03 2.27E+03
 Time to centroid,h 2.09 2.00
 Lag (c.m. to c.m.),h 0.570 0.485
 Lag to peak,h 0.730 0.647

*** Calculated hydrograph, A

Hydrograph
 Calc.
 Peak discharge,m³/s 0.4937
 Time to peak,h 2.33
 Volume,m³ 2.27E+03
 Time to centroid,h 2.18
 Lag (c.m. to c.m.),h 0.665
 Lag to peak,h 0.813

Hydrograph summary

- Site Description
- 01 Calculated hydrograph, D
- 02 Calculated hydrograph, C
- 03 Special storage : BASIN 1 - Outflow
- 04 Special storage : BASIN 1 - Inflow
- 05 Calculated hydrograph, B
- 06 Special storage : BASIN 2 - Outflow
- 07 Special storage : BASIN 2 - Inflow
- 08 Calculated hydrograph, A

Inc	Time	Hyd0001	Hyd0002	Hyd0003	Hyd0004	Hyd0005	Hyd0006	Hyd0007	Hyd0008
0	0.00	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1	0.08	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
2	0.17	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
3	0.25	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
4	0.33	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
5	0.42	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
6	0.50	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
7	0.58	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
8	0.67	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
9	0.75	0.0000	0.0963	0.0219	0.0830	0.0219	0.0079	0.0219	0.0010
10	0.83	0.0000	0.1344	0.0676	0.1443	0.0676	0.0333	0.0676	0.0084
11	0.92	0.0000	0.1159	0.1141	0.1800	0.1141	0.0719	0.1141	0.0297
12	1.00	0.0000	0.1010	0.1494	0.1931	0.1494	0.1114	0.1494	0.0640
13	1.08	0.0559	0.0635	0.1592	0.1498	0.1592	0.1391	0.1592	0.1009
14	1.17	0.1521	0.0951	0.1573	0.1609	0.1573	0.1512	0.1573	0.1288
15	1.25	0.1947	0.1385	0.1646	0.1820	0.1646	0.1577	0.1646	0.1454
16	1.33	0.2226	0.1913	0.1838	0.2229	0.1838	0.1690	0.1838	0.1571
17	1.42	0.2478	0.2379	0.2156	0.2716	0.2156	0.1899	0.2156	0.1719
18	1.50	0.2724	0.2845	0.2572	0.3268	0.2572	0.2212	0.2572	0.1945
19	1.58	0.2756	0.3097	0.3007	0.3640	0.3007	0.2597	0.3007	0.2260
20	1.67	0.2759	0.3346	0.3410	0.4007	0.3410	0.3003	0.3410	0.2637
21	1.75	0.2978	0.3630	0.3749	0.4430	0.3749	0.3384	0.3749	0.3033
22	1.83	0.3441	0.4292	0.3996	0.5071	0.3996	0.3705	0.3996	0.3403
23	1.92	0.3710	0.5176	0.4348	0.5783	0.4348	0.4017	0.4348	0.3738
24	2.00	0.4184	0.6292	0.4846	0.6952	0.4846	0.4407	0.4846	0.4089
25	2.08	0.2544	0.5025	0.5251	0.6097	0.5251	0.4808	0.5251	0.4478
26	2.17	0.0478	0.3363	0.5300	0.4805	0.5300	0.4909	0.5300	0.4766
27	2.25	0.0157	0.2377	0.5048	0.3769	0.5048	0.4965	0.5048	0.4896
28	2.33	0.0065	0.1553	0.4616	0.2818	0.4616	0.4935	0.4616	0.4937
29	2.42	0.0031	0.1135	0.4084	0.2080	0.4084	0.4808	0.4084	0.4887
30	2.50	0.0017	0.0778	0.3317	0.1541	0.3317	0.4083	0.3317	0.4552
31	2.58	0.0010	0.0588	0.2355	0.1148	0.2355	0.3250	0.2355	0.3889
32	2.67	0.0006	0.0424	0.1698	0.0867	0.1698	0.2445	0.1698	0.3127
33	2.75	0.0004	0.0328	0.1242	0.0662	0.1242	0.1806	0.1242	0.2416
34	2.83	0.0003	0.0247	0.0922	0.0512	0.0922	0.1333	0.0922	0.1835
35	2.92	0.0002	0.0194	0.0694	0.0400	0.0694	0.0990	0.0694	0.1390
36	3.00	0.0001	0.0152	0.0530	0.0316	0.0530	0.0743	0.0530	0.1056
37	3.08	0.0001	0.0121	0.0409	0.0252	0.0409	0.0564	0.0409	0.0809
38	3.17	0.0001	0.0098	0.0320	0.0203	0.0320	0.0434	0.0320	0.0626
39	3.25	0.0001	0.0080	0.0253	0.0166	0.0253	0.0337	0.0253	0.0489
40	3.33	0.0000	0.0066	0.0203	0.0136	0.0203	0.0266	0.0203	0.0386
41	3.42	0.0000	0.0055	0.0164	0.0113	0.0164	0.0211	0.0164	0.0307
42	3.50	0.0000	0.0046	0.0134	0.0094	0.0134	0.0170	0.0134	0.0247
43	3.58	0.0000	0.0039	0.0110	0.0079	0.0110	0.0138	0.0110	0.0201
44	3.67	0.0000	0.0033	0.0092	0.0067	0.0092	0.0114	0.0092	0.0165
45	3.75	0.0000	0.0028	0.0077	0.0057	0.0077	0.0094	0.0077	0.0136
46	3.83	0.0000	0.0024	0.0065	0.0048	0.0065	0.0079	0.0065	0.0114
47	3.92	0.0000	0.0020	0.0055	0.0042	0.0055	0.0066	0.0055	0.0095
48	4.00	0.0000	0.0018	0.0047	0.0036	0.0047	0.0056	0.0047	0.0081
49	4.08	0.0000	0.0015	0.0040	0.0031	0.0040	0.0048	0.0040	0.0069
50	4.17	0.0000	0.0013	0.0035	0.0027	0.0035	0.0041	0.0035	0.0059
51	4.25	0.0000	0.0012	0.0030	0.0024	0.0030	0.0035	0.0030	0.0051
52	4.33	0.0000	0.0010	0.0026	0.0021	0.0026	0.0031	0.0026	0.0044
53	4.42	0.0000	0.0009	0.0023	0.0018	0.0023	0.0027	0.0023	0.0038
54	4.50	0.0000	0.0008	0.0020	0.0016	0.0020	0.0023	0.0020	0.0033
55	4.58	0.0000	0.0007	0.0018	0.0014	0.0018	0.0020	0.0018	0.0029
56	4.67	0.0000	0.0006	0.0016	0.0013	0.0016	0.0018	0.0016	0.0025
57	4.75	0.0000	0.0006	0.0014	0.0011	0.0014	0.0016	0.0014	0.0022
58	4.83	0.0000	0.0005	0.0012	0.0010	0.0012	0.0014	0.0012	0.0020
59	4.92	0.0000	0.0004	0.0011	0.0009	0.0011	0.0012	0.0011	0.0018
60	5.00	0.0000	0.0004	0.0010	0.0008	0.0010	0.0011	0.0010	0.0016

61	5.08	0.0000	0.0004	0.0009	0.0007	0.0009	0.0010	0.0009	0.0014
62	5.17	0.0000	0.0003	0.0008	0.0007	0.0008	0.0009	0.0008	0.0012
63	5.25	0.0000	0.0003	0.0007	0.0006	0.0007	0.0008	0.0007	0.0011
64	5.33	0.0000	0.0003	0.0006	0.0005	0.0006	0.0007	0.0006	0.0010
65	5.42	0.0000	0.0002	0.0006	0.0005	0.0006	0.0006	0.0006	0.0009
66	5.50	0.0000	0.0002	0.0005	0.0004	0.0005	0.0006	0.0005	0.0008
67	5.58	0.0000	0.0002	0.0005	0.0004	0.0005	0.0005	0.0005	0.0007
68	5.67	0.0000	0.0002	0.0004	0.0004	0.0004	0.0005	0.0004	0.0007
69	5.75	0.0000	0.0002	0.0004	0.0003	0.0004	0.0004	0.0004	0.0006
70	5.83	0.0000	0.0001	0.0004	0.0003	0.0004	0.0004	0.0004	0.0006

APPENDIX D

RESULTS FROM ARR RFFE 2015 MODEL

Datetime: 2021-01-28 09:11
 Region name: East Coast
 Region code: 1
 Site name: Catchment1
 Latitude at catchment outlet (degree) = -37.338
 Longitude at catchment outlet (degree) = 144.155
 Latitude at catchment centroid (degree) = -37.341
 Longitude at catchment centroid (degree) = 144.153
 Distance of the nearest gauged catchment in the database (km) = 15.04
 Catchment area (sq km) = 0.2
 Design rainfall intensity, 1 in 2 AEP and 6 hr duration (mm/h): 5.357612
 Design rainfall intensity, 1 in 50 AEP and 6 hr duration (mm/h): 12.375106
 Shape factor of the ungauged catchment: 0.84

ESTIMATED FLOOD QUANTILES:

AEP (%)	Expected quantiles (m ³ /s)	5% CL m ³ /s	95% CL m ³ /s
50	0.180	0.0600	0.550
20	0.340	0.120	0.950
10	0.460	0.160	1.34
5	0.610	0.210	1.80
2	0.820	0.260	2.58
1	1.01	0.310	3.32

DATA FOR FITTING MULTI-NORMAL DISTRIBUTION FOR BUILDING CONFIDENCE LIMITS:

1 Mean (loge flow) = -1.718
 2 St dev (loge flow) = 0.712
 3 Skew (loge flow) = 0.090

Moments and correlations:

No	Most probable	Std dev	Correlation		
1	-1.718	0.676	1.000		
2	0.712	0.232	-0.330	1.000	
3	0.090	0.030	0.170	-0.280	1.000

WARNING: The catchment is outside the recommended catchment size of 0.5 to 1,000 sq km. Results have lower accuracy and may not be directly applicable in practice.

This is the end of output file.

APPENDIX E

RETENTION SYSTEM - RATIONAL METHOD

PROJECT :	17 SMITH ST		
Project Number :	863		
Designed : DS	Date : 11-05-21	Checked :	Date :
Locality	DAYLESFORD		
Gross Catchment Area	A	1.9216	ha (Not to exceed 8ha)
Average Recurrence Interval, Y	ARI	5	years [AEP 20 %]
Coefficient of Runoff, 10 years	C10	0.84	
Coefficient of Runoff, Y years	Cy	0.76	
Equivalent Impervious Area	Ae	1.4527	ha
Time of Concentration	tc	6.0	minutes
Rainfall Intensity at tc	lc	82	mm / hr for ARI above
Peak Inflow Discharge	Qp	0.332	m ³ / s at tc
Allowable Outflow Discharge	Qo	0.172	m ³ / s Uniform rate after tc
Upper Limit of Storm Duration	tu	36	minutes (tc + tdi*N)
Storm Duration Interval	tdi	1	minutes
Number of (Integer) Intervals	N	30	Limit 30
Maximum Storage Volume	Vs, max	47.0	m ³

n	td	I,td	Qp,t	INFLOW	OUTFLOW	STORAGE
	minutes	mm / hr	m ³ / s	VOLUME	VOLUME	VOLUME
0	6.00	82	0.33	119.4	76.8	42.6
1	7.00	78	0.31	131.4	86.2	45.2
2	8.00	73	0.30	142.2	95.5	46.6
3	9.00	70	0.28	151.9	104.9	47.0
4	10.00	66	0.27	160.8	114.3	46.5
5	11.00	63	0.26	168.9	123.7	45.2
6	12.00	61	0.24	176.4	133.1	43.3
7	13.00	58	0.23	183.2	142.4	40.7
8	14.00	56	0.23	189.8	151.9	37.9
9	15.00	54	0.22	195.8	161.3	34.5
10	16.00	52	0.21	201.4	170.7	30.7
11	17.00	50	0.20	206.6	180.1	26.5
12	18.00	49	0.20	211.8	189.6	22.2
13	19.00	47	0.19	216.2	199.0	17.3
14	20.00	46	0.18	220.8	208.4	12.4
15	21.00	44	0.18	225.9	218.0	7.9
16	22.00	43	0.17	230.3	227.5	2.8
17	23.00	42	0.17	234.2	236.9	
18	24.00	41	0.16	237.6	246.4	
19	25.00	40	0.16	240.3	255.7	
20	26.00	39	0.16	244.4	265.3	
21	27.00	38	0.15	248.0	274.8	
22	28.00	37	0.15	251.2	284.3	
23	29.00	36	0.15	254.0	293.8	
24	30.00	35	0.14	256.4	303.2	
25	31.00	35	0.14	260.7	312.9	
26	32.00	34	0.14	264.7	322.6	
27	33.00	34	0.14	268.5	332.2	
28	34.00	33	0.13	271.9	341.9	
29	35.00	32	0.13	275.1	351.5	
30	36.00	32	0.13	278.1	361.1	
Maximum Storage Volume, m³						47.0

Appendix 6 – Arborist Report



Hygge Property – Preliminary Arboricultural Tree Assessment Report

Project: Middleton Field Estate Tree Assessment
Location: Daly Street Daylesford
Client: Hygge Property
Date: 19 November 2021

Xylem TreeCare Pty Ltd
Level 1 / 7 Ocean St, Maroochydore QLD 4556
Phone: 07 5443 1704 / E-mail: admin@xylemtrees.com.au




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1. Quality Information

Document: 9 Raglan Street and 29 Smith Street, Tree Assessment
 Date: 19 November 2021
 Prepared by: Sam Bianchi
 Reviewed by: Shane Felsman

Table 1- Revision History

Revision	Revision Date	Details	Authorised	
			Name/Position	Signature
1	19/11/2021	Reviewed	Shane Felsman Consulting Arborist	
2	19/11/2021	Draft report sent to client	Sam Bianchi Senior Consulting Arborist	
3	23/11/2021	Report sent to client	Sam Bianchi Senior Consulting Arborist	

2. Disclaimer

Xylem TreeCare (including its subsidiaries and the directors, officers, employees, representatives, servants or agents of Xylem TreeCare and its subsidiary) ("**Xylem TreeCare**") is in the business of advising on matters of Environmental, Arboricultural and Vegetation Management ("**the Expertise**"). Xylem TreeCare has been engaged by Hygge Property ("**the Client**") to prepare a Tree Assessment Report ("**the Subject**") to identify trees within the subject area and to provide a current tree assessment based on tree health and structure. ("**the Purpose**"). Xylem TreeCare has prepared such a report which is date 19th November 2021 ("**the Report**").

This Disclaimer is given by Xylem TreeCare in relation to the following matters:

- The Expertise.
- Xylem TreeCare’s instructions as to the Subject of the Report.
- Xylem TreeCare’s instructions as to the Purpose of the Report.
- Xylem TreeCare’s instructions as to the identity of the Client.
- The use by the Client of the Report.
- Reliance on the Report by the Client.

Reference in this disclaimer to the Client incorporates any entity, director, officer, representative, employee, servant or agent of the Client insofar as, where any such person or entity seeks to or does act in reliance on the Report, such reliance is made with an express acceptance and acknowledgment of the following disclaimers and conditions:

1. It is expressly acknowledged by the Client that the Report, and any other material or advice provided to the Client by Xylem TreeCare:

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- Is selective in that it is current only at the time of preparation or provision, relevant only to the Subject and the Purpose and based on instructions provided by the Client to Xylem TreeCare and may be subject to updating, expansion, revision, correction and amendment upon the provision of further or different instructions or through the lapse of time.
- The Report does not or may not purport to be the sole basis for any decision-making process embarked upon by the Client who should, wherever necessary, seek independent professional advice on legal, financial, or other relevant matters not within the Expertise.
- Xylem TreeCare has not independently reviewed, verified or audited any of the material in the instructions provided by the Client to Xylem TreeCare, and the Client acknowledges that insofar as the findings of the Report are reliant on instructions provided by the Client to Xylem TreeCare, no representation nor warranty, express or implied, as to the accuracy, reasonableness or completeness of the Report is made by Xylem TreeCare, which expressly disclaims any and all liability for or based upon or relating to any use of the instructions provided by the Client to Xylem TreeCare.
- Where the Report contains or refers to information or advice provided by third parties, obtained by way of instructions from the Client or otherwise, no representation or warranty, express or implied, is made in relation to the accuracy, reasonableness or completeness of such information.
- Insofar as the Report makes any forward-looking statements or predictions, the Client acknowledges that such statements or predictions are the subject of inherent uncertainty, and the Client will make its own independent assessment of the Report or such statements, in terms or reliance to be placed thereon.
- Is confidential and for the Client's use only and not to be supplied to any third party under any circumstances without the prior written permission of Xylem TreeCare.
- Is not to be electronically stored or transmitted in any form without the prior written permission of Xylem TreeCare.
- It is further expressly acknowledged that:
- In no circumstances, may the Client use the Report for anything other than the Purpose, or rely on it in any way other than in relation to the Subject unless prior written permission of Xylem TreeCare is obtained.
- Notwithstanding the generality of any of the preceding disclaimers, acknowledgments and conditions, the Client expressly acknowledges that it will not use the Report in relation to any court or other legal proceedings of any kind without first obtaining the prior written consent to do so of Xylem TreeCare.
- The Client carries out its own independent investigations in relation to any reliance to be placed on the Report be that reliance of a commercial, financial, developmental, environmental, or other type of reliance.

The client's receipt of the report, information, or other material in relation to the report is an express acknowledgment and acceptance of the foregoing.

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3. Executive Summary

Xylem TreeCare has been engaged by Jason Webster – Development Manager, to conduct a tree survey and document all trees within the proposed subdivision envelope at 29 Smith and 9 Raglan Street, Daylesford. On the 1st October and 12th November 2021 a site inspection was undertaken between Hygge Property representatives and a Xylem TreeCare representative. Vegetation was assessed for arboricultural value including Useful Life Expectancy (ULE) and tree origin. Recommendations were made with considerations in maintaining and protecting local biodiversity. All trees within the subject area were identified and assessed as being exotic species and not endemic to Australia and therefore do not support local biodiversity. Three *Fraxinus angustifolia subsp. angustifolia* form part of an existing honour planting, and although not native are considered highly significant and all attempts to minimise impacts and long-term health to these trees must be implemented in design phases.

4. Purpose

The purpose of this report is to undertake a review of the existing trees within the subject area prior to a future development. At the time of the assessment the type of future construction and potential impacts from such construction are unknown to Xylem TreeCare Pty Ltd. It is recommended that a subsequent Arboriculture Impact Assessment (AIA) be undertaken once construction designs have been established and prior to construction.

4.1. Project requirements

Undertake an audit of all trees within the subject area.

- Spatially locate and GPS plot all individual trees and provide a unique identifier (Tree ID)
- Provide a current condition of each tree.
- Provide general information ie. Botanical name, dimensions ie. height, canopy spread and DBH
- Calculate the Tree Protection Zones (TPZ) and Structural Root Zones (SRZ) of individual trees
- Identify tree origin
- Identify tree significance

4.2 Site Information

The site is located to the North of the Midland Highway (A300) and Smith Street is adjacent to the West which falls within the Hepburn Shire Council Local Government Area (LGA). Much of the Southern vacant paddock of the subject area is relatively flat which is lined by an Avenue of honour planting. The Northern section of the subject area has a minor to moderate slope to the East. The site consist of mostly mature exotic specimens endemic to the Northern hemisphere and fruit trees. Figure 1 shows the boundaries of the subject areas.

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Figure 1, Subject Area – Supplied by Niche Planning Studio

5. Method

This assessment has been undertaken using a ground-based visual assessment. An Eos Arrow 100 GNSS receiver and range finder were utilised to increase data accuracy when required. The trees have been assessed for arboricultural value using tree attributes and assessing overall condition.

5.1 Limitation of Assignment

- Information obtained from publicly available databases has been used in the preparation of this report. The accuracy of information obtained from such sources cannot be guaranteed and has not been verified.
- The hybridisation of flora species can cause an intermediate or incomplete form of morphological features and thereby affect the accuracy of field identification.
- Seasonal variation influence the presence of flowering and fruiting in flora species and thereby can affect the accuracy of field identification. Seasonal variation was not captured during the field assessment due to the short duration of the assessment.
- At the time of assessment, no information has been made available regarding existing and/or proposed underground services other than those visible above ground.

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- Xylem TreeCare has not undertaken any of the following items which may impact tree health
 - Soil analysis
 - Below ground root analysis
 - Aerial inspection

5.2 Consulting Arborist

Table 2- Staff qualifications

Staff Member	Qualifications	Experience	Project Involvement
Sam Bianchi State Manager/ Senior Consulting Arborist	Certificate V (Diploma in Arboriculture)	Sam has been working within the Horticulture and Arboriculture industries for 15 years; 6 years as Consulting Arborist	Sam will be responsible for client liaising and compiling reports and drawings to client specifications.
Phillip Nahed Consulting Arborist	Graduate Certificate in Arboriculture – Melbourne University	Phillip has been working within the tree industry for the past 7 years and has been a Consulting Arborist for the past 4 years.	Phillip will be responsible for undertaking on-site assessments.

6. Observations

9 Raglan Street (Frontage)

Tree ID	Species	Common Name	Height (m)	Spread (m)	Health	Structure	TPZ (m)	SRZ (m)
1	Fraxinus angustifolia subsp. angustifolia	Desert ash	9	10	Good	Fair	6.6	2.69
2	Fraxinus angustifolia subsp. angustifolia	Desert ash	7	5	Good	Fair	3.96	2.18
3	Fraxinus angustifolia subsp. angustifolia	Desert ash	11	11	Good	Good	6.48	2.78

9 Raglan Street

Tree ID	Species	Common Name	Height (m)	Spread (m)	Health	Structure	TPZ (m)	SRZ (m)
4	Morus nigra	Mulberry	6	8	Fair	Fair	7.2	2.98
5	Citrus limon	Lemon	3	3	Fair	Good	2	1.61
6	Citrus limon	Lemon	2	2.5	Good	Good	2	1.65
7	Persea americana	Avocado	5	4	Fair	Good	3	1.85
8	Fraxinus angustifolia subsp. angustifolia	Desert ash	14	10	Good	Good	7.8	2.85
9	Unknown species	Dead tree	5	3	Poor	Good	4.92	2.28

29 Smith Street

Tree ID	Species	Common Name	Height (m)	Spread (m)	Health	Structure	TPZ (m)	SRZ (m)
1	*Acer pseudoplatanus	Sycamore maple	13	16	Fair	Fair	15	3.88
2	Acer pseudoplatanus	Sycamore maple	16	11	Good	Good	7.92	2.98
3	Acer pseudoplatanus	Sycamore maple	14	10	Good	Good	6.84	2.83
4	Acer pseudoplatanus	Sycamore maple	12	7	Good	Good	5.64	2.53
5	Acer pseudoplatanus	Sycamore maple	9	9	Good	Good	4.08	2.28
6	Quercus robur	English oak	12	14	Good	Good	6.96	2.74

*Located on 17 Smith Street

6.1. Tree Condition

There are 15 individual trees within the subject area. Figure 2 show a total of six individual genus within the impacted subject area. For additional tree information refer to APPENDIX A and APPENDIX B.

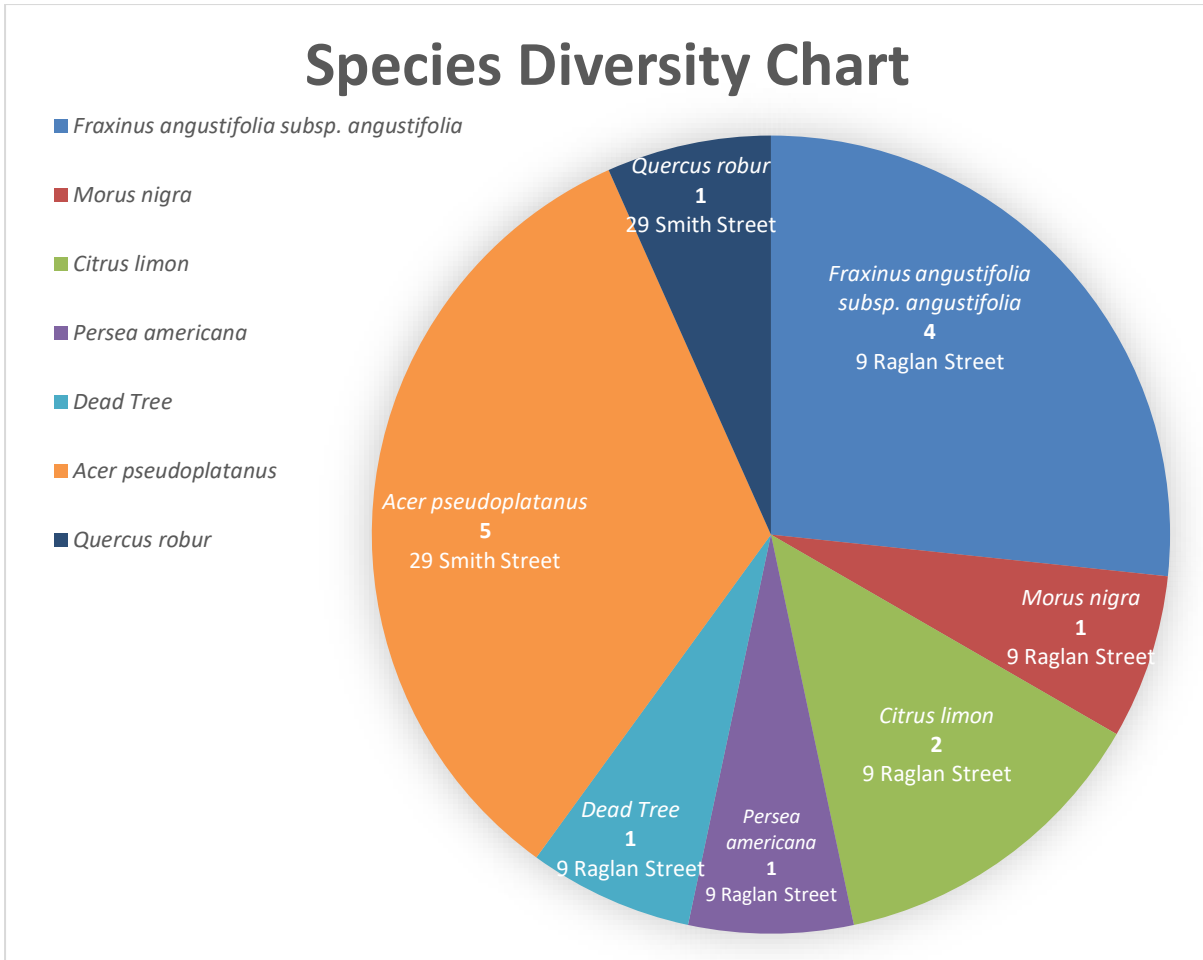


Figure 2, Tree Species Diversity within the subject area

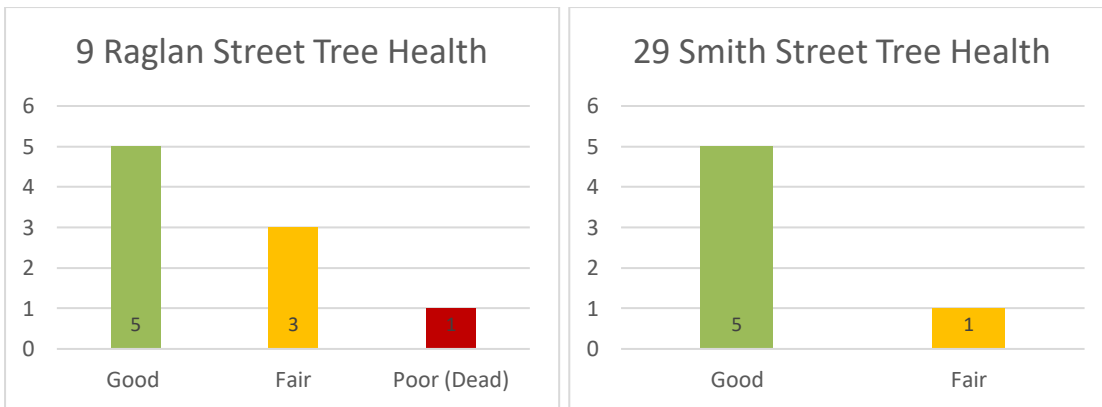


Figure 3, Tree Health Graph within the subject area

The current health of the tree population is considered good (10) with four trees being considered fair and 1 being poor (dead).

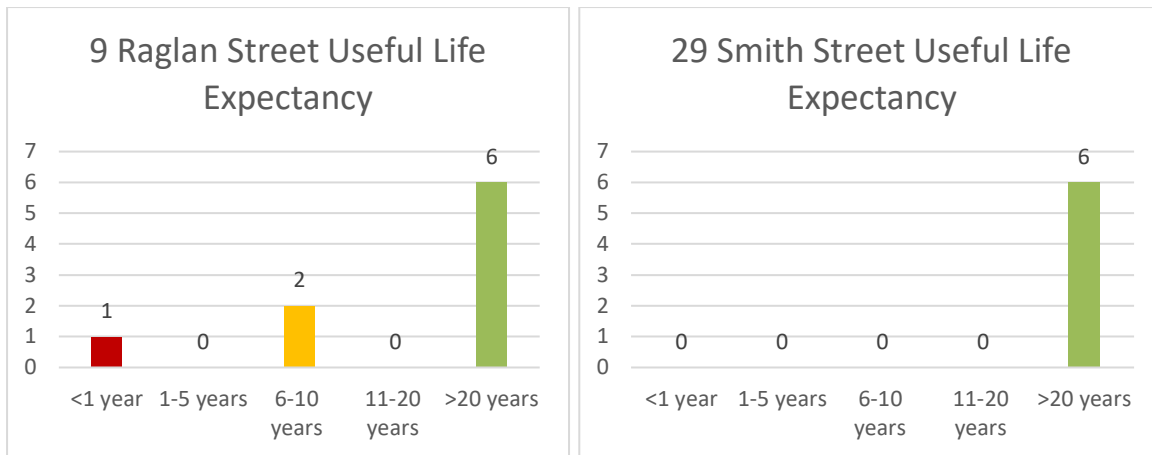


Figure 4, Tree ULE within the subject area

The Useful Life Expectancy (ULE) of the tree population shows 12 trees with a ULE of >20years, two with a ULE between 11-20 years, one with a ULE less than one year as it has been assessed as being dead or is highly unlikely to recover.

7. Recommendations

It is recommended that prior to construction an Arboricultural Impact Assessment (AIA) and an associated Tree Management Plan (TMP) be developed once construction plans are finalised to minimise impact to the current tree population and provide the best tree management techniques to ensure long term tree viability.

7.1 9 Raglan Street Recommendations

Trees 1 - 3

Specific design considerations should be made to the proposed site entrance to ensure trees 1, 2, 3 (*Fraxinus angustifolia subsp. angustifolia*) are not adversely affected by the construction of the site entrance. As indicated in condition 12 of the planning permit this entrance must be constructed to the absolute minimum width possible. All excavation should be avoided by building up soil and constructing above natural grade. If construction is required within the tree protection zones of the subject trees, a maximum 10% encroachment into the TPZ would be allowed but an offset must be demonstrated in accordance to AS 4970-2009 (refer to APPENDIX A for TPZ dimensions). Tree sensitive construction techniques such as an air-spade or hydro vacuum excavation can only be undertaken under project arborist direction and at a pressure not greater than 400psi to ensure root cambium remains intact.

Trees 4 - 7

These are healthy semi-mature and mature fruit trees and provide aesthetic value, appeal and are easily manageable species that should be retained.

Tree 8

This mature specimen provides significant canopy cover and is a dominant tree in the landscape and should be retained.

Tree 9

Entire root plate is uprooted and exposed, this tree should be removed.

7.2 29 Smith Street Recommendations

Trees 2, 3

These trees should be considered for removal due to the impacts of construction of a proposed drainage basin.

Trees 1, 4, 5, 6

These trees are structurally sound and provide benefits in canopy coverage, aesthetic value and habitat potential and should be retained. Tree 1 is located adjacent the fence line on 17 Smith Street. Design considerations should be made to ensure this significant tree isn't adversely impacted by proposed development.

In addition, the following activities are not to be undertaken within and TPZs:

Activities restricted within the TPZ

AS4970-2009 Protection of trees on development sites, Section 4 Tree Protection Measures outlines that the following activities are to be avoided within the TPZ:

- Machine excavation including trenching;
- Excavation for silt fencing;
- Cultivation;
- Storage;
- Preparation of chemicals, including preparation of cement products;
- Heavy of vehicles and plant;
- Refuelling;
- Dumping of waste;
- Wash down and clearing of equipment;
- Placement of fill;
- Lighting of fires;
- Soil level changes;
- Temporary or permanent installation of utilities and signs, and
- Physical damage to the tree.

8. References

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Hepburn Shire Council - Planning permit PA 2504 - 15 July 2021

8.1 APPENDIX A – Tree Data Detailed

Tree ID: 1

Botanical Name: *Fraxinus angustifolia subsp. angustifolia*

Common Name: Desert ash

Easting: 144.154198

Northing: -37.340755

Datum: GDA1994 MGA Zone 55

Height (m): 9

Spread (m): 10

DBH (mm): 550

Tree Protection Zone (m): 6.6

Structural Root Zone (m): 2.69

Age: Mature

Significance: Highly Significant

Useful Life Expectancy: >20 years

Health: Good

Structure: Fair

Comment: Avenue of honour planting.



Tree ID: 2

Botanical Name: *Fraxinus angustifolia subsp. angustifolia*

Common Name: Desert ash

Easting: 144.154094

Northing: -37.34075

Datum: GDA1994 MGA Zone 55

Height (m): 7

Spread (m): 5

DBH (mm): 330

Tree Protection Zone (m): 3.96

Structural Root Zone (m): 2.18

Age: Semi Mature

Significance: Highly Significant

Useful Life Expectancy: >20 years

Health: Good

Structure: Fair

Comment: Avenue of honour planting.



Tree ID: 3

Botanical Name: *Fraxinus angustifolia subsp. angustifolia*

Common Name: Desert ash

Easting: 144.153924

Northing: -37.340725

Datum: GDA1994 MGA Zone 55

Height (m): 11

Spread (m): 11

DBH (mm): 540

Tree Protection Zone (m): 6.48

Structural Root Zone (m): 2.78

Age: Mature

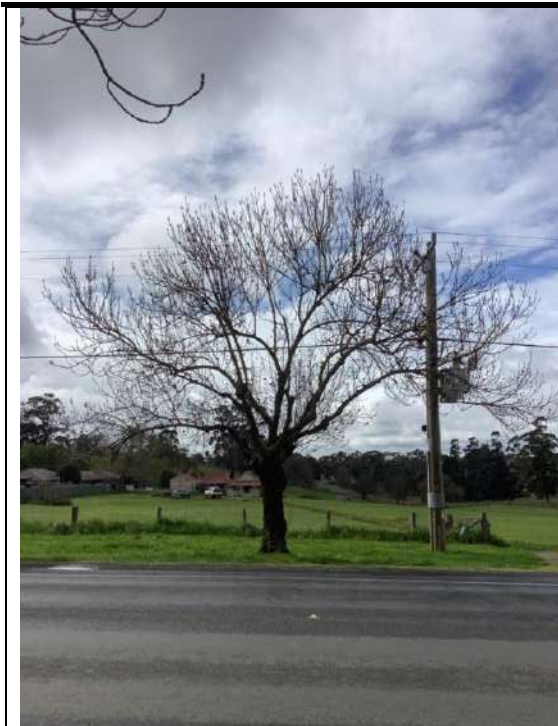
Significance: Highly Significant

Useful Life Expectancy: >20 years

Health: Good

Structure: Good

Comment: Avenue of honour planting.



Tree ID: 4

Botanical Name: *Morus nigra*

Common Name: Mulberry

Easting: 144.154447

Northing: -37.339802

Datum: GDA1994 MGA Zone 55

Height (m): 6

Spread (m): 8

DBH (mm): 600

Tree Protection Zone (m): 7.2

Structural Root Zone (m): 2.98

Age: Mature

Significance: Desirable

Useful Life Expectancy: >20 years

Health: Fair

Structure: Fair

Comment: Mature mulberry with compromised structure due to previous significant failure.



Tree ID: 5

Botanical Name: *Citrus limon*

Common Name: Lemon

Easting: 144.15409

Northing: -37.33961

Datum: GDA1994 MGA Zone 55

Height (m): 3

Spread (m): 3

DBH (mm): 140

Tree Protection Zone (m): 2

Structural Root Zone (m): 1.61

Age: Semi Mature

Significance: Desirable

Useful Life Expectancy: 6-10 years

Health: Fair

Structure: Good

Comment: Healthy lemon tree with a yielding a high quantity a well-developed fruit.



Tree ID: 6

Botanical Name: *Citrus limon*

Common Name: Lemon

Easting: 144.154014

Northing: -37.339593

Datum: GDA1994 MGA Zone 55

Height (m): 2

Spread (m): 2.5

DBH (mm): 140

Tree Protection Zone (m): 2

Structural Root Zone (m): 1.65

Age: Semi Mature

Significance: Desirable

Useful Life Expectancy: 6-10 years

Health: Good

Structure: Good

Comment: Healthy lemon tree with a yielding a high quantity a well-developed fruit.



Tree ID: 7

Botanical Name: *Persea americana*

Common Name: Avocado

Easting: 144.15386

Northing: -37.339517

Datum: GDA1994 MGA Zone 55

Height (m): 5

Spread (m): 4

DBH (mm): 250

Tree Protection Zone (m): 3

Structural Root Zone (m): 1.85

Age: Semi Mature

Significance: Desirable

Useful Life Expectancy: >20 years

Health: Fair

Structure: Good

Comment: Avocado tree in good condition will unlikely bare significant amount of fruit do to climate.



Tree ID: 8

Botanical Name: *Fraxinus angustifolia subsp. angustifolia*

Common Name: Desert ash

Easting: 144.153768

Northing: -37.339622

Datum: GDA1994 MGA Zone 55

Height (m): 14

Spread (m): 10

DBH (mm): 650

Tree Protection Zone (m): 7.8

Structural Root Zone (m): 2.85

Age: Mature

Significance: Desirable

Useful Life Expectancy: >20 years

Health: Good

Structure: Good

Comment: Unable to measure DBH as tree is on fence line, see photo.



Tree ID: 9

Botanical Name: *Unknown species*

Common Name: Dead tree

Easting: 144.1537

Northing: -37.340051

Datum: GDA1994 MGA Zone 55

Height (m): 5

Spread (m): 3

DBH (mm): 410

Tree Protection Zone (m): 4.92

Structural Root Zone (m): 2.28

Age: Dead

Significance: Undesirable

Useful Life Expectancy: Not Assessed

Health: Poor

Structure: Poor

Comment: Tree is dead or in poor health and will not recover. Remove



Tree ID: 1

Botanical Name: *Acer pseudoplatanus*

Common Name: Sycamore maple

Easting: 144.154821

Northing: -37.338024

Datum: GDA1994 MGA Zone 55

Height (m): 13

Spread (m): 16

DBH (mm): 1290

Tree Protection Zone (m): 15

Structural Root Zone (m): 3.88

Age: Over-mature

Significance: Significant

Useful Life Expectancy: >20 years

Health: Fair

Structure: Fair

Comment: Adjacent to fence line, located on 17 Smith Street. Design considerations should be made to ensure minimal impact to tree protection zone. Significant basal wound with associated column of decay. Appears structurally sound.



Tree ID: 2

Botanical Name: *Acer pseudoplatanus*

Common Name: Sycamore maple

Easting: 144.155049

Northing: -37.338044

Datum: GDA1994 MGA Zone 55

Height (m): 16

Spread (m): 11

DBH (mm): 660

Tree Protection Zone (m): 7.92

Structural Root Zone (m): 2.98

Age: Mature

Significance: Desirable

Useful Life Expectancy: >20 years

Health: Good

Structure: Good

Comment: Tree not viable for retention due to impacts from proposed drainage basin. Two trees with grafted roots.



Tree ID: 3

Botanical Name: *Acer pseudoplatanus*

Common Name: Sycamore maple

Easting: 144.155088

Northing: -37.337944

Datum: GDA1994 MGA Zone 55

Height (m): 14

Spread (m): 10

DBH (mm): 570

Tree Protection Zone (m): 6.84

Structural Root Zone (m): 2.83

Age: Mature

Significance: Desirable

Useful Life Expectancy: >20 years

Health: Good

Structure: Fair

Comment: Tree not viable for retention due to impacts from proposed drainage basin. Included bark union



Tree ID: 4

Botanical Name: *Acer pseudoplatanus*

Common Name: Sycamore maple

Easting: 144.15486

Northing: -37.337956

Datum: GDA1994 MGA Zone 55

Height (m): 12

Spread (m): 7

DBH (mm): 470

Tree Protection Zone (m): 5.64

Structural Root Zone (m): 2.53

Age: Mature

Significance: Desirable

Useful Life Expectancy: >20 years

Health: Good

Structure: Good

Comment:



Tree ID: 5

Botanical Name: *Acer pseudoplatanus*

Common Name: Sycamore maple

Easting: 144.155067

Northing: -37.337604

Datum: GDA1994 MGA Zone 55

Height (m): 9

Spread (m): 9

DBH(mm): 340

Tree Protection Zone (m): 4.08

Structural Root Zone (m): 2.28

Age: Mature

Significance: Desirable

Useful Life Expectancy: >20 years

Health: Good

Structure: Good

Comment:



Tree ID: 6

Botanical Name: *Quercus robur*

Common Name: English oak

Easting: 144.154848

Northing: -37.337528

Datum: GDA1994 MGA Zone 55

Height (m): 12

Spread (m): 14

DBH(mm): 580

Tree Protection Zone (m): 6.96

Structural Root Zone (m): 2.74

Age: Mature

Significance: Desirable

Useful Life Expectancy: >20 years

Health: Good

Structure: Good

Comment:



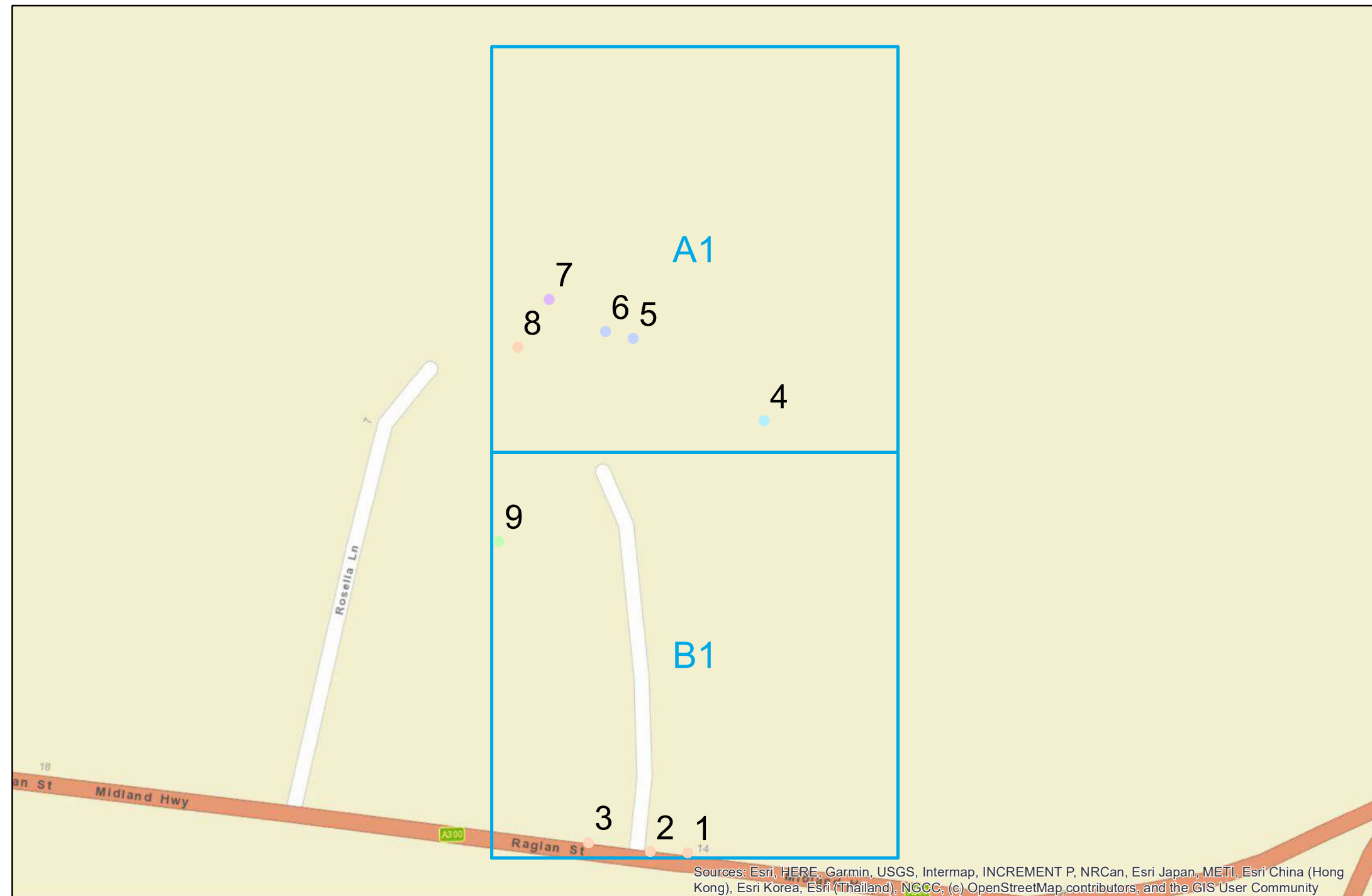
8.2 APPENDIX B – Tree Data

Tree ID	Location	Species	Common Name	Origin	Height (m)	Spread (m)	DBH (mm)	Age	ULE	TPZ (m)	SRZ (m)	Health	Structure	Defects	Retain or Remove	X	Y
1	9 Raglan Street	<i>Fraxinus angustifolia</i> subsp. <i>angustifolia</i>	Desert ash	Exotic	9	10	550	Mature	>20 years	6.6	2.69	Good	Fair	Trunk damage and heartwood decay.	Retain	144.154198	-37.340755
2	9 Raglan Street	<i>Fraxinus angustifolia</i> subsp. <i>angustifolia</i>	Desert ash	Exotic	7	5	330	Semi Mature	>20 years	3.96	2.18	Good	Fair	Trunk damage and heartwood decay.	Retain	144.154094	-37.34075
3	9 Raglan Street	<i>Fraxinus angustifolia</i> subsp. <i>angustifolia</i>	Desert ash	Exotic	11	11	540	Mature	>20 years	6.48	2.78	Good	Good	Minor heartwood decay.	Retain	144.153924	-37.340725
4	9 Raglan Street	<i>Morus nigra</i>	Mulberry	Exotic	6	8	600	Mature	>20 years	7.2	2.98	Fair	Fair	Bark wounds/peeling and lost branches and limbs. Remaining tree is healthy.	Retain	144.154447	-37.339802
5	9 Raglan Street	<i>Citrus limon</i>	Lemon	Exotic	3	3	140	Semi Mature	6-10 years	2	1.61	Fair	Good	Chlorotic leaves and sparse canopy.	Retain	144.15409	-37.33961
6	9 Raglan Street	<i>Citrus limon</i>	Lemon	Exotic	2	2.5	140	Semi Mature	6-10 years	2	1.65	Good	Good	Slightly chlorotic leaves	Retain	144.154014	-37.339593

Tree ID	Location	Species	Common Name	Origin	Height (m)	Spread (m)	DBH (mm)	Age	ULE	TPZ (m)	SRZ (m)	Health	Structure	Defects	Retain or Remove	X	Y
7	9 Raglan Street	<i>Persea americana</i>	Avocado	Exotic	5	4	250	Semi Mature	>20 years	3	1.85	Fair	Good	No major defects	Retain	144.15386	-37.339517
8	9 Raglan Street	<i>Fraxinus angustifolia subsp. angustifolia</i>	Desert ash	Exotic	14	10	650	Mature	>20 years	7.8	2.85	Good	Good	Some deadwood	Retain	144.153768	-37.339622
9	9 Raglan Street	<i>Unknown species</i>	Dead tree	Unknown	5	3	410	Dead	Not Assessed	4.92	2.28	Poor	Good	Dead tree laying on ground. Not attached to roots.	Remove	144.1537	-37.340051
1	17 Smith Street	<i>Acer pseudoplatanus</i>	Sycamore maple	Exotic	13	16	1290	Over-mature	>20 years	15	3.88	Fair	Fair	Hollow stem	Retain	144.154821	-37.338024
2	29 Smith Street	<i>Acer pseudoplatanus</i>	Sycamore maple	Exotic	16	11	660	Mature	>20 years	7.92	2.98	Good	Good	No major defects visible	Remove	144.155049	-37.338044
3	29 Smith Street	<i>Acer pseudoplatanus</i>	Sycamore maple	Exotic	14	10	570	Mature	>20 years	6.84	2.83	Good	Good	No major defects visible	Remove	144.155088	-37.337944

Tree ID	Location	Species	Common Name	Origin	Height (m)	Spread (m)	DBH (mm)	Age	ULE	TPZ (m)	SRZ (m)	Health	Structure	Defects	Retain or Remove	X	Y
4	29 Smith Street	<i>Acer pseudoplatanus</i>	Sycamore maple	Exotic	12	7	470	Mature	>20 years	5.64	2.53	Good	Good	No major defects visible	Retain	144.15486	-37.337956
5	29 Smith Street	<i>Acer pseudoplatanus</i>	Sycamore maple	Exotic	9	9	340	Mature	>20 years	4.08	2.28	Good	Good	No major defects visible	Retain	144.155067	-37.337604
6	29 Smith Street	<i>Quercus robur</i>	English oak	Exotic	12	14	580	Mature	>20 years	6.96	2.74	Good	Good	No major defects visible	Retain	144.154848	-37.337528

8.3 APPENDIX C – Detailed Maps



Overview Map



Detailed Map

- Species**
- Citrus limon
 - Fraxinus angustifolia subsp. angustifolia
 - Morus nigra
 - Persea americana
 - Unknown species
- HyggeProperty_Daylesford_9RaglanSt_TPZ
 HyggeProperty_Daylesford_9RaglanSt_SRZ
 HyggeProperty_Daylesford_9RaglanSt_Grids
 World Imagery

hygge property

9 Raglan Street
Daylesford Development



Xylem TreeCare Pty Ltd

A.B.N: 13 640 958 532
Floor 1, 7 Ocean Street
Maroochydore QLD 4558

Ph: 1300 550 953
www.xylemtrees.com

Coordinate System: GDA 1994 MGA Zone 55
Projection: Transverse Mercator
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False Northing: 10,000,000.0000
Central Meridian: 147.0000
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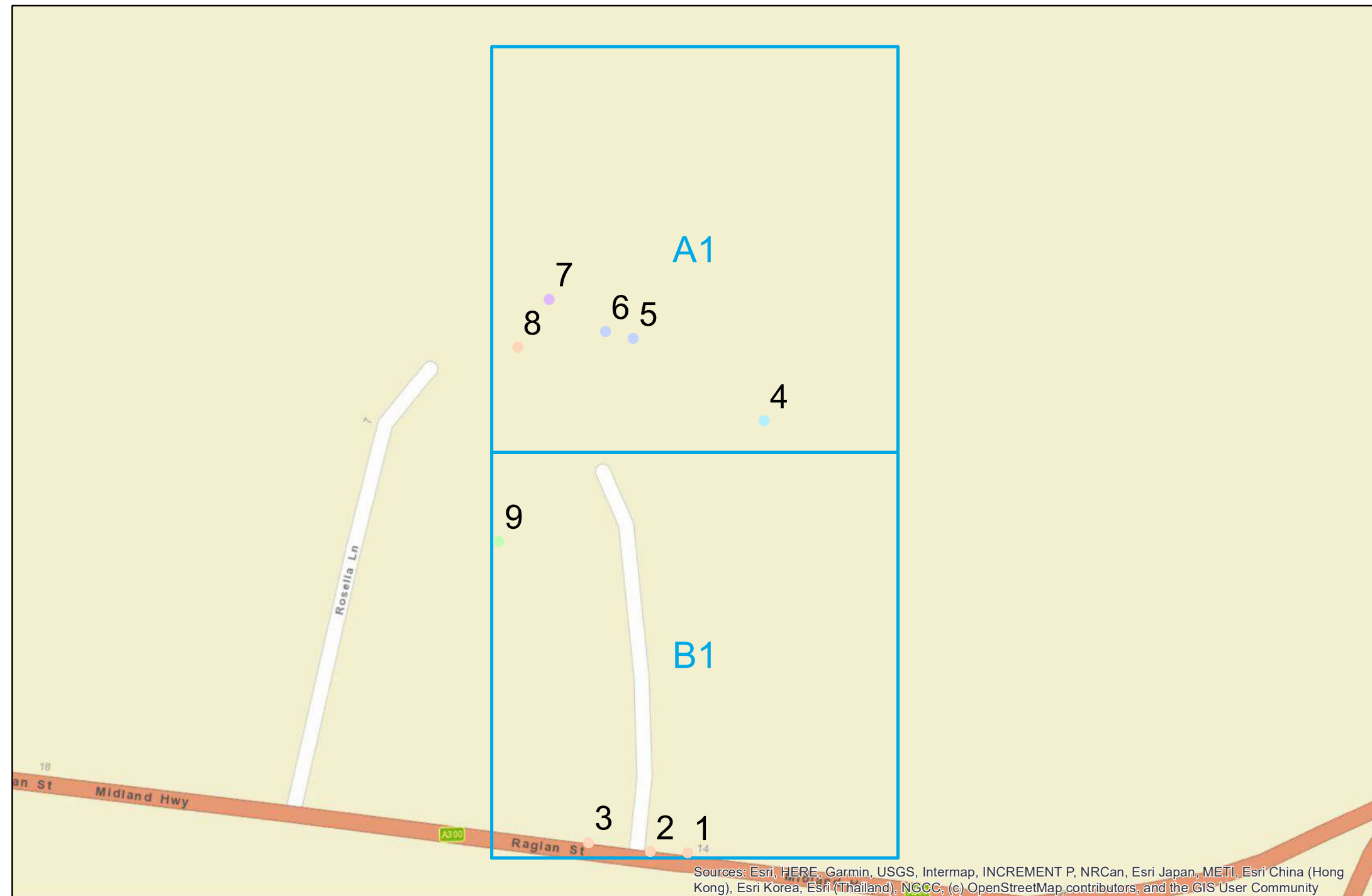
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Overview Map

9 Raglan Street

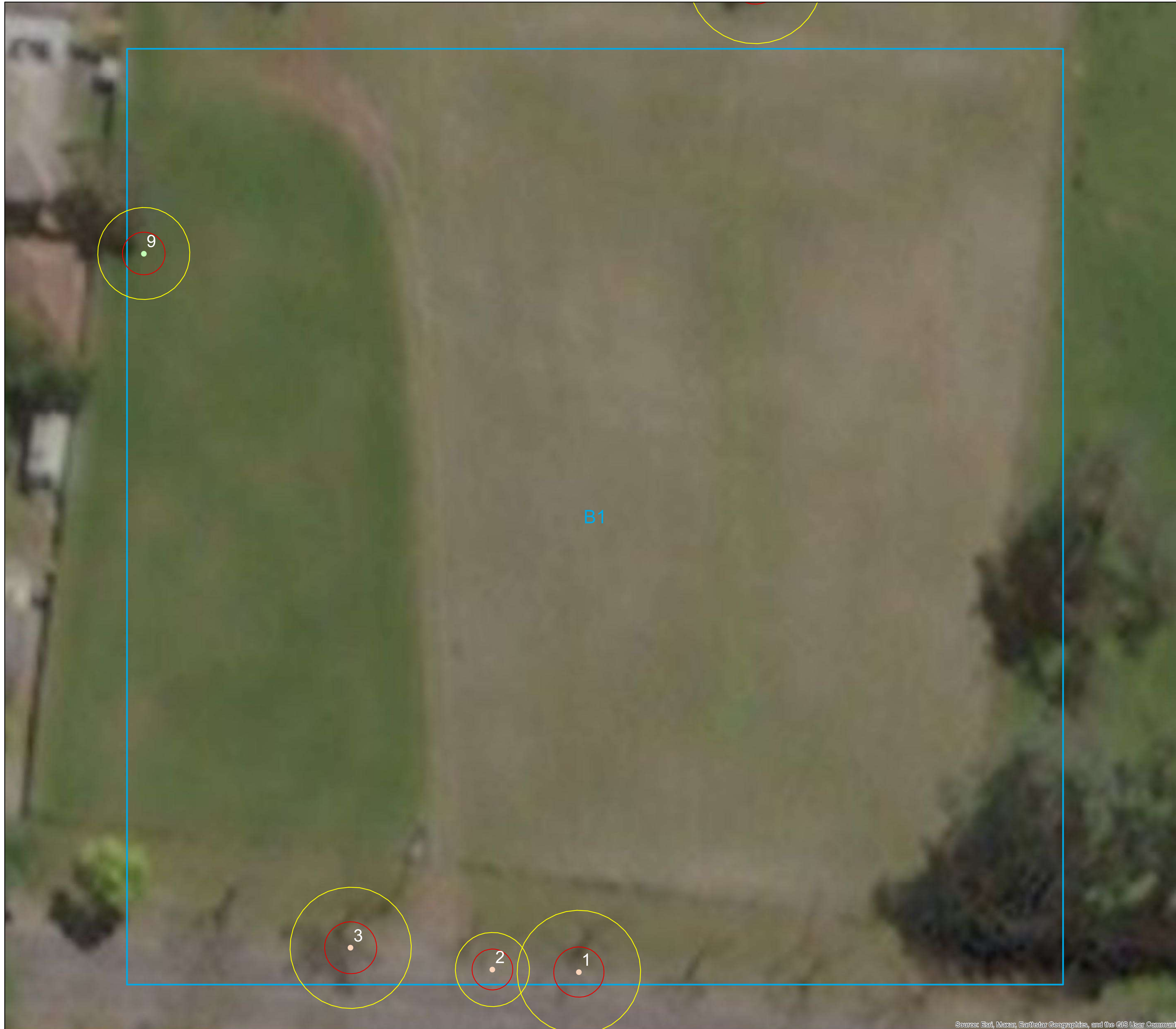
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Checked by: Sam Bianchi

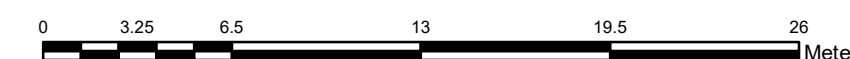
Date: 18th November 2021



Overview Map



Detailed Map



- Species**
- Citrus limon
 - Fraxinus angustifolia subsp. angustifolia
 - Morus nigra
 - Persea americana
 - Unknown species
- HyggeProperty_Daylesford_9RaglanSt_TPZ
 - HyggeProperty_Daylesford_9RaglanSt_SRZ
 - HyggeProperty_Daylesford_9RaglanSt_Grids
- World Imagery

hygge property

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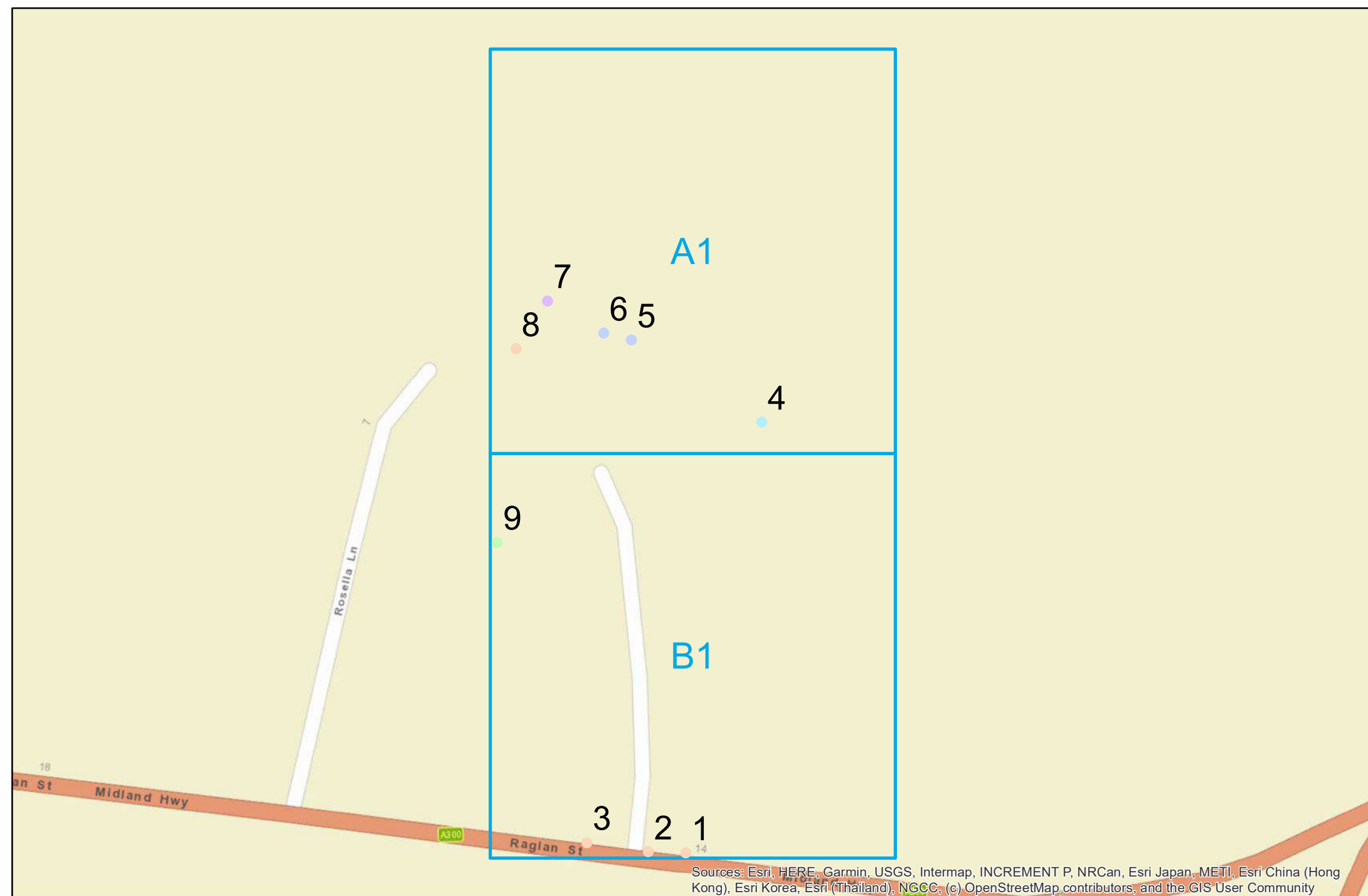
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Map B1

9 Raglan Street

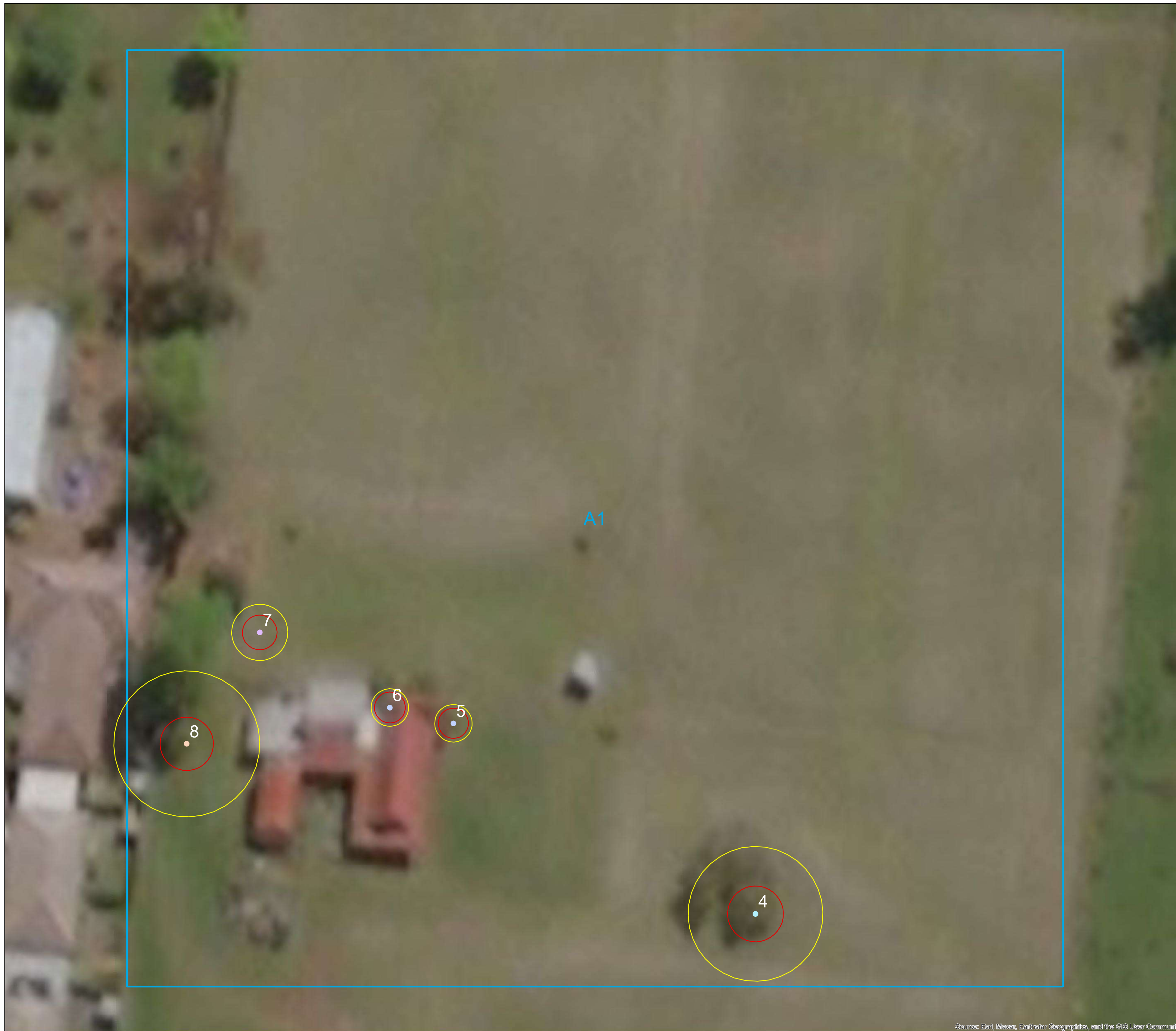
Drawn By: Nikita Starcevich

Checked by: Sam Bianchi

Date: 18th November 2021



Overview Map



Detailed Map

- Species**
- Citrus limon
 - Fraxinus angustifolia subsp. angustifolia
 - Morus nigra
 - Persea americana
 - Unknown species
- HyggeProperty_Daylesford_9RaglanSt_TPZ
 HyggeProperty_Daylesford_9RaglanSt_SRZ
 HyggeProperty_Daylesford_9RaglanSt_Grids
 World Imagery

hygge property

9 Raglan Street
Daylesford Development



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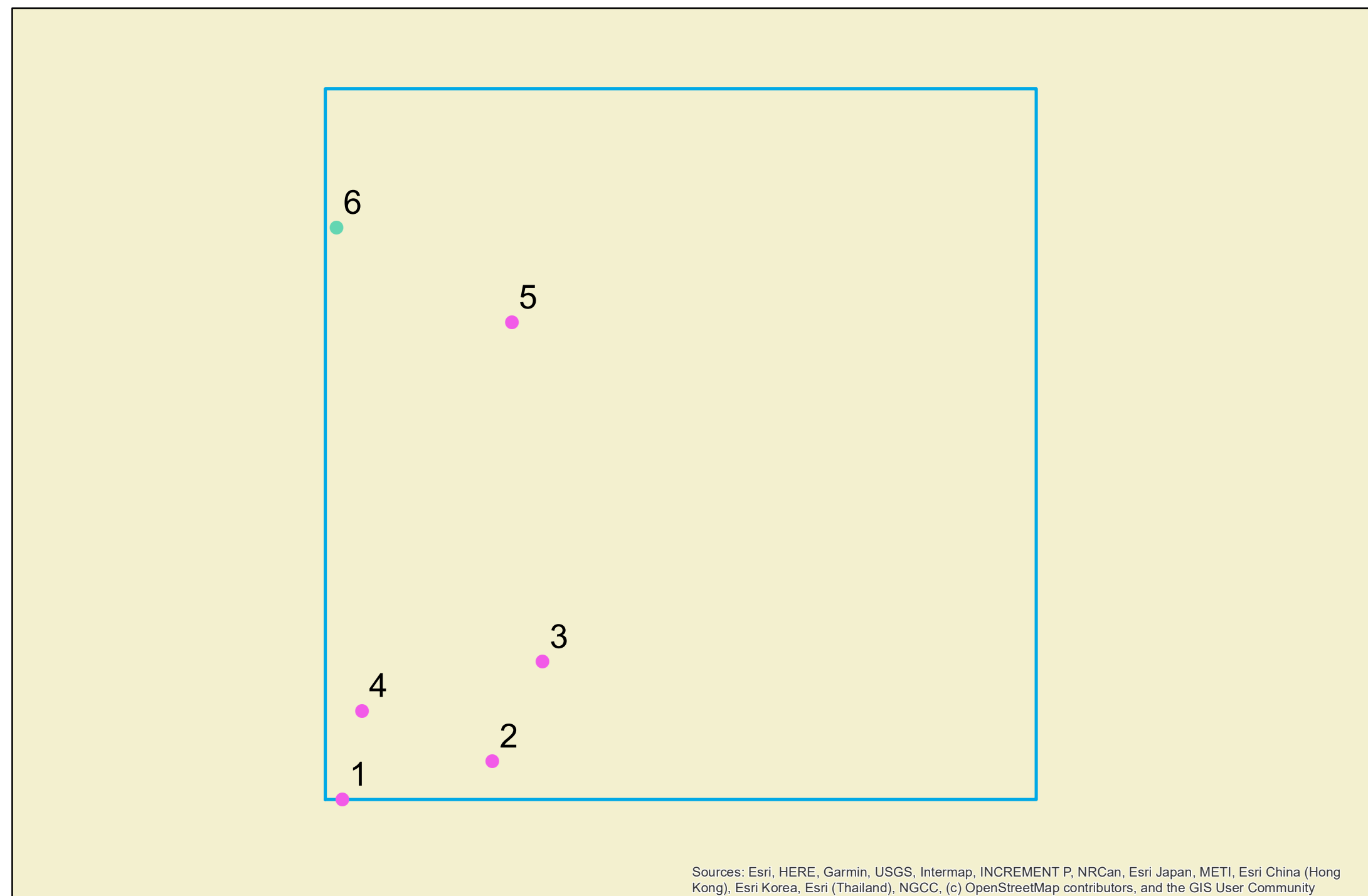
Sheet No.
Map A1

9 Raglan Street

Drawn By: Nikita Starcevich

Checked by: Sam Bianchi

Date: 18th November 2021



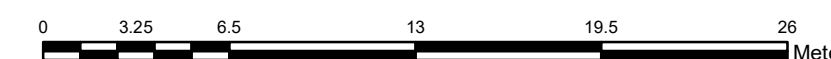
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Overview Map



Sources: Esri, Maxar, GeoEye, AeroGRID, IGN, and the GIS User Community

Detailed Map



- Species**
- Acer pseudoplatanus
 - Quercus robur
 - HyggeProperty_Daylesford_29SmithSt_SRZ_2
 - HyggeProperty_Daylesford_29SmithSt_TPZ_2
 - HyggeProperty_Daylesford_29SmithSt_Grids_2
- World Imagery

hygge property

29 Smith Street
Daylesford Development



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False Northing: 10,000,000.0000
Central Meridian: 147.0000
Scale Factor: 0.9996
Latitude Of Origin: 0.0000
Units: Meter



Sheet No.
Overview Map

29 Smith Street

Drawn By: Nikita Starcevich

Checked by: Sam Bianchi

Date: 18th November 2021

Appendix 7 – Environmental Impact Assessment

9 Raglan Street and 29 Smith Street
Daylesford
Vegetation Assessment

Prepared for
Hygge Property

Prepared by:
Mark Trengove Ecological Services

December 2021

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Document History

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1 Introduction

1.1 Project Background

This report was commissioned Hygge Property undertake an ecological assessment for the proposed new residential sub-division at 9 Raglan Street and 29 Smith Street Daylesford.

Under Clause 52.17 of the Victorian Planning Scheme, the State has gazetted the Native Vegetation Permitted Clearing Regulations. The regulations 'introduce a risk based approach to assessing applications to remove native vegetation' (DELWP Website vi). Refer to Section 3.3 for further discussion.

1.2 Aims

The aims of the study are to -

- Determine the extent of any indigenous vegetation that exists in the study area.
- Describe the vegetation of the study area.
- Undertake an assessment of any native vegetation (patch or scattered tree) that may be impacted on by the proposal.
- Respond to relevant legislation (Clause 52.17, EPBC Act, ESO1, ESO2).
- Prescribe offset requirements for the removal of any native vegetation from the study area.

1.3 Study Area

The subject site consists of approximately 2.8 hectares of land located at 9 Raglan Street (approx. 2 ha) and part of 29 Smith Street (approx. 0.8 ha) Daylesford. The study area is the area as defined at Figure 1.

The study area is located within the Hepburn Shire Council, which is located within in the North Central Catchment Management Authority area. The study area is within the Central Victorian Uplands bioregion (DELWP website i). Under the Hepburn Planning Scheme, the study area is zoned General Residential Zone (GRZ1) and is subject to Environment Significance Overlay 1 (ESO1) and Environment Significance Overlay 2 (ESO2).

The study area includes an ephemeral drainage line that flows from south to north across the parts of the two properties. This drainage line is a tributary of Bund Creek. Bund Creek flows into Spring Creek, through the Hepburn Springs area, and is within the Loddon River catchment. Refer to Figure 2 for the location of Bund Creek drainage lines.

Soil types within the study area are comprised of volcanic clay loams.

The 9 Raglan Street property slopes gently from the south-west down to the north-east (to the Bund Creek tributary), with a fall of 10 metres over 215 metres distance. The 29 Smith Street property slopes more steeply, from the west down to the east (to the Bund Creek tributary), with a fall of 23 metres over 70 metres distance.

The vegetation of the study area can be described as follows:

- Disturbed degraded vegetation with predominately exotic plant species.
- Planted exotic and non-local native vegetation.

Areas of native vegetation dominated by mature Manna Gum and Blackwood occur on the subject property and on the adjacent property to the east. This vegetation is located beyond the impact area and is not implicated (Table 3 and Figure 3).

Refer to Figure 1 for the location of the study area.

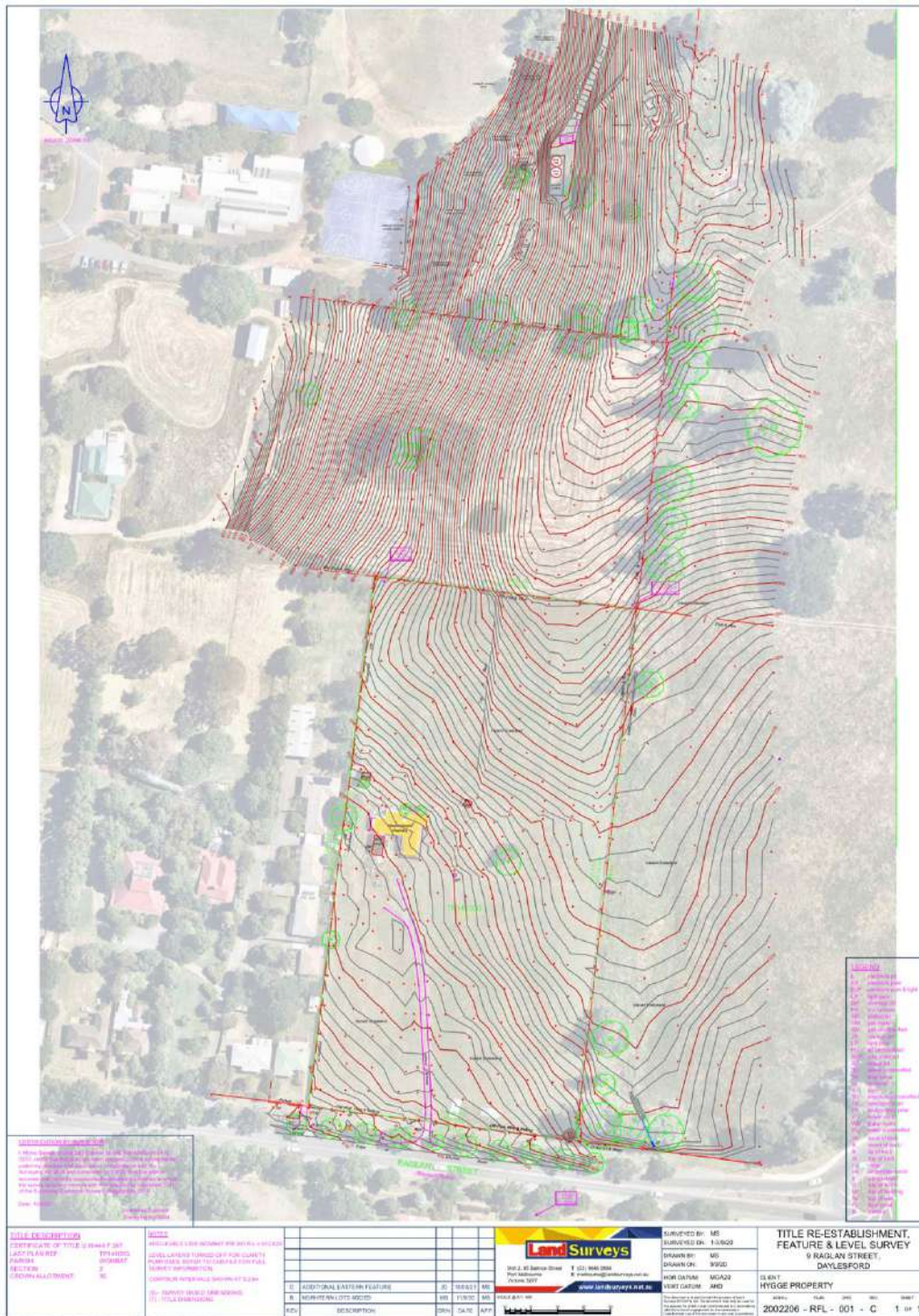


Figure 1. Study area location and 1 metre contour intervals. The central section, 17 Smith Street, is not included.



Figure 2. Bund Creek (DELWP NVIM data).

1.4 Potential Impacts

The area of potential impact is comprised of proposed new residential sub-division.

It is assessed that under Clause 52.17 a permit to remove native vegetation will not be required. However a permit to remove vegetation will be required under ESO1.

2 Survey Methods

2.1 Taxonomy

Scientific names for plants follow the Flora of Victoria (RBG website). Common names for plants follow the Flora of Victoria Vols 2-4 (Walsh and Entwisle 1994-1999).

2.2 Literature and Database Review

Relevant literature, online resources and databases were reviewed to provide an up to date assessment of ecological values associated with the study area and surrounds, including:

- The Victorian Department of Environment, Land, Water and Planning (DELWP) NVIM tool (DELWP website i) for:
 - Modelled data for remnant vegetation patches and habitat for rare or threatened species and
 - the extent of historic and current Ecological Vegetation Classes (EVC)s
- Aerial photography of the study area (Google maps).

2.3 Field methodology vegetation assessment

The site was inspected on foot on the 26th of November 2021. The entire site was traversed. Records were taken of all indigenous and exotic vascular plant species. Observations were made of the existing habitat values.

2.4 Limitations

The assessment was conducted during spring, a time of year that is suitable for the detection of most flora species likely to occur on site. Due to the degraded nature of the study area and the favourable conditions for survey, the site inspection is considered to be sufficient to assess the ecological values of the proposed impact site. As a result, there are not considered to be any significant limitations to the finding of the study.

The survey includes only vascular flora. As Habitat Hectare assessments were not required (*refer to 3.3*) non-vascular flora (mosses, lichens, fungi, etc.) were not recorded. Fauna was not surveyed.

2.5 Defining Vegetation Significance

A number of criteria are applied in order to assess the significance of flora species and vegetation communities. The definition of the criteria is detailed in Appendix 1.

2.6 Defining and Assessing Native Vegetation

Native vegetation in Victoria has been defined by DELWP as belonging to two categories. These are:

Patch native vegetation

Patch native vegetation is either:

- any area of vegetation where at least 25 per cent of the total perennial understorey plant cover is native
- any area with three or more native canopy trees where the canopy foliage cover is overlapping.
- Areas of current wetlands as mapped by DELWP.

Scattered tree native vegetation

Scattered tree native vegetation is:

- a native canopy tree that does not form part of a patch.

Habitat hectares

Habitat hectares (Vegetation Quality Assessment v1.3) is a site-based measure that combines extent and condition of native vegetation. The current condition of native vegetation is assessed against a benchmark for its Ecological Vegetation Class (EVC). EVCs are classifications of native vegetation types. The benchmark for an EVC describes the attributes of the vegetation type in its mature natural state, which reflects the pre-settlement circumstances. The condition score of native vegetation at a site can be determined through undertaking a habitat hectare assessment.

The habitat hectares of native vegetation is calculated by multiplying the current condition of the vegetation (condition score) by the extent of native vegetation. (DELWP Website vi).

3 Results

3.1 Ecological Vegetation Class

Ecological Vegetation Classes (EVCs) are the primary level of classification of vegetation communities within Victoria. An EVC contains one or more plant (floristic) community and represents a grouping of vegetation communities with broadly similar ecological attributes.

The EVC mapping of the study area undertaken by DELWP (DELWP website i) indicates that the study area and immediate surrounds contains vegetation that aligns with the characteristics of EVC 23 Herb-rich Foothill Forest.

The bioregional conservation status of EVC 23 Herb-rich Foothill Forest is 'Depleted'. Depleted is defined as an EVC where between 30-50% of pre-European extent remains.

The current survey recorded no native vegetation that accords with EVC 23 Herb-rich Foothill Forest.

Refer to Figure 3 for the distribution of pre 1750 EVCs (DELWP website i). Refer below (3.3) for further discussion.



Figure 3. Distribution of pre 1750 EVCs (DELWP data).

3.2 Flora

3.2.1 Indigenous Plant Species

No indigenous (native) vascular plant species were recorded for the study area.

Refer to Table 1 for a list of naturalised vascular plant species; including status recorded this survey. Refer to Table 2 for a list of tree species recorded this survey. Refer to Plates 1-6 for photographs of the vegetation existing conditions.

3.2.2 Exotic Plant Species

Table 1 Dominant Naturalised Exotic Plant Species recorded this assessment.

Botanical Name	Common Name	Status
<i>Agrostis capillaris</i>	Creeping Bent-grass	Exotic
<i>Anthoxanthum odoratum</i>	Sweet Vernal Grass	Exotic
<i>Bromus</i> spp.	Brome	Exotic
<i>Cirsium vulgare</i>	Spear Thistle	Exotic
<i>Cretageus monogyna</i>	Hawthorn	Exotic
<i>Cytisus scoparius</i>	English Broom	Exotic
<i>Dactylis glomeratus</i>	Cock's-foot Grass	Exotic
<i>Holcus lanatus</i>	Yorkshire Fog-grass	Exotic
<i>Hypochaeris radicata</i>	Flatweed	Exotic
<i>Lolium</i> spp.	Rye-grass	Exotic
<i>Phalaris aquatica</i>	Canary-grass	Exotic
<i>Pittosporum undulatum</i>	Sweet Pittosporum	Exotic
<i>Rosa rubiginosa</i>	Briar Rose	Exotic
<i>Rubus laciniatus</i>	Blackberry	Exotic
<i>Rumex crispus</i>	Curled Dock	Exotic
<i>Silybum marinum</i>	Variiegated Thistle	Exotic

Table 1. Botanical name, common name, status.

Table 2 Trees

Tree #	Botanical Name	Common Name	Status	52.17 Implications
1	<i>Morus nigra</i>	Mulberry	Exotic	Nil
2	<i>Fraxinus</i> spp.	Ash	Exotic	Nil
3	<i>Plantanus</i> spp.	Plane	Exotic	Nil
4	<i>Plantanus</i> spp.	Plane	Exotic	Nil
5	<i>Plantanus</i> spp.	Plane	Exotic	Nil
6	<i>Plantanus</i> spp.	Plane	Exotic	Nil
7	<i>Plantanus</i> spp.	Plane	Exotic	Nil
8	<i>Quercus</i> spp.	Oak	Exotic	Nil
9	<i>Plantanus</i> spp.	Plane	Exotic	Nil
10	<i>Plantanus</i> spp.	Plane	Exotic	Nil

Table 2. Trees, botanical name, common name, status, and implications for Clause 52.17. Refer to Figure 3 for location of trees.



Figure 3. Location of trees. Manna Gums are located beyond the impact area. Plantation is mixed non-local native spp (*Eucalyptus spp*, *Acacia spp*, *Auarcaria*).

Areas of native vegetation dominated by mature Manna Gum and Blackwood occur on the subject property to the north of the proposed sub-division and on the adjacent property, 4719 Midland Highway, to the east. This vegetation is located beyond the impact area and is not implicated (Table 3 and Figure 3). Refer to Table 3 for native tree data including DBH and TPZ calculations.

Table 3 Native trees beyond the impact area

Tree #	Botanical Name	DBH (cm)	TPZ (m)	Clause 52.17 Impact
A	<i>Eucalyptus viminalis</i>	1200	14.4	No impact
B	<i>Eucalyptus viminalis</i>	2200	15	No impact

Table 3. Native trees, botanical name, diameter at breast height (DBH), tree protection zone (TPZ) and implications for Clause 52.17.

Tree protection zones are calculated in accordance with Australian Standard AS4970-2009 *Protection of trees on development sites*. Refer to Appendix 3.

3.2.3 Significant Plant Species

No native plant species were recorded. Refer to Table 1 and Appendix 1.

3.2.4 Condition of the Vegetation

The vegetation of the study area is described as follows:

- **Relatively degraded exotic vegetation.** This vegetation occurs across the majority of the study area (the former farming land) and is dominated by pasture grasses and ruderal weeds,
- Exotic specimen trees and non-local native plantations.

3.3 State Native Vegetation Permitted Clearing Regulations

3.3.1 Description

Under Particular Provision (Native Vegetation Clause 52.17) the State has gazetted the Native Vegetation Permitted Clearing Regulations. The Regulations introduce a risk based approach to assessing applications to remove native vegetation (DELWP website vi).

The objective for the permitted clearing of native vegetation (*refer to 2.6*) is that it results in no net loss. This means permitted clearing has a neutral impact on Victoria's biodiversity.

When native vegetation removal is permitted, an offset must be secured which achieves a no net loss outcome for biodiversity. To achieve this, the offset makes a contribution to Victoria's biodiversity that is equivalent to the contribution made by the native vegetation that was removed. The type and amount of offset required depends on the native vegetation being removed and the contribution it makes to Victoria's biodiversity.

Under the Native Vegetation Permitted Clearing Regulations, any 'patch' or 'scattered tree' native vegetation that is proposed to be removed is subject to protection/and or recruitment offsets, depending upon the characteristics of the site.

Refer to Figure 4 for the distribution of vegetation in the study area according to 'Location'. Implications for the current proposal are discussed as follows.



Figure 4. Distribution of vegetation according to 'Location'. Light green equates to 'Location 1' (i.e. least risk) (DELWP Website i). The study area is sited within Location 1.

3.3.2 Patch Native Vegetation

Under the Native Vegetation Permitted Clearing Regulations, any areas of patch native vegetation that are proposed to be removed are subject to protection/and or recruitment offsets, depending upon the characteristics of the site.

No areas of patch native vegetation were recorded for the study area.

3.3.3 Scattered Tree Native Vegetation

Under the Native Vegetation Permitted Clearing Regulations, any scattered native canopy trees that are proposed to be removed are subject to protection/and or recruitment offsets, depending upon the characteristics of the site. Within the CVU bioregion, EVC 23 has *Eucalyptus* spp as 'canopy trees'.

No areas of scattered tree native vegetation were recorded for the study area.

The subject land is zoned for residential purposes, and is located within the Daylesford Structure Plan's identified township boundary, earmarked for future residential development. The subdivision layout has created lot sizes which align with Council's preferred density of the area, with an effort to avoid any detrimental impact upon the manna gums.

3.4 Commonwealth

3.4.1 Environment Protection and Biodiversity Conservation Act (1999)

The Environment Protection and Biodiversity Conservation (EPBC) Act (1999) was established to 'promote the conservation of biodiversity by providing strong protection for listed species and communities in the Commonwealth and for protected areas, Ramsar sites, Commonwealth Reserves, conservation zones and World Heritage sites, etc.' No listed EPBC Act ecological communities or species are recorded for the study area.

Implications

The removal of vegetation would not require referral under the EPBC Act as the vegetation is exotic. Consequently, there is not considered to be any implications for the current proposal under the EPBC Act.

3.5 ESO1 Proclaimed Catchment Protection

Statement of environmental significance

Hepburn Shire is situated in the Central Highlands at the source of a number of catchments linked to Port Phillip Bay or the Murray River. Protection of the quality of this water has significant local and regional implications, especially where these catchments provide domestic water supply.

Environmental objective to be achieved

To protect the quality of domestic water supplies within the Shire and the broader region.

To maintain and where practicable enhance the quality and quantity of water within watercourses.

To prevent increased runoff or concentration of surface water leading to erosion or siltation of watercourses.

To prevent erosion of banks, streambeds adjoining land and siltation of watercourses, drains and other features.

To prevent pollution and increased turbidity and nutrient levels of water in natural watercourses, water bodies and storages.

Vegetation

A permit is not required to remove, destroy, or lop vegetation, including dead vegetation unless the removal, destruction or lopping involves:

Any vegetation on site area greater than 1 ha. Vegetation within 30 metres of a waterway.

(http://planningschemes.dpcd.vic.gov.au/schemes/hepburn/ordinance/42_01s01_hepb.pdf)

Implications

The subject land is zoned for residential purposes and is located within the Daylesford Structure Plan's identified township boundary, earmarked for future residential development. The subdivision layout has created lot sizes which align with Council's preferred density of the area, with an effort to avoid any detrimental impact upon the Manna Gums.

Note that all the proposed Lots are to be connected to the deep sewer.

Under ESO1 a permit will be required for the removal of vegetation as the vegetation is more than 1 ha in size and is within 30 from a waterway (Bund Creek).

3.5 ESO2 Mineral Springs and Groundwater Protection

Statement of environmental significance

The mineral springs that occur within the Hepburn Shire have natural, cultural and economic significance. The protection of the springs, their aquifers and their environs from the impacts of waste disposal and drainage is a fundamental component of the future management of this asset.

Environmental objective to be achieved

To protect the mineral springs, their aquifers and their environs from the impacts of effluent and drainage.

To protect water bores that provide town water supply.

(http://planningschemes.dpcd.vic.gov.au/schemes/hepburn/ordinance/42_01s02_hepb.pdf)

Implications

The subject land is zoned for residential purposes and is located within the Daylesford Structure Plan's identified township boundary, earmarked for future residential development. The subdivision layout has created lot sizes which align with Council's preferred density of the area, with an effort to avoid any detrimental impact upon the Manna Gums.

It is assessed that the removal of vegetation, as proposed, is unlikely to impact upon the values of ESO2.

4 Conclusions

The subject site consists of approximately 2.8 hectares of land located at 9 Raglan Street 29 Smith Street Daylesford. The study area is the entire property of 9 Raglan Street and part of 29 Smith Street.

This report finds that the study area is comprised of naturalised exotic vegetation as well as planted exotic and non-local native trees.

Under Clause 52.17, a planning permit to remove native vegetation would not be required from the Hepburn Shire Council.

Removal of the vegetation of the study area would not have implications for the relevant Commonwealth (i.e., EPBC Act) legislation.

A permit for the removal of vegetation will be required under ESO1 from the Hepburn Shire Council.

There are no significant limitations to the findings of this report.

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Appendix 1 - Assessing conservation significance

Conservation significance is assessed at a range of scales, including national, state, regional and local. Criteria used for determining the conservation significance of flora at national to local scales are presented below for botanical conservation significance.

Botanical Significance

National botanical significance applies to an area when it supports one or more of the following attributes:

a population of at least one nationally threatened plant species listed by Briggs and Leigh (1996) or plant species listed on the schedules to the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.

A nationally threatened ecological community listed on the schedules of the *Environment Protection and Biodiversity Conservation Act 1999*.

State botanical significance applies to an area when it supports one or more of the following attributes:

A population of at least one plant species on the schedules to the Victorian *Flora and Fauna Guarantee Act 1988*.

An ecological community considered threatened in Victoria through its listing on the schedules of the *Flora and Fauna Guarantee Act 1988*.

Regional botanical significance applies to an area that supports one or more of the following attributes:

Supports a population of one or more regionally depleted species defined in a valid regional assessment of biodiversity (eg. Regional Native Vegetation Plan, Environment Conservation Council Report or Comprehensive Regional Assessment documents).

An ecological vegetation class that is considered endangered or vulnerable in a particular bioregion (based on Conn 1993 and the Regional Native Vegetation Plan), in which case the area is of **High Regional** significance.

An ecological vegetation class that is considered depleted in a particular bioregion (based on Conn 1993 and the Regional Native Vegetation Plan), in which case it is of **Regional** significance.

Local botanical significance applies to all remnant native vegetation that does not meet the above criteria. In much of Victoria native vegetation has been so depleted by past clearing and disturbance that all remaining vegetation must be considered to be of at least local conservation significance.

Appendix 2 Determining the Tree Protection Zone

Determining the Tree Protection Zone (TPZ)

The radius of the TPZ is calculated for each tree by multiplying its DBH x 12. TPZ = DBH x 12 (Australian Standard AS4970-2009 *Protection of trees on development sites*)

Where

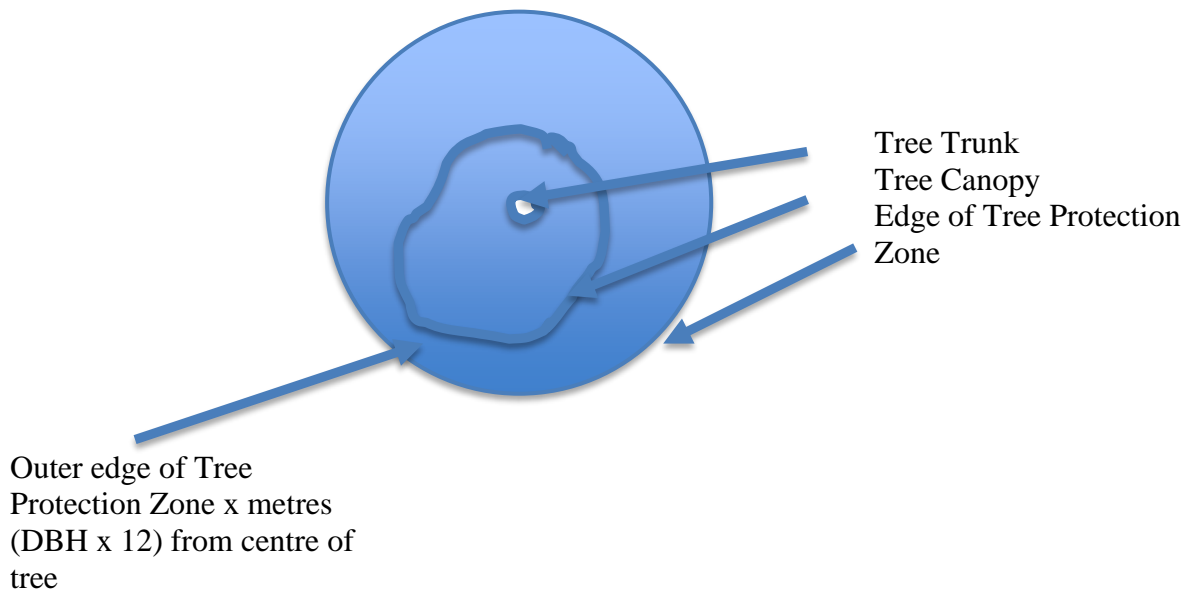
DBH = trunk diameter measured at 1.4 metres above ground.

Radius is measured from the centre of the stem at ground level.

A TPZ should not be less than 2 metres no greater than 15 metres (except where crown protection is required.). Some instances may require variations to the TPZ.

A tree is deemed to be impacted upon if greater than 10% of the TPZ area is to be disturbed.

Indicative Size of Tree Protection Zone



Plates 1–8 Vegetation existing conditions



Plate 1. 9 Raglan Street. Exotic vegetation, typical conditions.



Plate 2. 9 Raglan Street. Bund Creek drainage line at the north eastern sector.



Plate 3. 9 Raglan Street. Exotic vegetation, typical conditions. Mulberry tree.



Plate 4. 29 Smith Street. Native Manna Gum and Blackwood located beyond the study area.



Plate 5. 4719 Midland Highway. Native Manna Gum and Blackwood located on adjacent property beyond the study area. Bund Creek drainage line is located at the base of the tree.



Plate 6. 29 Smith Street. Exotic vegetation, typical conditions.



Plate 7. 29 Smith Street. Plantation of non-local native vegetation.



Plate 8. 29 Smith Street. Exotic vegetation, typical conditions. *Plantanus* spp. trees.

Appendix 8 – Clause 56 Assessment





CLAUSE 56 ASSESSMENT

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1. INTRODUCTION

Clause 32.08-3 of the General Residential Zone/ 32.09-3 of the Neighbourhood Residential Zone states that an application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- *Must meet all of the objectives included in the clauses specified in the following table.*
- *Should meet all of the standard included in the clauses specified in the following table.*

As the subdivision is to create 5 lots, the following additional objectives and standards are to be met:

All except Clauses 56.02-1, 56.03-1 to 56.03-1, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.

Please refer to planning permit application report for Subdivision Site and Context Description and the Design Response.

2. CLAUSE 56 ASSESSMENT

OBJECTIVES	STANDARDS	RESPONSE
56.01 SUBDIVISION SITE AND CONTEXT DESCRIPTION AND DESIGN RESPONSE		
<p><i>56.01-1 Subdivision Site and Context Description</i></p> <p>The site and context description may use a site plan, photographs or other techniques and must accurately describe:</p> <ul style="list-style-type: none"> - In relation to the site: <ul style="list-style-type: none"> - Site shape, size, dimensions and orientation. - Levels and contours of the site. - Natural features including trees and other significant vegetation, drainage lines, water courses, wetlands, ridgelines and hill tops. - The siting and use of existing buildings and structures. - Street frontage features such as poles, street trees and kerb crossovers. - Access points. - Location of drainage and other utilities. - Easements. - Any identified natural or cultural features of the site. 		<p>Please refer to Planning Report</p>

-
- Significant views to and from the site.
 - Noise and odour sources or other external influences.
 - Soil conditions, including any land affected by contamination, erosion, salinity, acid sulphate soils or fill.
 - Any other notable features or characteristics of the site.
 - Adjacent uses.
 - Any other factor affecting the capacity to develop the site including whether the site is affected by inundation.
 - An application for subdivision of 3 or more lots must also describe in relation to the surrounding area:
 - The pattern of subdivision.
 - Existing land uses.
 - The location and use of existing buildings on adjacent land.
 - Abutting street and path widths, materials and detailing.
 - The location and type of significant vegetation.
 - An application for subdivision of 60 or more lots must also describe in relation to the surrounding area:
 - Location, distance and type of any nearby public open space and recreational facilities.
-

-
- Direction and distances to local shops and community facilities.
 - Directions and walking distances to public transport routes and stops.
 - Direction and walking distances to existing neighbourhood, major and principal activity centres and major employment areas.
 - Existing transport routes, including freeways, arterial roads and streets connecting neighbourhoods.
 - Local street network including potential connections to adjacent subdivisions.
 - Traffic volumes and movements on adjacent roads and streets.
 - Pedestrian, bicycle and shared paths identifying whether their primary role is neighbourhood or regional access.
 - Any places of cultural significance.
 - Natural features including trees and other significant vegetation, drainage lines, water courses, wetlands, ridgelines and hill tops.
 - Proximity of any fire threats.
-

-
- Pattern of ownership of adjoining lots.

If in the opinion of the responsible authority a requirement of the site and context description is not relevant to the assessment of an application, the responsible authority may waive or reduce the requirement:

56.01-2 Subdivision Design Response

Please refer to Planning Report

The design response must explain how the proposed design:

- Derives from and responds to the site and context description.
- Responds to any site and context features for the area identified in a local planning policy or a Neighbourhood Character Overlay.
- Responds to any relevant objective, policy, strategy or plan set out for the area in this scheme.
- Meets the relevant objectives of Clause 56.

The design response must include a dimensioned plan to scale showing the layout of the subdivision in context with the surrounding area. If in the opinion of the responsible authority this requirement is not relevant to the assessment of an application, it may waive or reduce the requirement.

An application for subdivision of 60 or more lots must also include a plan that meets the requirements of Standard C2. The plan must also show the:

- Proposed uses of each part of the site.
- Natural features of the site and identify any features proposed to be altered.
- Proposed integrated water management system.
- Proposed staging of the subdivision.

56.03 LIVEABLE AND SUSTAINABLE COMMUNITIES

56.03-5 Neighbourhood Character Objective

To design subdivisions that respond to neighbourhood character.

Standard C6

Subdivision should:

- Respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement set out in this scheme.
- Respond to and integrate with the surrounding urban environment.
- Protect significant vegetation and site features.

Complies - The proposed subdivision respects the surrounding neighbourhood character by proposing single dwellings on larger lots.

The proposal forms an extension of Middleton Fields to the south which features architect designed dwellings that are 7-star NatHERS rating, with access to renewable energy powered by Hepburn Wind.

Although the subdivision site does not fall under any local policy that prescribes a preferred neighbourhood character, the design of the proposed subdivision integrates with the surrounding urban environment by proposing larger lots to retain a semi-rural feel.

56.04 LOT DESIGN

<p><i>56.04-1 Lot Diversity and Distribution Objectives</i></p> <p>To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services.</p> <p>To provide higher housing densities within walking distance of activity centres.</p> <p>To achieve increased housing densities in designated growth areas.</p> <p>To provide a range of lot sizes to suit a variety of dwelling and household types.</p>	<p><i>Standard C7</i></p> <p>A subdivision should implement any relevant housing strategy, plan or policy for the area set out in this scheme.</p> <p>Lot sizes and mix should achieve the average net residential density specified in any zone or overlay that applies to the land or in any relevant policy for the area set out in this scheme.</p> <p>A range and mix of lot sizes should be provided including lots suitable for the development of:</p> <ul style="list-style-type: none"> - Single dwellings. - Two dwellings or more. - Higher density housing. - Residential buildings and Retirement villages. <p>Unless the site is constrained by topography or other site conditions, lot distribution should provide for 95 per cent of dwellings to be located no more than 400 metre street walking distance from the nearest existing or proposed bus stop, 600 metres street walking distance from the nearest existing or proposed tram stop and 800 metres street walking distance from the nearest existing or proposed railway station.</p> <p>Lots of 300 square metres or less in area, lots suitable for the development of two dwellings or more, lots suitable for higher density housing and lots suitable for Residential buildings and Retirement villages should be located in and within 400 metres street walking distance of an activity centre.</p>	<p>Complies - Refer to the Planning Report for a detailed report on how the subdivision responds to relevant housing strategies, plans or policies.</p> <p>No average net residential density has been specified in the zone or overlays, however, lots are 500sqm+to accommodate a variety of dwelling types and sizes in accordance with the established rural neighbourhood character.</p> <p>As the site is located in the small regional township of Daylesford, access to public transport options is limited, however the site is located approximately 300m from Raglan Street, a major road which may support local public transport routes in the future.</p>
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56.04-2 Lot Diversity and Distribution Objectives

To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.

Standard C8

Lots greater than 500 square metres should be able to contain a rectangle measuring 10 metres by 15 metres, and may contain a building envelope.

A building envelope may specify or incorporate any relevant siting and design requirement. Any requirement should meet the relevant standards of Clause 54, unless:

- The objectives of the relevant standards are met, and
- The building envelope is shown as a restriction on a plan of subdivision registered under the Subdivision Act 1988, or is specified as a covenant in an agreement under Section 173 of the Act.

Where a lot with a building envelope adjoins a lot that is not on the same plan of subdivision or is not subject to the same agreement relating to the relevant building envelope:

- The building envelope must meet Standards A10 and A11 of Clause 54 in relation to the adjoining lot, and
- The building envelope must not regulate siting matters covered by Standards A12 to A15 (inclusive) of Clause 54 in relation to the adjoining lot.
- This should be specified in the relevant plan of subdivision or agreement.

Lot dimensions and building envelopes should protect:

Complies - The proposed lots will be able to contain a rectangle building envelope measuring 10 metres by 15 metres. The lots have been designed to maximise solar access where possible and facilitate easy access to a roadway.

Lots are designed to ensure that no building envelopes directly abut a lot outside of this application.

	<ul style="list-style-type: none"> - Solar access for future dwellings and support the siting and design of dwellings that achieve the energy rating requirements of the Building Regulations. - Existing or proposed easements on lots. - Significant vegetation and site features. 	
<p><i>56.04-3 Solar Orientation of Lots Objective</i></p> <p>To provide good solar orientation of lots and solar access for future dwellings.</p>	<p><i>Standard C9</i></p> <p>Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation.</p> <p>Lots have appropriate solar orientation when:</p> <ul style="list-style-type: none"> - The long axis of lots are within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south. - Lots between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north. - Dimensions of lots are adequate to protect solar access to the lot, taking into account likely dwelling size and the relationship of each lot to the street. 	<p>Complies – The orientation of the lots is in accordance with this objective and responds to the topography and constraints of the site to ensure appropriate solar orientation.</p> <p>The long axis of lots 401 to 404 are oriented East to West and range from 14 degrees to 23 degrees south of east and are within the range 20 degrees north to east 30 degrees south and therefore all comply with this standard.</p> <p>All lots will be greater than 500sqm to allow for flexible building siting and solar access to dwellings.</p>
<p><i>56.04-4 Street Orientation Objective</i></p> <p>To provide a lot layout that contributes to community social interaction, personal safety and property security.</p>	<p><i>Standard C10</i></p> <p>Subdivision should increase visibility and surveillance by:</p>	<p>Complies - All lots will front the street which will overlook the drainage reserve.</p> <p>The road will run along public open space.</p>

	<ul style="list-style-type: none"> - Ensuring lots front all roads and streets and avoid the side or rear of lots being oriented to connector streets and arterial roads. - Ensuring streets and houses look onto public open space and avoiding sides and rears of lots along public open space boundaries. - Providing roads and streets along public open space boundaries. 	
<p><i>56.04-5 Common Area Objective</i></p> <p>To identify common areas and the purpose for which the area is commonly held.</p> <p>To ensure the provision of common area is appropriate and that necessary management arrangements are in place.</p> <p>To maintain direct public access throughout the neighbourhood street network.</p>	<p><i>Standard C11</i></p> <p>An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:</p> <ul style="list-style-type: none"> - The common area to be owned by the body corporate, including any streets and open space. - The reasons why the area should be commonly held. - Lots participating in the body corporate. - The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held. 	<p>N/A – No common area is proposed.</p>
<p>56.05 URBAN LANDSCAPE</p>		
<p><i>56.05-1 Integrated Urban Landscape Objectives</i></p> <p>To provide attractive and continuous landscaping in streets and public open spaces that contribute to the character and identity of new neighbourhoods and urban places or to existing or preferred</p>	<p><i>Standard C12</i></p> <p>An application for subdivision that creates streets or public open space should be accompanied by a landscape design.</p> <p>The landscape design should:</p> <ul style="list-style-type: none"> - Implement any relevant streetscape, landscape, urban design or native vegetation precinct plan, 	<p>Complies - Landscaping will be designed in accordance with this objective.</p> <p>A landscape plan for the subdivision can be prepared on request, however we respectfully request that this be provided as a condition to the planning permit.</p>

neighbourhood character in existing urban areas.

To incorporate natural and cultural features in the design of streets and public open space where appropriate.

To protect and enhance native habitat and discourage the planting and spread of noxious weeds.

To provide for integrated water management systems and contribute to drinking water conservation.

strategy or policy for the area set out in this scheme.

- Create attractive landscapes that visually emphasise streets and public open spaces.
- Respond to the site and context description for the site and surrounding area.
- Maintain significant vegetation where possible within an urban context.
- Take account of the physical features of the land including landform, soil and climate.
- Protect and enhance any significant natural and cultural features.
- Protect and link areas of significant local habitat where appropriate.
- Support integrated water management systems with appropriate landscape design techniques for managing urban run-off including wetlands and other water sensitive urban design features in streets and public open space.
- Promote the use of drought tolerant and low maintenance plants and avoid species that are likely to spread into the surrounding environment.
- Ensure landscaping supports surveillance and provides shade in streets, parks and public open space.
- Develop appropriate landscapes for the intended use of public open space including areas for passive and active recreation, the exercising of pets, playgrounds and shaded areas.
- Provide for walking and cycling networks that link with community facilities.

- Provide appropriate pathways, signage, fencing, public lighting and street furniture.
- Create low maintenance, durable landscapes that are capable of a long life.
- The landscape design must include a maintenance plan that sets out maintenance responsibilities, requirements and costs.

56.06 ACCESS AND MOBILITY MANAGEMENT

56.06-2 Walking and Cycling Network Objectives

To contribute to community health and well being by encouraging walking and cycling as part of the daily lives of residents, employees and visitors.

To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists.

To reduce car use, greenhouse gas emissions and air pollution.

Standard C15

The walking and cycling network should be designed to:

- Implement any relevant regional and local walking and cycling strategy, plan or policy for the area set out in this scheme.
- Link to any existing pedestrian and cycling networks.
- Provide safe walkable distances to activity centres, community facilities, public transport stops and public open spaces.
- Provide an interconnected and continuous network of safe, efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhood streets and regional public open spaces.
- Provide direct cycling routes for regional journeys to major activity centres, community facilities, public transport and other regional activities and for regional recreational cycling.

Complies - The street network will not incorporate foot paths to reflect the rural character of the area, due to the subdivision size, however as the road network is small with likely minimal use, safe use of the road for walking and bicycle use will be possible and will link with existing infrastructure.

Internally, the street network allows for easy access both for a pedestrians and cyclists as this is a small subdivision and continues the street network from the Middleton Fields development to the south.

All lots have been designed to ensure they front the street to allow for passive surveillance to increase a sense of security, including at night.

- Ensure safe street and road crossings including the provision of traffic controls where required.
- Provide an appropriate level of priority for pedestrians and cyclists.
- Have natural surveillance along streets and from abutting dwellings and be designed for personal safety and security particularly at night.
- Be accessible to people with disabilities.

56.06-4 Neighbourhood Street Network Objective

To provide for direct, safe and easy movement through and between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood street network.

Standard C17

The neighbourhood street network must:

- Take account of the existing mobility network of arterial roads, neighbourhood streets, cycle paths, shared paths, footpaths and public transport routes.
- Provide clear physical distinctions between arterial roads and neighbourhood street types.
- Comply with the Head, Transport for Victoria’s arterial road access management policies.
- Provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport.
- Provide safe and efficient access to activity centres for commercial and freight vehicles.
- Provide safe and efficient access to all lots for service and emergency vehicles.
- Provide safe movement for all vehicles.
- Incorporate any necessary traffic control measures and traffic management infrastructure.

Complies - The proposed street network largely comprises local access streets, ensuring that it provides for an appropriate level of local traffic dispersal.

The street network and court bowl has been designed to ensure safe access for all vehicles including emergency vehicles and waste vehicles.

The neighbourhood street network should be designed to:

- Implement any relevant transport strategy, plan or policy for the area set out in this scheme.
- Include arterial roads at intervals of approximately 1.6 kilometres that have adequate reservation widths to accommodate long term movement demand.
- Include connector streets approximately halfway between arterial roads and provide adequate reservation widths to accommodate long term movement demand.
- Ensure connector streets align between neighbourhoods for direct and efficient movement of pedestrians, cyclists, public transport and other motor vehicles.
- Provide an interconnected and continuous network of streets within and between neighbourhoods for use by pedestrians, cyclists, public transport and other vehicles.
- Provide an appropriate level of local traffic dispersal.
- Indicate the appropriate street type.
- Provide a speed environment that is appropriate to the street type.
- Provide a street environment that appropriately manages movement demand (volume, type and mix of pedestrians, cyclists, public transport and other motor vehicles).
- Encourage appropriate and safe pedestrian, cyclist and driver behaviour.

- Provide safe sharing of access lanes and access places by pedestrians, cyclists and vehicles.
- Minimise the provision of cul-de-sacs.
- Provide for service and emergency vehicles to safely turn at the end of a dead-end street.
- Facilitate solar orientation of lots.
- Facilitate the provision of the walking and cycling network, integrated water management systems, utilities and planting of trees.
- Contribute to the area’s character and identity.
- Take account of any identified significant features.

56.06-5 Walking and Cycling Network Objectives

To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well-constructed and accessible for people with disabilities.

To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.

Standard C18

Footpaths, shared paths, cycle paths and cycle lanes should be designed to:

- Be continuous and connect.
- Provide for public transport stops, street crossings for pedestrians and cyclists and kerb crossovers for access to lots.
- Accommodate projected user volumes and mix.
- Meet the requirements of Table C1.
- Provide pavement edge, kerb, channel and crossover details that support safe travel for pedestrians, footpath bound vehicles and cyclists, perform required drainage functions and are structurally sound.
- Provide appropriate signage.
- Be constructed to allow access to lots without damage to the footpath or shared path surfaces.
- Be constructed with a durable, non-skid surface.
- Be of a quality and durability to ensure:

Variation - The street layout comprises access to 5 lots and the drainage reserve. In accordance with Council’s preference to minimise footpaths to reflect the prevailing rural character in Daylesford, footpaths have not been proposed.

- Safe passage for pedestrians, cyclists, footpath bound vehicles and vehicles.
- Discharge of urban run-off.
- Preservation of all-weather access.
- Maintenance of a reasonable, comfortable riding quality.
- A minimum 20-year life span.
- Be accessible to people with disabilities and include tactile ground surface indicators, audible signals and kerb ramps required for the movement of people with disabilities.

56.06-7 Neighbourhood Street Network Objectives

To design and construct street carriageways and verges so that the street geometry and traffic speeds provide an accessible and safe neighbourhood street system for all users.

Standard C20

The design of streets and roads should:

- Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the relevant fire authority and roads authority must be met.
- Provide street blocks that are generally between 120 metres and 240 metres in length and generally between 60 metres to 120 metres in width to facilitate pedestrian movement and control traffic speed.
- Have verges of sufficient width to accommodate footpaths, shared paths, cycle paths, integrated water management, street tree planting, lighting and utility needs.
- Have street geometry appropriate to the street type and function, the physical land characteristics and achieve a safe environment for all users.

Complies – Street carriageways and verges will be constructed to provide an accessible and safe neighbourhood street system, while balancing urban character objectives that are important to the township.

-
- Provide a low speed environment while allowing all road users to proceed without unreasonable inconvenience or delay.
 - Provide a safe environment for all street users applying speed control measures where appropriate.
 - Ensure intersection layouts clearly indicate the travel path and priority of movement for pedestrians, cyclists and vehicles.
 - Ensure streets are of sufficient strength to:
 - Enable the carriage of vehicles.
 - Avoid damage by the construction vehicles and equipment.
 - Ensure street pavements are of sufficient quality and durability for the:
 - Safe passage of pedestrians, cyclists and vehicles.
 - Discharge of urban run-off.
 - Preservation of all-weather access and maintenance of a reasonable, comfortable riding quality.
 - Ensure carriageways of neighbourhood streets are designed for a minimum 20 year life span.
 - Provide pavement edges, kerbs, channel and crossover details designed to:
 - Perform the required integrated water management functions.
 - Delineate the edge of the carriageway for all street users.
 - Provide efficient and comfortable access to abutting lots at appropriate locations.
 - Contribute to streetscape design.
-

	<ul style="list-style-type: none"> - Provide for the safe and efficient collection of waste and recycling materials from lots. - Be accessible to people with disabilities. - 	
<p><i>56.06-8 Lot Access Objective</i></p> <p>To provide for safe vehicle access between roads and lots.</p>	<p><i>Standard C21</i></p> <p>The design and construction of a crossover should meet the requirements of the relevant road authority.</p>	<p>Complies - The design and construction of crossovers will meet the requirements of the relevant road authority.</p>
<p>56.07 Integrated Water Management</p>		
<p><i>56.07-1 Drinking Water Supply Objectives</i></p> <p>To reduce the use of drinking water.</p> <p>To provide an adequate, cost-effective supply of drinking water.</p>	<p><i>Standard C22</i></p> <p>The supply of drinking water must be:</p> <ul style="list-style-type: none"> - Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority. - Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority. 	<p>Complies – The supply of drinking water will be designed and constructed to the satisfaction of the relevant water authority.</p> <p>The supply of drinking water will be provided to the boundary of all lots to the satisfaction of the relevant water authority.</p>
<p><i>56.07-2 Reused and Recycled Water Objective</i></p> <p>To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</p>	<p><i>Standard C23</i></p> <p>Reused and recycled water supply systems must be:</p> <ul style="list-style-type: none"> - Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Health and Human Services. - Provided to the boundary of all lots in the subdivision where required by the relevant water authority. 	<p>N/A – Third pipe infrastructure is not available in Daylesford.</p>

<p><i>56.07-3 Waste Water Management Objective</i></p> <p>To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.</p>	<p><i>Standard C24</i></p> <p>Wastewater systems must be:</p> <ul style="list-style-type: none"> - Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority. - Consistent with a domestic waste water management plan adopted by the relevant council. <p>Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.</p>	<p>Complies - The lots will be connected to reticulated sewage in accordance with the relevant requirements.</p> <p>Reticulated sewage will be consistent with domestic wastewater management plans adopted by Council.</p> <p>Reticulated sewage will be provided to the boundary of all lots.</p>
<p><i>56.07-4 Stormwater Management Objectives</i></p> <p>To minimise damage to properties and inconvenience to residents from stormwater.</p> <p>To ensure that the street operates adequately during major storm events and provides for public safety.</p> <p>To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.</p>	<p><i>Standard C25</i></p> <p>The stormwater management system must be:</p> <ul style="list-style-type: none"> - Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority. - Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of stormwater is proposed. - Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater-Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999). - Designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are 	<p>Complies - The urban stormwater management system will ensure stormwater runoff is retarded and treated in accordance with relevant stormwater management standards. This includes construction of a drainage reserve in the eastern section of the site. This response to drainage will ensure damage to properties and the Hepburn Springs will be limited.</p> <p>The system has been designed to meet the current best practice performance objectives for stormwater quality as seen in the Urban Stormwater- Best Practice Environmental Management Guidelines.</p> <p>The system has been designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels.</p> <p>The system has been designed to contribute to an attractive and useful overall public space.</p>

To encourage stormwater management that maximises the retention and reuse of stormwater.

To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.

approved by the relevant drainage authority and there are no detrimental downstream impacts.

- Designed to contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design.

For all storm events up to and including the 20% Average Exceedence Probability (AEP) standard:

- Stormwater flows should be contained within the drainage system to the requirements of the relevant authority.
- Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall.

For storm events greater than 20% AEP and up to and including 1% AEP standard:

- Provision must be made for the safe and effective passage of stormwater flows.
- All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority.
- Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria $da Vave < 0.35 \text{ m}^2/\text{s}$ (where, da = average depth in metres and $Vave$ = average velocity in metres per second).

The system design will be integrated with the overall development plan, including the street and public open space networks and landscape design.

Please refer to the Stormwater Report at Appendix 5 for further information.

The design of the local drainage network should:

- Ensure stormwater is retarded to a standard required by the responsible drainage authority.
- Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, stormwater should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge.
- Ensure that inlet and outlet structures take into account the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overland flow in a safe and predetermined manner.
- Include water sensitive urban design features to manage stormwater in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs.

Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.

56.08 SITE MANAGEMENT

56.08-1 Site Management Objectives

To protect drainage infrastructure and receiving waters from sedimentation and contamination.

To protect the site and surrounding area from environmental degradation or

Standard C26

A subdivision application must describe how the site will be managed prior to and during the construction period and may set out requirements for managing:

- Erosion and sediment.
- Dust.

Complies – The site falls towards an existing low point/drainage line to the east of the site. As part of development of the land which will see its transition to residential development, the increased stormwater run-off will be retarded and treated in a new drainage basin in the eastern portion of the site.

nuisance prior to and during construction of subdivision works.	<ul style="list-style-type: none"> - Run-off. - Litter, concrete and other construction wastes. - Chemical contamination. - Vegetation and natural features planned for retention. 	Re-use and use of recycled materials during construction of the subdivision can be utilised – further information can be provided prior to construction within a construction management plan.
To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.	Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.	Please refer to appendix 5 for further details on drainage.

56.09 UTILITIES

<i>56.09-1 Site Management Objectives</i>	<i>Standard C27</i>	Complies - Reticulated services for water, gas, electricity and telecommunications will be provided for in shared trenching.
To maximize the opportunities for shared trenching.	Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimize construction costs and land allocation for underground services.	
To minimize constraints on landscaping within street reserves.		

<i>56.09-2 Electricity, Telecommunications and Gas Objectives</i>	<i>Standard C28</i>	Complies – All lots will be provided with public utilities as part of the development. Use of renewable energy across the Middleton Field estate is proposed.
To provide public utilities to each lot in a timely, efficient and cost effective manner.	The electricity supply system must be designed in accordance with the requirements of the relevant electricity supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant electricity authority.	Reticulated gas is not proposed, to improve sustainable energy use outcomes.
To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.	Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged.	
	The telecommunication system must be designed in accordance with the requirements of the relevant telecommunications servicing agency and should be	

consistent with any approved strategy, policy or plan for the provision of advanced telecommunications infrastructure, including fibre optic technology. The telecommunications system must be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant telecommunications servicing authority.

Where available, the reticulated gas supply system must be designed in accordance with the requirements of the relevant gas supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant gas supply agency.

56.09-3 Fire Hydrants Objective

Standard C29

Complies - Fire hydrants will be provided for as required.

To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively and efficiently.

Fire hydrants should be provided:

- A maximum distance of 120 metres from the rear of each lot.
- No more than 200 metres apart.

Hydrants and fire plugs must be compatible with the relevant fire service equipment. Where the provision of fire hydrants and fire plugs does not comply with the requirements of standard C29, fire hydrants must be provided to the satisfaction of the relevant fire authority.

56.09-3 Public Lighting Objective

Standard C30

Complies – Public lighting will be incorporated as part of development works.

To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles.

Public lighting should be provided to streets, footpaths, public telephones, public transport stops and to major pedestrian and cycle paths including public open spaces that are likely to be well used at night to assist

Public lighting will be designed in accordance with the relevant Australian Standards and will be consistent with

To provide pedestrians with a sense of personal safety at night.	in providing safe passage for pedestrians, cyclists and vehicles.	any plan or strategy for the use of renewable energy and energy efficient fittings.
To contribute to reducing greenhouse gas emissions and to saving energy.	Public lighting should be designed in accordance with the relevant Australian Standards.	
	Public lighting should be consistent with any strategy, policy or plan for the use of renewable energy and energy efficient fittings.	

3. CONCLUSION

The proposed application complies with all Scheme objectives and requirements specifically in relation to:

- Planning Policy Framework
- Local Planning Policy Framework

There is one variation sought to Clause 56.06-5 to reflect the prevailing urban design in the township.

This report supports the planning application and seeks Council's approval to the proposed planning permit.

From: Caroline Reisacher
Sent: Thu, 20 Jan 2022 05:49:24 +0000
To: James McInnes
Subject: RE: PA 3529 - Statutory Planning Referral - 29 Smith Street DAYLESFORD
Attachments: Hepburn C80hepb 15_01_hepb Exhibition Gazetted.pdf

Hey James,

Sorry for the delay with this, I assume I am not too late in getting my comments back to you.

I have reviewed the application for a multi-lot subdivision and removal of vegetation and based upon this, I provide the following strategic planning comments:

There are changes proposed for Daylesford in Amendment C80 - I do not think this will impact upon the decision to approve / refuse the development proposal.

Here is a snapshot of the relevant changes in relation to Daylesford:

- Neighbourhood character in Daylesford. The existing Daylesford policy content is merged and revised into Clause 15.01-5L
- Replacing Clause 43.05 (Neighbourhood Character Overlay), Schedules 1 and 2 with Schedules 1, 2, 3, 4, 5 and 6 to apply respectively to existing Precincts 1, 2, 5, 9, 14 and 13 as detailed in the Daylesford Neighbourhood Character Study, 2002.
- Removing the Design and Development Overlay (DDO) from land in the Daylesford township where it overlaps with a Neighbourhood Character Overlay to reduce the duplication of planning requirements.
- Applying the Neighbourhood Residential Zone and new Schedules 1, 2, 3 and 4 respectively to existing General Residential Zone areas in the townships of Clunes, Daylesford, Hepburn Springs and Trentham to give better effect to the Hepburn Structure Plan Review, 2006.

The proposal aligns with the proposed policy direction of Clause 11 (Settlement)

- Clause 11.01-1L - Townships and settlements provides a settlement strategy for the Shire that supports development within township urban growth boundaries detailed in townships plans for Creswick, Clunes, Daylesford, Hepburn Springs and Trentham. Some limited development is supported in settlements. The policy also identifies settlements for restructuring due to environmental hazards which cannot be appropriately mitigated.
- The policy also supports the directions of the Central Highlands Regional Growth Plan with Creswick identified as a township for medium growth while some level of growth is anticipated in Clunes within a sustainable change scenario. Daylesford is identified for growth to be contained with other townships such as Hepburn Springs and Trentham not anticipated for large amounts of change. Management of landscapes, retention of non-urban breaks between

townships and maintaining productive agricultural and farming land are other key themes of how the settlement strategy links to rural land use.

My personal interprets in relation to the proposal might fade into the background once the community get to have their say on the matter. Nonetheless, I support this application and consider it to be a very good planning outcome for the community in terms of sustainability and affordable housing opportunity.

And therefore, considering the above:

I do not object to the granting of the permit;

Cheers,

Caroline



Caroline Reisacher

Strategic Planner

Phone: 0353216154 • Email: creisacher@hepburn.vic.gov.au
PO Box 21, Daylesford, Victoria, 3460

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From: James McInnes <jmcinnes@hepburn.vic.gov.au>

Sent: Friday, 24 December 2021 12:26 PM

To: Engineering Referrals <engineeringreferrals@hepburn.vic.gov.au>; Caroline Reisacher <creisacher@hepburn.vic.gov.au>

Subject: PA 3529 - Statutory Planning Referral - 29 Smith Street DAYLESFORD

Hi all,

Please find attached a planning permit application for subdivision internally referred for your consideration and comment.

Feel free to call or email me to discuss in detail if needed.

Kind regards,

James



James McInnes

Statutory Planner

Phone: 0353216417 • Email: jmcinnes@hepburn.vic.gov.au
PO Box 21, Daylesford, Victoria, 3460

Hepburn Shire Council is on Dja Dja Wurrung Country.
We are an inclusive workplace that embraces diversity in all its forms.

hepburn.vic.gov.au



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From: KACUNIC, Anthony
Sent: Fri, 7 Jan 2022 23:39:17 +0000
To: Hepburn Shire Mailbox
Cc: naomi@nicheplanningstudio.com.au
Subject: PA3529 - 5 Lot Subdivision - 29 Smith St, Daylesford
Attachments: 5 Lot Subdivision - 27 Smith St, Daylesford.pdf
Categories: Sal looking at

Good morning.

Please find enclosed CFA's response to the Section 55 referral for PA3529 – 5 Lot Subdivision at 29 Smith St, Daylesford.

If you have any questions, feel free to contact me.

Kind regards,

Anthony Kacunic
Fire Safety Officer

Fire Rescue Victoria
Fire Safety Directorate

61-63 Separation Street North Geelong VIC 3215
T. 03 52402763 | **M.** 0429 105 701
E. anthony.kacunic@frv.vic.gov.au



'We acknowledge Aboriginal and Torres Strait Islander people as the Traditional Custodians of the land, and pay our respects to their cultures and their Elders past and present.'

From: Casey Boucher
Sent: Mon, 24 Jan 2022 05:26:58 +0000
To: Hepburn Shire Mailbox
Subject: Your Ref PA3529
Attachments: 22 456 Sect 55 2022-01-24.pdf
Categories: Beck to look at

Good Afternoon,

Please find the attached referral response.

Regards



Casey Boucher

Senior Officer - Planning

Central Highlands Water

PO Box 152 Ballarat VIC 3353

D: 03 5320 3103

E: casey.boucher@chw.net.au

I'm currently working flexibly, therefore my work day may look different to yours. Please do not feel obliged to respond outside your working hours.



[Complete the survey](#) | [Find out more](#)



Central Highlands Water acknowledges the Traditional Owners of the land on which we live and work. We pay our respects to Elders past, present and emerging.

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ATTACHMENT 11.1.5

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From: McKenzie, Ranine
Sent: Thu, 27 Jan 2022 21:55:05 +0000
To: Hepburn Shire Mailbox
Cc: James McInnes
Subject: PP-22-00005 - HEPB PA 3529 - 5 LOT SUBDIVISION AND REMOVAL OF VEGETATION - RESPONSE 21-01-2022 (A4307869).docx
Attachments: PP-22-00005 - HEPB PA 3529 - 5 LOT SUBDIVISION AND REMOVAL OF VEGETATION - RESPONSE 21-01-2022 (A4307869).docx
Categories: Beck to look at

Good morning

I refer to the above application and attach GMW's response for your information.

Kind regards

PLEASE SHARE YOUR FEEDBACK WITH US

Good, Bad or otherwise, your feedback is valuable to us and will be used to improve our level of service. Please spend a few minutes to fill out the following survey.

<https://www.surveymonkey.com/r/W5N72LF>

Kind regards

Planning Team

Business and Finance

GOULBURN-MURRAY WATER

40 Casey Street
PO Box 165
Tatura Victoria 3616 Australia
www.g-mwater.com.au

Phone (03) 5826 3431
Email planning.referrals@gmwater.com.au

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From: Customer Requests Rural
Sent: Thu, 27 Jan 2022 22:25:09 +0000
To: Hepburn Shire Mailbox
Subject: RE: PLANNING PERMIT APPLICATION NO: PA 3529
Attachments: PA3529.pdf
Categories: Beck to look at

Good Morning,

Please find attached, Powercor's response to your Planning Referral for 29 Smith St, Daylesford.

Regards,

Michael Patten
Customer Requests Officer|Strategy & Customer Group

CitiPower Pty Ltd, Powercor Australia Ltd
40 Market Street Melbourne VIC 3000
citipower.com.au | powercor.com.au

T 1800 771 434 | E crr@powercor.com.au



From: North Central Catchment Management Authority
Sent: Sun, 20 Feb 2022 03:20:20 +0000
To: Hepburn Shire Mailbox
Cc: naomi@nicheplanningstudio.com.au
Subject: North Central CMA Response
Attachments: NCCMA-F-2021-01677-02.pdf
Categories: Sal looking at

Please find attached North Central CMA's response to your recent request.

If you require any additional information please contact North Central CMA on the contact details shown below.

Regards,

Floodplain Management & Statutory Functions

P: (03) 5440 1896

E: floodplain@nccma.vic.gov.au

W: www.nccma.vic.gov.au

PO Box 18, Huntly Vic 3551



I acknowledge the Traditional Owners of the land, their rich cultural connection to Country, and pay my respects to the Elders past, present and emerging.

Think green and read on the screen.

If you receive this message in error, please notify the North Central Catchment Management Authority immediately. The information contained in this message is legally privileged and confidential. Unauthorised use, dissemination, distribution or reproduction of this message is prohibited.

Attention planners
Objection to PA003529

Dear planners,

Please accept this as an official objection to planning application **PA003529**, a multi-lot subdivision at 29 Smith st. Daylesford. The fact that this land is owned by a school and functions as a seasonal waterway should make the application questionable. Is it even zoned for residential development, schools are not zoned for housing...

It is with dismay I read that this subdivision intends to continue the environmental and cultural disregard started at 17 Smith st. by applying to continue to build over one of the heads to the Loddon River. Out of respect for the Dja Dja Wurrung, where water is the sacred life blood and rivers the veins feeding the earth, better attention needs to be paid to the effects of this and the surrounding the subdivisions on our water network.

My particular objection is then the effect of more development on our waterways, catchment and hence on our groundwater recharge capacity.

The PA is the second of a cluster of 3 multi-lot subdivision developments by the same developer, which in their totality will dramatically change Daylesford forever. It is necessary to assess this particular application in the context of this entirety and ensure that high standards of compliance are achieved to make sure Daylesford's iconic rural heritage character is not compromised.

An important aspect of Daylesford's character is its vegetated greenness. Located on a fertile volcanic plateau and catchment with high rainfall we are blessed with cool, wet, fertile earth. Each development that concretes over and pipes water underground dries out the earth, decreasing its saturation and greenness. It also reduces groundwater infiltration and thus affects our famous mineral waters.

This is of the utmost significance given Daylesford is the Mineral Springs capital of Australia and sits on an important catchment. This application intends to build over a natural drainage line and ephemeral creek, a head of the Loddon River. To allow the building of a road and housing lots and to position a drainage basin here would impact the functioning of this tributary and recharge zone. It is also contradictory to Planning Scheme requirements which direct to facilitate natural drainage lines by the revegetation of them, and not to pipe them or build over them.

ATTACHMENT 14/19
The flow path of this drainage line comprises the water that runs down the hill on the subject development at 17 Smith st. (Image 2) The water continues north onto this lot of 29 Smith st., then crosses the boundary into neighbouring Wombat Park, gathering volume and velocity until it reaches Bund/Spring creek where it flows on to the Loddon. The application intends to redirect this natural course at its inception.

Planning Schemes specifically direct councils not to encourage building on drainage lines, and rather stipulate rewilding them to enable them to act as nature intended. This planning application contradicts this direction. Instead it could honour the path of the water and reposition the drainage basin further south. It could revegetate the drainage line, making it a place of beauty and commit it to public open space, protecting the water's journey north.

As this tract of land is a significant groundwater recharge area where the water table is between only 5-10m* below the ground surface, it is not the best place for a stormwater basin due to the risk of flooding. Likewise flooding is a real risk for any properties intended on this ephemeral watercourse.

None of the water authorities properly cover the impact of developments on our groundwater as this was the role of the now disbanded Victorian Mineral Springs Committee (VMSC). As Council is the Responsible Authority in this critical catchment, it has a duty of care to be scrupulous to protect our water assets. We do not however employ a hydrologist so how can we best make this call? To see the bigger picture, consulting local groundwater experts like Dr Andrew Shugg would be beneficial. Dr Andy Shugg is widely-regarded as the global expert on Victorian mineral springs and has an encyclopaedic knowledge of groundwater in Victoria. He was instrumental in informing the VMSC, we were lucky to have him. Likewise any generational farmer knows not to build on the watercourse and flood plain of this inappropriately zoned lot.

Consulting with the dja dja Wurrung women on how best to enable the water to continue to infiltrate and soak into the earth here at its source, would be the right thing to do, "proper way" as they say. To ensure this is more than just lip service, and in the true spirit of honouring traditional owners, an actual on ground walking of country with Djaara women could be sought.

Please help protect our water by considering my concerns. Your efforts to achieve the highest standards of environmental and cultural protection with this and future permits are appreciated. Only then can we protect what is beautiful about Daylesford.




Image 1 : view into valley of subject site where the ephemeral creek begins (background) ; From 9 Raglan st (foreground), through 17 Smith st (middle ground)



Image 2: The source of the Loddon River, where it all starts as a trickle: water flowing from #17 Smith st into #29 Smith st



Image 3: VVGW excerpt

*Source: "Visualising Victoria's groundwater :

Visualising Victoria's groundwater

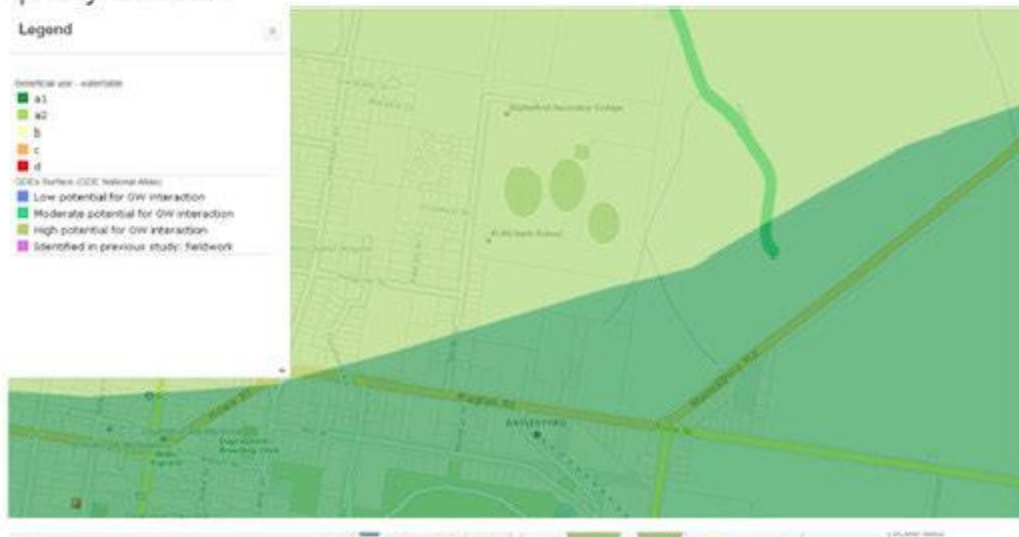
VVG is an interoperative web-GIS that federates groundwater data from disparate sources to assist groundwater researchers and help water managers make the correct choices for the sustainable use of a precious resource.

About this layer: Beneficial use - watertable

Use of Victoria's groundwater resources resulting in the public benefit, including welfare, safety, health or aesthetic enjoyment.

From the Data.Vic Website...


"According to the Victorian Environmental Protection Authority (EPA), a beneficial use is a use to the environment, or a segment of the environment which is conducive to public benefit, welfare, safety, health or aesthetic enjoyment and which requires protection from the effects of waste discharges, emissions or deposits. A beneficial use may be an existing or potential use. A resource may have more than one beneficial use. The State's groundwater resources have a number of beneficial uses. These uses primarily depend on groundwater quality and aquifer yield and can be assigned to broad water quality classes."



Depth to watertable

Virtual Borehole mode is active.

Single-click anywhere on the map to drill a virtual borehole. This function will return a report on the depth, thickness and elevation of each aquifer below that point

Layer	Value
Groundwater salinity	< 500 mg/L
Depth to watertable	5 - 10m 
Basement Elevation	590 mAHD
Surface Elevation	601.8 mAHD

Aquifer	Attribute	Value
Upper Tertiary/Quaternary Basalt (101)	Depth to	0
Upper Tertiary/Quaternary Basalt (101)	Top Elevation	599.1
Upper Tertiary/Quaternary Basalt (101)	Thickness	8
Upper Tertiary/Quaternary Basalt (101)	Bottom Elevation	595



25 July 2022

Attention: Planning Department
Hepburn Shire Council
shire@hepburn.vic.gov.au

Objection to PA003529

Dear Planners,

Daylesford is changing and as developers move in our Planning Scheme needs to be adhered to and its intent respected. If not, all the incremental applications result in haphazard and ill thought out development which is in direct contrast to the existing and preferred neighbourhood character of the Daylesford village.

I object to this application as it plans on developing over a seasonal creek. Not only has this environmental and character impacts, it is poor planning practice. Also, it adds to the expansion of development on the water catchment east of the ridge which, due to its high environmental value as a recharge zone, is inappropriately zoned for residential development.

The severity of the impact of increasing development in this aquifer on our precious groundwater and mineral springs is unknown. There is a gap in the system as the Victorian Mineral Springs Committee (VMSC), whose job it was to protect our springs, is now disbanded and this full protection is not in the remit of the water authorities. Also, Council does not employ a hydrologist so is perhaps not yet suitably equipped to best perform its role as the Responsible Authority in this determination. Given the absence of VMSC, there is no oversight over the impact of these developments on our groundwater.

We have in the Shire an esteemed professional, Dr Andrew Shugg, who is widely regarded as the global expert on Victorian mineral springs and has an encyclopaedic knowledge of groundwater in Victoria. Dr Shugg is an amazing hydrogeomorphologist with the most in-depth knowledge of Daylesford's catchment dynamics. Council would do well to draw on his wisdom to ensure our actions don't ruin one of our crucial assets.

Recommendations:

- Preserve the ephemeral stream:
 - no building on it ,
 - revegetate to preserve the drainage line & buffer with neighbouring farmland, and
 - create a walkway north from Raglan Street, along the revegetated drainage line & buffer.

- Provide a public open space by way of landscaped water treatment basins as artificial wetland, design guided by the Dja Dja Wurrung.
- Ensure the three development applications of 17, 29 Smith Street and 9 Raglan Street incorporate actual open space and playgrounds to service the nearly 100 new residences anticipated.
- Ensure 10% of the housing in whole new neighbourhood is set aside for affordable housing.

Thank you for ensuring our water is honoured and green spaces are incorporated within developments.

Yours sincerely

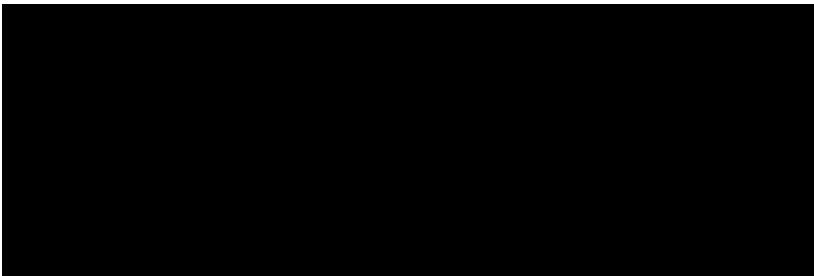
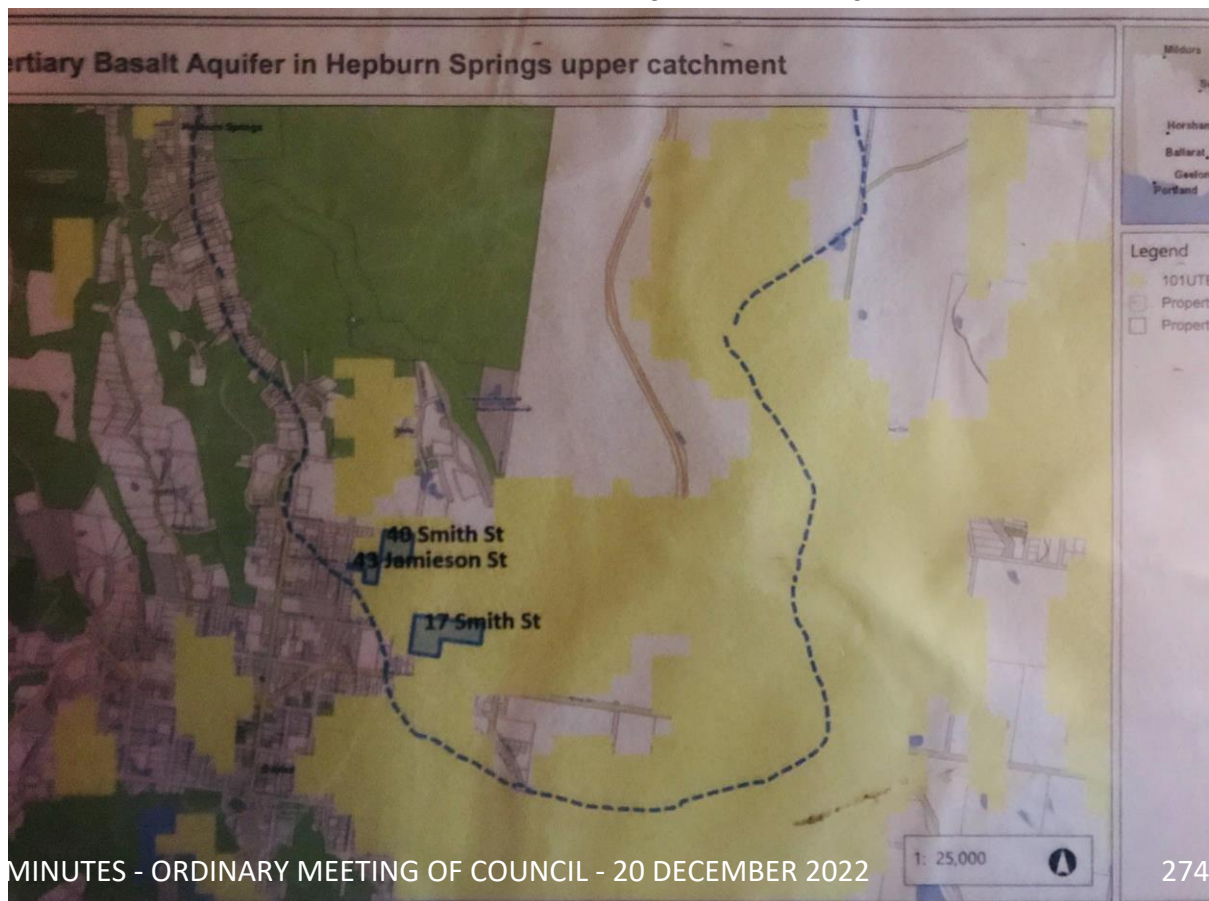



Image : copy of Tertiary Basalt (TB) Acquifer in Hepburn Springs Upper Catchment downloaded from *DELWP* website. Yellow shading the TB recharge area





Hepburn Shire Council

Planning Department
PA003529

August 12 2022

To the Mayor, Councillors, CEO and Planners

I am writing to object to the planning application for 29 Smith Street. Application number PA003529. This proposed subdivision is on land which is part of the schools precinct, zoned as such, which makes it inappropriate in this regard.

This submission includes references also to PA003530, 9 Raglan Street, Daylesford, and to PLN22/0176 - On the corner of Raglan Street and 4719 Midland Highway, Daylesford - all at the eastern entrance to Daylesford.

This land consists of the eastern facing, steep slope going down **to the groundwater recharge area of Spring Creek** which continues on down to the Hepburn Springs **mineral water precinct**.

Headwaters of Spring Creek

It is a privilege to be at the headwaters, and we require Hepburn Shire Council, and planners, who are the responsible authority, to please protect this precious resource from unsuitable development, **with the drainage that is proposed to be right on top of part of the source** of the Loddon River system. The Spring Creek goes to the Loddon, and this flows all the way north through Victoria. It has been ok up to now, as farmers have been taking care of this land, but this stream is without a **watercourse reserve** and it should have one.

Downstream, the Hepburn Pool is currently all muddied up from what is happening at the massive development just getting started next door at 17 Smith Street. The developers put nice words and charts in about how they will stop such. But we all know that this is not possible or likely. The earth is very deep in the area, the topsoil being some of the best in the Shire, and the State. It is absolutely unsuitable as a drainage area for hundreds of houses.

Even though this permit is for 29 Smith Street, we are talking here about literally a drainage extension for the entire 17 Smith Street development which is very bad practice if this land at 29 Smith Street is being utilised for drainage from another development permit. (And this is not to even mention all the additional housing drainage the developer is proposing on their grid of houses at 9 Raglan Street.)

I have seen that **the water table is so high** at the bottom of this steep **eastern facing slope** land, which this permit application applies to - so much so, that the water runs above ground over the land for half the year.

In fact the wetness combined with the very deep topsoil is unlikely to well support houses on that slope and no one would build there in their right mind. There could be liability issues with permits being given for such an area, for both the housing and their drainage and pollutants.

Building housing developments on a **groundwater recharge area** is against the Hepburn Planning Scheme in numerous clauses.

The natural flow of water should continue down this ephemeral creek and it is unsuitable for multi-housing stormwater and the toxins that's know to contain.

.....

Protect Significant Views and Vistas

In addition to the water issue, there is a **significant view corridor** facing exactly to this eastern slope of 17 Smith Street and 29 Smith Street.

This view also incorporates part of 9 Raglan St and includes looking across the land at the corner of Raglan Street and 4719 Midland Highway, PLN22/0176.

The open areas on the town's boundary contribute to important views and to the heritage amenity of Daylesford; and this particular exceptional view is identified with one of the red arrows for such on the Planning Scheme Map for Daylesford.

The red arrow on the map (included below) is from just north of the roundabout at the eastern entrance to Daylesford - from where a visitor comes towards town to Raglan Street and looks out to the magnificent country setting of the town. The red arrows indicate: ***"Protect Significant Views and Vistas"***.

Dense subdivisions proposed here at the edge of Daylesford would be in full view of this important rural entrance to the town from the north, and the east, which is designated to be protected in the Planning Scheme.

The early farmers of this excellent farmland surrounding the northeast entrance to Daylesford and in much of the east of Hepburn Shire, had foresight in their planning and planting of the now mature and exceptional European and indigenous trees placed well for shading stock and the visual significance of what they created for future generations to admire and be inspired by.

Below is a photo taken from the corner of 4719 Midland Hwy, towards this view of the eastern slope which should not be built on. At the bottom of the slope in the dip, is the stream and water recharge area, and an area suitable, alternately, for a walkway. The view of this eastern facing slope includes the two manna gums of 17 Smith Street proposed to be cut down by the developer. On the left is a back corner of 9 Raglan Street. On the right is the 29 Smith Street subdivision site with trees and bushes proposed to be removed by the developer.



Strategic planning is to be done, yes, and the community has made it very clear through all the consultation, for this to be already in the Council budgeting. But as has been many residents' concern, the strategic planning has not happened fast enough to save this **heritage entrance to Daylesford** from these kinds of threats.

This whole area should not be in residential housing since it is part of Daylesford's heritage - its farming heritage and cultural heritage, some of the land having a Heritage Overlay, and this setting is important as to why Daylesford is so popular for visitors from Melbourne and beyond.

Building on the eastern slope of 17 Smith Street is very concerning, **but extending that development even further north to 29 Smith Street is further insult and problem** to residents of Daylesford, so many of whom put much effort into keeping development reasonable and fitting for a country town. That is, not like an urban development that would add further **detriment to the tourism industry and put so much strain on existing services**.

The eastern half of the shire is promoted by the government as one of the top tourist areas of the state. It's really the distant views, and the setting of the towns, the mineral springs, the beautiful wooded landscape, and the high biodiversity it supports.

Clause 12.05 "Maintain significant landscapes and views for the important contribution they make to the local and regional tourism economy."

If we are serious about Hepburn Shire retaining its unique environment, and if we want to support the shire's hospitality industry and its quality food production which is a growing economy in this region especially for young people to have the opportunity going forward that this offers, this heritage area cannot be sold for housing. This part of the Shire is among the most magnificent heritage views of this type in Victoria.

We know that lawyers, businessmen, hired 'experts' and developers will find ways around rulings so there do need to be legal instruments of serious strength.

Until Daylesford town boundaries are considered, and the strategic planning is attended to, **all development should be on hold** in this area of contention.

In my opinion the cultural landscape values of this parkland associated with historical farming system practices, and its high environmental value as a water recharge zone, **require it to be documented and protected long term** for the benefit of all residents and visitors alike.

Agriculture is the main economy of Hepburn Shire; secondly is that of tourism, the backbone of which is based on **'if we continue to protect the land from development first'**.

I hope a **study into a development control over this land** could be made to restrict subdivision and that this could be documented into the Planning Scheme **as an effective control**.

.....

WALKWAY

A **low impact public walkway** following along the creek area leading north, would be an excellent asset for Hepburn Shire residents and visitors and would constitute a real achievement for Hepburn Council. While much of the Spring Creek system is on public land, most of this upper Spring Creek area is private farmland - a stream **without a watercourse reserve**.

A **walkway through to Hepburn Springs** would be enormously popular, passing along the eastern boundary line of 9 Raglan Street, 17 Smith Street and 29 Smith Street, heading north towards Hepburn Reservoir, and potentially passing through bushland further north to Hepburn Springs where some tracks already exist and could be integrated into this walkway.

The following is from a study report from some 20 years ago:
UPPER SPRING CREEK RESTORATION PROJECT, MANAGEMENT PLAN
Daylesford Regional Landcare Group - July 2001
<http://daylesford.net.au/landcare/proj/page16.htm>

Community access, amenity and education

“While much of the Spring Creek system is on public land, most of the project area is private land without a watercourse reserve.”

The upper section of this area with its diversity of vegetation and history of planting and water works along the creek has spectacular amenity and environmental education values which provide an opportunity for an interpretive trail along the gully.

“...this potential should be recognised by the community for this part of the creek especially for potential partnership with the adjacent schools for an integrated environmental studies program.”

Many would feel better in the community if there was some pay back for all of the proposed development upheaval, if at least **this corridor would be respected**.

In addition, such a **public walkway** could relieve some of the road congestion that occurs on Sundays at the popular Sunday market as people would be able **to walk to the market** and enjoy such exceptional countryside as the heritage farmland views offer.

You have to have public open space, green spaces, and a park-like walkway would cater well for that necessity.

.....

RECOMMENDED ITEMS:

No building on the aquifer, water recharge area, headwaters of Spring Creek, or ephemeral stream (as sometimes referred to).

Preserve this drainage area for the natural flow, as currently. Not for houses on waterlogged earth.

No trees should be given permission to be removed. They are helping with the drainage, the beauty, the heritage, the biodiversity.

Affordable housing needs to be accounted for. On different sized lots.

Please make a public open walkway reserve in this area, starting from 9 Raglan Street following through 17 and 29 Smith Street.

Council should not accept payment in lieu of this Victorian government Planning requirement for developments. Utilise the waterlogged area for a public walkway, not for houses and their toxic stormwater drainage.

Please initiate a study into a development control over this land.

One doubts if council is realistic to be allowing potentially as many as a hundred new houses in Daylesford, considering services, close proximity to bushfire prone land, lack of public transport, minimal health services, and potential sewerage challenges.

Government current recommendations are for development to not take place in such areas.

If our Planning Scheme and Community Vision is not

followed we are ruining what makes Daylesford more and more unique in this day and age. ATTACHMENT 11.1.9
Daylesford is stated as an area for "Contain Growth" in *Central Highlands of Victoria Regional planning in Clause 11.01-1R Settlement - Central Highlands*.

No permit issued to subdivide this piece of land off of 29 Smith Street school area; let alone subdivide it for more houses, a road, and drainage containing the many toxins as all stormwater is known to consist of that comes off housing.

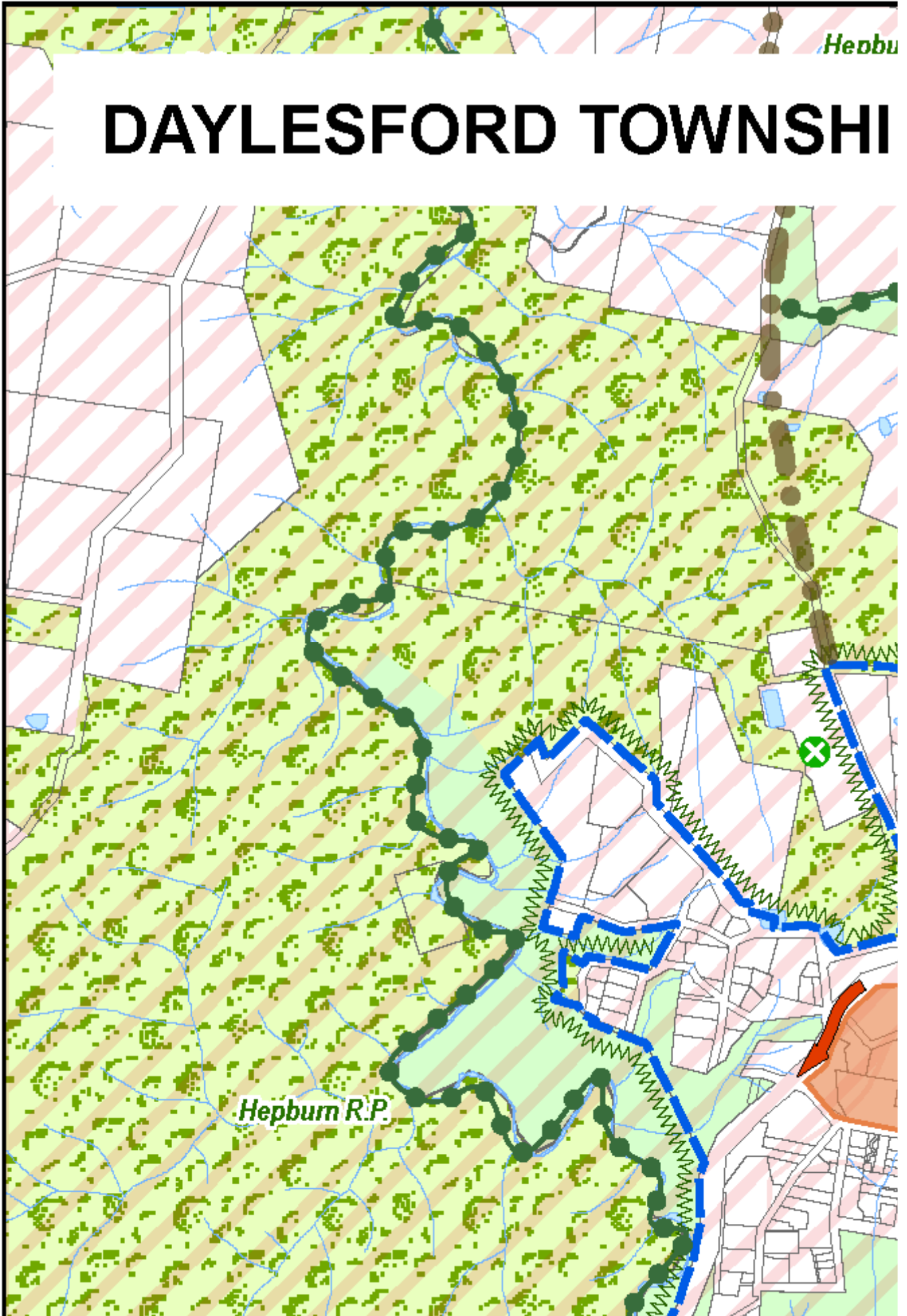
.....

I ask the Hepburn Shire Planning Department to hold off on the permits of 29 Smith St, 9 Raglan Street, and 4719 Midland Highway, **until the proposed Strategic Planning work is undertaken**, in fairness to residents of Daylesford. In that way the community consultation undertaken for the **Community Vision** objectives and **Sustainable Hepburn** objectives, would be shown to be observed. In addition, objectives of the Hepburn Planning Scheme would be correctly observed as well, and not just nice words. Long term profit is more important for a region than short term gain of a few, thank you.

To support this request to hold off, please refer to objections **Council received from residents of Hepburn Shire** regarding 17 Smith Street, immediately next door.
Please: these should be compulsory reading for planners and related officers and consultants employed or contracted in recent times since then, thank you. I have included this for your convenience, attached.

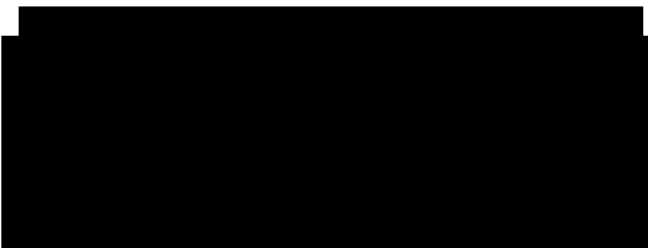
Included below is the Daylesford Map from the Planning Scheme, showing the red arrows which indicate: "Protect Significant Views and Vistas".
The arrow near the Midland Highway is not intended obviously, to be a private view from a landowner's property. This red arrow needs to be turned around into the correct direction facing northwest, exactly towards the development concerned in this submission at 29 Smith Street; whereby this view would be ruined if this permit is approved for housing on this steep slope. See accompanying photo above of this view.

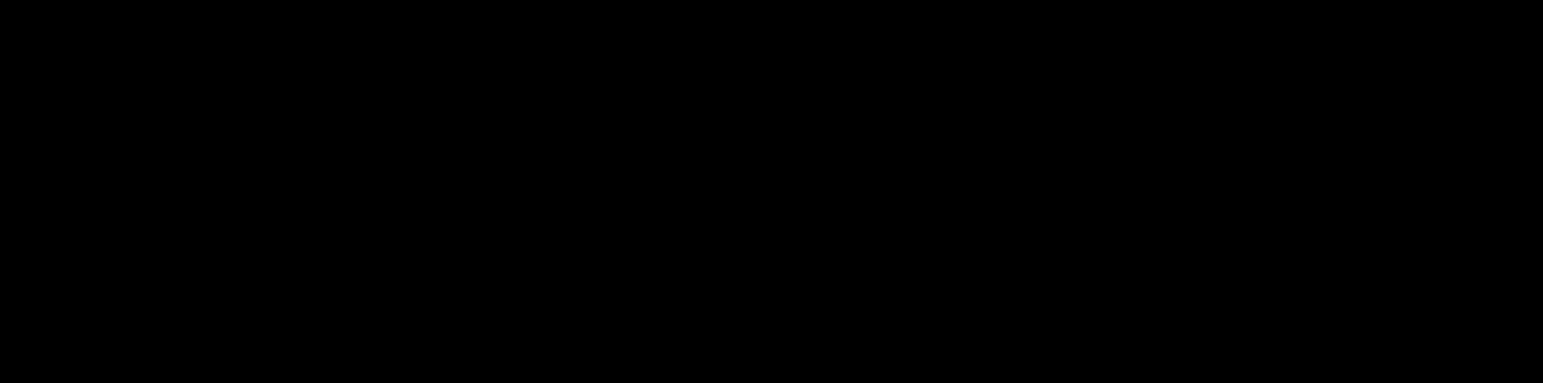
DAYLESFORD TOWNSHIP



Additionally, the Avenue of Honour of chestnut trees, at the town entrance from the Old Mill to the roundabout is not indicated on the Daylesford map. At the very least there should be a VPO over this avenue, as well as for the row of large heritage cypress trees along the other side of the fence.

Thank you
Sincerely





Planning Dept. Hepburn Shire

Re: PA 3529

To whom it may concern

I am writing to object to Planning Application 3529.

This site will eventually add to the acreage of suburban houses on housing estates all controlled by one developer, all abutting each other.

29 Smith St; PLUS 17 Smith St (already granted); PLUS 9 Raglan St (application pending); PLUS Wombat Park corner (application pending).

A rough estimate is around 30 ACRES of land which currently has zero dwellings, to a river of little suburban houses which will snake from one of the main roads (Raglan Street) with little boxes dotted along the road, then up the hill for all to see as they drive into town. This will all be visible to the thousands of tourists who currently flock to the Sunday Market each week, and who will not think “what a quaint, beautiful town Daylesford is”, but rather will go home thinking “why did the Council allow that bastardisation to happen ... they’ve ruined Daylesford, how stupid of them.”


This Application, which is to be built mainly on a waterway, is even more outrageous than its predecessor which will have the developer ‘move’ the waterway so it doesn’t begin in the lots at the east end of 17 Smith Street subdivision.

I’m sure when the Hepburn Shire planning officers review the findings of the 17 Smith St application ‘conditions’, they will concur that there should be NO lots built in the waterway where they are currently proposing.

Council must be very judicious in ascertaining the future direction of Daylesford and remind themselves of the love Victorians and indeed Australians everywhere, have for this wonderful town.

Imagine future generations shaking their heads at those now responsible, if they do nothing to stop this scourge. 30 acres with hundreds of new houses ... just think of that...

Yours sincerely



To the planning department responsible for application
PA003529, application for subdivision at 29 Smith st.

I object and ask that this application be assessed in the context of the bigger picture of the whole, now green, eastern entrance to the town which is earmarked to be developed.

This particular application adds even more housing lots to a development that already was not wanted by many Daylesford residents. The residents were not listened to in the 17 Smith st application, with over 100 registered objections, and a petition of around 1200 signatures making clear how locals felt. Many now feel despondent at the loss of their dear town and disillusioned in the process of appeal as it appears our Planning Scheme is not enforced to the highest extent to benefit our town.

I beg the planners to fight for better outcomes for this and the developer's next application of 9 Raglan st.

If our Planning Scheme is not followed we are ruining the very essence of what makes Daylesford special. Council planners have the power to do this.

Important to us is our

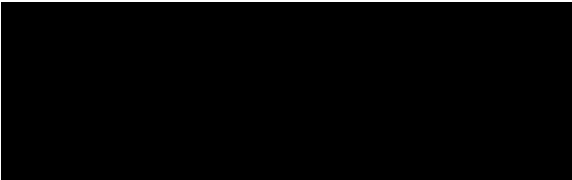
- Rural Character: green spaces & nature, waterways, wildlife & old trees
- Quiet village feel ever compromised by increase cars, concrete illumination & noise pollution
- Feeling of spaciousness & fresh air
- Ease of accessing services, though many are now at capacity eg firestation,
- Ability to afford to live here : Daylesford has an Affordable Housing crisis which is not solved by more million dollar houses being built, (see those advertised in the adjacent new development of controversial #17 Smith st); gentrification of the town is displacing long term local with low incomes, forcing them out. A percentage of new homes must be affordable.
- Walkability, parklands & play areas: we live here because we love the outdoors & fresh country air so it is vital to ensure adequate open & play space is provided in the mass developments as they take over our green spaces. The quality of life in the new precinct will be greatly improved by walking access to open green play & contemplation space. Thus council should not accept a cash contribution rather

ensure cleverly designed public space within the whole new precinct (which will eventually include the GRZ /NRZ corner of Wombat Park)

While faulty council websites, exhaustion, disillusionment and despondency dissuaded many in registering official objections this time round, this is no way a reflection of community displeasure with the application. Please refer to this earlier petition for 17 Smith as representative of community sentiment for better development outcomes at this important town entrance. Most issues are still relevant for this current application and & will be for the future ones.

https://www.change.org/p/the-hon-richard-wynne-current-17-smith-st-daylesford-subdivision-application-must-be-rejected-or-changed?utm_content=cl_sharecopy_27966946_en-US%3A4&recruiter=1187991432&utm_source=share_petition&utm_medium=copylink&utm_campaign=share_petition

Thankyou for your careful consideration and participation in Keeping Daylesford Beautiful



Tuesday, 26 July 2022

Attention HSC planning department:

Objection to PA003529

To whom it may concern,

I would like to express my sadness at the blatant disregard for the beautiful greenery and streams of Daylesford, as the developer of application PA003529 wants to convert this block into more suburbia. Please accept this as an official objection to the permit.

Daylesford is being transformed from a sweet village to a boring suburb as developers see money making opportunities by ruining the very rural feel that is appealing to tourists and locals alike.

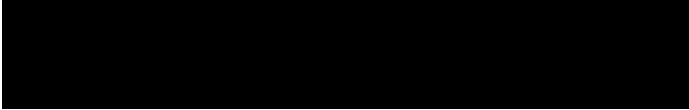
In this instance the concreting over a creek means the water that would naturally infiltrate into the ground and recharge our groundwater, green our land and flow into Bund/Spring Creek to fill our reservoir, is being disturbed, altering the very fabric of the landscape. The positioning of the stormwater basin in the flow path is a sub-optimal outcome.

- How can the developers guarantee water will not be polluted by ineffective treatment?
- Who will be responsible for maintaining and ensuring effective functioning of the filtration basins?
- Will they be landscaped to become a feature for public enjoyment as well as serving the purpose of cleaning excess stormwater?
- Will the developers utilise local Indigenous cultural knowledge to ensure best practice, and will the developers be paying a percentage of their earnings to Dja Dja Wurrung families and other First People in the area, as they profit from developing this stolen land? If so, what will be this percentage?

The current council's Vision, as expressed by the community, is to protect our natural systems & the environment, so with this in mind any permits granted need to be addressed through the lens of environmental protection. Building over waterways removing water from the earth is not good environmental practice.

Please direct the developer to pay "better regard" for the landscape and allow the natural flow of water to continue as it does now by not building over this ephemeral creek.

Regards,



Picture: Soon to disappear. Aerial shot of whole precinct 2022: corner of Wombat park (zoned NRZ); next to 9 Raglan St then 17 & 29 Smith St.



29 Smith Street

Discussion with Councillors Tuesday 29th November 2022

at 11:30am at Daylesford town hall

Proposal to create five residential lots at St Michael's Primary School in Daylesford

By Malvika Hemanth
June 16 2022 - 1:00pm

0 Comments



The Courier



GROWTH: The proposed subdivision of 29 Smith Street, Daylesford which is where St Michael's Primary School currently sits. Picture: Niche Planning Studio.

A Ballarat-based private company is looking to **bring more growth** to the township of Daylesford through their proposal which suggests lan

1. Putting the 29 Smith St subdivision into perspective.

The 29 Smith St subdivision application is part of the Middleton Fields development which includes the following.

17 Smith St	41 Lots
Raglan St	22 Lots
29 Smith St	5 Lots
TOTAL	68 Lots

Using the residential subdivision provisions Clause 56 – Residential subdivision (VPP Practice Note) (attached)

A subdivision application must meet all the objectives and standards allocated to its class of subdivision. Clause 56 identifies four classes of subdivision based on the number of lots in the subdivision. The four classes are:

1. 2 lots
2. 3–15 lots
3. 16–59 lots
4. 60 lots or more.

Appendix A

Residential 1 Zone, Residential 2 Zone, Residential 3 Zone, Mixed Use Zone, Comprehensive Development Zone & Priority Development Zone			
2 lots	3-15 lots	16-59 lots	60 lots or more
		C1 Strategic implementation	C1 Strategic implementation
			C2 Compact & walkable neighbourhoods
			C3 Activity centre
			C4 Planning for community facilities
		C5 Built environment	C5 Built environment

The 3 subdivision applications combine to make up the Middleton Fields development. The 17 Smith St site was considered a Class 3 subdivision when really the development in its entirety is a Class 4 subdivision requiring a more in-depth planning approach.

The Special Advisory Committee (SAC) report for 17 Smith St, calculated population increase at 3 persons per lot. Applying this multiplier to the entire Middleton Fields means that the development will increase the population in the 3460 area, by 204. If the super lots on 17 Smith St are developed into 30 (affordable housing) units this would add another 45 people giving a total projected increase in the population of 248.

The 2021 census data shows that in the 3460 area population increased from 2548 to 2799 an increase of 251 residents over a five year period.

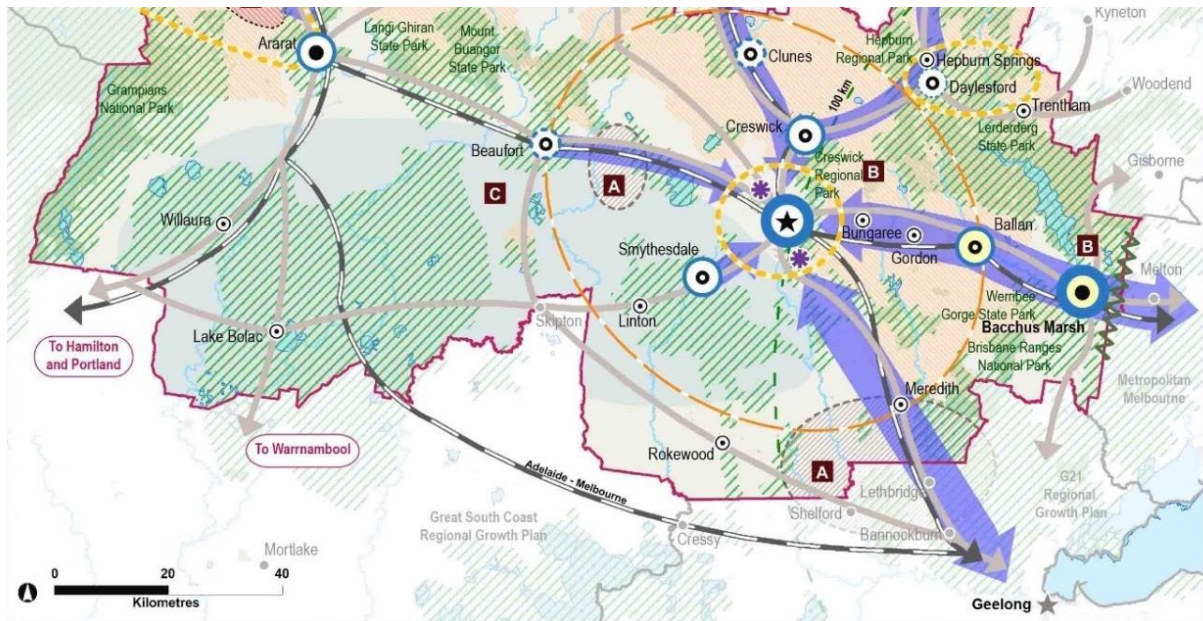
PERSPECTIVE: THE MIDDLETON FIELDS DEVELOPMENT IS SUBSTANTIAL, IT EQUALS THE LAST 5 YEARS OF GROWTH (9%) IN THE 3460 AREA.

2. Recent changes to the Victorian Planning Provisions

The Victorian Planning Provisions were updated in February and June 2022 to provide greater consideration of social and environmental matters.

11. SETTLEMENT

11.01 Victoria: Gives more weight to the 8 Regional Development Plans across Victoria. Lists Central Highlands Regional Development Plan as a relevant document.



SETTLEMENT NETWORK



FACT: DAYLESFORD IS THE ONLY TOWN IN REGIONAL VICTORIA THAT IS DESIGNATED AS “CONTAIN GROWTH”.

11.01-1R Settlement - Central Highlands

Limit outward growth of Daylesford to minimise environmental impacts and exposure to natural hazards.

11.01-1L Township and settlements

- Provide for urban development and economic growth in the townships of Clunes, Creswick, Daylesford, Hepburn Springs and Trentham based on township boundaries and structure plans.
- Promote Creswick and Clunes as the focus for the municipality’s population growth.

11.02 Managing Growth

11.02.1S Supply of Urban land

Plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis.

Planning for urban growth should consider:

- Opportunities for the consolidation, redevelopment and intensification of existing urban areas.
- Neighbourhood character and landscape considerations.
- The limits of land capability and natural hazards and environmental quality.
- Service limitations and the costs of providing infrastructure.

11.02-3S Sequencing of Development

- Require new development to make a financial contribution to the provision of infrastructure such as community facilities, public transport and roads.
- Improve the coordination and timing of infrastructure and service delivery in areas of growth.
- Support opportunities to co-locate facilities.
- Ensure that planning for water supply, sewerage and drainage works receives high priority in early planning for areas of growth.

11.03 Planning for Places

11.03-5S Distinctive areas and landscapes

To recognise the importance of distinctive areas and landscapes to the people of Victoria and protect and enhance the valued attributes of identified or declared distinctive areas and landscapes.

- Recognise the unique features and special characteristics of these areas and landscapes.
- Implement the strategic directions of approved Localised Planning Statements and Statements of Planning Policy.
- Integrate policy development, implementation and decision-making for declared areas under Statements of Planning policy.
- Recognise the important role these areas play in the state as tourist destinations.
- Protect the identified key values and activities of these areas.
- Enhance conservation of the environment, including the unique habitats, ecosystems and biodiversity of these areas.
- Support use and development where it enhances the valued characteristics of these areas.
- Avoid use and development that could undermine the long-term natural or non-urban use of land in these areas.
- Protect areas that are important for food production.

3. Particularly dodgy elements of 29 Smith development

Four of the five lots on the 29 Smith St development are very steep and the fifth lot lies at the end of the proposed storm water retention basin and is at increased risk of flooding at this location.

The SAC report identifies that there are steepness issues with stage two of 17 Smith Street which still need to be addressed.

SAC (p.6) 3 Site and planning context The site is comprised of undulating land and slopes down in three directions from the existing homestead located towards the centre of the property. In places the land is steep (predominately east of the homestead) and considerable excavation will be needed in the construction of some dwellings. As part of his evidence Mr Czarny informed the Committee that the Victorian Planning Authority would classify one part of the site as 'very steep.'



The very steep east facing land at 29 Smith Street means homes on this site will have

- Shading with reduced solar exposure and opportunity for alternative energy
- Increased erosion potential from very steep slope
- Houses will be more visually obvious in the landscape particularly from eastern entrance to Daylesford
- Greater distance from amenities and reduced walkability due to steepness

PERSPECTIVE: THE SHIRE SHOULD NOT APPROVE ANY MORE ACTIVITIES ON THE MIDDLETON FIELDS SITE UNTIL ISSUES ON 17 SMITH ST ARE RESOLVED PARTICULARLY STORMWATER

4. Can we trust the developer to do the right thing



Many people are horrified with the soil disturbance and enormous stockpile currently at 17 Smith Street. As shown in the photo above (taken 28th Nov 2022) the stockpile sits at the top of the hill and has absolutely no erosion control measures preventing soil movement from this area. The stockpile is located on the spot most exposed to wind and water erosion, clearly no thought has been given to soil erosion risk management.

This appalling situation is counter to requirements described in recently updated EPA guidelines including the following;

- *Construction Guide to preventing harm to people and the environment Publication 1820.1 / June 2021*
- *Managing stockpiles Publication 1895 September 2020 Guidance sheet.*

The community expects the Shire to oversee development, especially large developments, to ensure best environmental practice is properly implemented.

The Shire needs to actively engage with the developer and insist that they provide everything that the SAC report identifies that the developer must provide. The shire should collect and consider this information prior to approving more areas for subdivision in the Middleton Fields site.

The shire needs to ensure that planning and enforcement staff are fully cognisant of updates to state and local planning provisions and other regulatory requirements such as EPA, DWELP, and water authorities.

PERSPECTIVE: THE DEVELOPER WILL ONLY DO AS MUCH AS THE SHIRE ENFORCES. ENVIRONMENTAL OUTCOMES WILL BE DISMAL WITHOUT PROPER OVERSIGHT AND ENFORCEMENT FROM THE SHIRE.



LEGEND

- Site boundary
- Standard lots
- Ecovillage housing
- Public Pedestrian path
- Private Pedestrian path
- Lower order road (design TBC)
- Open space
- ✳ Landscape nodes
- Linear Open Space: Shared pathway and with recreation nodes integrated with revegetated drainage corridor for passive stormwater treatment

MIDDLETON FIELD CONCEPT MASTERPLAN
 VARIOUS, DAYLESFORD 3460

Aerial supplied by: Nearmap
 Aerial Date Stamp: 20.12.2021
 Survey supplied by: DH Pty Ltd
 Plan Number: NPS943 - 024
 Revision Number: G
 Drawn By: Nivedita Ravindran
 Client: Hygge Property

Scale: 1:3,000 @A3 | Date Issued: 18.10.2022 | ©Niche Planning Studio

DISCLAIMER: This Concept Plan has been prepared based on high level planning advice. Town Planning compliance is subject to approval from the Ballarat City Council and a suitable town planner will need to be appointed. All Dimensions, Areas and Calculations are subject to Detailed Survey and Design before Town Planning Permit application. This Form is illustrative only and subject to Architectural Design and approval from an RIAA qualified architect. This plan has been prepared for illustrative purposes only and should not be used as a means to judge any properties value or yield potential.

hygge property

NICHE
 — PLANNING —
STUDIO

WOMBAT HILL BOTANIC GARDENS
 OF COUNCIL - 20 DECEMBER 2022

11.2 PA 3150 - 49 GRIFFITH TRACK, GUILDFORD - USE AND DEVELOPMENT OF LAND FOR A DWELLING AND SHED INCLUDING SITE CUT GREATER THAN 1M IN DEPTH AND ASSOCIATED WORKS

Go to 01:14:20 in the meeting recording to view this item.

DIRECTOR COMMUNITY AND DEVELOPMENT

In providing this advice to Council as the Manager Statutory Planning and Building, I Rick Traficante have no interests to disclose in this report.

ATTACHMENTS

1. PA 3150 - Complete application [**11.2.1** - 92 pages]
2. PA 3150 - Referral Response - Country Fire Authority [**11.2.2** - 2 pages]
3. PA 3150 - Referral Response - North Central Catchment Management Authority [**11.2.3** - 3 pages]
4. PA 3150 - Referral Response - Department of Environment, Land, Water and Planning [**11.2.4** - 2 pages]
5. PA 3150 - Referral Response - Goulburn-Murray Water [**11.2.5** - 2 pages]
6. PA 3150 - Referral Response - Councils Engineering Department [**11.2.6** - 3 pages]

EXECUTIVE SUMMARY

This application seeks permissions for the use and development of land for a dwelling and associated outbuilding, site cut greater than 1m in depth and associated works at 49 Griffith Track, Guildford.

The subject land is located approximately 20km north of Daylesford, 6km south of Guildford on the western edge of the Castlemaine Diggings National Heritage Park. The subject land is located within the Farming Zone – Schedule 2, Bushfire Management Overlay and Environmental Significance Overlay Schedule 2.

The proposal is as follows:

- The use and development of land for a dwelling, this is a permit required Section 2 Use.

Specifically, it is proposed to develop the land as follows:

- Development of a single storey three-bedroom dwelling with a partial basement to part of the dwelling comprising of a cellar, mudroom and storage.
- Development of a workshop/garage and mezzanine storage area.
- Earthworks including a site cut in excess of 1m in depth (2.225m at the deepest).
- Development of vehicle access a registered waterway (Tarilta Creek, a tributary of Loddon River).

The application was advertised, and no objections were received.

All referral authorities have advised no objection to the application via conditional consent

It is recommended that a Notice of Decision to Refuse to Grant a Permit be issued for the use and development of land for a dwelling and associated outbuilding, site cut greater than 1m in depth and associated works at 49 Griffith Track, Guildford subject to appropriate grounds as detailed at the end of this report.

OFFICER'S RECOMMENDATION

That Council resolve to issue a Notice of Refusal to Grant a permit for the use and development of land for a dwelling and associated outbuilding, site cut greater than 1m in depth and associated works at 49 Griffith Track, Guildford based on the following grounds:

- 1. The application is not in accordance with Clause 35.07-2 as;
 - a. no appropriate access is made available to the site and current access is not considered suitable for accommodating emergency vehicles.*
 - b. Current access arrangement is not located within a road reserve and traverses land for which no legal access rights are provided.**
- 2. The application is not considered to adequately respond to the decision guidelines at clause 35.07-6, Environmental issues and Design and siting issues.*
- 3. The application is not in accordance with Clauses 02.03-3 Environmental risks and amenity and related strategic directions as they apply to avoiding development with increased exposure to bushfires or have the potential to affect water carrying capacity and free passage of waterways.*
- 4. The application is not in accordance with clauses 13.02-1S or Clause 44.06 as the threat to life has not been minimised to an acceptable level.*
- 5. The application is not in accordance with Clause 12.03-1S as access across the watercourse within the property boundary has not been sufficiently detailed with regard to how this waterway will be crossed with no impact to the watercourse.*
- 6. The application is not in accordance with Clause 12.01-1S and Clause 11.03-5S as the location of the defensible space area, dwelling, shed, vehicle access and effluent envelope require a significant amount of vegetation removal.*
- 7. The location of the "shed" is significantly separated from the use of the land for a dwelling and appears to not be connected to the use of the dwelling.*

8. *The proposal is contrary to the purposes of the Farming zone as they relate to the protection of agricultural land, the fragmentation of agricultural land and the use of small rural land holdings.*

MOTION

That Council resolve to issue a Notice of Refusal to Grant a permit for the use and development of land for a dwelling and associated outbuilding, site cut greater than 1m in depth and associated works at 49 Griffith Track, Guildford based on the following grounds:

1. *The application is not in accordance with Clause 35.07-2 as;
 - a. *no appropriate access is made available to the site and current access is not considered suitable for accommodating emergency vehicles.*
 - b. *Current access arrangement is not located within a road reserve and traverses land for which no legal access rights are provided.**
2. *The application is not considered to adequately respond to the decision guidelines at clause 35.07-6, Environmental issues and Design and siting issues.*
3. *The application is not in accordance with Clauses 02.03-3 Environmental risks and amenity and related strategic directions as they apply to avoiding development with increased exposure to bushfires or have the potential to affect water carrying capacity and free passage of waterways.*
4. *The application is not in accordance with clauses 13.02-1S or Clause 44.06 as the threat to life has not been minimised to an acceptable level.*
5. *The application is not in accordance with Clause 12.03-1S as access across the watercourse within the property boundary has not been sufficiently detailed with regard to how this waterway will be crossed with no impact to the watercourse.*
6. *The application is not in accordance with Clause 12.01-1S and Clause 11.03-5S as the location of the defensible space area, dwelling, shed, vehicle access and effluent envelope require a significant amount of vegetation removal.*
7. *The location of the “shed” is significantly separated from the use of the land for a dwelling and appears to not be connected to the use of the dwelling.*

8. *The proposal is contrary to the purposes of the Farming zone as they relate to the protection of agricultural land, the fragmentation of agricultural land and the use of small rural land holdings.*

Moved: Cr Don Henderson

Seconded: Cr Tessa Halliday

Carried

Voted for: Cr Brian Hood, Cr Don Henderson, Cr Jen Bray, Cr Lesley Hewitt, Cr Tessa Halliday and Cr Tim Drylie

Voted against: Cr Juliet Simpson

Abstained: Nil

BACKGROUND

Site and Surrounds

The subject land has an area of approximately 7.15ha and is located approximately 20km north-east of Daylesford, the nearest large township and 6km south of Guildford.

The subject land currently does not have any access which is constructed within road reservations and access is currently obtained through Crown land tracks. A road reserve is located to the immediate eastern boundary of the site which is not constructed with a road and would require extensive earthworks and vegetation removal to provide a suitable access. Access is currently achieved via mix of unmade, unsealed and unmaintained crown land tracks that weave through the state forest. These tracks do not provide legal access and could be removed at any time. Access through the site is currently also unmade with a significant creek crossing at the immediate entrance and throughout the site.

The area surrounding the subject land is mostly state forest to the west, south and east, with other small allotments of Farming Zoned land to the north. The land to the north is seen to be land unused for farming practices. There are buildings which seem to be used for intermittent living in the vicinity of the site. However, the legal status of these buildings is yet to be fully explored.

The subject land is currently undeveloped with heavy amounts of native vegetation throughout the land except for a small clearing at the north-eastern and central area of the land where there are patches of remnant vegetation. A seasonal and registered waterway being a tributary to the Loddon River dissects the land at the entrance to the site.

The subject land has a site slope fall of approximately 40m from the west to east equating to approximately 20 degrees across the site, except for a cleared area (north-eastern and central area) of the land which is relatively flat and noted to have a two-degree fall.

Proposal

The application proposes the use and development of land for a dwelling and associated outbuilding, site cut greater than 1m in depth and associated works.

The dwelling will contain three bedrooms plus a central open plan kitchen/dining/living opening onto a decked area. A cellar, mudroom, laundry and storeroom will exist below part of the dwelling.

The dwelling will have an overall footprint of approximately 28m x 13.2m with a total area of approximately 369m².

The dwelling will be clad in a mixture of timber battens, timber boards and render, whilst the roof will be corrugated metal sheeting.

A garage with workshop, deck area and mezzanine over part is proposed approximately 50m south of the dwelling (outside the defendable space area).

The outbuilding will have a total floor area of 99.5m² and no vehicle access has been shown to join the outbuilding to the dwelling.

The outbuilding will be clad in timber battens and boards whilst the roof will be corrugated metal sheeting.

Each of these structures as per the Bushfire Management Plan are to be a BAL 29 construction standard with 43m of defendable space around the dwelling and 10m around the outbuilding.

A fire bunker is proposed to the north of the dwelling alongside the carparking area to the east.

Two 300m² areas of effluent disposal have been detailed as being centrally located between the dwelling and the outbuilding.

Two 20,000L water tanks and one 10,000L water tank is proposed to be located approximately 55m from the dwelling uphill to the west for water storage and firefighting. These are to be fed by a water bore onsite.

Relevant Planning Ordinance applying to the site and proposal

Zoning:	Farming Zone – Schedule 2 (FZ2)
Overlays:	Bushfire Management Overlay (BMO) Environmental Significance Overlay – Schedule 1 (ESO1)
Particular Provisions	Clause 53.02 – Bushfire Planning
Relevant Provisions of the PPF	Clause 11.01-1S Settlement Clause 11.01-1R Settlement - Central Highlands

	Clause 12.05-2S Landscapes Clause 12.05-2R Landscapes - Central Highlands Clause 13.02-1S Bushfire planning Clause 14.01-01S Protection of agricultural land Clause 14.01-01L Protection of agricultural land Clause 14.02-1S Catchment planning and management Clause 14.02-1L Catchment and land protection Clause 14.02-2S Water quality Clause 15.01-6S Design for rural areas Clause 16.01-03S Rural residential development	
Under what clause(s) is a permit required?	Clause 35.07-1 FZ	Use of land for a dwelling under the minimum lot size of 20ha
	Clause 35.07-4 FZ	Buildings and works associated with a Section 2 use
	Clause 42.01-2 ESO	Buildings and works
	Clause 44.06-2	Buildings and works associated with a dwelling
Objections?	NIL	

KEY ISSUES

Response to Planning Policy Framework

It is policy to protect agricultural land from the inappropriate introduction of dwellings which, when not in support of a bona-fide agricultural operation, can remove land from production. Dwellings which are not directly associated with an agricultural use can also create conflict with other farming operations.

- In this case it is deemed that the land on its own, due to the location, slope and heavy vegetation has a limited ability to lend itself to the process of standard agricultural practices. The land parcel itself is a small lot zoned Farming, situated in the middle of a forest zoned Public Conservation and Resource Zone. There may be opportunity for the land to be used and or consolidated with other small lots in the Farming Zone located immediately to the north.

It is policy that support for the construction of a new dwelling is available, where an applicant can demonstrate that the land cannot contribute to bona-fide agricultural output, and that a dwelling can support maintenance / improvement of the land.

- The application demonstrates the limitations of the land, relying on the dwelling to provide support to the ongoing maintenance of the land rather than agriculture. It is considered that this land parcel having regard to its topography and extent of native vegetation provides limited ability to significantly contribute towards any traditional form of agriculture and removing the land from primary production should not result in a significant loss of agricultural land. Notwithstanding as mentioned above there may be opportunity for the land to be used and or consolidated with other small lots in the Farming Zone located immediately to the north.

Settlement Planning

The application involves a development outside of the township boundaries within a forested area. The site is of a high risk of being impacted from a bushfire event due to the geomorphic nature of the site and surrounding dense vegetation. The site requires native vegetation to be removed to provide sufficient area surrounding the various components of the development to provide the defensible space required in accordance with the relevant bushfire safety standards. In addition, due to the threat from bushfire, expert bushfire advice requires a fire bunker to be placed on the land for such event.

Access to the site is a further concern as currently the informal access available is not legal access as it is not constructed within road reserves and are tracks within crown land, which can be closed at any point.

Council outlines the following strategic directions at Clause 02.03

02.03-3 Environmental Risk and amenity;

- Contain future growth within township boundaries to protect environmental values and to limit the risk to life and property from bushfire.
- Avoid development that through its location or design increases exposure to bushfires.
- Limit development outside townships by minimising future subdivision of rural land to address bushfire risk.
- Minimise risk to life and property from flooding through appropriate siting, design and management of use and development, with adequate setbacks from waterways, and locate new development on the highest available ground with road access that provides safe passage in a flood event.
- Maintain the flood carrying capacity, free passage, temporary storage function and environmental significance of floodplains and waterways.

02.03-5 Built environment and heritage;

- Protect and enhance the rural areas of the Shire for their diverse agricultural, environmental and landscape values.

With regards to the suitability of the site and where the development is proposed Clauses 11.01-1S (Settlement), 11.03-5S (Distinctive Areas and Landscapes) the various policies within Clause 12 (Environmental and Landscape Values), Clause 13 (Environmental Risks and Amenity) and Clause 14 (Natural Resource Management), all provide guidance in relation to the preferred location for such development proposals. Relevant guidance taken from the above clauses includes:

- Strengthen the resilience and safety of communities by adopting a best practice environmental management and risk management approach (13).
- Directing population growth and development to low-risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire (13.02).
- Ensure that development at or near waterways provide for the protection and enhancement of the environmental qualities of waterways and their instream uses (14.02-1).

Consideration must be given to whether the overall benefit to the land in terms of land maintenance, and utilisation of underutilised lands outweighs the policy that discourages development being located within land zoned for agricultural purposes and in areas of significantly high bushfire risk where the protection of human life should be the very first consideration matter. Council's planning controls also require the balancing of environmental protection, limiting the extent of vegetation loss, protection of human life and ensuring suitable access is in place for new development. This proposal from an officers' perspective fails the on-balance test.

Zoning and Overlay Considerations'

The proposal triggers the need for a permit under the Farming Zone, Environmental Significance Overlay (ESO1) and Bushfire Management Overlay (BMO). Each of which are discussed further in the report.

Farming Zone

A planning permit is required under the Farming Zone for the Section 2 Use of land being for a dwelling and for the development of land in association with a Section 2 Use.

The proposed land use and development of the land for a dwelling is not required to directly support an agricultural use being or proposed to be undertaken from the land. Accordingly, it fails to fundamentally address the purpose of the zone and State and Local policies aimed at the protection of agricultural. Notwithstanding a dwelling is a section 2 use in the zone and in its consideration, regard must also be given to what agricultural pursuits the land can sustain.

The parcel of land is considerably smaller than the minimum lot size for the zone (FZ2 - 20ha) and potentially small for any form of traditional agricultural pursuits having regard to the geomorphic nature and heavy vegetation of the land. Though this parcel could potentially be used in conjunction with or consolidated with other small allotments adjacent to the land parcel.

The assessment and the making of a recommendation requires Council to consider amongst other things, the purposes and decision guidelines of the Farming Zone for any application where a non-agricultural use is proposed and whether it is an appropriate use and/or development against the following points [but not limited to]:

- Whether the use or development will support and enhance agricultural production.
- Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.
- The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.
- The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.
- The capability of the land to accommodate the proposed use or development, including the disposal of effluent.
- Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.

In describing the subject land above, officers have noted that the land;

- Is small in size 7.15 ha.
- Constrained by slope and extensive native vegetation cover.
- Is bisected by a waterway.
- Has currently no legal road access.
- Could be consolidated into/or used in conjunction with other small lots also in the Farming Zone.
- Subject to a significant bushfire risk.

The proposal to introduce a dwelling use onto the land is unacceptable as far as the Farming Zone requirements are considered. In addition, the location of the development in close proximity to a watercourse and the slope of the land lend itself to be a high risk to the capability of the land to sufficiently sustain and retain effluent on the land. The extent of vegetation management required to address significant bushfire concerns to support a dwelling construction and use of the land is also not compatible to the surrounding lands due to impacts to the flora and fauna.

Bushfire Management Overlay

To establish the proposed use and development, the application is required to remove and manage existing vegetation to meet the appropriate defensible space

requirements as set out in the Bushfire Management Statement and Bushfire Management Plan.

The application has included a detailed bushfire safety report including a Bushfire Management Statement and Bushfire Management Plan which is required to be adhered to in the event that a permit is issued. Additional to this the applicant has detailed a shelter in place structure (bunker) to be located to the north of the dwelling in the event of a last resort requirement to protect life. The CFA have provided their conditional consent to the application.

Bushfire Risk

One of the key concerns of this application is in regard to bushfire risk to human life. Where a bunker is required to be placed this indicates that the threat to life in this location is of such extreme value that one must be included.

The Bushfire Attack Level 29 (BAL29) is of very high risk when considering the potential of threat to life from bushfire. It is considered that if it not for the significant area of defendable space designed for this site the BAL rating would be much higher.

Clause 13.02-1S Bushfire Planning details as the policy application as follows:

- This policy must be applied to all planning and decision making under the *Planning and Environment Act 1987* relating to land that is:
 - Within a designated bushfire prone area;
 - Subject to a Bushfire Management Overlay; or
 - Proposed to be used or developed in a way that may create a bushfire hazard.

In this case the site is within a Bushfire Prone Area, within Bushfire Management Overlay and is proposed to be used and developed in a way that may create a bushfire hazard.

The prime objective of this policy is that Council must aid to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

Whilst CFA have provided conditional consent as a recommending authority, ultimately the responsibility and the decision remains with Council. In officer's opinion the location and the proposal does not provide for a situation where the prioritisation to the protection of life is achieved and in fact creates a threat to human life.

Environmental Significance Overlay

A planning permit is required under the Environmental Significance Overlay for the development of land where no reticulated services are available, development of land within 100m to a registered waterway and site cuts in excess of 1m in depth and 300m² of area.

The Land Capability Assessment provided with the proposal indicates two 300m² area of effluent disposal on the land. Each of these are in close proximity to the registered watercourse bisecting the subject land.

The application was referred to Goulburn Murray Water (GMW) as a determining authority and was responded to with conditional consent. Whilst GMW have provided conditional consent to the proposal, it is of concern to officers that the distance of the effluent field being only 30m from a registered water course has the potential of water contamination, due to slope and proximity. GMW have interestingly required greater distances in other matters.

Clause 14.02-1S Catchment Planning and Management depicts under strategies that Council must ensure that development at or near waterways provide for the protection and enhancement of the environmental qualities of waterways and their instream uses and ensure land use and development minimises nutrient contributions to water bodies and the potential for the development of algal blooms.

Significant site cuts are proposed to accommodate the development, and without careful and proper management may potentially impact the overland flows of water off the steep slope to the west of the structures and cause soil erosion which ultimately may impact the waterway.

Regarding matters raised in this section officers are of the view that the proposal to use this parcel poses a high risk on the water catchment, the health of the registered waterway and increases the potential of impacts on the health of the surrounding forest, thus it is considered that the application does not comply with the Environmental Significant Overlay standards and decision guidelines.

Access

As part to Clause 35.07-2 use of land for a dwelling, a lot used for a dwelling must meet specific requirements, one of which is access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.

The subject land currently does not have any legal access. Whilst a road reserve is located to the immediate eastern boundary, access is currently achieved via a mix of unmade, unsealed and unmaintained crown land tracks that weave through the state forest. Access through the site is currently also unmade with a creek crossing at the immediate entrance.

Referral to the Department of Environment, Land, Water and Planning (DELWP) was made and after much discussion DELWP provided a range of conditions they requested to be included on any permit to be issued. One of such conditions was the following:

- Crown land is not to be used as an easement or as legal access.

The only access to the land currently as detailed above is via a mix of unmade, unsealed and unmaintained crown land tracks that weave through the state forest. As per DELWPS response the utilisation of these tracks is determined to be inappropriate.

As part to the process of achieving legal access to the land via gazetted roadways the applicant would need to work with DELWP to effectively realign the roadways to where the existing tracks are located. However, this is not a guaranteed outcome. In addition to this the tracks that do serve as vehicle access to the land are not of a condition that would be appropriate for legal access to the land and could involve further vegetation loss.

It is inappropriate for Council to issue a permit where a condition on a permit has a high likelihood of not being achieved or may pose a further loss of vegetation and potentially cost preventative towards the development. The issue of access should be resolved as part of the application process and not as post permit approval.

For reasons above officers are of the view that the application does not satisfactorily meet the requirement of Clause 35.07-2 due to the lack of appropriate access to the land.

Environmental and Sustainability Issues

Vegetation removal

The Municipal Planning Strategy at Clause 02.03 provides guidance on planning matters important to the Hepburn Shire and sets out strategic directions for those planning matters.

Council notes that many vegetation species and communities are under threat from activities such as land clearing, invasive flora and fauna, climate change and bushfire management.

Council advocates strongly the principle of reducing habitat fragmentation across the landscape for wildlife and plant dispersal and protecting large old trees on private land. In consideration of this proposal (which triggers a planning permit), the desire to build on the land must be balanced against the need to protect agricultural land, the need to preserve native vegetation, the requirements for bush fire protection and the preservation of life and the impact upon the environment and vegetation. It is officers view that the proposal does not result in an adequate balancing of these competing interests that would see officers provide support for the proposal.

- No Vegetation Management Plan has been provided with the application to determine how much native vegetation will be removed on the site due to the construction of access, dwelling, outbuilding, water tank's location, defensible space and effluent disposal fields and what impact of such removal will occur.

- It is seen that a significant amount of vegetation will be required to be removed around the location of the dwelling and outbuilding due to the need for management of defendable space. In addition, there will be the need of locating three large water tanks 55m into the densely forested area of which will further impact upon vegetation in order to:
 - Get the tanks into location
 - Create a suitable level area and pad for them
 - Providing for filling and discharge points or service lines

Impacts to waterways

The application has been referred to statutory authorities, including Goulburn Murray Water (GMW) and North Central Catchment Management Authority (NCCMA), both of whom have consented, subject to conditions to be include on any permit that may be issued.

GMW provided conditional consent on the basis that the proposal should not have any adverse impact on ground and surface water health, subject to the inclusion of the conditions and compliance of said conditions required by GMW.

NCCMA also provided conditional consent which requires the dwelling to be constructed a minimum of 450mm above natural ground level and that the access (within the site) is upgraded to ensure depth of flooding from the 1% AEP flood does not exceed 300mm.

We have mentioned earlier of officer concerns regarding heightened risk of potential contamination of the waterway due to reduced setbacks to the waterway of septic fields.

Water catchments within the Shire ultimately link to the Murray River and Port Phillip Bay. The whole of the Shire is within a proclaimed water supply catchment declared under the *Catchment and Land Protection Act 1994*. Potable supply is provided to townships within and downstream of the Shire.

In this instance the location of the effluent disposal fields near the registered waterway seems extremely close and are located within an area that may be subject to a 1% AEP flood. The risk of the effluent disposal fields causing adverse impacts to the water quality and health is therefore regarded as high and likely.

It is also not clear what the requirements of the NCCMA will mean to the overall form of the accessway internal to the site and what is any additional impact to vegetation may be required to accommodate this requirement. In addition, it is not clear what form of crossing over the registered waterway will be required to address the condition.

Aboriginal Heritage

The site is within an area of cultural heritage sensitivity due to being located within 200m of a designated watercourse. While a dwelling use construction on their own

are not classed as a high impact activity under the *Aboriginal Heritage Regulations 2007*, we are not able to confirm whether a CHMP is required for the development without fully understanding the works required in order to gain access to the land and what is required to construct a crossing over the registered waterway and land which is either above the 1% AEP Flood or results in the access not being covered by more than 300mm.

POLICY AND STATUTORY IMPLICATIONS

This application meets Council's obligations as Responsible Authority under the *Planning and Environment Act 1987*.

GOVERNANCE ISSUES

The implications of this report have been assessed in accordance with the requirements of the Victorian Charter of Human Rights and Responsibilities.

SUSTAINABILITY IMPLICATIONS

Removal of vegetation

Impact to watercourse

FINANCIAL IMPLICATIONS

Any application determined by Council or under delegation of Council is subject to appeal rights and may incur costs at VCAT if appealed.

RISK IMPLICATIONS

No risks to Council other than those already identified.


COMMUNITY AND STAKEHOLDER ENGAGEMENT


The application has been advertised by sending notification of the proposal to adjoining and adjacent owners and a notice on the land. As a result, no objections have been received.


Planning Enquiries
Phone: (03) 5348 1577
Web: www.hepburnshire.vic.gov.au


Application for a **Planning Permit**

If you need help to complete this form, read MORE INFORMATION at the end of this form.

 Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any questions, please contact Council's planning department.

 **Questions marked with an asterisk (*) must be completed.**

 **If the space provided on the form is insufficient, attach a separate sheet**

 Click for further information.

Clear Form

The Land


Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.: 49	St. Name: Griffith Track
Suburb/Locality: GUILDFORD		Postcode: 3451

Formal Land Description *


Complete either A or B.


 This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.


A	Lot No.:	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No.:
OR					
B	Crown Allotment No.: 2C		Section No.: 6		
Parish/Township Name: Holcombe					


The Proposal

 You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application


 **For what use, development or other matter do you require a permit? ***

Construction of new dwelling and shed on existing vacant allotment.

 Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

 **Estimated cost of any development for which the permit is required ***

Cost \$800000

 You may be required to verify this estimate. Insert '0' if no development is proposed.


Existing Conditions i

ATTACHMENT 11.2.1

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Vacant


 Provide a plan of the existing conditions. Photos are also helpful.

Title Information i

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

 Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant and Owner Details i

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Name:		
Title: Mr	First Name: Matthew	Surname: Murfett
Organisation (if applicable): Mitsuori Architects		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 68	St. Name: Oxford Street
Suburb/Locality: Collingwood		State: VIC Postcode: 3066

Please provide at least one contact phone number *

Contact information for applicant OR contact person below	
Business phone: 03 94173313	Email: mmurfett@mitsuori.com
Mobile phone: 0422948755	Fax:

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details*		Same as applicant <input checked="" type="checkbox"/>
Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:		State: Postcode:

Owner *

The person or organisation who owns the land


Where the owner is different from the applicant, provide the details of that person or organisation.

Owner *		Same as applicant <input type="checkbox"/>
Name:		
Title: Mr	First Name: Geoffrey	Surname: Purcell
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 23	St. Name: Walker Street
Suburb/Locality: Northcote		State: VIC Postcode: 3070
Owner's Signature (Optional):		Date:
		day / month / year



Declaration

This form must be signed by the applicant *

 Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

ATTACHMENT 11.2.1

Signature: 

Date: 12/03/21
day / month / year

If completing this form electronically, please tick the box to the right, include a date and type your name above to serve as a declaration that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.



Need help with the Application?

General information about the planning process is available at planning.vic.gov.au


Contact Council's planning department to discuss the specific requirements for his application and obtain a planning permit checklist. Insufficient or unclear information may delay your application

Has there been a pre-application meeting with a council planning officer

No Yes
 day / month / year

Checklist

Have you:

Filled in the form completely?
 Paid or included the application fee?  Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
 Provided all necessary supporting information and documents?
 A full, current copy of title information for each individual parcel of land forming the subject site.
 A plan of existing conditions.
 Plans showing the layout and details of the proposal.
 Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
 If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts)
 Completed the relevant council planning permit checklist?
 Signed the declaration above?

Lodgement

Lodge the completed and signed form, the fee and all documents with:

Planning Department
Hepburn Shire Council
PO Box 21
Daylesford VIC 3460

Customer Service Centre
Cnr Duke & Albert Streets
Daylesford VIC 3460

Contact information:
Phone: (03) 5348 1577
Email: shire@hepburn.vic.gov.au

Deliver application in person, by post or by electronic lodgement.

Privacy Statement

Your application and the personal information on this form is collected by council for the purposes of the planning process as set out in the Planning and Environment Act 1987 (PE Act). If you do not provide your name and address, council will not be able to consider your application. Your application will be available at the council office for any person to inspect and copies may be made available on request to any person for the relevant period set out in the PE Act.

You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright. You can request access to your personal information by contacting Councils Governance Department.

**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

VOLUME 01836 FOLIO 105

Security no : 124088286400A
Produced 23/02/2021 01:24 PM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 2C Section 6 Parish of Holcombe.

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

DEBORAH ANNE PURCELL

GEOFFREY STUART PURCELL both of 23 WALKER STREET NORTHCOTE VIC 3070

AT429202K 15/07/2020

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP788669A FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 45 GRIFFITH TRACK GUILDFORD VIC 3451

ADMINISTRATIVE NOTICES

NIL

eCT Control 21747W CURWEN-WALKER CONVEYANCING & LEGAL
Effective from 15/07/2020

DOCUMENT END

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	Plan
Document Identification	TP788669A
Number of Pages (excluding this cover sheet)	2
Document Assembled	23/02/2021 13:42

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The document is invalid if this cover sheet is removed or altered.

TITLE PLAN		EDITION 1	ATTACHMENT 11.2.1 TP 700689A
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Location of Land

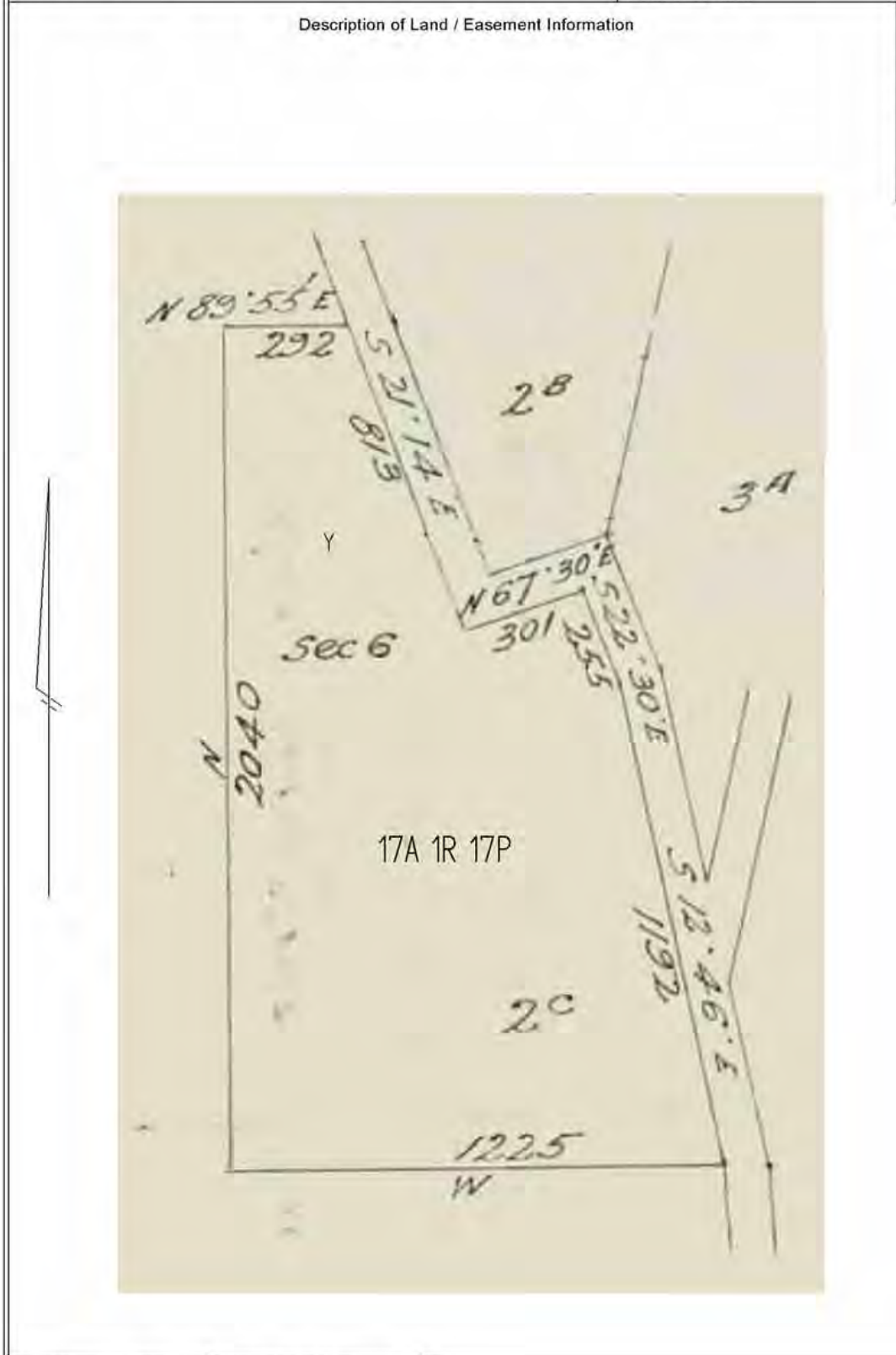
Parish: HOLCOMBE
 Township:
 Section: 6
 Crown Allotment: 2C
 Crown Portion:

Last Plan Reference:
 Derived From: VOL 1836 FOL 105
 Depth Limitation: NIL

Notations

SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 1836 FOL. 105 AND NOTED ON SHEET 2 OF THIS PLAN

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN



THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT

COMPILED: 03/06/2003
 VERIFIED: L.S.

COLOUR CODE
 Y=YELLOW

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS
CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

All THAT PIECE OF LAND in the said Colony *being Allotment Two C of Section*
one in the Parish of Helcombe County of North

delineated with the measurements and abatals thereof in the map drawn in the margin of these prescrips and therein colored yellow

EXCEPTING however unto us our heirs and successors all gold and auriferous earth or stone and all mines containing gold within the boundaries of the said land AND ALSO reserving to us our heirs and successors free liberty and authority for us our heirs and successors and our and their agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold and to extract and remove therefrom any gold and any auriferous earth or stone and for the purposes aforesaid to sink shafts erect machinery carry on any works and do any other things which may be necessary or usual in mining PROVIDED ALWAYS that it shall be lawful for us our heirs and successors at any time on paying full compensation to the said GRANTEE

his heirs executors administrators or assigns for the full value other than auriferous of the said piece of land or so much thereof as may be resumed as hereinafter mentioned and of the improvements upon the said piece of land or the part so resumed such value in case of disagreement to be ascertained by arbitration to resume the said piece of land or any part thereof for mining purposes

AND THAT the terms conditions and events upon which such land may be resumed and the manner in which such arbitration may be conducted may be determined by regulations in such manner as the Governor in Council may from time to time direct or if at any time no such regulations shall be in force then by the regulations concerning the resumption of land for mining purposes in force at the date of this Grant unless Parliament shall otherwise determine.

Geoff Purcell

From: Matthew Murfett <mmurfett@mitsuori.com>
Sent: Monday, 30 August 2021 4:00 PM
To: Geoff Purcell
Cc: 'Deb Purcell'
Subject: FW: CFA response - CFA Ref: 15000-72585-108999 - 49 Griffith Track, Guildford

FYI - See below response from Glenn confirming his position.

Matthew Murfett
Director

Mobile 0422 948 755
mmurfett@mitsuori.com

**MITSUORI
ARCHITECTS**
Level 1, 68 Oxford Street
Collingwood, VIC 3066
Telephone 03 9417 3313
www.mitsuori.com

From: Glenn Cockram <G.Cockram@cfa.vic.gov.au>
Sent: Monday, 30 August 2021 3:38 PM
To: mmurfett@mitsuori.com
Subject: CFA response - CFA Ref: 15000-72585-108999 - 49 Griffith Track, Guildford

Hi Matthew,
CFA confirms the provision of Column B defendable space (43 metres) based on forest, downslope >0 to 5 degrees, applied uniformly around the building and choosing to construct to BAL 29 with the provision of a Private Bushfire Shelter (installed in accordance with the Building Regulations) will satisfactorily address the broader landscape issues CFA previously raised.

Regards
Glenn



Glenn Cockram Fire Safety Coordinator
Fire Risk, Research & Community Preparedness
239 High Street Melton VIC 3337 (PO Box 50)
T: 03 8746 1413 M: 0419 879 237 E: g.cockram@cfa.vic.gov.au

Protecting lives and property



cfa.vic.gov.au

From: Matthew Murfett <mmurfett@mitsuori.com>
Sent: Monday, 30 August 2021 3:30 PM
To: Glenn Cockram <G.Cockram@cfa.vic.gov.au>
Subject: CFA Ref: 15000-72585-108999 - 49 Griffith Track, Guildford

Hi Glenn,

Thank you for speaking with me today regarding the above property.

ATTACHMENT 11.2.1

I confirm that you have agreed to accept the current building design if we include a bunker and increase the defensible space from 'Column C' to 'Column B' under the BMO. Based on Sam Thomson's assessment of the site as Forest Downslope >0 to 5 degrees, this equates to a defensible space of 43m in all directions. We will update our planning documents accordingly and re-submit to council to enable them to formally refer them to you for approval.

I greatly appreciate your feedback and consideration of this project.

Kind regards,

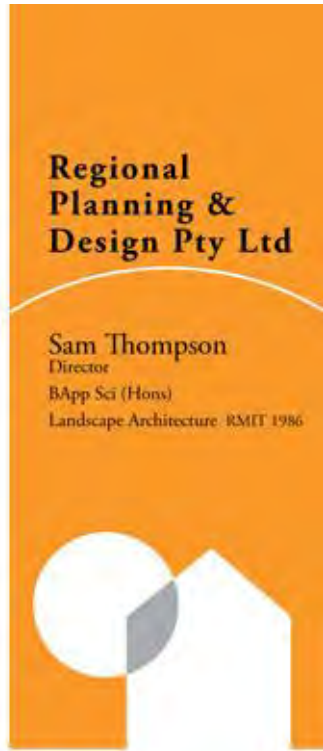
Matthew Murfett
Director

Mobile 0422 948 755
mmurfett@mitsuori.com

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BUSHFIRE MANAGEMENT STATEMENT



**Prepared by Regional Planning &
Design Pty Ltd**
13 Bridport Street Daylesford 3460
Phone 0447 073 107
s.thompsondesign@bigpond.com

49 Griffith Track, Guildford
Ref No.20.177

Disclaimer

This report has been made with careful consideration and with the best information available to Regional Planning and Design Pty Ltd at the time of writing. Before relying on information in this report, users should evaluate the accuracy, completeness and relevance of the information provided for their purposes. Regional Planning and Design Pty Ltd do not guarantee that it is without flaw or omission of any kind and therefore disclaim all liability for any error, loss or other consequence that may arise from you relying on any information in this report.

Requirements detailed in this document do not guarantee survival of the buildings or the occupants. The client is strongly encouraged to develop and practice a bushfire survival plan.

Information and assistance including a template for a Bushfire Survival Plan is provided as part of the 'Fire Ready Kit' available through the CFA website at <http://www.cfa.vic.gov.au> or through your local CFA Regional office.

Version Control

Report Version	Description	Date Completed	Issued to
A	Draft issued to client	7/2/2021	Client
B	General revisions	3/3/2021	Client
C	Revisions to shed (decking removed to reduce to less than 100m ²)	12/4/2021	Client
D	General revisions	23/10/2021	Client
E	Minor amendments	25/10/2021	Client

1 SUMMARY

Summary	
Date of site visit:	13/11/2020
Summary of proposal	Construction of a dwelling
Broad landscape setting type <i>Planning Permit Applications – Bushfire Management Overlay Technical Guide</i> (DELWP 2017)	3
Static water supply requirements	10,000 litres in non-combustible tank.
Access requirements can be met	3.5m wide drive with 4m vertical and 4.5m horizontal clearance.
Defendable Space requirements can be met	Column B (43 m)
Proposed BAL construction level	BAL 29
Is native vegetation removal required:	Yes, exempt under Clause 52.12-5 (See Appendix 4)

2 INTRODUCTION

This Bushfire Management Statement (BMS) has been prepared to enable Deb Purcell to respond to the requirements of Clause 44.06 *Bushfire Management Overlay* (known from this point on as Clause 44.06), and associated Clause 53.02 *Bushfire Protection: Planning Requirements* (known from this point on as Clause 53.02) for the proposed dwelling at 49 Griffith Track, Guildford.

As background the owners had initially proposed a dwelling at the top of a hill in the western part of the property, however upon receiving comments from the CFA the client has made the following adjustments to their plans:

- 1) as recommended by the CFA relocating the dwelling significantly closer to Griffith track
- 2) while not preferred, including a bushfire shelter given the limited egress options and that the CFA would not object to its use.

In addition to addressing the comments received, the client has also relocated the dwelling off the top of the hill, to the base of the hill, further reducing the fire risk

Methodology

Clause 53.02-4 applies to this application as the site is zoned farming a use of a dwelling is proposed

The BMS is in two parts

Part 1 Site description , hazard assessment and locality description

Part 2 A Bushfire Management Statement describing how the proposed development responds to the requirements in Clause 53.02 and 44.06.

3 ZONING AND OVERLAYS

Clause Number	Name
32.08	Farming Zone
13.02-1S	Bushfire planning
44.06	Bushfire Management Overlay
53.02	Bushfire Planning
52.12	Bushfire Protection: Exemptions
42.01	Environmental Significance Overlay

Planning Zones

[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



FIGURE 1 ZONING

4 LOCATION

The site is located to the south of Castlemaine and south east of Guildford (See Figure 2)
 There are extensive areas of forest and woodland surrounding the site which will be discussed further in Section 10 of this report

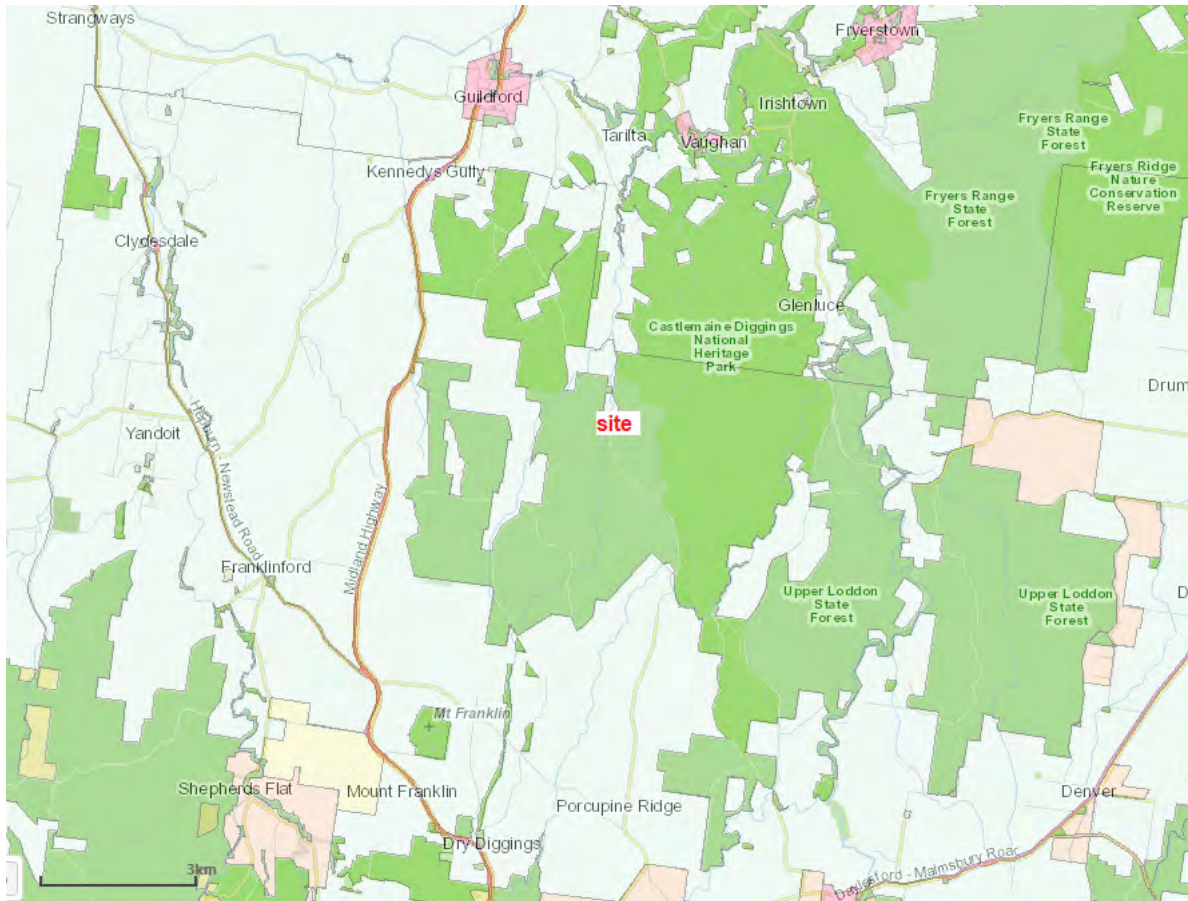


FIGURE 2 LOCATION

5 SITE DESCRIPTION

Site shape, dimensions, size , existing use and buildings and works	
The shape of the site is:	Irregular
The site has a total area of:	7 ha
The current use of the site is	Vacant
The buildings or works located on the site are:	Nil
Topography	There is a ridgeline in the western part of the site and alluvial creek flats in the eastern area. Land slopes steeply on overall 15 to 20 degree slopes across the site to the north west from the ridge line.
Vegetation	The site has open woodland and grassland across the north eastern part (photos 1 and 5). There is forest and woodland in the south western area (photos 2,3,4 and 6)

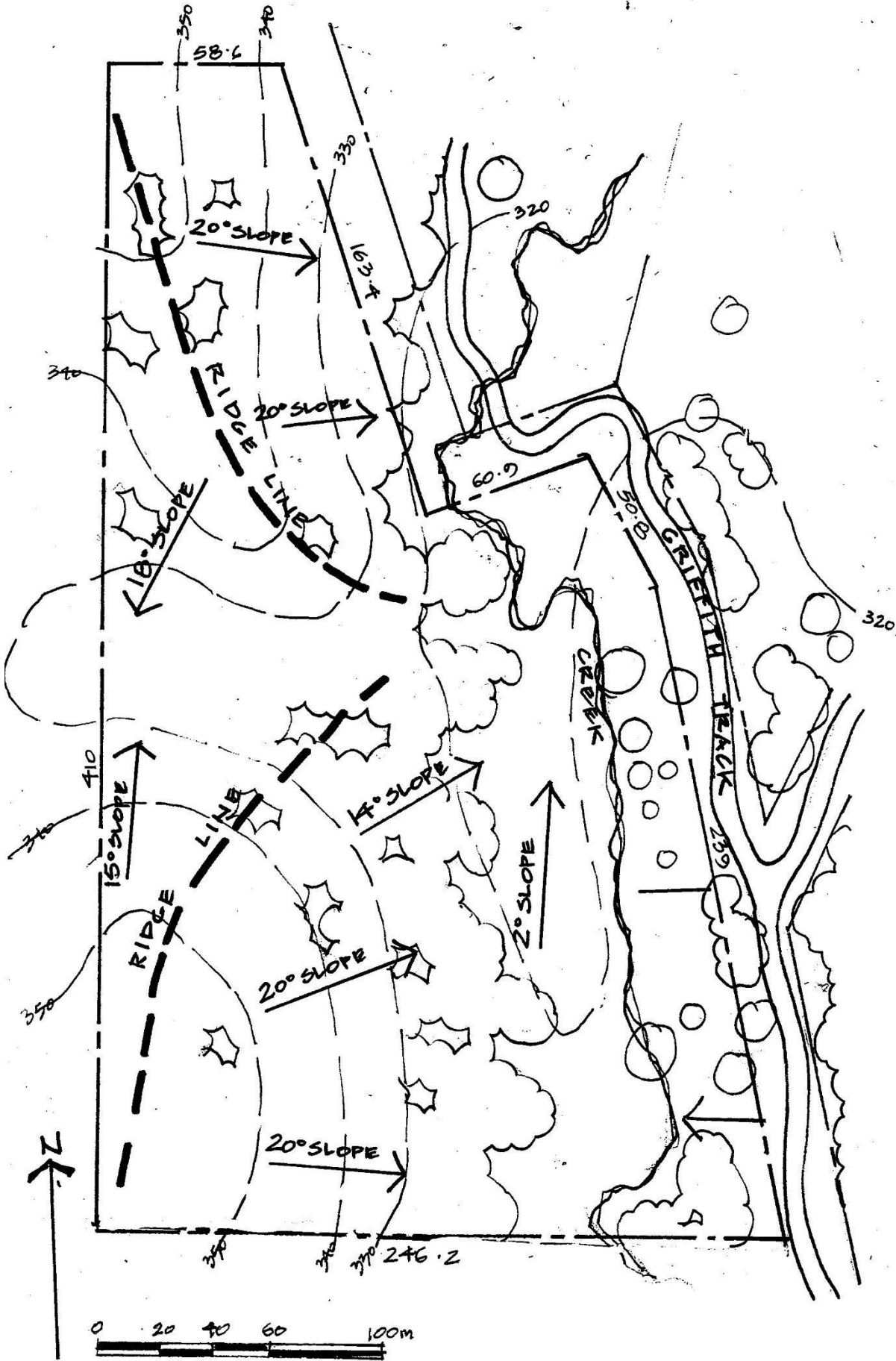


FIGURE 3 EXISTING CONDITIONS PLAN



FIGURE 4 EXISTING CONDITIONS AIR PHOTO

Site Photos



Photo 1 Looking north west across grassland in the south eastern part of the site



Photo 2 Looking south west across grassland towards woodland and forest in the north eastern part of the site

House Site Photos



Photo 3 Looking east from proposed house site area



Photo 4 Looking north from the proposed house site area

House Site Photos



Photo 5 Looking south from the proposed house site area



Photo 6 Looking south through forest on the ridge line in the north western part of the site

6 ACCESS

The site has access from Griffith Track on the north eastern boundary (photos 7 and 8). This provides access to the centre of Guildford some 3 kilometres to the north. Trying to evacuate in a fire event would be extremely dangerous. Therefore a private bushfire shelter is proposed.

Access Photos



Photo 7 Looking south east along Griffith Track near the site entry



Photo 8 Looking north west along Griffith Track to the north of the site

7 BUSHFIRE HAZARD SITE ASSESSMENT

As shown in Figure 5 and described in Appendix 1 Land surrounding the site is a mostly forest with dwellings in grassland and woodland to the north and east (photos 9 and 11) and grassland to the north east (photo 10). To the south west is woodland with the canopy cover of forest. Defendable space has been calculated on the hazard of forest on a 0 to 5 degree downslope in all directions.



FIGURE 5 - 150m ASSESSMENT AREA

Surrounding Landscape Photos



Photo 9 Looking east to a small building surrounded by woodland to the east of site beyond Griffith Track



Photo 10 Looking north east across grassland and woodland to the north east of site beyond Griffith Track

Surrounding Landscape Photos



Photo 11 Looking east through woodland towards a dwelling to the north of the site



Photo 12 Looking south east through forest to the south of the site

8 BUSHFIRE HAZARD LANDSCAPE ASSESSMENT

The surrounding landscape corresponds to Broader Landscape Type 3 as assessed in accordance with *Planning Permit Applications – Bushfire Management Overlay Technical Guide* (DELWP, 2017). The terrain is undulating and there are substantial areas of forest to the north, west and south west.

On high fire danger days there are often strong north and north westerly winds followed by a gusty south west change which can turn the east flank of a fire approaching from the north west into a long fire front. There is the potential for long runs of fire through grassland and woodland from the north west and the south west following a wind change.

A spot fire could start within the woodland and forest to the east. The vegetation to the east of the site is less likely to form part of a long rapidly moving fire as winds from the east are not usually experienced on high fire danger days in Central Victoria,

As shown on Figures 7 and 8 on the following pages vegetation is fragmented to the north, but the major hazard to the north west and south west significantly increases the fire risk.

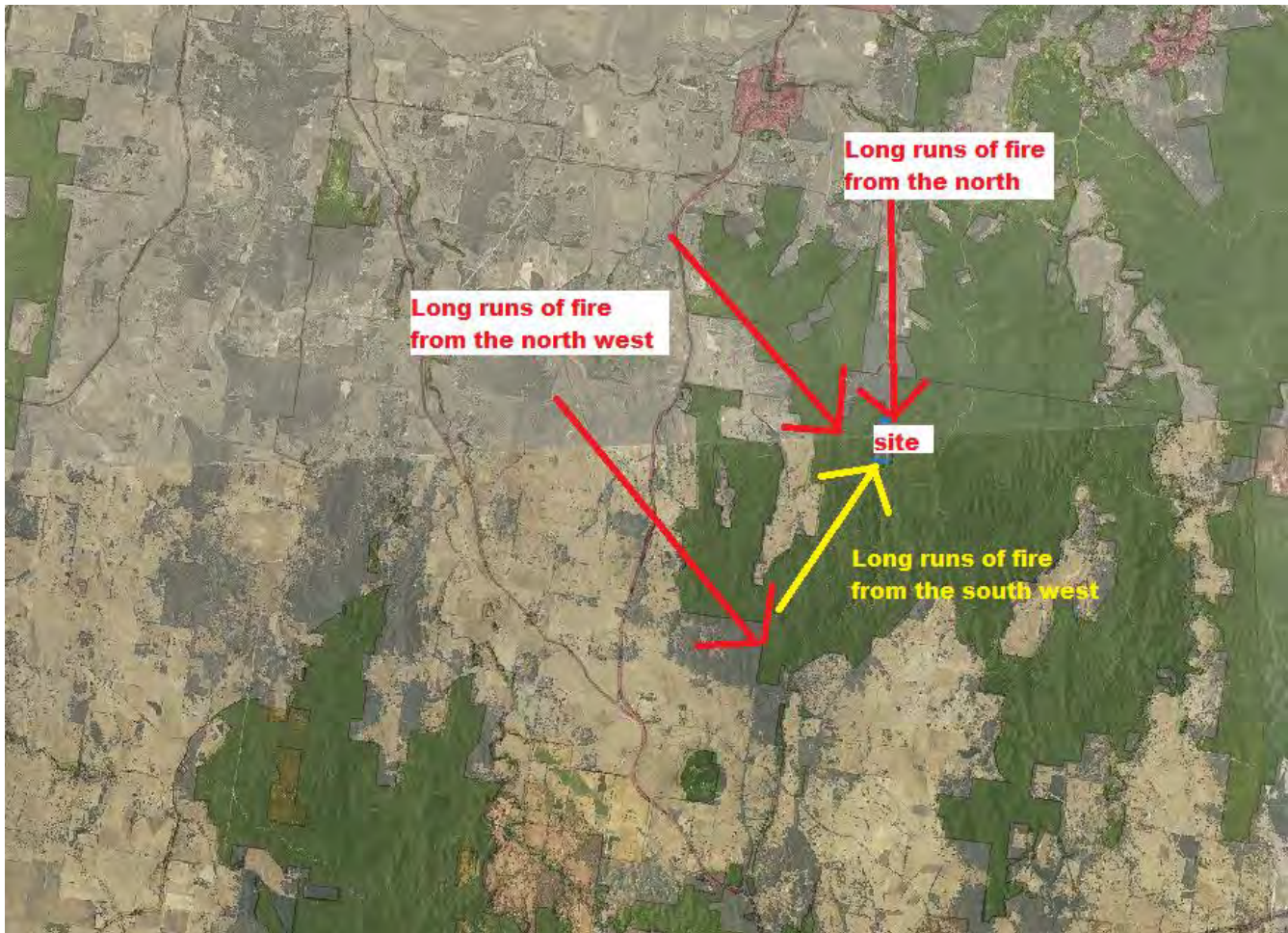


FIGURE 6 BUSHFIRE CONTEXT PLAN

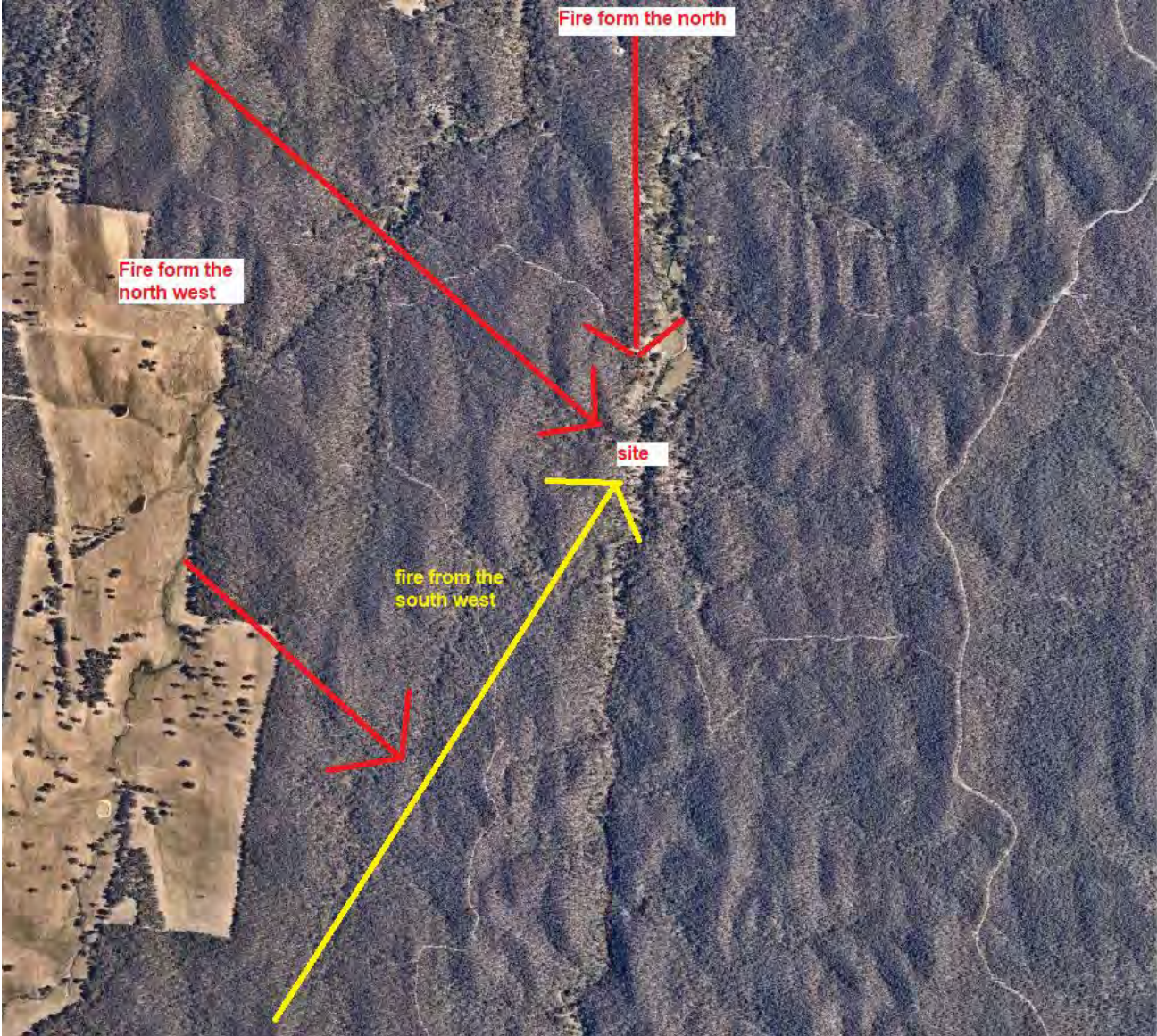


FIGURE 7 LOCAL CONTEXT PLAN



FIGURE 8 NEIGHBOURHOOD BUSHFIRE CONTEXT PLAN

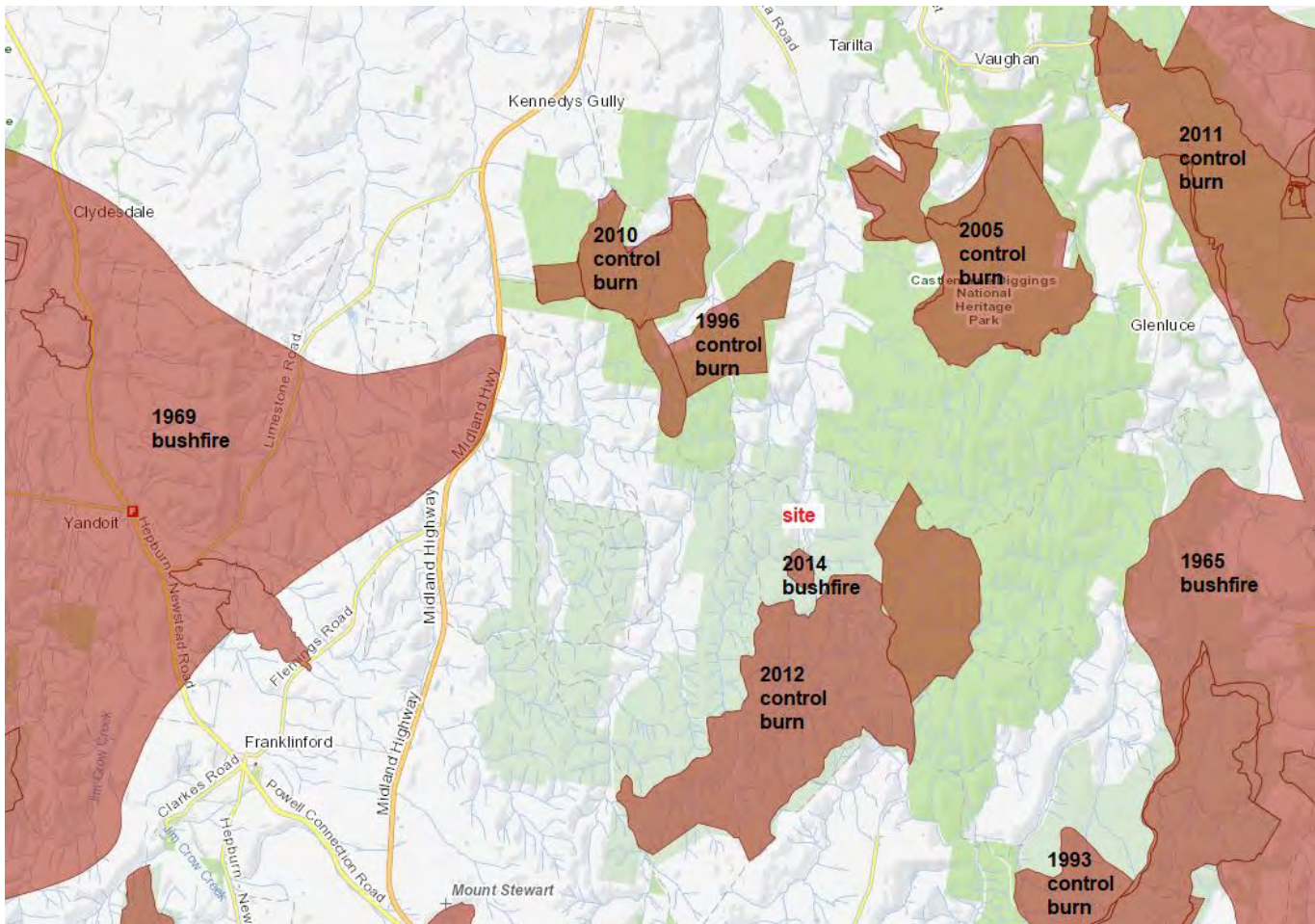


FIGURE 9 BUSHFIRE HISTORY MAP

The Fire History Map above shows that the most substantial wildfires close to the site were in 1969 to the west and 1965 to the east. There have been some fuel reduction burns around the site, and Figure 10 shows there are Fire Management Zones on surrounding public land (which aim to manage and reduce the fuel loads in woodland as part of the Fire Operations Plans).

In summary, the site is highly vulnerable to fire.

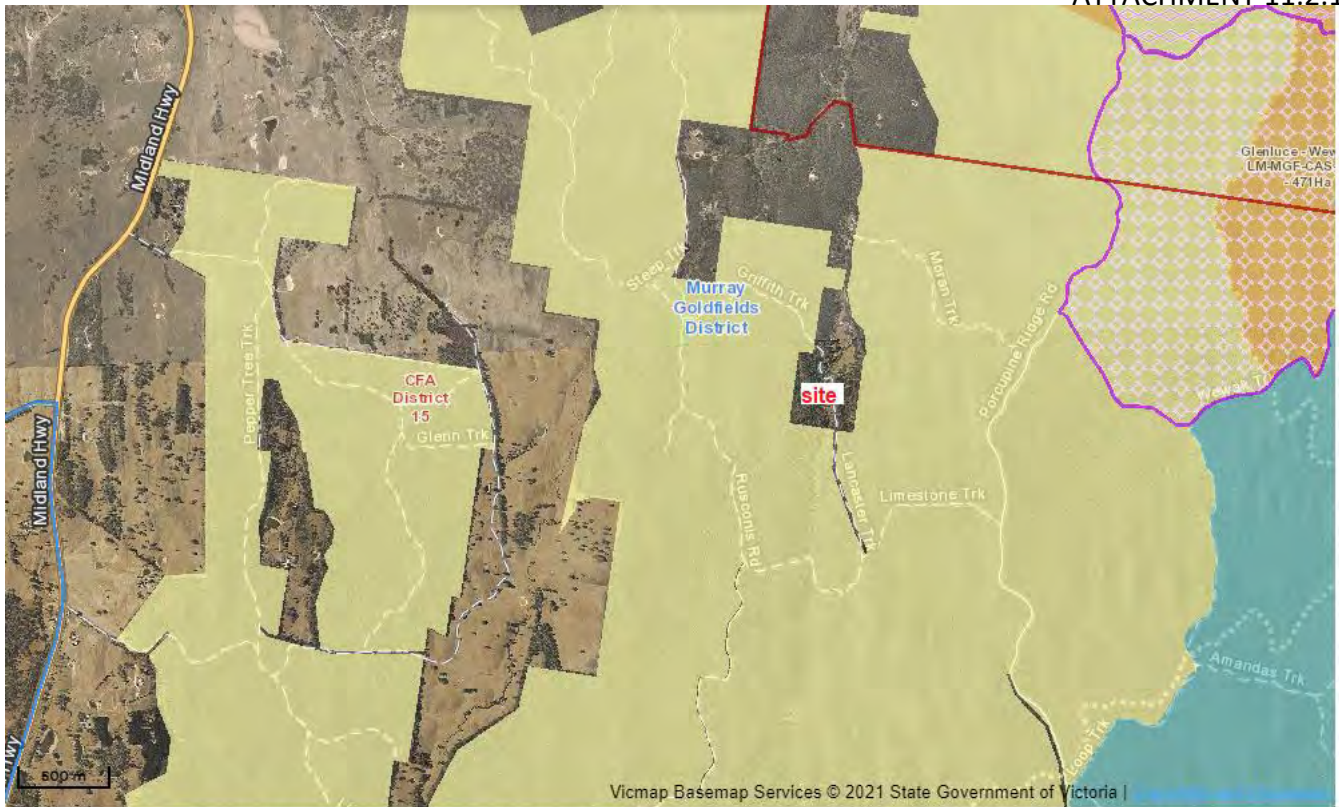


FIGURE 10 PLANNED BURNS AND FIRE MANAGEMENT ZONES

9 THE PROPOSAL

It is proposed to construct a dwelling in the central eastern part of the site.

As shown on Figure 11, standard Column B defensible space is contained within the property boundaries. Defensible space has been calculated on the hazard of forest.

A private bushfire shelter is proposed due to poor access and the broadscale fire risk

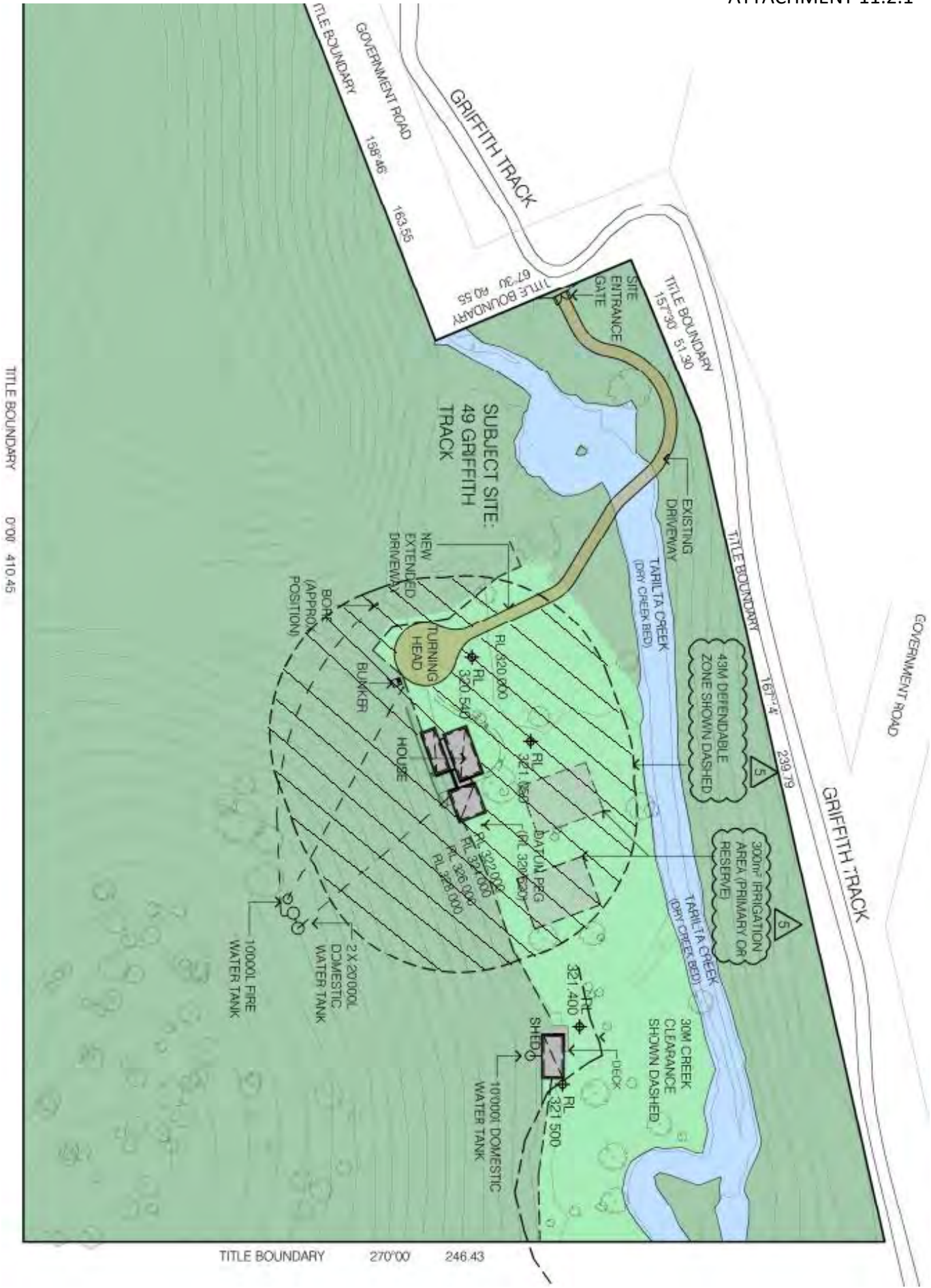


FIGURE 11 DEFENDABLE SPACE, ACCESS AND WATER SUPPLY

Schedule of Bushfire Protection Measures

Defendable Space

The area of defendable space is shown hatched on Figure 11 on the previous page. For a distance of 43 metres around the proposed building vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Construction standards

The dwelling will be designed and constructed a minimum Bushfire Attack Level of (BAL) 29. The Private Bushfire Shelter (Bunker) shall be constructed as a Class 10c building in accordance with 2006 Building Regulations. There are no special construction requirements for the shed.

Water supply

The tank shown on the plan will hold 10,000 litres of effective water supply for fire fighting purposes which meets the following requirements:

- Is stored in an above ground water tank constructed of concrete or metal.
 - The riser, coupling and all exposed fittings required for fire fighting purposes will be made of non corrosive metal
 - Include a separate outlet for occupant use positioned on the tank, facing the driveway.
 - Any pipework and fittings must be a minimum of 65mm (excluding the CFA coupling)
- The remote outlet must be within 4m of the access way and a minimum distance of 10m and no more than 60m of all parts of the approved building and be unobstructed and:
- be easily accessible by a fire fighter in the event of a bushfire and be clear of all vegetation and other flammable objects (including timber fences and retaining walls) for a distance of 1.5 metres
 - Incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64 mm CFA 3 thread per inch male fitting) and include a separate outlet which incorporates a ball or gate valve separate to the CFA outlet for use by the owner/ occupier of the land. Any valves between the tank and outlets will be locked in the open position.
 - be located below the level on the outlet to the tank with a centreline between 300mm and 600mm above ground level and oriented horizontally
 - be supported by a galvanised steel post at least 50 x 50mm concreted into the ground to a depth of at least 450mm.
 - be connected to the tank by an 100mm dia Class 12 PVC pipe or 125mm dia HDPE PN 12.5 pipe, with minimum 300 mm cover under areas subject to vehicle traffic, 75mm for pipes under dwellings or concrete slabs and 225mm for all other locations.
 - be easily identifiable from the entrance to the property or signage must be provided that meets the following requirements;
 - a) has an arrow pointing to the location of the fire authority outlet with dimensions of not less than 310mm high and 450mm long, is red in colour with a blue reflective marker attached, and is labelled with a 'W' that is not less than 150mm high and 30mm thick
 - The CFA outlet must include a fade resistant or engraved sign that:
 - a) is fixed to the post supporting the fire authority outlet riser, at least 1500mm above ground level
 - b) includes the words 'FIRE WATER TANK OUTLET' in at least 50mm high white lettering on a red background.
 - c) a minimum 50 mm diameter blue reflective disk will be attached to the post immediately below the sign

Access

The driveway shown on the plan will provide access for trucks for fire fighting purposes which meets the following requirements:

- be of all weather construction with a load limit of at least 15 tonnes
- Curves must have a minimum inner radius of 10m.
- The average grade must be no more than 1 in 7 (14.4 per cent) (8.1 degrees) with a maximum of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50m.
- Have a minimum trafficable width of 3.5m of all weather construction.
- Be clear of encroachments for at least 0.5m on each side and 4m above the access way.
- Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.

A turning area will be provided for fire fighting vehicles close to the building by one of the following:

- A turning circle with a minimum radius of eight metres.
- A driveway encircling the dwelling.
- The provision of other vehicle turning heads (such as a T or Y head) which meet the specification of Austroad Design for an 8.8 metre Service Vehicle.

10 BUSHFIRE MANAGEMENT STATEMENT

Clause 53.02 contains a range of sub clauses with objectives, approved measures (AM), alternative measures (AltM) and decision guidelines. The table below details which clauses are relevant to this application. The following section demonstrates how the requirements have been met for the relevant standards.

Relevant clauses and measures applicable to the proposed development.

Clause	Approved Measure	Achieved / Applicable	Justification
Clause 53.02-3 – Dwellings in existing settlements – Bushfire protection objective	AM 1.1	Not Applicable	This site is zoned farming so not applicable.
	AM 1.2	Not Applicable	
	AM 1.3	Not Applicable	
Clause 53.02-4.1 Landscape, siting and design objectives	AM 2.1	Applicable	This development addresses this clause.
	AM 2.2	Applicable	
	AM 2.3	Applicable	
Clause 53.02-4.2 Defendable space and construction objectives	AM 3.1	Applicable	This development must address this clause.
	AM 3.2	Not Applicable	This proposal is for a single dwelling so N A
	AltM 3.3	Not Applicable	Defendable space contained within property boundaries
	AltM 3.4	Not Applicable	
	AltM 3.5	Not Applicable	
	AltM 3.6	Not Applicable	This proposal is for a single dwelling
Clause 53.02-4.3 Water supply and access objectives	AM 4.1	Applicable	This development addresses this clause.
	AM 4.2	Not Applicable	This proposal is for a single dwelling so N A
Clause 53.02-4.4 Subdivision objectives	AM 5.1	Not Applicable	This proposal is for a single dwelling so N A
	AM 5.2	Not Applicable	
	AM 5.3	Not Applicable	
	AM 5.4	Not Applicable	
	AM 5.5	Not Applicable	

10.1.1 53.02-4.1 Landscape, siting and design objectives

Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.

Development is sited to minimise the risk from bushfire.

Development is sited to provide safe access for vehicles, including emergency vehicles.

Building design minimises vulnerability to bushfire attack.

Approved Measure	Requirement
AM 2.1	<p>The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.</p> <p>Response:</p> <p>The site is surrounded by woodland and forest, with some fragmented vegetation to the north east. Woodland beyond private land is part of the Fire Operations Plan which aims to manage the fuel load and reduce the fire risk.</p> <p>This site is able to meet the defendable space requirements for BAL 29 as per the Method 1 assessment of AS 3959-2018 within the property boundaries .</p> <p>A private bushfire shelter is proposed due the broad landscape fire risk.</p>
AM 2.2	<p>A building is sited to ensure the site best achieves the following:</p> <ul style="list-style-type: none"> • The maximum separation distance between the building and the bushfire hazard. • The building is in close proximity to a public road. • Access can be provided to the building for emergency service vehicles. <p>Response:</p> <p>The development has been sited to achieve a BAL 29 defendable space, setting the dwelling back 43 metres from woodland and forest. Trees will need to be removed to achieve defendable space.</p> <p>The house is located some 160 metres from a public road, however the driveway passes through managed land</p>
AM 2.3	<p>A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building</p> <p>Response:</p> <p>The building will be required to meet a BAL of 29. The construction requirements minimise the ability for ember penetration and radiant heat exposure to compromise the building integrity.</p>

10.1.2 53.02-4.2 Defendable space and construction objective

Defendable space and building construction mitigate the effect of flame contact, radiant heat and embers on buildings.

Approved Measure	Requirement
AM 3.1	<p>A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with defendable space in accordance with:</p> <p>Table 2 Columns A, B or C and Table 6 to Clause 53.02-5 wholly within the title boundaries of the land; or</p> <p>If there are significant siting constraints, Table 2 Column D and Table 6 to Clause 53.02-5.</p> <p>The building is constructed to the bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5.</p> <p>Response:</p> <p>The dwelling has been sited to achieve BAL 29 defendable space (in accordance with Column B of Table 2 to Clause 53.02 - 5) within the property boundaries. This is 43 metres based on the hazard of forest on an overall 0 to 5 degree downslope</p> <p>The Private Bushfire Shelter (Bunker) shall be constructed as a Class 10c building in accordance with 2006 Building Regulations and the NCC performance requirements (Vol 2 ,p2.3.5).The bunker will be sited between 10 and 20m from the dwelling and no less than 6m from the property boundary. The opening will face away from the dwelling. Fine fuel will be removed from around the bunker and any trees or limbs that could fall on the structure will be removed. The location of shelter will be clearly identifiable via external and internal signage in accordance with the NCC performance provisions.</p> <p>A shed that is larger than 100m² and ancillary to a dwelling in the BMO needs to be surrounded by 10m defendable space (Table 6 to Clause 53.02) and be separated from any dwellings by 10 metres (CI 44.06 and 66.03).</p> <p>The State of Victoria Department of Environment, Land, Water and Planning prepared a fact sheet Outbuildings in the Bushfire Management Overlay in 2017 which states <i>Defendable space must be created for a distance of 10 metres around the proposed building or to the property boundary, whichever is the lesser</i></p> <p>The shed site is able to meet the defendable space requirements with 10 metres of defendable space beyond the external; walls of the structure or to the property boundaries.</p> <p>As the shed floor area and surrounding deck is smaller than 100m² there are no special bushfire requirements for the proposed shed</p>

10.1.3 53.02-4.3 Water supply and access objectives

A static water supply is provided to assist in protecting property.

Vehicle access is designed and constructed to enhance safety in the event of a bushfire.

Approved Measure	Requirement
AM 4.1	<p>A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with:</p> <p>A static water supply for fire fighting and property protection purposes specified in Table 4 to Clause 53.02-5.</p> <p>Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5.</p> <p>The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies</p> <p>Response:</p> <p>A static water supply will be provided with a fire resistant tank which has a CFA compatible outlet positioned so that a fire truck can drive to within 4 metres of the outlet. 10 000 litres will always be retained within the tank for fire fighting purposes (See Table 4, Appendix 3).</p> <p>Access requirements can be met. A 3.5 metre wide track capable of carrying a 15 ton truck with 4m vertical and 4.5m horizontal clearance will be provided. As the driveway is longer than 100 metres a turning area is required in accordance with Table 5 of Clause 53.02 -5. (See Table 5, Appendix 3).</p>

11 CONCLUSION

53.02 -4.5 Decision guidelines

The proposed development meets the decision guidelines as follows:

The State Planning Policy Framework (SPPF) outlines the broad framework for bushfire protection policy and provisions in the planning scheme. The following policy is included in this;

Clause 13.02-1 S Bushfire planning

Objective

To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

Strategies

Protection of human life

Give priority to the protection of human life by:

Prioritising the protection of human life over all other policy considerations.

Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.

Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process

This proposal has been prepared having regard for this over arching policy

The bushfire hazard landscape and site assessment, and bushfire management statement submitted with the application meets the objectives of Clause 53.02.

Land surrounding the site is a mix of forest, woodland, scrub, grassland and modified vegetation. The proper establishment and maintenance of defendable space on site will reduce the overall bushfire risk.

The proposed measures can be practically implemented and maintained in conjunction with the use of the land for rural living purposes.

12 REFERENCES

CFA (2014). *Vegetation Classes: Victorian Bushfire Management Overlay*. Country Fire Authority, Burwood East, Victoria.

CFA (2011). *Landscaping for Bushfire: Garden design and plant selection*. Country Fire Authority, Burwood East, Victoria.

CFA (2012). *FSG LUP 0002 Requirements for water supply and access in the Bushfire Management Overlay (BMO)*. Country Fire Authority, Burwood East, Victoria.

Standards Australia (2009). *AS 39359-2009 Construction of Buildings in Bushfire Prone Areas*. Standards Australia, North Sydney, New South Wales.

DELWP (2017) *Planning Permit Applications – Bushfire Management Overlay Technical Guide* Department of Environment, Land, Water and Planning

DELWP (2018) *Clause 13.02-1S Bushfire planning* Department of Environment, Land, Water and Planning

http://planning-schemes.delwp.vic.gov.au/schemes/vpps/13_02-1S.pdf

DELWP (2018) *Clause 44.06 Bushfire Management Overlay* Department of Environment, Land, Water and Planning

http://planning-schemes.delwp.vic.gov.au/schemes/vpps/44_06.pdf

DELWP (2018) *Clause 53.02 Bushfire Planning* Department of Environment, Land, Water and Planning

http://planning-schemes.delwp.vic.gov.au/schemes/vpps/53_02.pdf

DELWP (2018) *Bushfire Fuel and Risk Management*

<https://www.ffm.vic.gov.au/bushfire-fuel-and-risk-management/joint-fuel-management-program>

Nearmap

<http://maps.au.nearmap.com>

APPENDIX 1– BUSHFIRE SITE ASSESSMENT

	North	South	East	West
Vegetation Type	Forest	Forest	Forest	Forest
Distance from the house site boundary to vegetation	0	0	48	0
The effective slope under the vegetation	0 - 5	0 - 5	0 - 5	Up
Defendable space	43	43	43	43
BAL	29	29	29	29

APPENDIX 2 DEFENDABLE SPACE CHECKLIST FOR HOUSE SITE (TABLE 6, CLAUSE 53.02-3)

Requirement	Compliance	Comment	Is a permit required to remove vegetation
All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.	No	Some clean up needed	No
Grass must be short cropped and maintained during the declared fire danger period.	No	Some clean up needed	No
Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.	Yes		No
Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.	Yes		No
Shrubs must not be located under the canopy of trees.	No	Some clean up needed	No
Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.	No	Some clean up needed	No
Trees must not overhang or touch any elements of the building.	No	Trees to be removed	No
The canopy of trees must be separated by at least 5 metres.	No	Trees to be removed	No
There must be a clearance of at least 2 metres between the lowest tree branches and ground level.	No	Trees to be removed	No

APPENDIX 3 ACCESS AND WATER SUPPLY REQUIREMENTS

Table 4 Water supply requirements

Capacity, fittings and access

Lot sizes (square meters)	Hydrant available	Capacity (litres)	Fire authority fittings and access required
Less than 500	Not applicable	2,500	No
500-1,000	Yes	5,000	No
500-1,000	No	10,000	Yes
1,001 and above	Not applicable	10,000	Yes

Note 1: A hydrant is available if it is located within 120 metres of the rear of the building

Fire Authority requirements

Unless otherwise agreed in writing by the relevant fire authority, the water supply must:

- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.

Where a 10,000 litre water supply is required, fire authority fittings and access must be provided as follows:

- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

Table 5 Vehicle access design and construction

Vehicle access (or part thereof) of a length specified in Column A implements the design and construction requirements specified in Column B.

Column A	Column B
Length of access is less than 30 metres	There are no design and construction requirements if fire authority access to the water supply is not required under AM4.1 .
Length of access is less than 30 metres	Where fire authority access to the water supply is required under AM4.1 fire authority vehicles should be able to get within 4 metres of the water supply outlet.
Length of access is greater than 30 metres	The following design and construction requirements apply: <ul style="list-style-type: none"> ▪ All-weather construction. ▪ A load limit of at least 15 tonnes. ▪ Provide a minimum trafficable width of 3.5 metres. ▪ Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically. ▪ Curves must have a minimum inner radius of 10 metres. ▪ The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more
	<ul style="list-style-type: none"> than 1 in 5 (20%) (11.3°) for no more than 50 metres. ▪ Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.
Length of access is greater than 100 metres	A turning area for fire fighting vehicles must be provided close to the building by one of the following: <ul style="list-style-type: none"> ▪ A turning circle with a minimum radius of eight metres. ▪ A driveway encircling the dwelling. ▪ The provision of other vehicle turning heads – such as a T or Y head – which meet the specification of Austroad Design for an 8.8 metre Service Vehicle.
Length of access is greater than 200 metres	<ul style="list-style-type: none"> ▪ Passing bays must be provided at least every 200 metres. ▪ Passing bays must be a minimum of 20 metres long with a minimum trafficable width of 6 metres.

Note 1: The length of access should be measured from a public road to either the building or the water supply outlet, whichever is longer.

APPENDIX 4 NATIVE VEGETATION REMOVAL

Offset requirements

Under Clause 52.12-5 the application is exempt from the requirement to apply for and off set the native vegetation as the removal is required to create defensible space as shown below

Clause 52.12-5-5 Exemption to create defensible space for a dwelling approved under Clause 44.06 of this planning scheme

Any requirement of a planning permit, including any condition, which has the effect of prohibiting the removal, destruction or lopping of vegetation, or any requirement of this planning scheme to obtain a planning permit, or any provision of this planning scheme that prohibits the removal, destruction or lopping of vegetation or requires the removal, destruction or lopping of vegetation to be carried out in a particular manner, does not apply to the removal, destruction or lopping of vegetation to create a defensible space around a dwelling if all of the following requirements are met:

- Land is in the Bushfire Management Overlay.*
- Land is in the General Residential Zone, Residential Growth Zone, Neighbourhood Residential Zone, Urban Growth Zone, Low Density Residential Zone, Township Zone, Rural Living Zone, **Farming Zone** or Rural Activity Zone.*
- The removal, destruction or lopping of vegetation:*

Does not exceed the distance specified in Table 1 to Clause 53.02-4 of this planning scheme based on the bushfire attack level determined by a relevant building surveyor in deciding an application for a building permit under the Building Act 1993 for a dwelling or alteration or extension to the dwelling; or

Is required to be undertaken by a condition in a planning permit issued after 31 July 2014 under Clause 44.06 of this scheme for a dwelling or an alteration or extension to the dwelling

Schedule of Bushfire Protection Measures

Defendable Space

The area of defendable space is shown hatched. For a distance of 43m around the proposed building vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Construction standards

The dwelling will be designed and constructed a minimum Bushfire Attack Level of (BAL) 29 The Private Bushfire Shelter (Bunker) shall be constructed as a Class 10c building in accordance with 2006 Building Regulations. There are no special construction requirements for the shed

Water supply

The tank shown on the plan will hold 10,000 litres of effective water supply for fire fighting purposes which meets the following requirements:

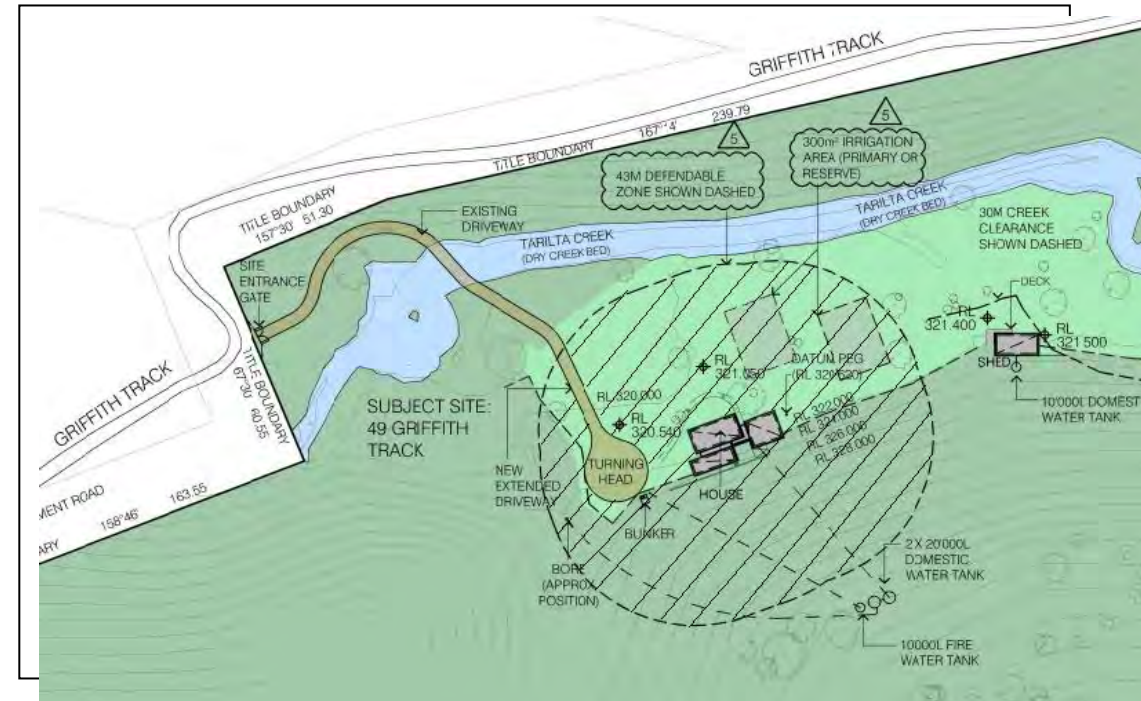
- Is stored in an above ground water tank constructed of concrete or metal.
- The riser, coupling and all exposed fittings required for fire fighting purposes will be made of non corrosive metal
- Include a separate outlet for occupant use positioned on the tank, facing the driveway.
- Any pipework and fittings must be a minimum of 65mm (excluding the CFA coupling)
- The remote outlet must be within 4m of the access way and a minimum distance of 10m and no more than 60m of all parts of the approved building and be unobstructed and:
 - be easily accessible by a fire fighter in the event of a bushfire and be clear of all vegetation and other flammable objects (including timber fences and retaining walls) for a distance of 1.5 metres
 - Incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64 mm CFA 3 thread per inch male fitting) and include a separate outlet which incorporates a ball or gate valve separate to the CFA outlet for use by the owner/ occupier of the land. Any valves between the tank and outlets will be locked in the open position.
 - be located below the level on the outlet to the tank with a centreline between 300mm and 600mm above ground level and oriented horizontally
 - be supported by a galvanised steel post at least 50 x 50mm concreted into the ground to a depth of at least 450mm.
 - be connected to the tank by an 100mm dia Class 12 PVC pipe or 125mm dia HDPE PN 12.5 pipe, with minimum 300 mm cover under areas subject to vehicle traffic, 75mm for pipes under dwellings or concrete slabs and 225mm for all other locations.
 - be easily identifiable from the entrance to the property or signage must be provided that meets the following requirements;
 - a) has an arrow pointing to the location of the fire authority outlet with dimensions of not less than 310mm high and 450mm long, is red in colour with a blue reflective marker attached, and is labelled with a 'W' that is not less than 150mm high and 30mm thick
 - The CFA outlet must include a fade resistant or engraved sign that:
 - a) is fixed to the post supporting the fire authority outlet riser, at least 1500mm above ground level

- b) includes the words 'FIRE WATER TANK OUTLET' in at least 50mm high white lettering on a red background.
- C) a minimum 50 mm diameter blue reflective disk will be attached to the post immediately below the sign

Access

The driveway shown on the plan will provide access for trucks for fire fighting purposes which meets the following requirements:

- Be of all weather construction with a load limit of at least 15 tonnes
 - Curves must have a minimum inner radius of 10m.
 - The average grade must be no more than 1 in 7 (14.4 per cent) (8.1 degrees) with a maximum of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50m.
 - Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angl
 - Have a minimum trafficable width of 3.5m of all weather construction.
 - Be clear of encroachments for at least 0.5m on each side and 4m above the access way.
- A turning area will be provided for fire fighting vehicles close to the building by a turning circle with a minimum radius of eight metres or provision of other vehicle turning heads (such as a T or Y head) which meet the specification of Austroad Design for an 8.8 metre Service Vehicle.



**FIGURE 12 BUSHFIRE MANAGEMENT PLAN
49 Griffiths Track Guildford
Version E 25/10/2021**

Geoff Purcell

To: Deb Purcell
Subject: RE: PP-21-00262

Get [Outlook for iOS](#)

From: McKenzie, Ranine <Ranine.McKenzie@gmwater.com.au>
Sent: Friday, October 8, 2021 1:44 pm
To: Deb Purcell
Cc: Mulla, Loretta
Subject: PP-21-00262

Hi Deb

A GMW's diversion officer inspected the site, and based on the information provided, the proposal can comply with the current EPA Code of Practice – Onsite Wastewater Management. In order to progress this matter, please submit the revised LCA through Council.

Kind regards

Ranine McKenzie
Statutory Planning Partner
Business and Finance

GOULBURN-MURRAY WATER

40 Casey Street
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From: Deb Purcell <debpurcell2018@gmail.com>
Sent: Friday, 20 August 2021 4:05 PM
To: Planning Referrals <planning.referrals@gmwater.com.au>
Subject: PP-21-00262 - Fwd: Report

Good afternoon Ranine

I tried to call this morning as we have received a new LCA report (attached) from Paul Williams for our property in Guildford that does not recommend a Rhizopod system! While we will be requesting some minor amendments to the report, eg the address is now 49 Griffith track (updated by Council) not lot 2/45 Griffith track, we are happy with Paul's recommendations and requirements.

Prior to submitting a revised planning application to Council, could you please review the EIA Report and confirm if it meets GMW requirements or advise if you require additional information. ATTACHMENT 11-2-1

Thank you for your help to date. We really appreciate it.

Please call me on 0409339592 if you would like to discuss further.

Kind regards

Deb Purcell

G & D PURCELL

**LAND CAPABILITY ASSESSMENT
FOR
ON-SITE WASTEWATER MANAGEMENT
AT
49 GRIFFITH TRACK, GUILDFORD**

REPORT No. A210801

AUGUST 2021

By

Paul Williams, B.App.Sc.

Paul Williams & Associates Pty Ltd
CONSULTANTS IN THE EARTH SCIENCES

IMPORTANT NOTE

The land capability assessment report consists of this cover sheet, two written sections, three drawings and four appendices.

The report elements are not to be read or interpreted in isolation.

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**MAJOR FACTORS INFLUENCING THE LIKELIHOOD OF CONSEQUENTIAL IMPACTS
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APPENDIX C3

CALCULATED COMBINED RISK NUMBER

APPENDIX D

Management Plan

ASSESSOR'S ACADEMIC & PROFESSIONAL QUALIFICATIONS

Paul Williams is the Director and principal earth scientist at Paul Williams & Associates Pty Ltd. He has a Bachelors Degree in Applied Science (Geology and Land Use) (awarded in 1978) and has since specialised in vadose zone hydrology, soil science and engineering geology.

He is a member of the Foundation and Footings Society (Vic) Inc. and is a Registered Professional Engineer (Civil) PE3421

All fieldwork and analyses are undertaken by, or directly supervised by Paul Williams.

ASSESSOR'S PROFESSIONAL INDEMNITY INSURANCE

Policy Number:	NPP-13384
Period of Cover:	14/2/2021 – 14/2/2022
Geographical Coverage:	Worldwide (excluding U.S.A.)
Retro-active Date:	Unlimited
Limit of Indemnity:	\$4,000,000
Underwriting Company:	Certain Underwriters at Lloyd's

EXECUTIVE SUMMARY

The proposed development at 49 Griffith Track, Guildford, is suitable for sustainable on-site effluent disposal.

The site of 7.15 hectares (approximately) is in the Farming zone and is in the Cairn Curran Reservoir Special Water Supply Catchment.

The site is not sewerred. For design purposes, mains water (equivalent) is assumed.

It is proposed to construct a 3-bedroom dwelling, as shown in Drawing 2.

Table 1
Description of Development

Parameter	Site specific element
SPI Number	2C~6\PP2760
Property Address	49 Griffith Track, Guildford
Owner	G and D Purcell
Contact	Deb Purcell 0409 339 592 debpurcell2018@gmail.com
Locality	Guildford
Zoning and Overlays	Farming and ESO (Cairn Curran Reservoir).
Area	7.15 hectares.
Usable Lot Area	At least double LAA requirement.
Soil Texture	Type 5/6 (dispersive loam) over Type 5/6 (dispersive light clay).
Soil Depth	1.2m to 1.5+m.
Soil Structure	Weakly structured.
Soil Constraints	Dispersive and non-dispersive, low hydraulic conductivity.
Permeability	0.040m/day (assuming renovation).
Slope	2% to 3% (over LAA) after smoothing.
Distance to Surface Waters	50m (minimum) to watercourse.
Water Supply	Mains equivalent (assumed for design purposes).
Wastewater Load	Up to 600 litres.
Availability of Sewer	Not available

The assessment has been made in the context of prioritising public and environmental health with a design compromise between rational wastewater reuse and sustainable wastewater disposal.

Our field testing which included soil profile logging and sampling, permeability testing, a differential level survey, laboratory testing and subsequent reporting including water and nutrient balance modelling and risk assessment has revealed that on-site effluent disposal is rational and sustainable.

Effluent shall be treated to at least the 20/30 standard and distributed by subsurface irrigation utilising the processes of evapotranspiration and deep seepage.

The irrigation area has been determined for the 9th decile wet year and satisfies the requirements of *SEPPs (Waters of Victoria)* in that the effluent irrigation system cannot have any detrimental impact on the beneficial use of surface waters or groundwater.

For the proposed development the available area is not limiting and increases in effluent volume above 600 litres/day are possible.

With regard to density of development and cumulative risk the assessment has considered risk associated with subsurface flows and surface flows.

In regard to subsurface flows, it is clear that provided the on-site system is adequately designed, constructed, operated and maintained the risk to surface and ground waters is negligible. Once the effluent is placed underground, the extraordinary long travel times via ground water to surface waters ensures adequate nutrient attenuation.

In regard to surface flows, it is clear that provided the on-site system is adequately designed, constructed, operated and maintained, the risk to surface and ground waters is no greater than for a sewered development.

The site has a combined risk number of **4.4 (Medium Risk)** with limiting factors for trenches.^a

The results of the land capability assessment and risk analysis indicate that primary effluent and trench systems are not appropriate for this site.

Where risk is defined as the product of consequences and frequency, the risk can be reduced to negligible levels if effluent is treated to a secondary level and disposed via pressure compensated subsurface irrigation, as described in Section 2 of the land capability assessment.

Residential use requires AWTS (for mains electricity, only) or sand filter with pressure compensated subsurface irrigation and load balancing facility/function.

The LCA recommends a conservative, scientifically based, well founded wastewater management system with inherent multiple barriers of safety.

Cumulative risk from the development is extremely low. The risk of serious or irreversible damage is extremely low.

All requirements of *SEPP (Waters of Victoria)* can be met.

^a Source: *Approaches for Risk Analysis of Development with On-site Wastewater Disposal in Open, Potable Water Catchments* (Dr Robert Edis April 2014)

**LAND CAPABILITY ASSESSMENT
FOR
ON-SITE WASTEWATER MANAGEMENT
AT
49 GRIFFITH TRACK, GUILDFORD**

SECTION 1. SITE INVESTIGATION

1.1 INTRODUCTION

On instruction from the land owner, an investigation was undertaken to assess land capability for on-site effluent disposal at 49 Griffith Track, Guildford.

The site of 7.15 hectares (approximately) is in the Farming zone and is in the Cairn Curran Reservoir Special Water Supply Catchment.

The site is not sewered. For design purposes, mains water (equivalent) is assumed.

It is proposed to construct a 3-bedroom dwelling, as shown in Drawing 2.

The assessment has been made in the context of prioritising public and environmental health with a design compromise between rational wastewater reuse and sustainable wastewater disposal.

1.2 INVESTIGATION METHOD

The site investigation was carried out in accordance with *SEPPs (Waters of Victoria) and related documents. This report is in accordance with current SEPPs (Waters of Victoria), Code of Practice - Onsite Wastewater Management, E.P.A. Publication 891.4, July 2016 and Approaches for Risk Analysis of Development with On-site Wastewater Disposal in Open, Potable Water Catchments, Dr Robert Edis, April 2014. Guidance has been sought from AS/NZS 1547:2012, Guidelines for Wastewater Irrigation, E.P.A. Publication 168, April 1991, Wastewater Subsurface Drip Distribution, Tennessee Valley Authority, March, 2004, AS 2223, AS 1726, AS 1289, AS 2870 and Australian Laboratory Handbook of Soil and Water Chemical Methods.*

Our capability assessment involved the mapping of unique land-soil unit(s) which were defined in terms of significant attributes including; climate, slope, aspect, vegetation, soil profile characteristics (including colloid stability, soil reaction trend and electrical conductivity), depth to rock, proximity to surface waters and escarpments, transient soil moisture characteristics and hydraulic conductivity.

Exploratory boreholes were push-tube sampled and hand augered. The soil profile was logged and representative soil samples were taken for laboratory testing.

Water and nutrient balance analyses were based on the 9th decile wet year calculated from the mean monthly rainfall data and 9th decile annual rainfall for Vaughan and mean evaporation data for Creswick and were undertaken in accordance with *Guidelines for Wastewater Irrigation, E.P.A. Publication 168, April 1991 (Part), AS/NZS 1547:2012* and in-house methods.

Redistribution of monthly rainfall was adjusted in proportion to the deviation of means from the minimum mean (see Appendix C, part 2). The rainfall and evaporation data were obtained from the National Climate Centre, Bureau of Meteorology. The data was subsequently analysed and applied to our water and nutrient balance analyses, as shown in Appendix B.

The results of the investigation and *in situ* and laboratory testing are given in Section 1.3, below, and in Appendix A, to this report.

1.3 CAPABILITY ASSESSMENT

We have used the attributes determined by the investigation to define one (1) land-soil unit, as follows:-

1.3.1 Land-Soil Unit A. This land-soil unit consists of a gently sloping alluvial plain, as shown in Drawing 2 and Figure 1.

1.3.1.1 Climate. The general area receives a mean annual rainfall of 614mm, a 9th decile annual rainfall of 792mm and a mean annual evaporation of 1168mm. The adjusted 9th decile rainfall exceeds evaporation in May through September.

Rainfall and evaporation data are presented in Appendix B, to this report.

1.3.1.2 Slope and Aspect. The ground surface (proposed land application area) slopes to the north at 2% to 3%, generally, as shown in Drawing 2. The ground surface is characterised by a micro-terrain of north-south trending linear remnant peaks and troughs, as shown in Drawing 2.

The unit is exposed to the prevailing winds and is subject to partial shading due to trees and terrain.

1.3.1.3 Vegetation and Land Use. The unit is vegetated with grasses and *Eucalyptus* and *Acacia spp*, as shown in Figure 1.

The linear landform (remnant peaks and troughs) indicates that past land use may have included orchards, vines or similar.

1.3.1.4. Slope Stability. For the encountered subsurface conditions, slope degree and geometry and for the proposed range of hydraulic loadings, the stability of the ground slopes within the disposal areas are unlikely to be compromised.

1.3.1.5 Subsurface Profile. The unit is underlain by alluvial materials of Quaternary Age formed on metasedimentary rocks of Ordovician Age.

The general subsurface profile consists of:-

- A topsoil/fill (A-horizon) layer of grey-brown and light orange-grey, moist and wet, medium dense clayey silt (silt loam), with a soil reaction trend of 5.9 to 6.2 pH and electrical conductivity of 0.10 to 0.13 dS/m, to depths of 0.2 to 0.4m and locally to 0.6m, overlying,
- An alluvial soil (A_{L1}-horizon) layer of grey and light grey, moist and moist to wet, stiff silty clay of low plasticity (light clay), with a soil reaction trend of 5.9 to 6.1 pH, electrical conductivity of 0.10 dS/m and a free swell^b of zero to 10%, to depths of 0.8 to 0.9m, overlying,
- An alluvial soil (A_{L2}-horizon) layer of grey and orange-grey-brown, moist, stiff silty clay of low plasticity (light clay), with a soil reaction trend of 5.8 to 6.2 pH, electrical conductivity of 0.10 to 0.23 dS/m and a free swell of 5% to 10%, to depths of 1.1 to 1.2m, overlying,
- An extremely weathered (B-horizon) layer of light orange-grey and yellow-brown, moist, silty clay of low plasticity (light clay), with a soil reaction trend of 6.3 pH, electrical conductivity of 0.21 dS/m and, free swell of 5%, containing extremely to highly and highly weathered siltstone fragments, to a depth of at least 1.45m, grading into,
- Extremely to highly and less weathered siltstone and sandstone.

^b After Holtz (measures swell potential of fraction passing 450-micron sieve)

1.3.1.6 Soil Permeability. The *in-situ* permeability tests were attempted on 10 August 2021.

The occurrence of transient and seasonally occurring free water in the upper soil materials prevented the acquisition of sufficient hydraulic data for determination of the geometric mean of saturated hydraulic conductivity.

Note: The relatively high soil moisture content at the time of testing was due to residual seepage from the topsoil into the test holes and high moisture content from recent heavy and persistent rainfalls.

This transient high soil moisture impacts on the test method only and does not reflect in any way on the suitability of the site for the sustainable onsite attenuation of waste water – see AS/NZS1547:2012, Appendix G.

A conservative estimate of permeability has been deduced as follows (see Code 3.6.1):-

Profile analysis in accordance with AS/NZS 1547:2012 and our laboratory analyses shows the alluvial clay materials to be moderately well-drained silty clay of low plasticity (light clay).

These materials are the limiting layer, controlling vertical permeability.

Constant head permeameter testing from similar formations has realised B-horizon hydraulic conductivity ranging from 0.05 to 0.13m/day.

For the limiting moderately well-structured B-horizon clay soils, we have adopted an estimated saturated hydraulic conductivity of 0.045m/day.

Peak deep seepage is conservatively estimated at 4.5mm/day.

1.3.1.7 Basement Rock Permeability. From the literature and from examination of rock profiles and rock mass defect character in the vicinity, the hydraulic conductivity of the basement rocks would be in excess of 0.06m/day (adopt 1m/day for buffer design).

1.3.1.8 Colloid Stability. The results of the Emerson Crumb Tests, Dispersion Index tests and observations of any discolouration of water in the boreholes indicate that the encountered materials are non-dispersive and dispersive.

The Emerson Class was 5 and 3 while the Dispersion Index was zero and 9.

The electrical conductivity was determined for all horizons using a 1:5 soil/water extract and converted to EC (saturation extract).

The determined electrical conductivity (EC_{se}) ranged from 0.10 dS/m 0.23 dS/m.

Soil reaction trend ranged from 5.9 pH to 6.2 pH.

To maintain stable soil peds, the exchangeable Calcium needs to be increased.

To achieve a suitable cation balance, gypsum needs to be added to the soil – see Section 2.2.8, below.

Assuming design, construction, operation and maintenance of the on-site effluent systems are in accordance with the recommendations contained in this report, we can conclude that there is a low salting potential.

1.3.1.9 AS1547:2012 Soil Classification. In accordance with AS/NZS1547:2012 the clayey materials can be classified as Type 5/6 soils (light clays).

After allocating proportional vertical and lateral flows and allowing for the potential for perched water mounding and after the application of gypsum, we have adopted a daily peak water balance seepage rate^c of 4.5mm for 20/30 standard effluent.

^c The peak water balance seepage loss rate is based on being <10% of the measured/estimated hydraulic conductivity (of the limiting horizon) plus a lateral flow component, effluent type and the effects of soil characteristics including profile thickness (flow paths and storage), shrink-swell, dispersivity, soil reaction trend and assumes renovation.

1.3.1.10 Surface Drainage. The proposed effluent areas slope to the north, generally, as shown in Drawing 2. The nearest watercourse is located at least 50m distant.

Regionally, surface flow would be via Tarilta Creek to the Loddon River, approximately 6 kilometres distant.

1.3.1.11 Groundwater. No ground water was encountered in the boreholes.

Subsurface flow direction will generally reflect natural surface flow direction (i.e., a northerly direction), as shown in Drawing 2.

There are no groundwater bores within a significant distance of the land application area (at least 50m), as shown in Drawing 2.

The Victorian groundwater data base indicates groundwater is deeper than 2 metres from the surface.

Regionally the groundwater is contained in fractured metasediments and is of low yield and moderate quality (500 to 1,000mg/litre TDS) with beneficial use including domestic.

1.3.1.12 Nutrient Attenuation. Clayey soils (as found on this site) can fix large amounts of phosphorous. Phosphate-rich effluent seeping through these soils will lose most of the phosphorous within a few metres.

The limiting nutrient for this site is nitrogen. No phosphorous balance is required.

Nitrogen, contained in organic compounds and ammonia, forms nitrate-N and small amounts of nitrite-N when processed in an aerated treatment plant. Several processes affect nitrogen levels within soil after irrigation. Alternate periods of wetting and drying with the presence of organic matter promote reduction to nitrogen gas (denitrification). Plant roots absorb nitrates at varying rates depending on the plant species (see Appendix B), however nitrate is highly mobile, readily leached, and can enter groundwater via deep seepage and surface waters via overland flow and near-surface lateral flow.

Based on the water and nutrient balance (see Appendix B), and assuming 30mg/litre N in the effluent (general case) and 20mg/litre P, a denitrification rate of 20%, with N uptake of 220 kg/ha/year for the an appropriate grass cover equivalent to a rye/clover mix) and sequential zoned dosing of the irrigation area, a conservative estimate can be made of the nitrogen content in the deep seepage and lateral flow.

For the general case, and without considering further expected denitrification below the root zone and in the groundwater (reported to be in the vicinity of 80%), denitrification in the lateral flow (external to the irrigation areas but within the curtilage of the allotment) and plant uptake in the lateral flow, the irrigation area would need to be 240m² for 600 litres/day of effluent for complete attenuation.

The hydraulic component of the water and nutrient balance have shown that an irrigation area of 300m² would be required to limit surface rainwater flows to episodic rain events.

For the development and to satisfactorily attenuate nitrogen on-site and to accommodate the design hydraulic loading, the application rate should not exceed **2mm/day**.

1.4 RISK MANAGEMENT & MITIGATION

Current DPCD Guidelines require that density of onsite systems and cumulative effects^d be considered. In accordance with the risk assessment analysis contained in Appendix C, to this report, the combined risk number for this site is **4.4 (Medium Risk)** with limiting constraints for trenches.^e

The Guidelines (significantly) do not differentiate between pressure compensated subsurface irrigation of 20/30 standard effluent and trench disposal of septic effluent (nor do they differentiate between senescent and failed

^d There can be no cumulative effect if the provisions of *SEPP (Waters of Victoria)* are met.

^e Source: *Approaches for Risk Analysis of Development with On-site Wastewater Disposal in Open, Potable Water Catchments* (Dr Robert Edis April 2014)

systems and new systems). While multiple septic trench systems can simultaneously fail (i.e., produce contaminated surface flows due to exceeding trench storage capacity) typically during periods of prolonged high and/or episodic rainfall, the same is not true of subsurface irrigation systems (see 1.4.8, below).

While it may be reasonable to accept the onsite system-density requirement of DPCD Guidelines of less than 1/40 hectares for septic trench systems, it is not logical to include subsurface irrigation systems.

Where risk is defined as the product of consequences and frequency, insertion of properly designed, constructed and (reasonably) maintained^f subsurface irrigation systems would reduce the risk to the integrity of the Cairn Curran Reservoir water supply to negligible levels.

For potable water supply catchments, a multiple barrier approach is recommended by the ADWQG (as amended). *SEPP (Waters of Victoria)* require that the proposal be assessed on a risk-weighted basis.

A multiple risk reduction approach is used in assessing this development, with components listed below:

1.4.1 Water Usage. With respect to daily effluent production, the systems are oversized. Current best practice allows for a (continuous) daily effluent flow of 600 litres as per *Code of Practice - Onsite Wastewater Management, E.P.A. Publication 891.4, July 2016*.

1.4.2 Secondary Treatment. The LCA recommends AWTs and sand filters. These systems generate a much higher quality of effluent than septic systems.

1.4.3 Large Block Size. Many under-performing effluent fields are placed on blocks where area is limited. Limited area can lead to inadequately sized or inappropriately placed effluent fields and a lack of options should the daily effluent volumes increase.

For the subject site, size is not a constraining factor.

1.4.4 Management Plan. Historically, inadequate maintenance has played a major part in the failure of onsite effluent disposal systems. There is a management plan within the LCA (see Appendix D). This plan gives guidance on the implementation of mandatory operation, maintenance and inspection procedures.

1.4.5 Sizing of Treatment Systems. No specific proprietary treatment plant is recommended, however treatment plants or sand filter/AWTs must have current JAS/NZS accreditation or interim EPA accreditation, which match effluent volumes with plant capacity.

1.4.6 Load Balancing. Load-balancing is an integral and essential component of the wastewater treatment system. Load balancing enables short-term storage and sustainable flows to the distribution area over extended time. The load balancing facility also provides temporary storage should the plant fail or if there is a power outage – see Section 2.2.2.2, below.

1.4.7 Zoned Dosing. The LCA stipulates that the effluent area is (automatically) irrigated sequentially by zones or time to promote the creation of transient aerobic and anaerobic soil conditions.

The effluent field is sized conservatively for nitrogen attenuation, using pasture grass (rye/clover eq mix), which has a nitrogen uptake of 220 kg/ha/year. Zoned dosing will increase the efficiency of the field for removing nitrogen from the soil.

Undersized effluent fields are at risk of becoming anaerobic for long periods, with the risk of microbial build-up. This leads to secretion of microbial polysaccharides, which coat soil particles and restrict the ability of the soil to adsorb nutrients and attenuate pathogens. Polysaccharides can also coat the interior of pipes and block drainage holes if drainage is slow due to the field being overloaded with effluent. This can lead to effluent surcharge from the ends of the drainage pipes, forming preferential flow paths through overlying soil and draining overland to nearby surface waters.

^f Except for gross negligence, rudimentary maintenance would ensure that “failure” would be restricted to transient reductions in quality of effluent which would continue to be transferred to the subsoil. Potentially “dangerous” contaminated surface flow cannot occur (see 1.4.8, below) while amelioration of contaminants (and this is also true for septic effluent) will continue over the extraordinarily large flow paths and travel times controlled by the regional/local hydraulic gradients (see 1.4.11, below).

The alternating aerobic and anaerobic conditions created by zoned dosing prevent the build-up of microbial polysaccharides, and ensures efficient renovation of effluent.

1.4.8 Pressure Compensated Subsurface Disposal. Conservatively sized irrigation areas with pressure compensated subsurface disposal and zoned dosing deliver effluent directly into the soil. Under saturated conditions, water flow is downwards in the direction of maximum hydraulic gradient. For a surface flow containing effluent to occur, the effluent would have to rise, *against gravity*, through at least 150mm of soil. Under unsaturated conditions, water flow is multi-directional due to capillary forces and matrix suction. The atmosphere provides a capillary break with capillary forces and matrix suction reducing to zero at the air/soil interface. Gravitational forces outweigh the capillary forces and matrix suction long before the surface is reached. Hence, any surface flow from the effluent area cannot contain any effluent, regardless of the intensity and duration of rain events. Surface flow can only consist of **rainfall** in excess of soil storage capacity and hydraulic conductivity.

Note: For a pressure compensated distribution network to function properly, lines must be placed parallel to contours and/or horizontal for even effluent distribution. This requirement, alone, requires a high level of quality assurance at the design and construction phases.

1.4.9 Oversized Effluent Areas. Design effluent areas are oversized (designed for 9th decile rainfall) and are based on conservative estimates of renovation and complete attenuation of nitrogen. The deep seepage rate is lower than the hydraulic conductivity of the limiting layer (<12%).

1.4.10 Reserve Areas. Although reserve areas are not required for subsurface irrigation (*Code of Practice, 2016*), they have been stipulated in the recommendations and constitute an additional barrier of safety. The reserve area is a spare effluent field, which is left undeveloped, but can be commissioned in the case of contingencies through the chain of ownership.

1.4.11 Buffer Distances. Buffer distances are set out in the *Code of Practice* to allow for attenuation of pathogens and nutrients, should an effluent surcharge occur, either overland or subsurface.

All land application areas are located at least 50m from potable surface waters (watercourse).

The time taken for groundwater to reach the nearest potable surface waters can be estimated by using the Darcy equation (which states that velocity is the product of the hydraulic conductivity and the hydraulic gradient). From the literature, the regional gradient is about 0.005.

Flow times can be estimated for groundwater to flow the 50m (minimum) to the nearest surface waters at this site.

For a conservative basement hydraulic conductivity of 1m/day^g with a hydraulic gradient of 0.005, the time taken for groundwater to flow a distance of 50m is over 20 years.

For perched groundwater flows in the topsoil materials (hydraulic conductivity of 0.6m/day) and a hydraulic gradient equivalent to the maximum ground slope (up to 3%), the time taken for perched groundwater to flow a distance of 50m is about 7 years and assumes no evapotranspiration during this time.

For a surface effluent discharge on a 3% slope and for the prevailing soil hydraulic characteristics, the estimated maximum travel distance of effluent before reabsorption is less than 2m^h.

1.4.12 System Failure. A properly designed and constructed onsite effluent system consisting of the treatment plant and the irrigation area can suffer degrees of failure. Failure can take the form of mechanical (plant), accidental (toilet blockages, damaged irrigation lines, high BOD influent), operational (power outage, overloading) and maintenance (failure to check filters, failure to participate in maintenance programme).

1.4.12.1 Mechanical Breakdown. Mechanical plant breakdown typically involves compressor and pump malfunction causing no aeration and high-water levels, respectively. Both of these situations are alarmed (both audible and visual). The proposed plants will benefit from a service contract providing 24-hour repair cycles. If the alarms were ignored (or

^g This is a conservatively high figure to demonstrate maximum possible flow rates. A conservatively low figure was used for calculation of effluent application rates (see recommendations) to demonstrate irrigation sustainability.

^h Source: *Approaches for Risk Analysis of Development with On-site Wastewater Disposal in Open, Potable Water Catchments* (Dr Robert Edis April 2014).

malfunctioned) and the household continued to produce waste until the load balancing tank and plant capacities were exceeded (at least 3 days), a mixture of septic and raw effluent would back up to the interior of the units and/or surcharge through the plant hatches. It is difficult to imagine how this outcome could be allowed to manifest. In addition, a plant malfunction with the residents absent could not cause an effluent surcharge because no influent would be produced during this period.

1.4.12.2 Accidents. Toilet blockages and accidentally damaged irrigation lines could allow localised surface surcharge of treated effluent. This is why minimum buffers to surface waters have been maintained. High BOD influent (e.g., dairy or orange juice) can realise a lesser quality than 20/30 standard for some weeks. Provided the high BOD influent is not continuous, the soils will continue to satisfactorily renovate the effluent.

1.4.12.3 Operational Breakdown. Operational failures including power outages and transient hydraulic overloading are accommodated by the load balancing facility, as described in Section 1.4.6, above.

1.4.12.4 Maintenance Breakdown. Maintenance breakdowns such as failure to clean line filters can lead to expensive pump repairs and in extreme cases leakage (of 20/30 standard effluent) from the outlet pipe. This leakage would occur in proximity to the dwelling and would be noticed and acted on.

Refusal to participate in the management programme would be acted on by the responsible authority within one maintenance cycle.

AWTS and pumped systems have mechanical components which can malfunction and will age. The management plan including the maintenance and monitoring programmes are essential to ensure safe onsite effluent disposal.

A prepaid maintenance, monitoring and reporting programme involving a certified and insured entity (i.e., external audit) would ensure safe onsite effluent disposal and reduce the responsible authority's burden of responsibility.

1.4.13 Risk Summary. With regard to density of development and cumulative risk the assessment has considered risk associated with subsurface flows and surface flows.

In regard to subsurface flows, it is clear that provided the on-site system is adequately designed, constructed, operated and maintained (see items 1.4.1 through 1.4.12.4), the risk to surface and ground waters is negligible. Once the effluent is placed underground, the extraordinary long travel times via ground water to surface waters ensures adequate nutrient attenuation.

In regard to surface flows, it is clear that provided the on-site system is adequately designed, constructed, operated and maintained (see items 1.4.1 through 1.4.12.4), the risk to surface and ground waters is no greater than for a sewered development. Indeed, it could be considered that the risk is less than for a sewered development because there can be no mains failure (because there is no mains).

The LCA recommends a conservative, scientifically based, well founded wastewater management system with inherent multiple barriers of safety. Cumulative risk from the development is also extremely low. The risk of serious or irreversible damage is extremely low.

All requirements of *SEPP (Waters of Victoria)* have been met.



Figure 1: Land-soil unit A (proposed land application area) viewed from north to south.

SECTION 2. RECOMMENDATIONS

2.1 APPLICATION

The following recommendations are based on the results of our assessment, and are made in accordance with *SEPPs (Waters of Victoria)*, the *Code of Practice - Onsite Wastewater Management*, E.P.A. Publication 891.4, July 2016, *AS 1726*, and *AS/NZS 1547:2012*.

They are based on the mean saturated hydraulic conductivity of the limiting clayey materials and are designed to demonstrate the viability of on-site effluent disposal for a residence and a daily effluent production of up to 600 litres and are considered to be conservative.

2.2 SUBSURFACE IRRIGATION

2.2.1 General. Based on the results of the water balance analysis and considering the prevailing surficial and subsurface conditions including soil profile thicknessⁱ and slope and on condition that adequate site drainage is provided (as described in Section 2.4, below), on-site irrigation systems are appropriate for effluent disposal for land-soil unit A.

2.2.2 Effluent. Effluent will be generated from a residence and will include black and grey water (all wastes).

2.2.2.1 Effluent Quality. Effluent shall be treated by AWTS or sand filter to a standard that meets or exceeds the water quality requirements of the 20/30 standard for BOD/SS.

Note: An AWTS must be connected to mains power. A sand filter pump can be powered by off-grid electricity, but must be connected to a diesel (automatic) back-up power source.

2.2.2.2 Effluent Quantity. The daily effluent volume of 600 litres has been calculated from *Code of Practice - Onsite Wastewater Management*, E.P.A. Publication 891.4, July 2016, Table 4 and assumes mains water (equivalent), out-sourced laundry and WELS-rated water-reduction fixtures and fittings – minimum 4 Stars for dual-flush toilets, shower-flow restrictors, aerator taps, flow/pressure control valves and minimum 3 Stars for all appliances.

2.2.2.3 Load Balancing. Transient hydraulic loads in excess of the expected daily load may occur. In addition, and in the case of power outages and/or mechanical breakdown, the load balancing tank/function can act as a temporary storage.

We recommend that the effluent treatment system be fitted with a load balancing facility or equivalent function to allow transient high hydraulic loads to be retained and distributed to the irrigation area during periods of low load.

2.2.3 Application Rates and Irrigation Areas. An irrigation area and application rate has been determined from the results of the water and nutrient balance analyses and *AS/NZS 1547:2012, Appendix M*.

2.2.3.1 Hydraulic Loading. To satisfy the requirement for no surface discharge in the mean wet year, effluent shall be applied at an application rate not exceeding 2mm/day.

2.2.3.2 Nutrient Loading. The requirements of *SEPPs (Waters of Victoria)* would be satisfied with effluent applied at an application rate not exceeding 2.5mm/day.

2.2.3.3 Design Loading. To satisfy the requirement for no surface discharge in the mean wet year and on-site attenuation of nutrients, the effluent shall be applied at a rate not exceeding **2mm/day**.

2.2.4 General Requirements. For subsurface irrigation, it is assumed that the design, construction, operation and maintenance are carried out in accordance with *AS/NZS1547:2012* and a “system specific” JAS/ANZ accreditation, as appropriate.

ⁱ Minimum 1400mm required for evapotranspiration-absorption trenches.

The irrigation area is to be a dedicated area. To prevent stock and vehicular movements over the area, the effluent area shall be "fenced".

2.2.5 Subsurface Distribution System. A distribution network design similar to that shown in *AS/NZS1547:2012, Figure M1* is appropriate.

2.2.5.1 Ground Preparation and Excavations. Extensive soil profile disturbance is anticipated due to tree root grubbing following pine tree harvesting. Preparation of the ground is to include ripping and regrading and the redistribution of topsoil to form a free draining, smooth surface. Pipe excavations shall only be undertaken in drier periods when soil moisture contents are relatively low and when heavy rainfall and storms are not normally expected (see also, Section 2.2.8, below).

2.2.5.2 Pump System and Pipe works. Uniform delivery pressure of the effluent throughout the distribution system is essential. Percolation or drip rates shall not vary by more than 10% from the design rate over the whole of the system (i.e., pressure compensated).

The distribution pipes shall be placed coincident with slope contours. The dripper system is to provide an effective even distribution of effluent over the whole of the design area. Line spacing shall be no closer than 1000mm.

2.2.6 Sequential Zoned Irrigation. The efficiency of irrigation effluent disposal systems can be highly variable. We recommend that as part of the daily irrigation process, the effluent area be irrigated sequentially by zones or time to promote the creation of transient aerobic and anaerobic soil conditions.

The inspection regime described in Section 2.2.7, below, is to be strictly adhered to.

2.2.7 Inspections and Monitoring. We recommend that the mandatory testing and reporting as described in the *Code of Practice - Onsite Wastewater Management*, E.P.A. Publication 891.4, July 2016, include an annual (post spring) report on the functioning and integrity of the distribution system and on the functioning and integrity of the cut-off drains and outfall areas.

It is expected that the frequency of inspections and monitoring will intensify as systems age.

2.2.8 Soil Renovation. To improve the subsoil permeability and to maintain stable soil peds, the exchangeable Calcium needs to be increased while the exchangeable Magnesium and Hydrogen need to be decreased.

To achieve a suitable cation balance, gypsum needs to be added to the soil.

Application rates are related to water (irrigation and mean rainfall) available to dissolve the gypsum. The water required to dissolve 1 kilogram of gypsum is 400 litres.

In this instance, where irrigation water is expected to be constant, available water is sourced from mean rainfall plus irrigation minus evapotranspiration.

A suitable amelioration technique is to broadcast gypsum over irrigation area at a rate of 0.5kg/m². The land application area should then be regraded (by removing the micro peaks and troughs) to form a uniform, free-draining surface sloping to the north.

After smoothing of the surface, the irrigation network can be constructed.

Gypsum is to be broadcast over the irrigation area at the rate of 0.25kg/m² every 4 years, thereafter.

Gypsum is to be fine ground "Grade 1" agricultural quality.

2.2.9 AWTS and Sand Filter. It is assumed that the design, construction, operation and maintenance of all treatment elements are carried out in accordance with *AS/NZS1547:2012* and a current JAS-ANZ accreditation.

The AWTS or sand filter are to be sized to successfully treat a daily hydraulic load of 600 litres and a nutrient load of 240grams BOD.

The sand filter shall have a minimum plan area of 12m² with the sand media complying to the *Code* Appendix G. The sand media must have less than 5% fines, effective size (D10) between 0.25 and 0.60mm and uniformity coefficient (D60/D10) less than 4mm. For filter material, proof of grading, effective size and uniformity coefficient must be provided by the supplier.

2.3 RESERVE AREA

The expected design life of fifteen years may vary due to construction and maintenance vagaries and possible effluent volume increases through the chain of ownership.

There is sufficient available area on the allotment for duplication of the effluent area.

2.4 SITE DRAINAGE.

Our recommendations for on-site effluent disposal have allowed for incident rainfall only and are conditional on the installation of a cut-off drain, which shall be placed upslope of the disposal area.

Care shall be taken to ensure that the intercepted and diverted surface waters are discharged well away and down slope of the disposal field.

Locations of the cut-off drains and a drain detail are shown in Drawings 2 and 3.

The owner shall also ensure that any upslope site works do not divert and/or concentrate surface water flows onto the disposal area.

2.5 BUFFER DISTANCES

The water balance analysis has shown that potential surface (rain water) flows from the effluent area would be restricted to episodic events.

The estimated hydraulic properties of the upper soil materials and hydraulic gradient have been used to evaluate (via Darcy's Law) the buffer distances with respect to subsurface flows.

Our analysis and evaluation have shown that the default setback distances given in *Code of Practice - Onsite Wastewater Management*, E.P.A. Publication 891.4, July 2016, Table 5 and *Approaches for Risk Analysis of Development with On-site Wastewater Disposal in Open, Potable Water Catchments*, Dr Robert Edis, April 2014 are conservative and can be applied without amendment.

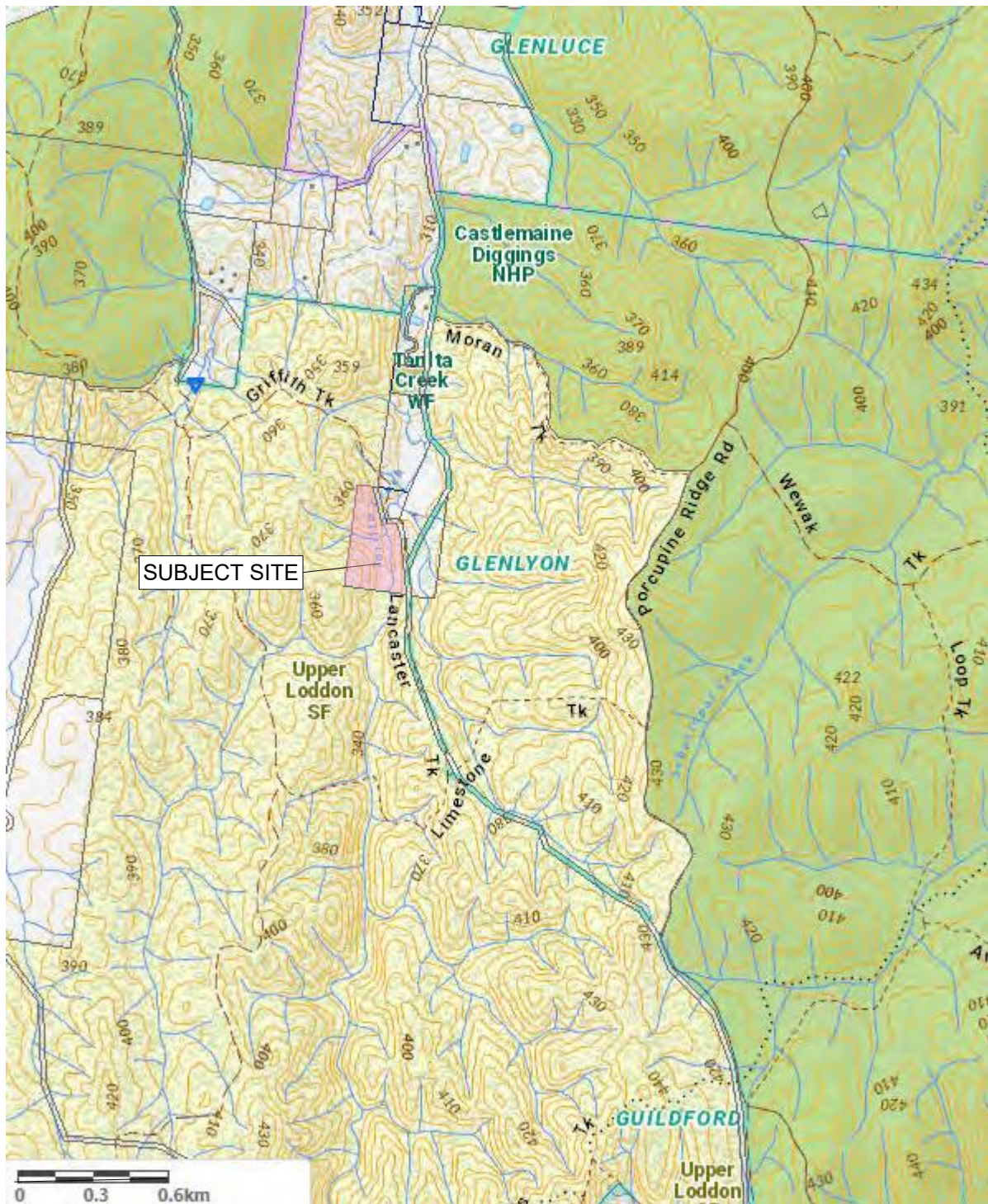
2.6 SUMMARY OF RECOMMENDATIONS

Our capability assessment has shown that at least one rational and sustainable on-site effluent disposal method (20/30 standard subsurface irrigation) is appropriate for the proposed development, subject to specific design criteria, described above.

A management plan is presented in Appendix D, to this report.



Paul R. WILLIAMS B.App.Sc.
PRINCIPAL HYDROGEOLOGIST
Registered Professional Engineer (Civil) PE3421



LOCATION OF SUBJECT SITE

49 GRIFFITH TRACK, GUILDFORD

G & D PURCELL

Scale: 1:25,000

Drawn: P.R.W.

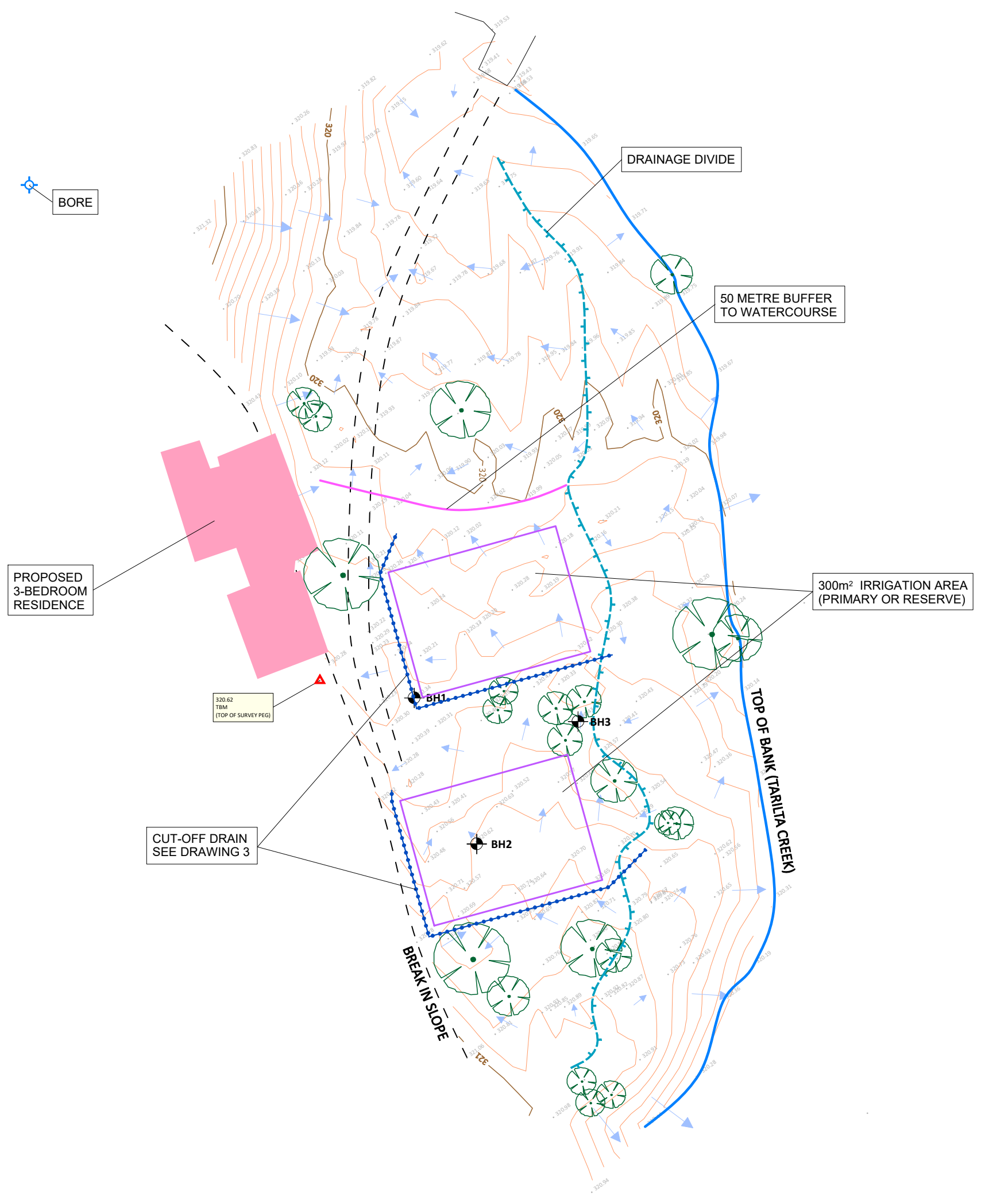
Report Number: A210801

Contour Interval: 10m

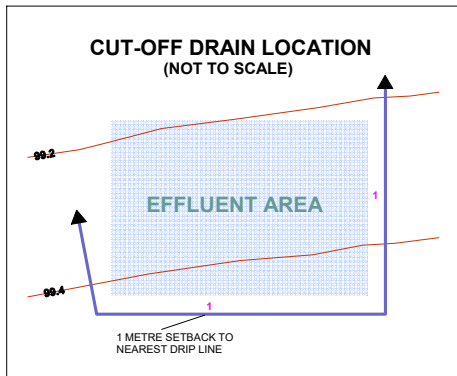
Date: August 2021

Drawing Number: 1

SUFFICIENT AREA EXISTS FOR
 DUPLICATION OF EFFLUENT
 IRRIGATION AREA DUE TO
 CONTINGENCIES THROUGH
 THE CHAIN OF OWNERSHIP

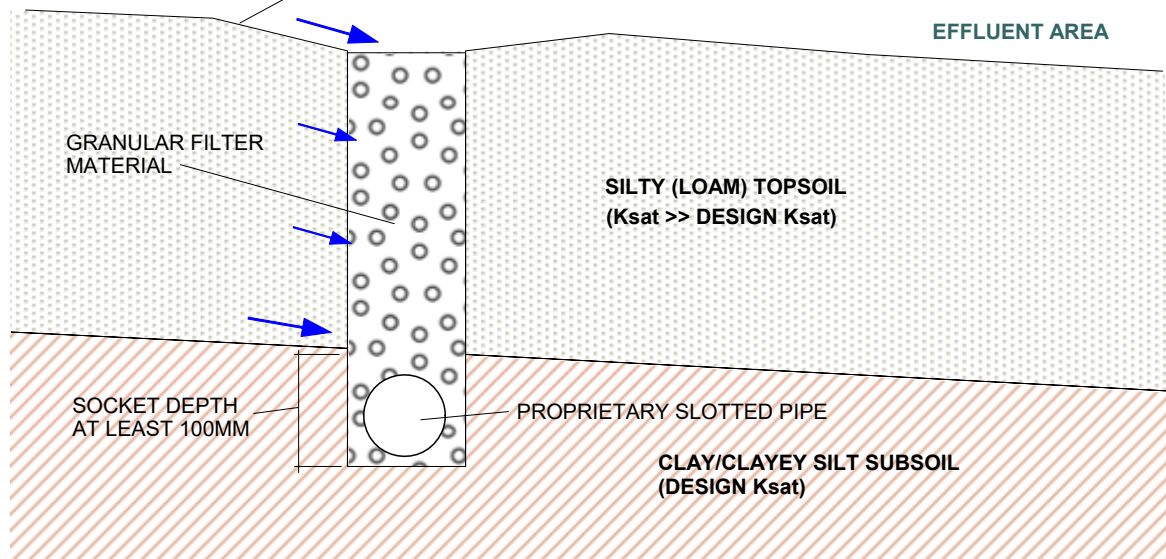


FEATURE SURVEY OF FLATLANDS SHOWING CONTOURS & SURFACE FLOW VECTORS		
49 GRIFFITHS TRACK, GUILDFORD		
G & D PURCELL		
Scale: 1:500	Drawn: P.R.W.	Report Number: A210801
Contour Interval: 0.1m	Date: August 2021	Drawing Number: 2



NOTE: CUT-OFF DRAIN LOCATION IS SCHEMATIC ONLY. FINAL LOCATION TO BE DETERMINED BY DESIGN ENGINEER AS PART OF SITE DRAINAGE DESIGN.

SURFACE REGRADED BY CUTTING TO FACILITATE COLLECTION OF SURFACE FLOWS - DEGREE OF CUT SLOPE LIMITED BY REQUIREMENTS FOR SAFE & EFFICIENT MOWING/MAINTENANCE



NOTES:

1. DRAIN TO BE DESIGNED, CONSTRUCTED & MAINTAINED TO ENSURE THAT NO SURFACE & PERCHED GROUNDWATER FLOWS ENTER THE IRRIGATION AREA.
2. DRAIN TO BE LOCATED ON ALL UPSLOPE SIDES OF IRRIGATION AREA (NO CLOSER THAN 1m FROM NEAREST SUBSURFACE DISTRIBUTION LINE).
3. DRAIN TO HAVE UNSPECIFIED FALL.
4. MINIMUM SOCKET DEPTH OF 100mm INTO CLAY SUBSOIL (WHERE ENCOUNTERED) OR AT LEAST 400mm DEEP.
5. DRAIN CROSS SECTIONAL AREA RELATED TO DESIGN FLOWS AS DETERMINED BY A SUITABLY QUALIFIED AND EXPERIENCED ENGINEER.
6. OFF-SITE DRAIN OUTFALL TO LEGAL POINT OF DISCHARGE SUBJECT TO LOCAL AUTHORITY REQUIREMENTS.
7. ON-SITE DRAIN OUTFALL TO INCLUDE APPROPRIATE ENERGY DISSIPATION TO AVOID EROSION.
8. ALL DRAINS AND OUTFALL AREAS SUBJECT TO POST-SPRING INSPECTION.

NOTE: DRAWING NOT TO BE USED FOR SET-OUT PURPOSES

CUT-OFF DRAIN DETAIL FOR 20/30 STANDARD EFFLUENT IRRIGATION FIELDS

DUPLEX/GRADATIONAL SOIL PROFILES

G & D PURCELL

Scale: 1:10 (Approximately)

Drawn: P.R.W.

Report Number: SPEC 014

Contour Interval: N/A

Date: August 2021

Drawing Number: 3

APPENDICES

**APPENDIX A1
SOIL PERMEABILITY TESTING**

The *in-situ* permeability tests were attempted on 10 August 2021.

The occurrence of transient and seasonally occurring free water in the upper soil materials prevented the acquisition of sufficient hydraulic data for determination of the geometric mean of saturated hydraulic conductivity.

Note: The relatively high soil moisture content at the time of testing was due to residual seepage from the topsoil into the test holes and high moisture content from recent heavy and persistent rainfalls.

This transient high soil moisture impacts on the test method only and does not reflect in any way on the suitability of the site for the sustainable onsite attenuation of waste water – see AS/NZS1547:2012, Appendix G.

A conservative estimate of permeability has been deduced as follows (see Code 3.6.1):-

Profile analysis in accordance with AS/NZS 1547:2012 and our laboratory analyses shows the alluvial clay materials to be moderately well-drained silty clay of low plasticity (light clay).

These materials are the limiting layer, controlling vertical permeability.

Constant head permeameter testing from similar formations has realised B-horizon hydraulic conductivity ranging from 0.05 to 0.13m/day.

For the limiting moderately well-structured B-horizon clay soils, we have adopted an estimated saturated hydraulic conductivity of 0.045m/day.

Peak deep seepage is conservatively estimated at 4.5mm/day.

APPENDIX A2
SOIL PROFILE PHOTOGRAPHS



Borehole BH1



Borehole BH2



Borehole BH3

APPENDIX B

Paul Williams & Associates Pty Ltd

A210801

WATER/NITROGEN BALANCE (20/30 irrigation): With no wet month storage.

Rainfall Station: Vaughan/ Evaporation Station: Creswick

Location: Guildford
 Date: August, 2021
 Client: G and D Purcell

ITEM	UNIT	#	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR																																																						
Days in month:	D		31	28	31	30	31	30	31	31	30	31	30	31	365																																																						
Evaporation (Mean)	mm	A	205	176	124	75	47	27	27	43	66	105	126	152	1168																																																						
Rainfall (9th decile wet year adjusted)	mm	B1	43	36	35	47	83	81	92	97	91	82	58	49	792																																																						
Effective rainfall	mm	B2	41	34	33	45	79	77	87	92	86	78	55	47	754																																																						
Peak seepage Loss ¹	mm	B3	140	126	140	135	140	135	140	140	135	140	135	140	1643																																																						
Evapotranspiration(IXA)	mm	C1	92	79	56	34	21	12	12	19	30	47	57	68	528																																																						
Waste Loading(C1+B3-B2)	mm	C2	191	171	162	124	82	70	64	67	78	109	137	161	1416																																																						
Net evaporation from lagoons (10(0.8A-B1x)lagoon area(ha))	L	NL	0	0	0	0	0	0	0	0	0	0	0	0	0																																																						
Volume of Wastewater	L	E	18600	16800	18600	18000	18600	18000	18600	18600	18000	18600	18000	18600	219000																																																						
Total Irrigation Water(E-NL)/G	mm	F	62	56	62	60	62	60	62	62	60	62	60	62	730																																																						
Irrigation Area(E/C2)annual.	m ²	G													300																																																						
Surcharge	mm	H	-129	-115	-100	-64	-20	-10	-2	-5	-18	-47	-77	-99	0																																																						
Actual seepage loss	mm	J	11	11	39	71	120	125	137	135	117	93	58	40	956																																																						
Direct Crop Coefficient:	I		0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	Shade:																																																						
Rainfall Retained:	95%	K	1. Seepage loss (peak) equals deep seepage plus lateral flow: 4.5mm (<10% ksat)																																																																		
Lagoon Area:	0 ha	L	CROP FACTOR																																																																		
Wastewater(Irrigation):	600 L	M	0.7	0.7	0.7	0.6	0.5	0.45	0.4	0.45	0.55	0.65	0.7	0.7	Pasture:																																																						
Seepage Loss (Peak):	4.5 mm	N	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	Shade:																																																						
Irrig'n Area(No storage):	300 m ²	P2	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	Buffalo:																																																						
Application Rate:	2.0 mm	Q	1	1	1	1	1	1	1	1	1	1	1	1	Woodlot																																																						
Nitrogen in Effluent:	30 mg/L	R	NITROGEN UPTAKE:																																																																		
Denitrification Rate:	20%	S	<table border="1"> <thead> <tr> <th>Species:</th> <th>Kg/ha.yr</th> <th>pH</th> <th>Species:</th> <th>Kg/ha.yr</th> <th>pH</th> <th>Species:</th> <th>Kg/ha.yr</th> <th>pH</th> </tr> </thead> <tbody> <tr> <td>Ryegrass</td> <td>200</td> <td>5.6-8.5</td> <td>Bent grass</td> <td>170</td> <td>5.6-6.9</td> <td>Grapes</td> <td>200</td> <td>6.1-7.9</td> </tr> <tr> <td>Eucalyptus</td> <td>90</td> <td>5.6-6.9</td> <td>Couch grass</td> <td>280</td> <td>6.1-6.9</td> <td>Lemons</td> <td>90</td> <td>6.1-6.9</td> </tr> <tr> <td>Lucerne</td> <td>220</td> <td>6.1-7.9</td> <td>Clover</td> <td>180</td> <td>6.1-6.9</td> <td>C cunn'a</td> <td>220</td> <td>6.1-7.9</td> </tr> <tr> <td>Tall fescue</td> <td>150-320</td> <td>6.1-6.9</td> <td>Buffalo (soft)</td> <td>150-320</td> <td>5.5-7.5</td> <td>P radiata</td> <td>150</td> <td>5.6-6.9</td> </tr> <tr> <td>Rye/clover</td> <td>220</td> <td></td> <td>Sorghum</td> <td>90</td> <td>5.6-6.9</td> <td>Poplars</td> <td>115</td> <td>5.6-8.5</td> </tr> </tbody> </table>													Species:	Kg/ha.yr	pH	Species:	Kg/ha.yr	pH	Species:	Kg/ha.yr	pH	Ryegrass	200	5.6-8.5	Bent grass	170	5.6-6.9	Grapes	200	6.1-7.9	Eucalyptus	90	5.6-6.9	Couch grass	280	6.1-6.9	Lemons	90	6.1-6.9	Lucerne	220	6.1-7.9	Clover	180	6.1-6.9	C cunn'a	220	6.1-7.9	Tall fescue	150-320	6.1-6.9	Buffalo (soft)	150-320	5.5-7.5	P radiata	150	5.6-6.9	Rye/clover	220		Sorghum	90	5.6-6.9	Poplars	115	5.6-8.5
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Plant Uptake:	220 kg/ha/yr	T																																																																			
Average daily seepage:	2.6 mm	U																																																																			
Annual N load:	5.26 kg/yr	V																																																																			
Area for N uptake:	239 m ²	W																																																																			
Application Rate:	2.5 mm	X																																																																			

PART 2

RAINFALL DATA & 9TH DECILE REDISTRIBUTION

Rainfall to be redistributed (9th decile) =	791.9 mm/yr																																																								
Minimum mean rainfall =	34.8 mm																																																								
9th decile (annual) - mean rainfall (annual) =	175.7 mm																																																								
	<table border="1"> <thead> <tr> <th></th> <th>JAN</th> <th>FEB</th> <th>MAR</th> <th>APR</th> <th>MAY</th> <th>JUN</th> <th>JUL</th> <th>AUG</th> <th>SEP</th> <th>OCT</th> <th>NOV</th> <th>DEC</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>Mean rainfall (mm)</td> <td>39</td> <td>35</td> <td>35</td> <td>41</td> <td>60</td> <td>59</td> <td>65</td> <td>68</td> <td>64</td> <td>60</td> <td>47</td> <td>42</td> <td>616.2</td> </tr> <tr> <td>Deviation from minimum mean (mm)</td> <td>4</td> <td>1</td> <td>0</td> <td>6</td> <td>26</td> <td>25</td> <td>30</td> <td>33</td> <td>30</td> <td>25</td> <td>13</td> <td>7</td> <td>199</td> </tr> <tr> <td>Redistributed rainfall (mm) (1)</td> <td>43</td> <td>36</td> <td>35</td> <td>47</td> <td>83</td> <td>81</td> <td>92</td> <td>97</td> <td>91</td> <td>82</td> <td>58</td> <td>49</td> <td>792</td> </tr> </tbody> </table>		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	Mean rainfall (mm)	39	35	35	41	60	59	65	68	64	60	47	42	616.2	Deviation from minimum mean (mm)	4	1	0	6	26	25	30	33	30	25	13	7	199	Redistributed rainfall (mm) (1)	43	36	35	47	83	81	92	97	91	82	58	49	792
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Mean rainfall (mm)	39	35	35	41	60	59	65	68	64	60	47	42	616.2																																												
Deviation from minimum mean (mm)	4	1	0	6	26	25	30	33	30	25	13	7	199																																												
Redistributed rainfall (mm) (1)	43	36	35	47	83	81	92	97	91	82	58	49	792																																												

1. The distribution is adjusted in proportion to the deviation of means from the minimum mean.

Station: Vaughan Number: 88108 Opened: 1958 Now: Open
 Lat: 37.16° S Lon: 144.21° E Elevation: 277 m

Statistic	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean	39.2	35.4	34.8	41.1	60.4	59.3	64.9	67.7	64.4	59.6	47.3	42.1	614.3
Lowest	0.0	0.0	0.4	4.0	9.2	9.9	15.0	20.6	12.2	3.2	4.8	0.3	295.9
5th %ile	1.8	0.8	4.6	8.6	16.4	22.5	23.1	27.0	20.6	11.3	12.6	5.3	376.0
10th %ile	11.6	1.9	6.8	11.0	23.1	25.5	31.2	32.0	29.0	18.2	15.0	9.5	414.2
Median	28.0	23.2	27.1	32.0	54.2	55.6	64.7	67.2	55.1	48.6	44.2	37.3	619.0
90th %ile	81.1	83.5	75.2	77.7	103.3	92.9	95.4	96.9	111.7	106.7	81.0	74.1	791.9
95th %ile	93.6	93.2	81.2	95.7	122.5	103.8	99.6	108.2	133.1	141.9	89.1	90.9	837.5
Highest	194.8	187.3	131.8	125.7	140.7	163.8	120.8	150.2	175.0	197.5	201.8	113.6	985.3

APPENDIX C1

**LAND CAPABILITY ASSESSMENT TABLE
(Potable water supply catchments)**

LAND FEATURE	LAND CAPABILITY				RISK RATING	AMELIORATIVE MEASURE & RISK REDUCTION
	LOW	MEDIUM	HIGH	LIMITING		
Available land for LAA	Exceeds LAA and duplicate LAA requirements	Meets LAA and duplicate LAA requirements	Meets LAA and partial duplicate LAA requirements	Insufficient LAA area		Limiting for trenches & beds: Full reserve area unavailable. Non-limiting for subsurface irrigation: Full reserve area available
Aspect	North, north-east and north-west	East, west, south-east, south-west	South	South, full shade		Northerly aspect.
Exposure	Full sun and/or high wind or minimal shading	Dappled light (partial shade)	Limited light, little wind to heavily shaded all day	Perpetual shade		Partial shade from nearby trees and terrain.
Slope Form	Convex or divergent side slopes	Straight sided slopes	Concave or convergent side slopes	Locally depressed		Regrade finished LAA surface by smoothing and redistribution of topsoil.
Slope gradient:						
Trenches and beds	<5%	5% to 10%	10% to 15%	>15%		2% to 3%: Non-limiting for trenches.
Subsurface irrigation	<10%	10% to 30%	30% to 40%	>40%		2% to 3%: Non-limiting for irrigation.
Site drainage: runoff/run-on	LAA backs onto crest or ridge	Moderate likelihood	High likelihood	Cut-off drain not possible		Cut-off drain required upslope.
Landslip ¹⁰	Potential	Potential	Potential	Existing		Unremarkable
Erosion potential	Low	Moderate	High	No practical amelioration		If undisturbed. Well vegetated soils (all runoff to be dispersed without concentrating flows). LAA stabilised with gypsum
Flood/inundation	Never		<1%AEP	>5% AEP		Unremarkable
Distance to surface waters (m)	Buffer distance complies with Code requirements		Buffer distance does not comply with Code requirements	Reduced buffer distance not acceptable		LAA located at least 50m from watercourse (see Drawing 2).
Distance to groundwater bores (m)	No bores on site or within a significant distance	Buffer distances comply with Code	Buffer distances do not comply with Code	No suitable treatment method		No bores within a significant distance (at least 50m).
Vegetation	Plentiful/healthy vegetation	Moderate vegetation	Sparse or no vegetation	Propagation not possible		LAA will need seeding with pasture grass after site regrading.
Depth to water table (potentiometric) (m)	>2	2 to 1.5	<1.5	Surface		Water table 2+m.
Depth to water table (seasonal perched) (m)	>1.5	<0.5	0.5 to 1.5	Surface		Perching probable. (Install cut-off drain and design LAA for limiting clay soils)
Rainfall ¹¹ (9 th decile) (mm)	<500	500-750	750-1000	>1000		Non-limiting for trench systems. Non-limiting for subsurface irrigation - Design by water balance.
Pan evaporation (mean) (mm)	1250 to 1500	1000 to 1250	750 to 1000	<750		Design by water balance.
SOIL PROFILE CHARACTERISTICS						
Structure	High or moderately structured	Weakly structured	Structureless, massive or hardpan			Improve and maintain structure by lime and gypsum application.
Fill materials	Nil or mapped good quality topsoil	Mapped variable depth and quality materials	Variable quality and/or uncontrolled filling	Uncontrolled poor quality/unsuitable filling		No significant fill encountered.
Thickness: (m)						
Trenches and beds	>1.4		<1.4	<1.2		Non-limiting for trench systems.
Subsurface irrigation	1.5+	1.0 to 1.5	0.75 to 1.0	<0.75		Non-limiting for irrigation systems.
Permeability ¹² (limiting horizon) (m/day)	0.15-0.3	0.03-0.15 0.3-0.6	0.01-0.03 0.6-3.0	>3.0 <0.03		After renovation; design by water balance
Permeability ¹³ (buffer evaluation) (m/day)	<0.3	0.3-3	3 to 5	>5.0		Evaluate flow times via Darcy's Law (assume 1m/day for fractured metasediments)
Stoniness (%)	<10	10 to 20	>20			Unremarkable
Emerson number	4, 5, 6, 8	7	2, 3	1		Non-limiting for trenches. Apply lime and gypsum to maintain stable peds.
Dispersion Index	0	1-8	8-15	>15		Non-limiting for trenches. Apply lime and gypsum to maintain stable peds.
Reaction trend (pH)	5.5 to 8	4.5 to 5.5	<4.5>8			Within tolerable range.
E.C. (dS/m)	<0.8	0.8 to 2	2-4	>4.0		Non-limiting for trench systems. Non-limiting for irrigation.
Exchangeable Na (%)	<5	5 to 10	10-15	>15		Inferred from data base and laboratory: Non-limiting for trenches and irrigation.
Exchangeable Mg (%)	12-15	15 to 25	25-35	35+		Inferred from data base and laboratory: High risk for trenches, non-limiting for irrigation.
Exchangeable Ca (%)	65-70	40-65	20-40	20		Inferred from data base and laboratory: Limiting for trenches, non-limiting for irrigation.
Exchangeable H (%)	<20	20-50	50+			Inferred from data base and laboratory: Non-limiting for irrigation.
Adjusted CEC	15+	10 to 15	5 to 10	<5		Inferred from data base and laboratory: Non-limiting for trenches.
Free swell (%)	<30	30-80	80-120	>120		Low-swelling clay fraction.

There are limiting factors for primary effluent trench systems (profile thickness, cation balance).

There are no limiting factors for secondary effluent subsurface irrigation.

¹⁰ Landslip assessment based on proposed hydraulic loading, slope, profile characteristics and past and present land use.

¹¹ 9th decile monthly rainfalls used in water balance analyses.

¹² Saturated hydraulic conductivity from *in situ* testing and data base.

¹³ Saturated hydraulic conductivity estimated from *in situ* NZS1347:2012 data base.

APPENDIX C2

**MAJOR FACTORS INFLUENCING THE LIKELIHOOD OF CONSEQUENTIAL IMPACTS
OF PRIMARY ON-SITE WASTEWATER MANAGEMENT SYSTEM¹⁴**

LAND FEATURE	RISK RATING				REMARKS
	LOW	MEDIUM	HIGH	RISK RATING	
Distance to reservoir (km)	>15	2-15	<2	1	20 kilometres to Cairn Curran Reservoir.
Soil type rating (from Appendix C1)	1	2	3	3	Non-dispersive and dispersive.
Distance to river (m)	>80	40-80	<40	1	At least 6 km to Loddon River.
Distance to stream (m)	>80	40-80	<40	1	At least 50m to nearest watercourse.
Distance to drain (m)	>40	10-40	<10	1	No drain.
Lot size (ha)	>10	2-10	0.2-2	2	7.143 hectares.
Density (houses/km ²)	<20	20-40	>40	2	Less than 40 existing and potential dwellings per km ² of sub-catchment.
LCA rating (from Appendix C1)	1 (LOW)	2 (MEDIUM)	3 (HIGH)	3	See Appendix C1, above
System fail rate (%)	<5	5-10	>10	3	Remote from lot boundary, well connected to Reservoir system

APPENDIX C3

CALCULATED COMBINED RISK NUMBER

As part of the development of the Mansfield Shire WWMP, Dr Robert Edis identified major factors which influence the level of risk posed by an on-site system. These factors have a differing level of importance, or weighting, when considered relative to other factors and that the interaction between factors must also be considered.

The individual factors can be rated as **low risk** (R_n<2.5) which reflects the range in which there is no expected consequential impact on water quality, **medium risk** (R_n2.5-5) which reflects the range in which the factor may influence the risk to water quality, though as a minor component of the overall risk, and **high risk** (R_n>5) which represents a significant influence on the risk to water quality.

The Edis risk algorithm weights the major factors appropriately in the context of protecting the integrity of the potable water supply, as shown below:

$$R_n = ((R_{Res} + R_{Soil}) \times (R_{Riv} + R_{Str} + R_{Drain} + R_{Lot}) + (2 \times R_{LCA}) + (3 \times R_{Fail} \times R_{Den}))/10$$

where

R_n = Combined Risk Number,
R_{Dres} = Distance to reservoir risk rating
R_{Soil} = Soil (or Land-Soil) risk rating
R_{Driv} = Distance to river risk rating
R_{Dstr} = Distance to stream risk rating
R_{Drain} = Distance to drain risk rating
R_{Lot} = Lot size risk rating
R_{LCA} = Land capability assessment risk rating (from Appendix C1)
R_{Fail} = System fail rate risk rating
R_{Dens} = Density of development risk rating

The combined risk number for this site is **4.4 (Medium Risk - with limiting constraints for trench systems)**.

The results of the land capability assessment and risk analysis indicate that primary effluent and trench systems are not appropriate for this site (particularly with respect to limiting available area and rainfall).

The risk can be reduced to negligible levels if effluent is treated to a secondary level and disposed via pressure compensated subsurface irrigation, as described in Section 2 of the land capability assessment.

¹⁴ Source: *Approaches for Risk Analysis of Development with On-site Wastewater Disposal in Open, Potable Water Catchments* (Dr Robert Edis April 2014)

APPENDIX D
MANAGEMENT PLAN

**MANAGEMENT PLAN
FOR
ON-SITE EFFLUENT DISPOSAL VIA SUBSURFACE IRRIGATION
AT
49 GRIFFITH TRACK, GUILDFORD**

1. INTRODUCTION

This document identifies the significant land-soil unit constraints (as identified in A210801) and their management and day-to-day operation and management of the on-site effluent system.

2. SIGNIFICANT LAND-SOIL UNIT CONSTRAINTS

2.1 Allotment Size. The day-to-day operation and management of on-site effluent systems, as described below, is not constrained by lot size or geometry.

Although all requirements of *SEPPs* have been met or exceeded through conservative design, prudence dictates that individual lot owners assiduously follow the management programme given in Section 4, below.

2.2 Nitrogen Attenuation. To reduce nitrates to insignificant levels, the effluent should not contain more than 30mg/litre total nitrogen.

Provided the irrigation areas are at least as large as those required to satisfy the nitrogen loading, as described in A210801 Sections 1.3.1.13, 1.3.2.13 and 2.2.3.2, and that the (specified) grass is cut and (periodically) harvested, nitrogen will be attenuated on-site.

2.3 Hydraulic Conductivity. The soils of this site are low-swelling clays with a low to moderate hydraulic conductivity. The hydraulic conductivity is significantly influenced by soil structure, soil colloid stability and swell characteristics. Breakdown or reduction of these soil parameters over time may manifest as reduced performance of the irrigation system. The monitoring and inspection regime detailed in Section 4.7.2, below, should be adhered to.

2.4 Site Drainage. Our recommendations for on-site effluent disposal have allowed for incident rainfall (not surface flow or lateral subsurface flow) and are conditional on the installation of a cut-off drain, which should be placed upslope of the disposal area. Care should be taken to ensure that the intercepted and diverted surface waters and any perched groundwater is discharged well away and down slope of the disposal field (see Drawing 3).

The owner should also ensure that any upslope works do not divert and/or concentrate surface water flows onto the disposal area.

2.5 Vegetation. The effluent disposal areas have been sized via water balance analyses utilising crop factors for pasture (rye/clover mix).

3. THE ONSITE EFFLUENT SYSTEM

The onsite effluent system consists of the influent (bathroom, toilets, kitchen and laundry), a load balancing tank/facility, the sand filter/AWTS (a device to treat the effluent to at least the 20/30 standard), the irrigation area including effluent distribution system (delivery pipes and drippers), prescribed irrigation area vegetation, associated infrastructure (cut-off drains, outfall areas, fencing), a service and maintenance programme and on-going management.

ATTACHMENT 11.2.1

4. MANAGEMENT

The owner is required to understand (and ensure that users understand) that sustainable operation of the onsite effluent system is not automatic. Sustainable operation requires on-going management, as outlined below.

4.1 Effluent. Effluent will be generated from a residence and will include black and grey water (all wastes).

4.1.2 Effluent Quality. Effluent should be treated to a standard that meets or exceeds the water quality requirements of the 20/30 standard.

4.1.3 Effluent Quantity. The daily effluent volume of 600 litres has been calculated from *Code of Practice - Onsite Wastewater Management*, E.P.A. Publication 891.4, July 2016, Table 4 and assumes mains water supply (equivalent) and WELS-rated water-reduction fixtures and fittings – minimum 4 Stars for dual-flush toilets, aerator taps, flow/pressure control valves and minimum 3 Stars for all appliances.

4.2 Treatment Plant. For subsurface irrigation, it is assumed that the design, construction, operation and maintenance are carried out in accordance with *AS/NZS1547:2012* and a current JAS-ANZ accreditation.

4.3 Irrigation Area. The irrigation area has been determined from the results of the water and nutrient balance analyses and *AS/NZS 1547:2012, Appendix M*.

4.3.1 Effluent Area Requirement. For a daily effluent flow of 600 litres and to satisfy the requirement for no surface rainwater flow in the 9th decile wet year and on-site attenuation of nutrients, the effluent should be applied to an irrigation area of 300m².

Effluent distribution is as detailed in Section 4.3.2, below.

In case of an increase in effluent production through the chain of ownership, there is sufficient area available for duplicating the irrigation areas.

Any landscaping and/or planting proposals require endorsement from the Mount Alexander Shire.

4.3.2 Distribution System. The distribution system must achieve controlled and uniform dosing over the irrigation area. A small volume of treated effluent should be dosed at predetermined time intervals throughout the day via a pressurised piping network that achieves uniform distribution over the entire irrigation area.

Uniform delivery pressure of the effluent throughout the distribution system is essential. Drip rates should not vary by more than 10% from the design rate over the whole of the system.

To minimise uneven post-dripper seepage, the distribution pipes must be placed parallel with slope contours.

Line spacing shall be not closer than 1000mm under any circumstances.

To facilitate the creation of transient aerobic and anaerobic soil conditions we recommend that as part of the daily irrigation process, the effluent area be irrigated sequentially by zones or time.

4.3.3 Soil Renovation To improve the subsoil permeability and to maintain stable soil peds, the exchangeable Calcium needs to be increased while the exchangeable Magnesium and Hydrogen need to be decreased.

To achieve a suitable cation balance, gypsum needs to be added to the soil.

Application rates are related to water (irrigation and mean rainfall) available to dissolve the gypsum. The water required to dissolve 1 kilogram of gypsum is 400 litres.

In this instance, where irrigation water is expected to be constant, available water is sourced from mean rainfall plus irrigation minus evapotranspiration.

A suitable amelioration technique is to broadcast gypsum over irrigation area at a rate of 0.5kg/m². The land application area should then be regraded (by removing the micro peaks and troughs) to form a uniform, free-draining surface sloping to the north.

ATTACHMENT 11.2.1

After smoothing of the surface, the irrigation network can be constructed.

Gypsum is to be broadcast over the irrigation area at the rate of 0.25kg/m² every 4 years, thereafter.

Gypsum is to be fine ground "Grade 1" agricultural quality.

2.2.9 Sand Filter. The sand filter shall be designed and constructed in accordance with *Code of Practice - Onsite Wastewater Management*, E.P.A. Publication 891.4, July 2016, Appendix G and with *Code of Practice for Small Wastewater Treatment Plants*, E.P.A. Publication 500, June 1997, Section 7.

For a daily hydraulic load of 600 litres the sand filter shall have a minimum surface area of 12m².

For filter material, proof of grading, effective size and uniformity coefficient must be provided by the supplier.

4.3.4 Buffer Distances. The water balance analysis has shown that potential surface rainwater flows from the effluent area would be restricted to episodic events.

The estimated hydraulic properties of the upper soil materials and hydraulic gradient (equivalent to the ground slope and regional gradients) have been used to evaluate (via Darcy's Law) the buffer distances with respect to subsurface flows.

Our analysis and evaluation have shown that the default setback distances given in *Code of Practice - Onsite Wastewater Management*, E.P.A. Publication 891.4, July 2016, Table 5 are conservative and can be applied without amendment.

For a building located downslope of an effluent field, your engineer should evaluate the integrity of building foundations with respect to the assigned buffer distance.

Buffer distances are to be applied exclusive of the irrigation area.

4.3.5 Buffer Planting. All downslope (Title inclusive) buffers may be required to filter and renovate abnormal surface discharges. Hence, they are to be maintained with existing or equivalent groundcover vegetation.

4.3.6 Buffer Trafficking. Buffer trafficking should be minimised to avoid damage to vegetation and/or rutting of the surface soils.

Traffic should be restricted to 'turf' wheeled mowing equipment and to maintenance, monitoring and inspections by pedestrians, where possible.

4.4 Vegetation. The system design for on-site disposal includes the planting and maintenance of suitable vegetation, as specified in A210801 and/or similar documents.

Specifically, this irrigation area has been sized (in part) utilising crop factors and annual nitrogen uptake for a rye/clover eq mix.

The grass needs to be harvested (mown and periodically removed from the irrigation area).

Where a variation to recommended grass species is proposed, it must be demonstrated that the nitrogen uptake and crop factors (as specified in A210801 Appendix B – water balance) are met or exceeded.

4.5 Verification. The Council is to be satisfied that the effluent system has been constructed as designed.

4.6 Associated Infrastructure. The following items are an integral part of the onsite effluent system.

4.6.1 Cut-off drains. Cut-off drains are designed to prevent surface and near-surface water flows from entering the effluent area. They should be constructed and placed around the effluent area, as detailed in Drawings 2 and 3.

4.6.2 Outfall areas. We recommend that the cut-off drains outfall as shown in Drawing 2. Should monitoring and inspections reveal rill or scour formation, the outfalls will need to be constructed so that energy is satisfactorily dissipated.

ATTACHMENT 11.2.1

Should this situation occur, professional advice is to be sought.

4.6.3 Fencing. The disposal area is to be a dedicated area. Adequate fencing must be provided to prevent stock, excessive pedestrian and vehicular movements over the area.

4.7 Service and Maintenance Programme. The minimum requirements for servicing and maintenance are set out in the relevant JAS-ANZ accreditation and the manufacturer's recommendations.

4.7.1 Treatment Plant. Aerated treatment plants and sand filters should be serviced at least one time per year (or as recommended in the JAS-ANZ accreditation and the effluent should be sampled and analysed as required by the JAS-ANZ accreditation. The local authority is to ensure compliance.

The manufacturer's recommendations are to be followed. Generally, low phosphorous and low sodium (liquid) detergents should be used. Plastics and other non-degradable items should not be placed into the tanks. Paints, hydrocarbons, poisons etc should not be disposed of in sinks or toilets. Advice from a plumber should be obtained prior to using drain cleaners, chemicals and conditioners. It is important to ensure that grease does not accumulate in the tanks or pipes. Grease and similar products should be disposed of by methods other than via the on-site effluent system.

4.7.2 Monitoring and Inspections. We recommend that the mandatory testing and reporting as described in the *Code of Practice - Onsite Wastewater Management*, E.P.A. Publication 891.4, July 2016, include an annual (post spring) and post periods of heavy and/or prolonged rainfall report on the functioning and integrity of the distribution system and on the functioning and integrity of the cut-off drains, outfall areas and soil media.

The effluent areas should be regularly inspected for excessively wet areas and vegetation integrity.

The inspection regime described in A210801, Section 2.2.7, should be strictly adhered to.



Paul R. WILLIAMS B.App.Sc.
PRINCIPAL HYDROGEOLOGIST
Registered Professional Engineer (Civil) PE3421

TOWN PLANNING REFERRALS

ENGINEERING CONDITIONS

Application No	:	PA – 3150
File	:	203788P
Property No	:	203788
Address of Land	:	49 Griffith Track, Guildford
Description	:	Construction of Dwelling

1. Stormwater Drainage

- All stormwater discharged from the subject land shall be connected to the legal point of discharge to the satisfaction of the Responsible Authority. No concentrated stormwater shall drain or discharge from the land to adjoining properties.

2. Road Upgrade Works

- The permit holder gazettes the existing access road through Crown land as a road reserve (from end of the existing road reserve of Rusconis Road at the Southern boundary of 341 Rusconis Road to the start of the existing road reserve of Griffiths Track). The permit holder will bare the costs of approving the new road alignment.
- It is the responsibility of this permit holder(s) to construct and maintain the unmaintained/unmade Griffith Track from a maintained road network (i.e. from Rusconis Road to the subject land) to the satisfaction of Responsible Authority.
- Prior to the commencement of use, the road shall be formed, drained and surfaced in accordance with detailed plans and specifications prepared by the Land Owner/s and approved by the Responsible Authority.
- The road shall be designed and constructed to relevant Australian and VicRoads standards and in accordance with the requirements of Infrastructure Design Manual (IDM) and IDM standard drawing SD600.
- Road shall comprise of;
 - 4.0m pavement width comprising;
 - Minimum 200mm compacted depth class 3 20mm FCR sub-base
 - Minimum 100mm compacted depth class 2 20mm FCR base
 - Or
 - 300mm compacted depth approved gravel sub base

- Table drains and culverts including pipe culverts at road intersections as required
 - The developer shall prepare all documents required for obtaining approval from Dja Dja Wurrung Clans Aboriginal Corporation for road works and submitted to the Responsible Authority for forwarding them to the Dja Dja Wurrung Clans Aboriginal Corporation. All costs incurred in complying with the Dja Dja Wurrung Clans Aboriginal Corporation requirements shall be borne by the developer.
3. Access
- Vehicle access/crossing to the land is to be located, constructed and maintained to the satisfaction of the Responsible Authority.
 - Prior to the occupation the following will be constructed for approval.
 - Vehicle access/crossing is to be constructed in accordance with Infrastructure Design Manual Standard Drawing SD 255 or to approval of responsible authority.
 - Vehicle access/crossing to the land shall be located so that adequate sight distance is achieved to comply with Australian Standard AS2890.1:2004 Section 3.2.4 and as specified in Ausroad's Guide to Road Design Part 4A Section 3.4 - 'Sight Distance at Property Entrance'.
 - Minimum 10.0m and 9.0m clearance shall be maintained from any road intersection and between adjacent crossovers respectively.
 - Any proposed vehicular crossing shall have satisfactory clearance to any side-entry pit, power or Telecommunications pole, manhole cover or marker, or street tree. Any relocation, alteration or replacement required shall be in accordance with the requirements of the relevant Authority and shall be at the applicant's expense.
 - The final location and construction of the vehicle crossing is to be approved by the Responsible Authority via a "Consent to Work within the Road Reserve", prior to the undertaking of works.
4. All works must construct and complete prior to commencement of use.
5. All costs incurred in complying with the above conditions shall be borne by the permit holder.

Prepared by: Ashley Goad – Engineering Development Officer
Date: 14/04/2021

Note to Planner: The requirements to obtain a legal access for the property are extremely difficult and would have significantly large costs associated with it and would be a considerable barrier to the viability of constructing a dwelling,

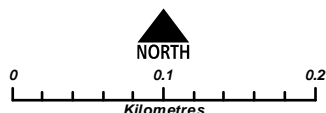
additionally the section of Griffiths track the does contain a road reserve currently the existing road is running through private property. LUAA delays would also be likely.

Planning Map

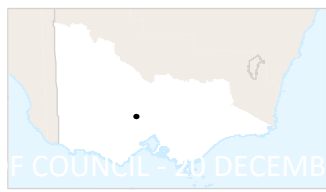
49 Griffith Track Guildford (Lots and Road)



- | | | |
|-------------------------------------|--|---|
| Property | <input type="checkbox"/> All Zones | Public Land Zones |
| Parcel Labels > 1:2500 | <input type="checkbox"/> Planning Scheme Zones | <input type="checkbox"/> PCRZ - Public Conservation and Resource Zone |
| <input type="checkbox"/> Properties | Rural Zones | |
| <input type="checkbox"/> Parcel | <input type="checkbox"/> FZ - Farming Zone | |



Map Projection: GDA 1994 VICGRID94
 Print Date: 11/3/2021



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Location of Land

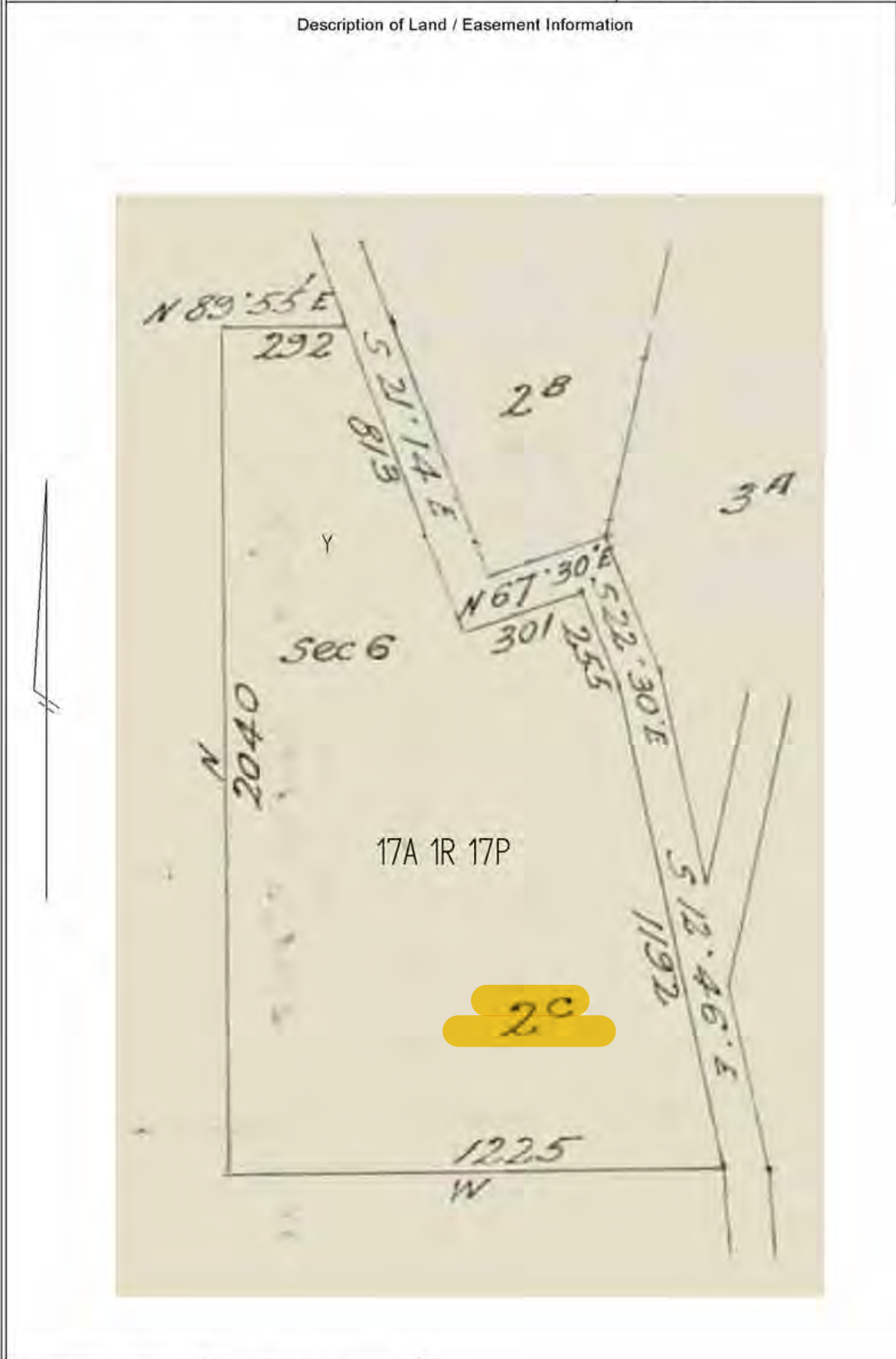
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 Township: 6
 Section: 2C
 Crown Allotment: 2C
 Crown Portion:

Last Plan Reference:
 Derived From: VOL 1836 FOL 105
 Depth Limitation: NIL

Notations

SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 1836 FOL. 105 AND NOTED ON SHEET 2 OF THIS PLAN

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN



THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT

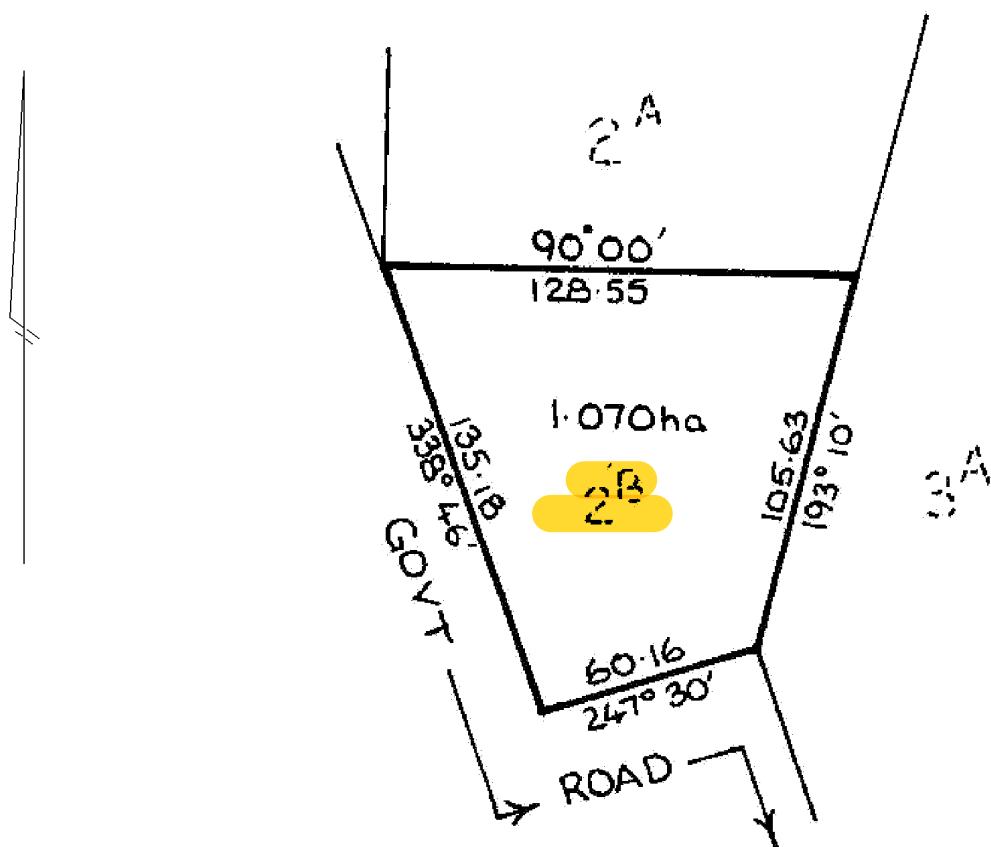
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 VERIFIED: L.S.

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TITLE PLAN		EDITION 1	ATTACHMENT 11.2.1 TP 681041
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<p>Location of Land</p> <p>Parish: HOLCOMBE Township: Section: 6 Crown Allotment: 2B Crown Portion:</p> <p>Last Plan Reference: Derived From: VOL 10152 FOL 432 Depth Limitation: NIL</p>	<p>Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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<p>Description of Land / Easement Information</p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 12/07/1999 VERIFIED: M. P.</p>
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Location of Land

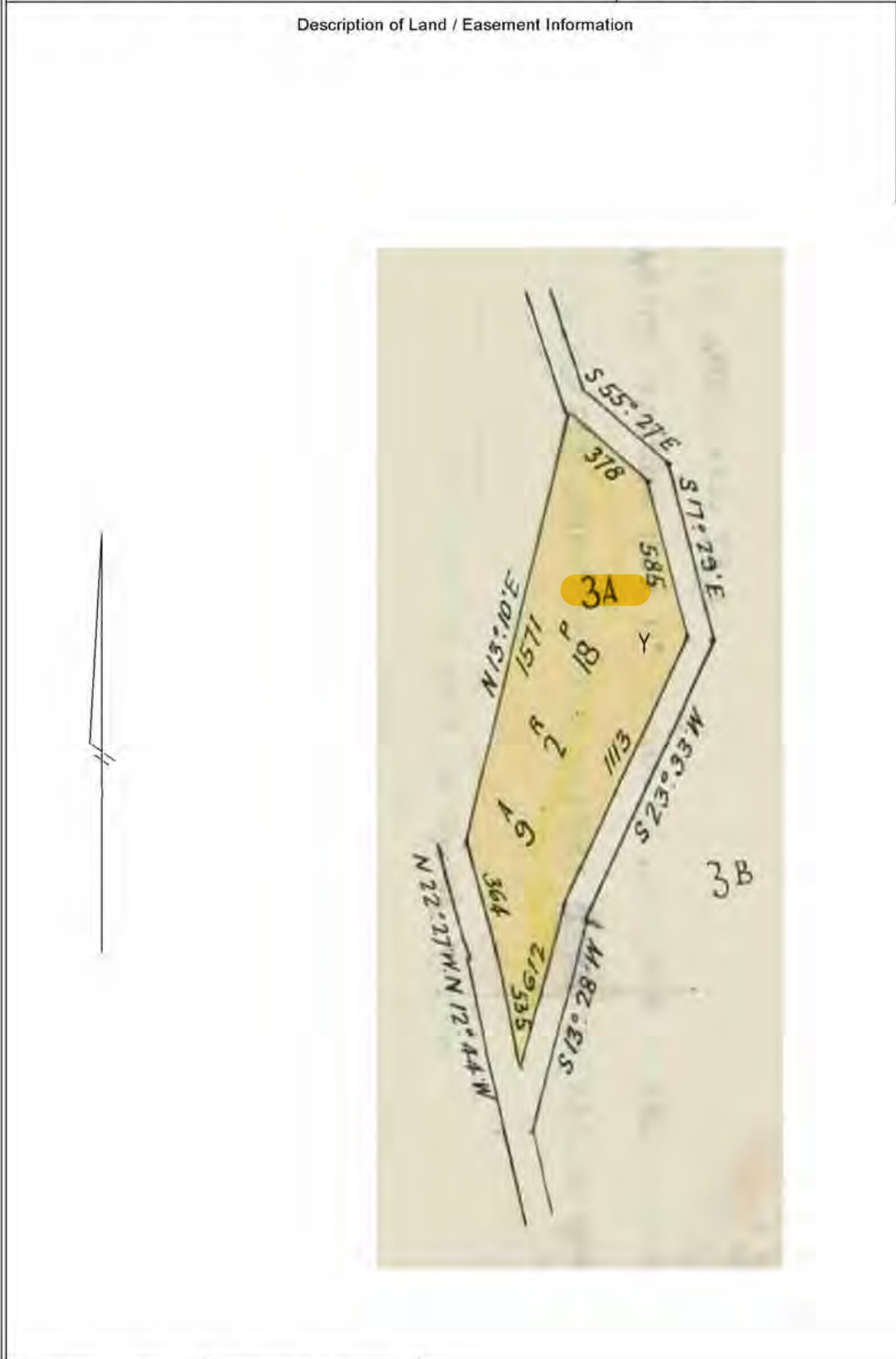
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 Township:
 Section: 6
 Crown Allotment: 3A
 Crown Portion:

Last Plan Reference:
 Derived From: VOL 1029 FOL 610
 Depth Limitation: NIL

Notations

SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 1029 FOL. 610 AND NOTED ON SHEET 2 OF THIS PLAN

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN



THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT

COMPILED: 03/06/2003
 VERIFIED: DA

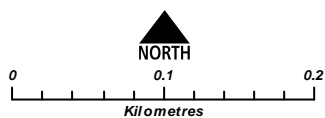
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49 Griffith Track Guildford 3451

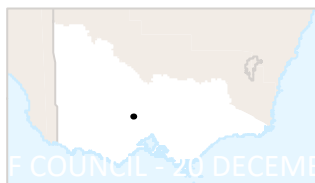
Map 1 Declared Roads (pink)



- | | | |
|-----------------------------|------------------------------|--|
| Government Road | Parcel | FZ - Farming Zone |
| Dual Status Government Road | All Zones | Public Land Zones |
| Property | Planning Scheme Zones | PCRZ - Public Conservation and Resource Zone |
| Properties | Rural Zones | |



Map Projection: GDA 1994 VICGRID94
 Print Date: 10/28/2021




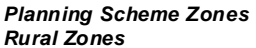





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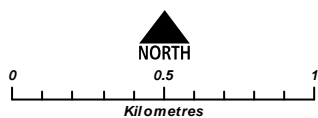
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49 Griffith Track Guildford

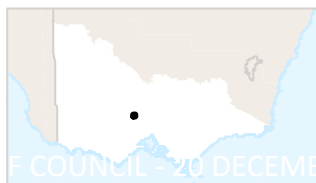
Map 2 Declared Roads



- | | | |
|---|---|---|
|  Government Road |  Planning Scheme Zones |  PCRZ - Public Conservation and Resource Zone |
|  Dual Status Government Road |  FZ - Farming Zone | |
|  All Zones |  Public Land Zones | |



Map Projection: GDA 1994 VICGRID94
 Print Date: 10/28/2021

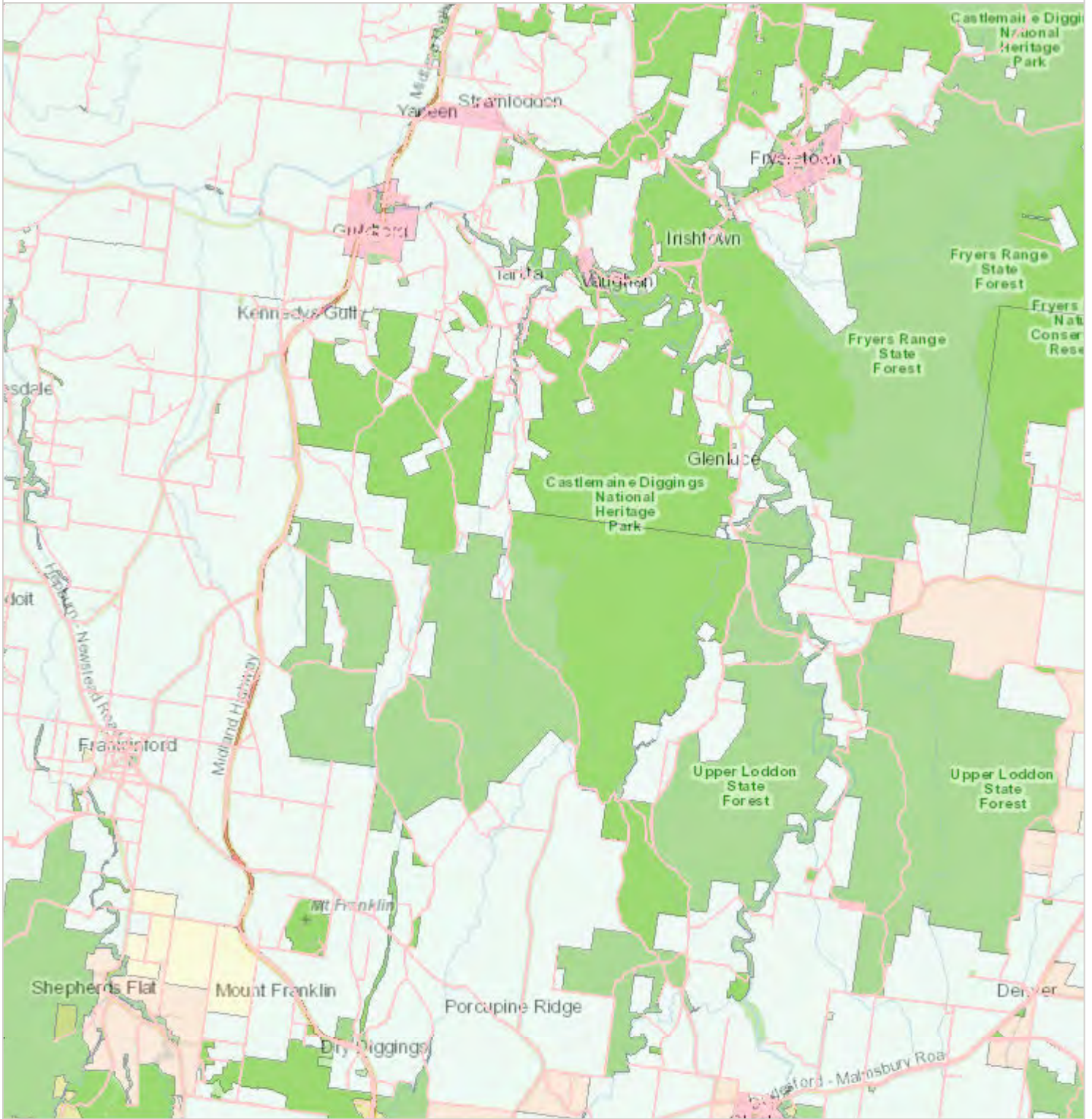


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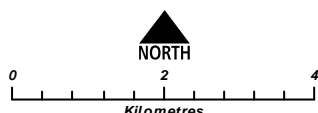
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49 Griffith Track Guildford

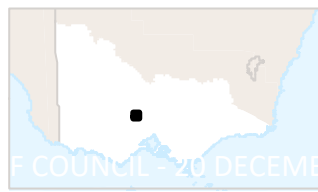
Map 3 Declared Roads



Government Road	Rural Zones	PPRZ - Public Park and Recreation Zone
Dual Status Government Road	RLZ - Rural Living Zone	PCRZ - Public Conservation and Resource Zone
All Zones	RCZ - Rural Conservation Zone	RDZ1 - Road Zone-Category 1
Planning Scheme Zones	FZ - Farming Zone	RDZ2 - Road Zone-Category 2
Residential Zones	Public Land Zones	
TZ - Township Zone	PUZ1 - Public Use Zone-Service and Utility	
GRZ - General Residential Zone	PUZ5 - Public Use Zone-Cemetery/Crematorium	



Map Projection: GDA 1994 VICGRID94
 Print Date: 10/28/2021



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DARK GREEN
DENOTES WOODLAND/
SCRUBLAND

LIGHT GREEN
DENOTES FLAT
GRASSED CLEARING

NOTE: SURVEYED EXISTING TREES SHOWN ON PLANS. DUE TO THE NUMBER OF TREES AND SIZE OF THE SITE, NOT ALL TREES HAVE BEEN SURVEYED



PRELIMINARY
NOT FOR CONSTRUCTION

REF	DATE	DESCRIPTION	GENERAL NOTES
01	05/03/21	DRAFT PLANNING APPLICATION	
02	12/03/21	PLANNING ISSUE	
03	26/03/21	REVISED SHED DECK SIZE	
04	01/04/21	RELOCATE WASTEWATER TREATMENT / REVISE DECK SIZE / ADD WATER TANK	
05	30/08/21	UPDATE WASTEWATER TREATMENT & INCREASE DEFENDABLE ZONE TO 43M	

PROJECT		NEW RESIDENCE	
DRAWING TITLE		49 GRIFFITH TRACK, GUILDFORD	
CLIENT		G. & D. PURCELL	
DATE	19/02/21	SCALE	1:1500@A3
CHECKED	RT	REASON	MM
DRAWN	RT	STATUS	04
JOB NO.	2007	DWG. NO.	A101

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PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT
NEW RESIDENCE
49 GRIFFITH TRACK, GUILDFORD

DRAWING TITLE
PROPOSED SITE PLAN

CLIENT
G. & D. PURCELL

DATE
19/02/21

SCALE
1:700@A3

CHECKED
RT

REVISION
MM

STATUS
04

DWG. NO.
A102

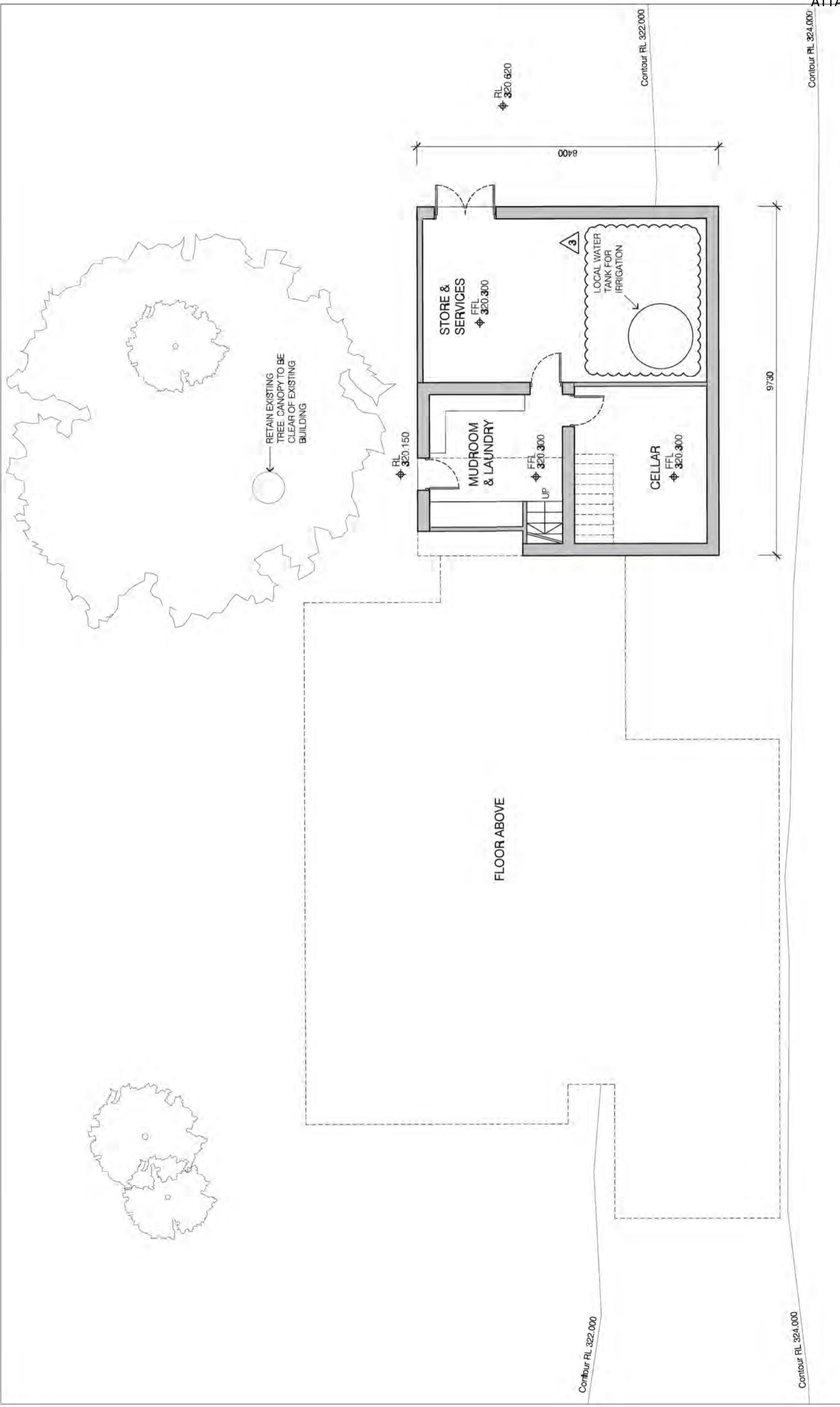
JOB NO.
2007

DD

MITSUORI ARCHITECTS

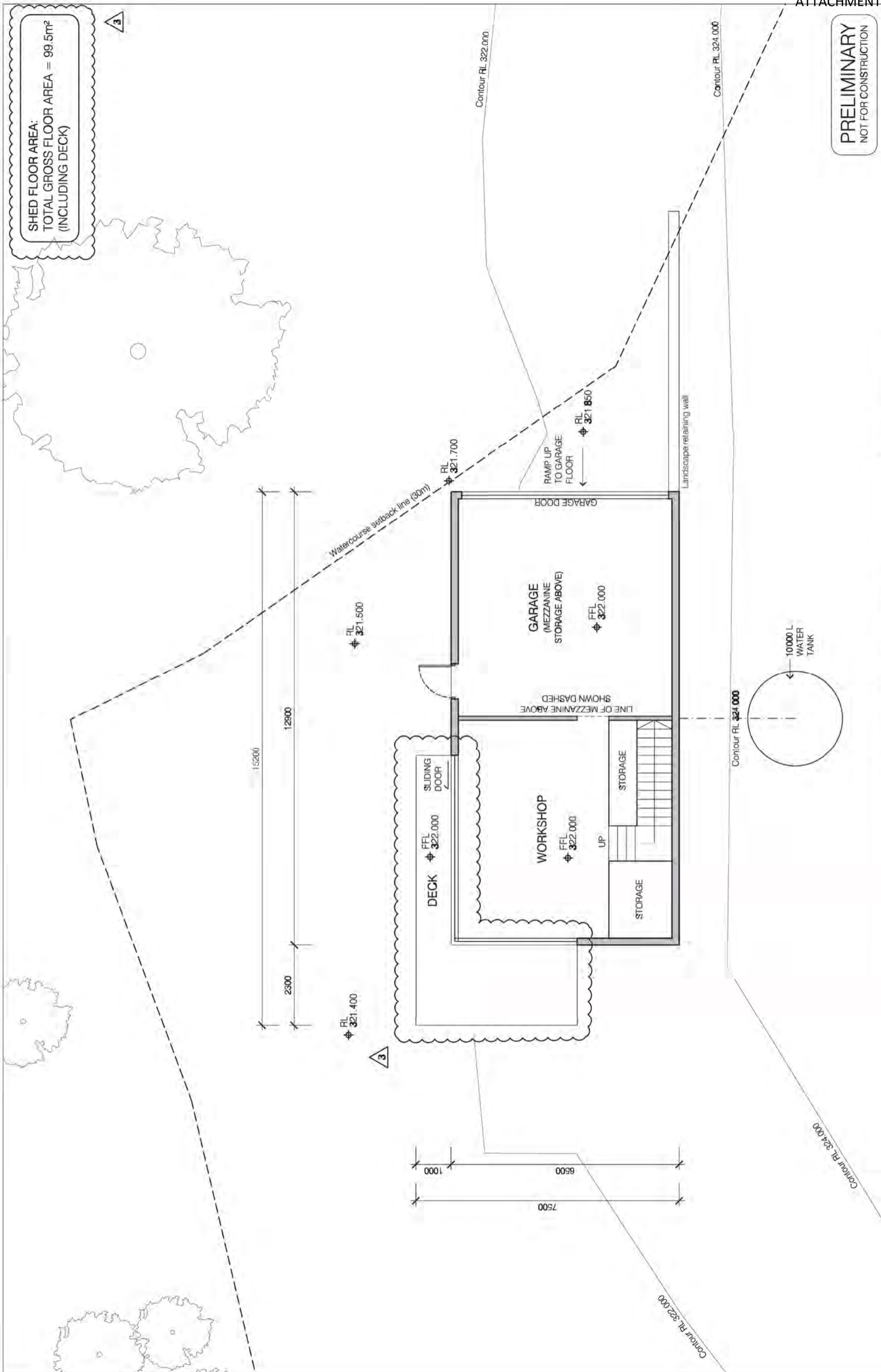
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PRELIMINARY
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	GENERAL NOTES	PROJECT	DATE	SCALE	STATUS
01	05/03/21	DRAFT PLANNING APPLICATION		NEW RESIDENCE	19/02/21	1:100@A3	DD
02	12/03/21	PLANNING ISSUE		49 GRIFFITH TRACK, GUILDFORD			MM
03	01/04/21	RE-SIZE RAINWATER TANK		HOUSE - PROPOSED LOWER GROUND FLOOR PLAN			RT
				DRAWING TITLE			MM
				DRAWING NO			03
				JOB NO			DD
				2007			
				A301			
				HOUSE - PROPOSED LOWER GROUND FLOOR PLAN			
				DRAWN			
				CHECKED			
				REVISION			
				DATE			
				19/02/21			
				CLIENT			
				G. & D. PURCELL			
				Level 1, 68 Oxford Street, Collingwood, VIC 3066			
				Telephone 03 9417 3313 Web www.mitsuori.com			
				MITSUORI ARCHITECTS			

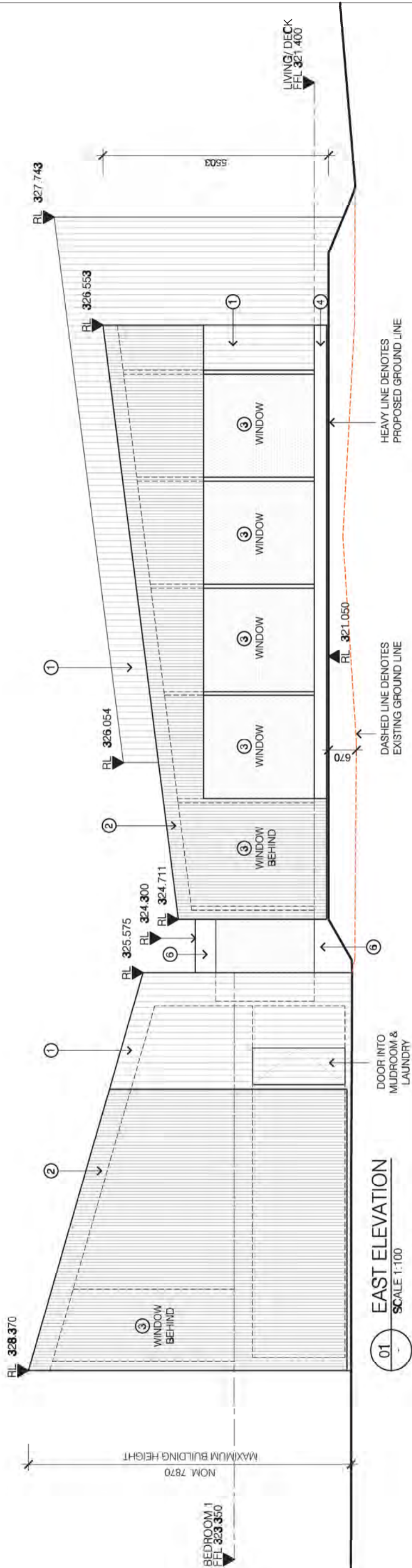


PRELIMINARY
NOT FOR CONSTRUCTION

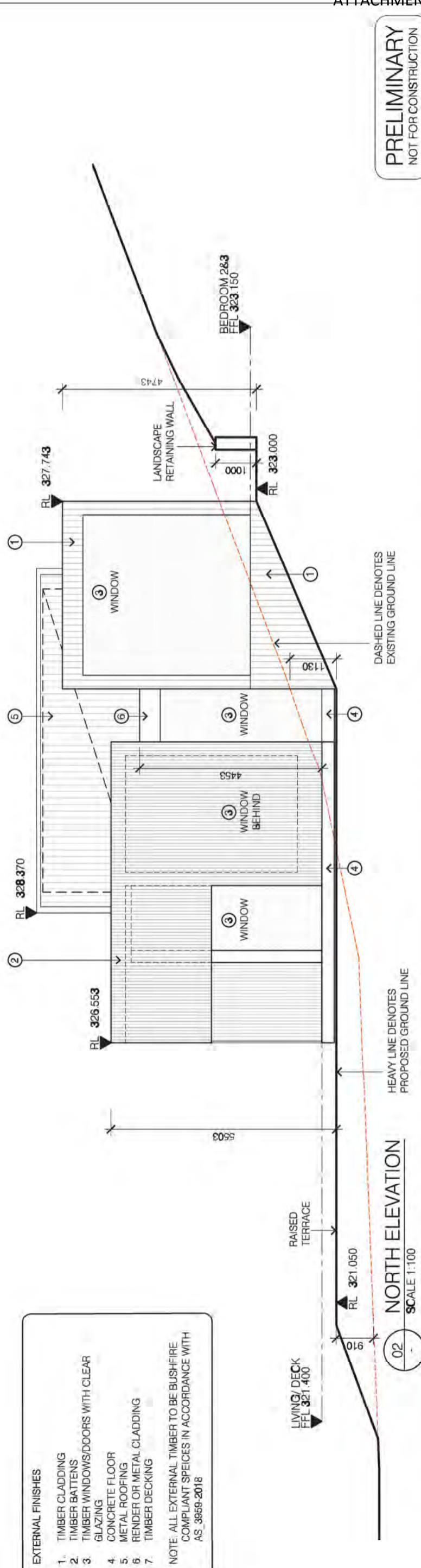
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01	05/03/21	DRAFT PLANNING APPLICATION			NEW RESIDENCE 49 GRIFFITH TRACK, GUILDFORD	19/02/21	1:100@A3	RT	MM	03	DD
02	12/03/21	PLANNING ISSUE			DRAWING TITLE					A302	
03	29/03/21	REVISED SHED DECK SIZE			CLIENT						
					G. & D. PURCELL						

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01 EAST ELEVATION
SCALE 1:100

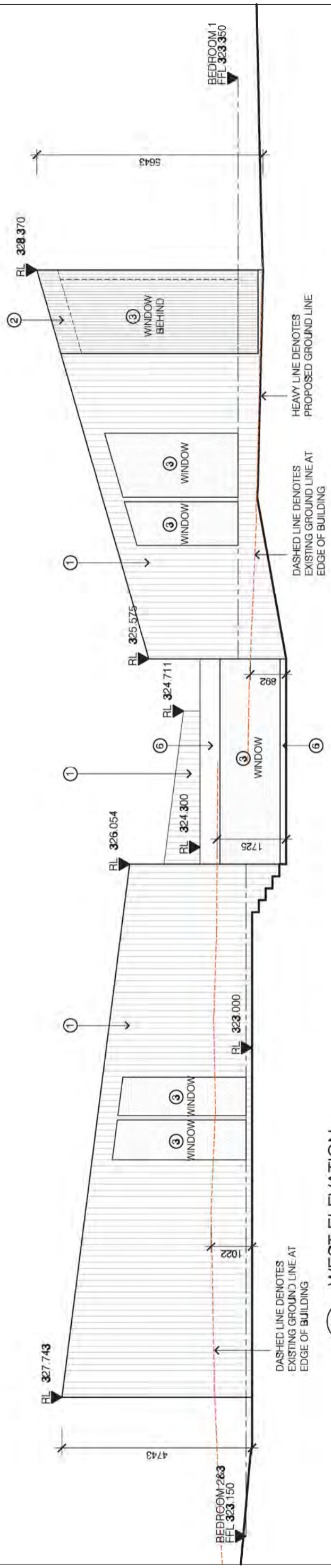


02 NORTH ELEVATION
SCALE 1:100

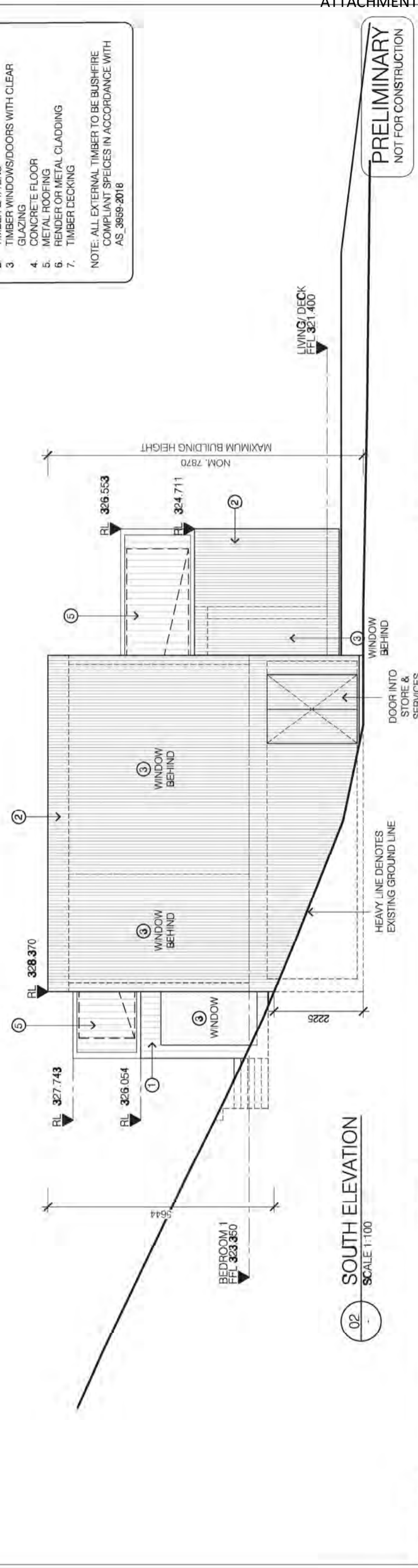
- EXTERNAL FINISHES**
1. TIMBER CLADDING
 2. TIMBER BATTENS
 3. TIMBER WINDOWS/DOORS WITH CLEAR GLAZING
 4. CONCRETE FLOOR
 5. METAL ROOFING
 6. RENDER OR METAL CLADDING
 7. TIMBER DECKING
- NOTE: ALL EXTERNAL TIMBER TO BE BUSHFIRE COMPLIANT SPECIES IN ACCORDANCE WITH AS_3859-2018

PRELIMINARY
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	PROJECT	DWG NO	STATUS
01	05/03/21	DRAFT PLANNING APPLICATION	NEW RESIDENCE 49 GRIFFITH TRACK, GUILDFORD	2007	A500
02	12/03/21	PLANNING ISSUE			
GENERAL NOTES			HOUSE - PROPOSED EXTERNAL ELEVATIONS 01	SCALE	DATE
			G. & D. PURCELL	1:100@A3	19/02/21
			CLIENT	RT	MM
				02	DD



01 WEST ELEVATION
SCALE 1:100



02 SOUTH ELEVATION
SCALE 1:100

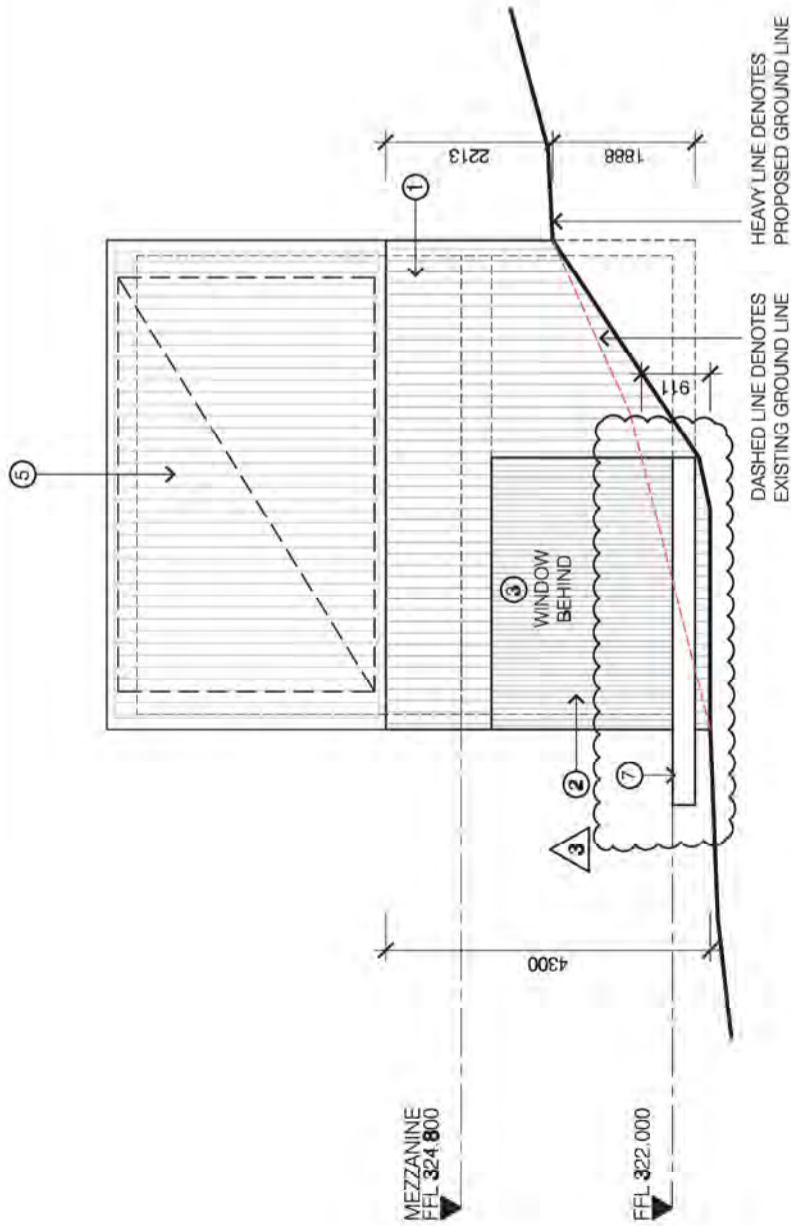
- EXTERNAL FINISHES**
1. TIMBER CLADDING
 2. TIMBER BATTENS
 3. TIMBER WINDOWS/DOORS WITH CLEAR GLAZING
 4. CONCRETE FLOOR
 5. METAL ROOFING
 6. RENDER OR METAL CLADDING
 7. TIMBER DECKING
- NOTE: ALL EXTERNAL TIMBER TO BE BUSH-FIRE COMPLIANT SPECIES IN ACCORDANCE WITH AS_3959-2018

PRELIMINARY
NOT FOR CONSTRUCTION

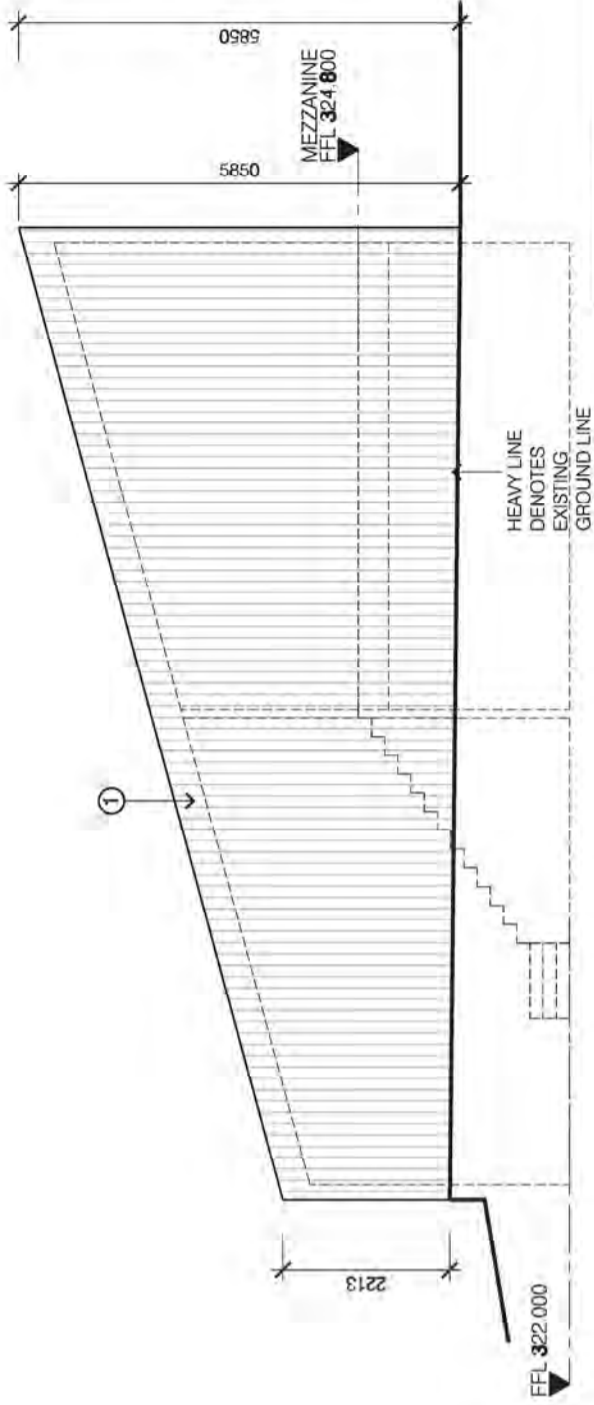
REV	DATE	DESCRIPTION	GENERAL NOTES	PROJECT	DRAWING TITLE	DATE	SCALE	DRAWN	CHECKED	REVISION	STATUS
01	05/03/21	DRAFT PLANNING APPLICATION		NEW RESIDENCE	49 GRIFFITH TRACK, GUILDFORD	19/02/21	1:100@A3	RT	MM	02	DD
02	12/03/21	PLANNING ISSUE		HOUSE - PROPOSED EXTERNAL ELEVATIONS 02							

CLIENT: G. & D. PURCELL

ARCHITECTS: **MITSUORI ARCHITECTS**
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Telephone 03 9417 3313 Web www.mitsuori.com

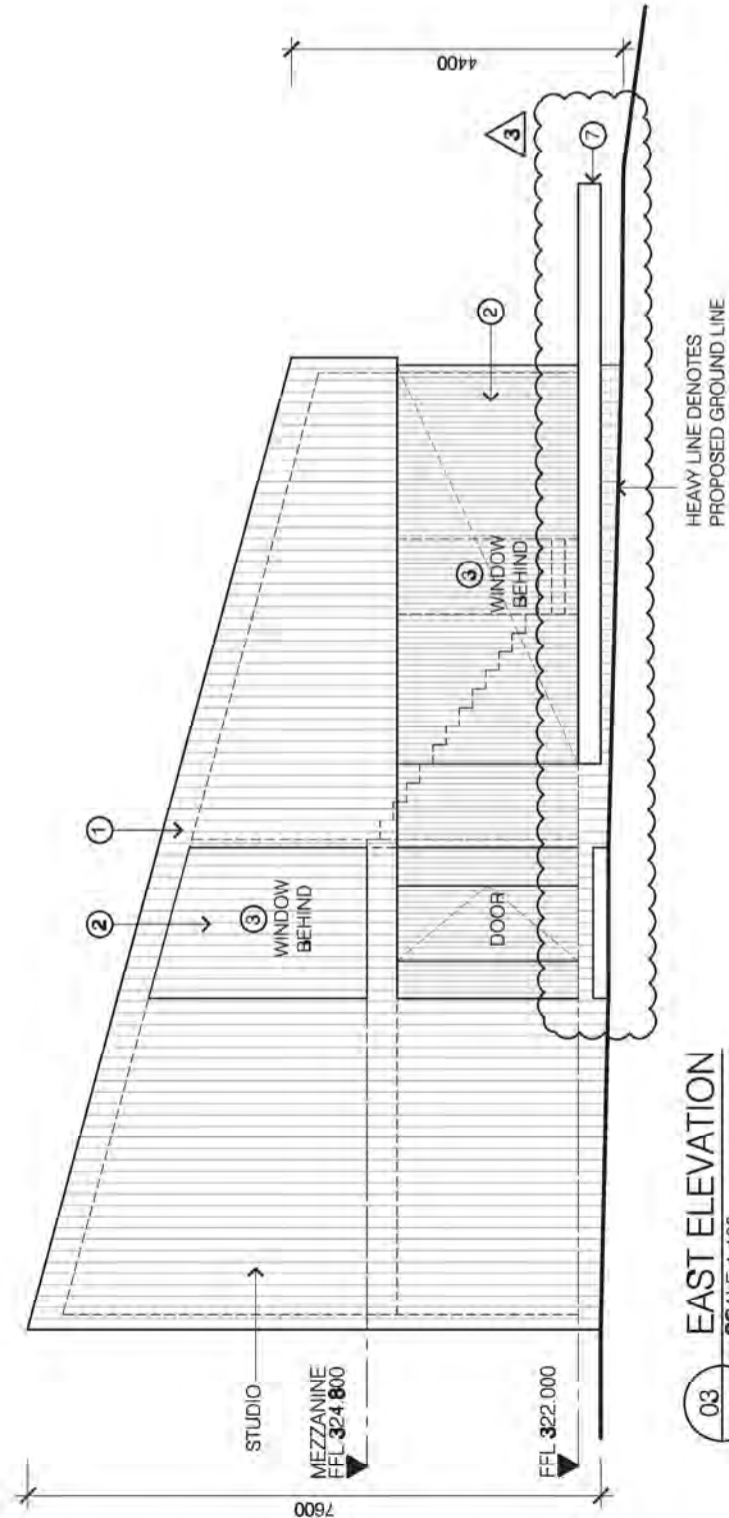


01 NORTH ELEVATION
SCALE 1:100

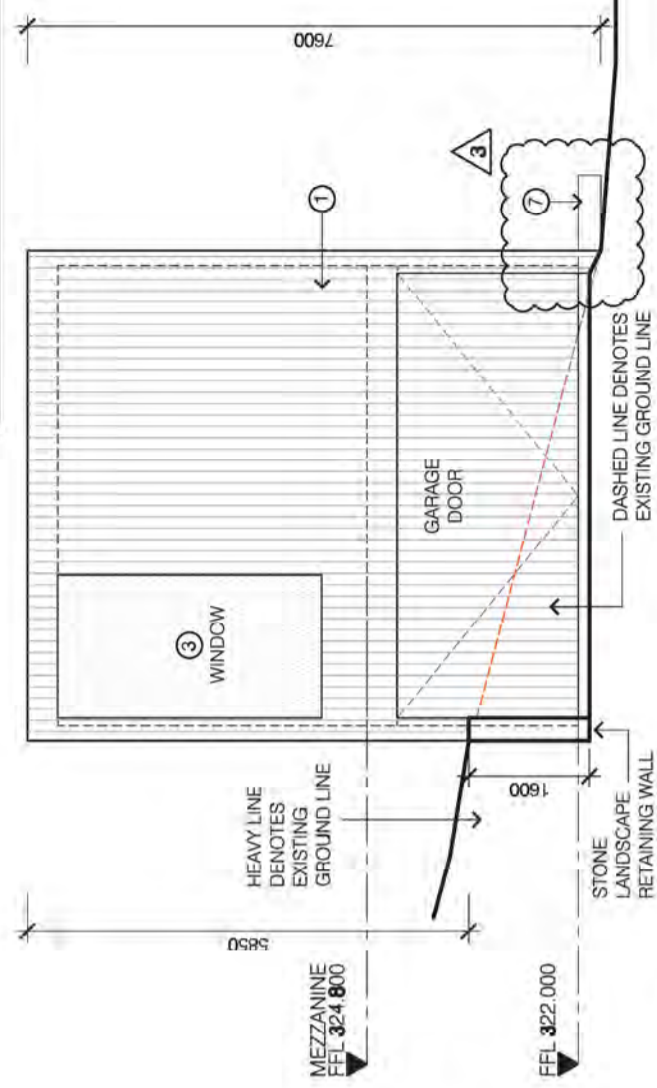


02 WEST ELEVATION
SCALE 1:100

- EXTERNAL FINISHES**
1. TIMBER CLADDING
 2. TIMBER BATTENS
 3. TIMBER WINDOWS/DOORS WITH CLEAR GLAZING
 4. CONCRETE FLOOR
 5. METAL ROOFING
 6. RENDER OR METAL CLADDING
 7. TIMBER DECKING
- NOTE: ALL EXTERNAL TIMBER TO BE BUSHFIRE COMPLIANT SPECIES IN ACCORDANCE WITH AS_3859:2018



03 EAST ELEVATION
SCALE 1:100



04 SOUTH ELEVATION
SCALE 1:100

PRELIMINARY
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
01	05/03/21	DRAFT PLANNING APPLICATION
02	12/03/21	PLANNING ISSUE
03	26/03/21	REVISED SHED DECK SIZE

GENERAL NOTES

1. Contractor and subcontractor shall verify all dimensions of this drawing and site conditions prior to commencing any work.
2. Figured dimensions take precedence over scaled dimensions.
3. This drawing is to be read in conjunction with all relevant contracts, specifications and drawings, including those of other consultants.
4. All shop drawings shall be submitted to the architect. The manufacturer shall not commence any works prior to the return of shop drawings that have been reviewed and signed by the relevant consultant.

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Telephone 03 9417 3313 Web www.mitsuori.com

PROJECT: NEW RESIDENCE
49 GRIFFITH TRACK, GUILDFORD
DRAWING TITLE: SHED - PROPOSED EXTERNAL ELEVATIONS
DATE: 19/02/21
SCALE: 1:100@A3
CLIENT: G. & D. PURCELL

JOB NO	2007	DWG NO	A502
DRAWN	RT	CHECKED	MM
REVISION	03	STATUS	DD

Our patron, Her Excellency the Honourable Linda Dessau AC, Governor of Victoria

CFA Community Preparedness
8 Lakeside Drive Burwood East Vic 3151
Email: firesafetyreferrals@cfa.vic.gov.au

CFA Ref: 15000-72585-116552
Council Ref: PA3150

31 January 2022

James McInnes
Hepburn Shire Council
PO BOX 21
DAYLESFORD VIC 3460
shire@hepburn.vic.gov.au

Dear James,

CONDITIONAL CONSENT TO THE GRANT OF A PERMIT

Application No: PA3150
Site Address: 49 Griffith Track, Guildford
Proposal: CONSTRUCTION OF A DWELLING & SHED IN BMO

I refer to correspondence dated 27 January 2022 seeking comments on the above application.

CFA, as a Referral Authority pursuant to Section 55 of the *Planning and Environment Act 1987* (Act) has considered and does not object to the grant of a permit for the above proposal subject to –

- Any mandatory conditions specified within the planning scheme; and
- The following conditions being included on any planning permit that may be issued.

– Start of Conditions –

1. Endorsement of Bushfire Management Plan

Before the development starts, the Bushfire Management Plan Figure 12 Bushfire Management Plan, Version E, 25/10/2021 on last page of Bushfire Management Statement, 49 Griffiths Track Guildford, in report Ref No.20.177, prepared by Regional Planning & Design Pty Ltd must be endorsed by the Responsible Authority. Once endorsed the plan must not be altered unless agreed to in writing by CFA and the Responsible Authority.

2. Private Bushfire Shelter Required

Before the development starts, the owner must enter into an agreement with the responsible authority under section 173 of the Planning and Environment Act 1987 to provide for the following:

A dwelling constructed in accordance with planning permit PA3150 must not be occupied until a private bushfire shelter (a Class10c building within the meaning of the Building Regulations 2018) is:

- Constructed on the same land as the dwelling.
- Available for use by the occupants of the dwelling at all times.
- Maintained in accordance with the requirements of the building permit issued for that private bushfire shelter.

The land owner must pay the reasonable costs of the preparation, execution and registration of the Section 173 Agreement.

– End of Conditions –

Further Comments

- CFA requests that a copy of any permit and a copy of any notice given under section 64 or 65 of the Act be sent to CFA pursuant to section 66 of the Act.

If you wish to discuss this matter in more detail, please do not hesitate to contact me on 03 9262 8754.

Yours sincerely,



Andrew Ganey
Bushfire Planning Advisor
Fire Risk, Research & Community Preparedness

cc: Matthew Murfett
C/- Mitsuori Architects
mmurfett@mitsuori.com

NCCMA Ref: NCCMA-F-2022-00114
Council Ref: PA3150
Date: 1 April 2022

James McInnes
Statutory Planner
Hepburn Shire Council
PO Box 21,
Daylesford Vic 3460

Dear James

Planning Permit Application No: PA3150
Development Description: New dwelling and shed
Street Address: 49 Griffith Track Guildford Vic 3451
Cadastral Location: Allotment 2C, Section 6, Parish of Holcombe
Applicant: Matthew Murfett

Thank you for your referral under Section 55 of the *Planning and Environment Act, 1987* dated 27 January 2022, and received by North Central Catchment Management Authority (CMA) on 27 January 2022, regarding the above matter.

North Central CMA, pursuant to *Section 56* of the *Planning and Environment Act 1987*, **does not object** to the granting of a permit **subject to the following conditions:**

1. *The finished floor level of the proposed new dwelling must be constructed a minimum of 450 millimetres above the natural surface level at the site of the proposed dwelling.*
2. *The proposed access route to the dwelling must be upgraded to ensure the depth of flooding from a 1% AEP flood does not exceed 300mm.*

Advice to Applicant / Council

Flood levels for the 1% AEP probability (100 year ARI) have not been determined for this area under the *Water Act 1989*. However, information available at North Central CMA indicates that in the event of a 1% AEP flood event it is likely that the property may be subject to inundation from Tarilta Creek.

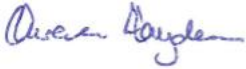
The proposed setback of the effluent disposal field from Tarilta Creek is less than that recommended by Environment Protection Authority Victoria Code of Practice – onsite wastewater management.

Should you have any queries, please do not hesitate to contact me on **(03) 5440 1896**.



To assist the CMA in handling any enquiries and the supply of further information, please ensure you quote **NCCMA-F-2022-00114** in your correspondence.

Yours sincerely



Owen Hayden
Waterways and Floodplain Officer
Cc: Matthew Murfett

Information contained in this correspondence is subject to the definitions and disclaimers attached.



Attached: Definitions and Disclaimers

Definitions and Disclaimers

1. The area referred to in this letter as the 'proposed development location' is the land parcel(s) that, according to the Authority's assessment, represent(s) the location identified by the applicant. The identification of the 'proposed development location' on the Authority's GIS has been done in good faith and in accordance with the information given to the Authority by the applicant(s) and/or local government authority.
2. While every endeavour has been made by the Authority to identify the proposed development location on its GIS using VicMap Parcel and Address data, the Authority accepts no responsibility for or makes no warranty with regard to the accuracy or naming of this proposed development location according to its official land title description.
3. **AEP** as Annual Exceedance Probability – is the likelihood of occurrence of a flood of given size or larger occurring in any one year. AEP is expressed as a percentage (%) risk and may be expressed as the reciprocal of ARI (Average Recurrence Interval).

Please note that the 1% probability flood is not the probable maximum flood (PMF). There is always a possibility that a flood larger in height and extent than the 1% probability flood may occur in the future.

4. **ARI** as Average Recurrence Interval - is the likelihood of occurrence, expressed in terms of the long-term average number of years, between flood events as large as or larger than the design flood event. For example, floods with a discharge as large as or larger than the 100-year ARI flood will occur on average once every 100 years.
5. **AHD** as Australian Height Datum - is the adopted national height datum that generally relates to height above mean sea level. Elevation is in metres.
6. No warranty is made as to the accuracy or liability of any studies, estimates, calculations, opinions, conclusions, recommendations (which may change without notice) or other information contained in this letter and, to the maximum extent permitted by law, the Authority disclaims all liability and responsibility for any direct or indirect loss or damage which may be suffered by any recipient or other person through relying on anything contained in or omitted from this letter.
7. This letter has been prepared for the sole use by the party to whom it is addressed and no responsibility is accepted by the Authority with regard to any third party use for the whole or any part of its contents. Neither the whole nor any part of this letter or any reference thereto may be included in any document, circular or statement without the Authority's written approval of the form and context in which it will appear.
8. The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.



From: Grampians Planning (DELWP)
Sent: Thu, 7 Jul 2022 00:37:58 +0000
To: Hepburn Shire Mailbox
Subject: OFFICIAL: PA3150: No objection with advice
Categories: Sal looking at

Dear Wallie Cron,

Thank you sending a notice of the above Planning Permit Application.

The Department of Environment, Land, Water and Planning (DELWP) has considered the above application in accordance with Section 52 of the *Planning and Environment Act 1987*.

The subject property adjoins Upper Loddon State Forest, which is Crown land managed by DELWP. As an adjoining land owner DELWP does not object to the granting of the planning permit subject to the following conditions being included in the permit.

General:

1. No structures are to encroach upon the adjoining Crown land.
2. No effluent or run-off is to be discharged onto the adjoining Crown land.
3. Crown land is not to be used as defendable space to satisfy a Bushfire or Wildfire Management Overlay (BMO or WMO) requirements.
4. Crown land is not to be used for temporary access or storage associated with the proposal.
5. Any works occurring on the adjoining freehold land should ensure a suitable setback is provided from the Crown land boundary.
6. The Crown land boundary should be fenced/delineated appropriately.

Access through the Crown land:

7. Crown land is not to be used as an easement or as legal access.

Stormwater management:

8. Storm water is not to be discharged onto the Crown land.

Waste management:

9. All waste must be disposed of appropriately consistent with local government and Environment Protection Authority requirements.

Native vegetation:

Please note any likely removal of native vegetation to lay utility infrastructure outside of the bushfire defendable space is not exempt from requiring Planning permit and that amount of native vegetation clearance must be accounted and offset. It is also important to note that the removal of native vegetation to meet defendable space requirements cannot occur on adjoining Crown land.

Kind regards

Ezaz Sheikh | Senior Planning & Approvals Program Officer- Grampians Region
[Forest, Fire and Regions | Department of Environment, Land, Water and Planning](#)

402-406 Mair Street Ballarat, Victoria 3350

T: 0353660016 (Monday and Friday, Bacchus Marsh only) | M: 0409 135603 | E:

ezaz.sheikh@delwp.vic.gov.au

OFFICIAL



GMW Ref: PP-21-00262.01
Doc ID: A433639

Hepburn Shire Council
Planning Department
shire@hepburn.vic.gov.au

9 March 2022

Dear Sir and/or Madam,

Planning Permit Application - Accommodation - Dwelling and Shed - Re-referral

Application No. PA 3150
Applicant: Mitsuori Architects
Location: 49 Griffith Track GUIDFORD
V 1836 F 105 CA 2C Sect 6 Holcombe

Thank you for your letter and information received 27 January 2022 in accordance with Section 55 of *the Planning and Environment Act 1987*.

Goulburn-Murray Water's (GMW's) areas of interest are surface water and groundwater quality, use and disposal. GMW requires that development proposals do not impact detrimentally on GMW's infrastructure and the flow and quality of surface water and groundwater. Applicants must ensure that any required water supplies are available from an approved source.

The revised proposal includes a Land Capability Assessment (LCA) prepared by Paul Williams. The LCA was provided to GMW prior to submission to Council last year for review. GMW reviewed the LCA and a GMW diversions officer inspected the site and determined that the proposal can apply with the current EPA Code of Practice – Onsite Wastewater Management.

Based on the information provided and in accordance with Section 56 (b) of *the Planning and Environment Act 1987*, Goulburn-Murray Water has no objection to this planning permit being granted subject to the following conditions:

1. All construction and ongoing activities must be in accordance with sediment control principles outlined in 'Construction Techniques for Sediment Pollution Control' (EPA, 1991).
2. All wastewater from the dwelling must be treated to a standard of at least 20mg/L BOD and 30mg/L suspended solids using a package treatment plant or equivalent in accordance with the Land Capability Assessment (report no. A210801) prepared by Paul Williams & Associates, August 2021. The system must have a certificate of conformity issued by the Conformity Assessment Body (or equivalent approval) and be installed, operated and maintained in accordance with the relevant Australian Standard and EPA Code of Practice.

3. All wastewater must be applied to land via pressure-compensating sub-surface irrigation installed along the contour and the wastewater disposal area must be appropriately sized and located in accordance with the Land Capability Assessment (report no. A210801) prepared by Paul Williams & Associates, August 2021.
4. The wastewater disposal area must be kept free of stock, buildings, driveways and service trenching and must be planted with appropriate vegetation to maximise its performance. Stormwater must be diverted away.
5. No buildings are to be constructed within 30 metres of any waterways or on any drainage lines.
6. The shed must not contain bedrooms (or rooms that could be used as bedrooms) or any facilities with the potential to produce wastewater, including toilets, kitchens or other food preparation facilities.

Planning Note

- The subject property is located within an area of Cultural Heritage Sensitivity. Should the activity associated with proposed development require a Cultural Heritage Management Plan (CHMP), planning permits, licences and work authorities cannot be issued unless a CHMP has been approved for the activity.
- For works on waterways, it is recommended that applicant contact the relevant Catchment Management Authority as a licence may be required to undertake these works.

If you require further information please e-mail planning.referrals@gmwater.com.au or contact 1800 013 357.

Yours sincerely

Ranine McKenzie

Ranine McKenzie
SECTION LEADER STATUTORY PLANNING

TOWN PLANNING REFERRALS

ENGINEERING CONDITIONS

Application No	:	PA – 3150
File	:	203788P
Property No	:	203788
Address of Land	:	49 Griffith Track, Guildford
Description	:	Construction of Dwelling

1. Stormwater Drainage

- All stormwater discharged from the subject land shall be connected to the legal point of discharge to the satisfaction of the Responsible Authority. No concentrated stormwater shall drain or discharge from the land to adjoining properties.

2. Road Upgrade Works

- The permit holder gazettes the existing access road through Crown land as a road reserve (from end of the existing road reserve of Rusconis Road at the Southern boundary of 341 Rusconis Road to the start of the existing road reserve of Griffiths Track). The permit holder will bare the costs of approving the new road alignment.
- It is the responsibility of this permit holder(s) to construct and maintain the unmaintained/unmade Griffith Track from a maintained road network (i.e. from Rusconis Road to the subject land) to the satisfaction of Responsible Authority.
- Prior to the commencement of use, the road shall be formed, drained and surfaced in accordance with detailed plans and specifications prepared by the Land Owner/s and approved by the Responsible Authority.
- The road shall be designed and constructed to relevant Australian and VicRoads standards and in accordance with the requirements of Infrastructure Design Manual (IDM) and IDM standard drawing SD600.
- Road shall comprise of;
 - **4.0m** pavement width comprising;
 - Minimum 200mm compacted depth class 3 20mm FCR sub-base
 - Minimum 100mm compacted depth class 2 20mm FCR base
 - Or
 - 300mm compacted depth approved gravel sub base

- Table drains and culverts including pipe culverts at road intersections as required
- The developer shall prepare all documents required for obtaining approval from Dja Dja Wurrung Clans Aboriginal Corporation for road works and submitted to the Responsible Authority for forwarding them to the Dja Dja Wurrung Clans Aboriginal Corporation. All costs incurred in complying with the Dja Dja Wurrung Clans Aboriginal Corporation requirements shall be borne by the developer.

3. Access

- Vehicle access/crossing to the land is to be located, constructed and maintained to the satisfaction of the Responsible Authority.
 - Prior to the occupation the following will be constructed for approval.
 - Vehicle access/crossing is to be constructed in accordance with Infrastructure Design Manual Standard Drawing SD 255 or to approval of responsible authority.
 - Vehicle access/crossing to the land shall be located so that adequate sight distance is achieved to comply with Australian Standard AS2890.1:2004 Section 3.2.4 and as specified in Ausroad's Guide to Road Design Part 4A Section 3.4 - 'Sight Distance at Property Entrance'.
 - Minimum 10.0m and 9.0m clearance shall be maintained from any road intersection and between adjacent crossovers respectively.
 - Any proposed vehicular crossing shall have satisfactory clearance to any side-entry pit, power or Telecommunications pole, manhole cover or marker, or street tree. Any relocation, alteration or replacement required shall be in accordance with the requirements of the relevant Authority and shall be at the applicant's expense.
 - The final location and construction of the vehicle crossing is to be approved by the Responsible Authority via a "Consent to Work within the Road Reserve", prior to the undertaking of works.
4. All works must construct and complete prior to commencement of use.
 5. All costs incurred in complying with the above conditions shall be borne by the permit holder.

Prepared by: Ashley Goad – Engineering Development Officer

Date: 01/02/2022

Note to Planner: The requirements to obtain a legal access for the property are extremely difficult and would have significantly large costs associated with it and would be a considerable barrier to the viability of constructing a dwelling, additionally the section of Griffiths track the does contain a road reserve currently

the existing road is running through private property. LUAA delays would also be likely.

Update: Alternative to gazetting Griffiths Track would require permission from the current road manager DELWP however there are also sections of the track that are not following the existing road reserve and going through private property instead this would also need to be resolved.

11.3 PLN 22/0046 - 1 AJAX ROAD, DAYLESFORD - 2 LOT SUBDIVISION

Go to 01:20:51 in the meeting recording to view this item.

DIRECTOR COMMUNITY AND DEVELOPMENT

In providing this advice to Council as the Manager Planning & Building, I Rick Traficante have no interests to disclose in this report.

ATTACHMENTS

1. PLN 22/0046 - Redacted Combined Application - 1 Ajax Road, Daylesford [11.3.1 - 51 pages]
2. PLN 22/0046 - Subject Site Location - 1 Ajax Road, Daylesford [11.3.2 - 1 page]
3. PLN 22/0046 - Subject Site Aerial View - 1 Ajax Road, Daylesford [11.3.3 - 1 page]
4. PLN 22/0046 - Bushfire Management Plan Version 2 - 1 Ajax Road, Daylesford [11.3.4 - 1 page]
5. PLN 22/0046 - Objection - 1 Ajax Road, Daylesford [11.3.5 - 4 pages]
6. PLN 22/0046 - Response to Planning Letter - 1 Ajax Road, Daylesford [11.3.6 - 2 pages]
7. PLN 22/0046 - Councils Engineering Conditions - 1 Ajax Road, Daylesford [11.3.7 - 1 page]
8. PLN 22/0046 - Country Fire Authority Referral Response - 1 Ajax Road, Daylesford [11.3.8 - 2 pages]

EXECUTIVE SUMMARY

1 Ajax Road, Daylesford is located on the north-east corner of Ajax Road and is located within the Neighbourhood Character Residential Zone, Schedule 1 - Daylesford Neighbourhood Residential Precincts (NRZ1) (northwest boundary of Precinct 9, located on a prominent corner site), subject to the Bushfire Management Overlay (BMO) and Environmental Significance Overlay (ESO1) and (ESO2), Neighbourhood Character Overlay, Schedule 4 (NCO4).

The proposal is as follows:

- Two-lot subdivision of existing land and dwelling of Lot 1 of PS807845U.
- Retention of the existing dwelling on the proposed Lot 1 and create a building envelope within the proposed Lot 2.

There is no permit trigger to consider the NCO4, however as a building envelope is to be considered, the consideration of those decision guidelines is useful in determining the appropriateness of this application.

1 Ajax Road, Daylesford was the result of a three-lot subdivision approved in 2016. That subdivision created the subject site as Lot 1 and Lots 2 and 3 to the north, known as 1A and 1B Ajax Road, Daylesford. These new lots have now been developed with a single dwelling on each lot.

The subdivision does not include any vegetation removal and considers a Bushfire Management Plan, V2 prepared by Southern Cross Town Planning P/L. The

subdivision is appropriate within the BMO and the CFA do not object to the application subject to conditions.

It is important to note that the initial application proposal lodged in 2016 was to subdivide the land into four lots. That layout included the existing site to be subdivided as is proposed in this new application.

Although an application for review was lodged with VCAT for a failure to determine that four lot subdivision, a consent order was approved before the hearing to support the now existing three lot subdivision of the land

A building envelope is proposed within the subdivision plan, however no access path is shown from Ajax Road. The building envelope varies from that proposed in 2016, however the principles of how resulting built form would interact with the neighbourhood character remains consistent.

The current application is a repeat of that lodged in 2016, with a proposed shared access from Ajax Road.

A total of two objections have been received, raising concerns in regard to neighbourhood character; adverse amenity outcomes; building envelope not appropriate and noting the previous precedent on subdivision (i.e. consent order reached).

OFFICER'S RECOMMENDATION

That Council resolve to issue a Notice of Decision to Refuse to Grant a Planning Permit for Planning Application PLN22/0046 for a Two (2) lot subdivision at 1 Ajax Road, Daylesford subject to the following grounds:

- 1. The proposal does not meet the objectives of Clause 15.02-3S - Subdivision Design or Clause 15.10-3L – Subdivision in Hepburn Shire.*
- 2. The proposal does not meet the objectives of Clause 15.01-5L – Neighbourhood Character in Daylesford.*
- 3. The subdivision is not consistent with the decision guidelines for subdivision with the Neighbourhood Residential Zone, Schedule 1.*
- 4. The placement of the building envelope is not appropriate within the Neighbourhood Character Overlay, Precinct 9 area.*
- 5. The subdivision does not adequately consider Clause 56.03-5; Clause 56.04-2; Clause 56.06-8.*
- 6. The design of the crossover and accessway, including common property, is inappropriate, resulting in a dominant vehicle crossover and expansive hard surface area across the site.*

MOTION

That Council resolve to issue a Notice of Decision to Refuse to Grant a Planning Permit for Planning Application PLN22/0046 for a Two (2) lot subdivision at 1 Ajax Road, Daylesford subject to the following grounds:

- 1. The proposal does not meet the objectives of Clause 15.02-3S - Subdivision Design or Clause 15.10-3L – Subdivision in Hepburn Shire.*
- 2. The proposal does not meet the objectives of Clause 15.01-5L – Neighbourhood Character in Daylesford.*
- 3. The subdivision is not consistent with the decision guidelines for subdivision with the Neighbourhood Residential Zone, Schedule 1.*
- 4. The placement of the building envelope is not appropriate within the Neighbourhood Character Overlay, Precinct 9 area.*
- 5. The subdivision does not adequately consider Clause 56.03-5; Clause 56.04-2; Clause 56.06-8.*
- 6. The design of the crossover and accessway, including common property, is inappropriate, resulting in a dominant vehicle crossover and expansive hard surface area across the site.*

Moved: Cr Lesley Hewitt

Seconded: Cr Jen Bray

Carried

Voted for: Cr Brian Hood, Cr Don Henderson, Cr Jen Bray, Cr Juliet Simpson, Cr Lesley Hewitt, Cr Tessa Halliday and Cr Tim Drylie

Voted against: Nil

Abstained: Nil

BACKGROUND

Site and Surrounds

Subject site

The site is located on the northeast corner of Ajax Road and Raglan Street, being irregular in shape, with a frontage to Ajax Road of 20.4m and to Raglan Street of 38.36m, with a total site area of 1588m². For the purpose of this report, 'north' is referred to as the boundary between Lot 1 and the side of Lots 2 and 3.

The site has a 3m slope from east to west along Raglan Street. The existing dwelling is cut into the site and includes a retaining wall to its south, against the proposed

new lot. The site is accessed via Ajax Road via a concrete crossover, extending to a concrete pad to the south of the existing dwelling.

The site is encumbered by a 3m wide easement (E1) on the northern boundary in favour of Central Highlands Region Water Corporation.

The site abuts Lots 2 and 3 of PS807845U to the north. The title references Common Property to the north of Lot 2, benefitting access to Lot 3. The Common Property does not benefit the subject site, being Lot 1 of PS807845U.

The northern boundary as it abuts Lots 2 and 3 has a length of 26.2m and then rotates east along Lot 3 for 9.78m. The eastern boundary abuts an unmade government road with an overall length of 50.15m extending toward Raglan Street.

The site is occupied by a single dwelling and is boarded with a cypress hedge and minimal other vegetation. No other fencing to the street is provided while the side property boundaries are separated with post and wire fencing. The easement is covered by a gravel driveway on site and a concrete crossover to the street. See attachment – aerial of subject site.

Surrounding Area

The site is located within the western area of the Daylesford Township, north of the Midland Highway. The subject site is located approximately 800m west of the core activity centre, directly accessed via Raglan Street. The site forms a key entrance point to the Daylesford township.

The site is located on the northwest boundary of the Daylesford Neighbourhood Character Precinct 9 (*Neighbourhood Character Study, 2002*). Precinct 9 is described as an area with a mix of architectural eras with irregular building siting, where dwellings are generally offset from both side boundaries and set within established gardens. This is evident in the area surrounding the subject site. To the east of the subject site is an unmade government road.

To the south and west of the site, the property abuts sealed local roads with dwellings beyond. To the north of the site, Lots 2 and 3 of PS807845U remain vacant. Beyond, the land is outside the Precinct 9 character area and consists of large lots with single dwellings.

The Daylesford-Hepburn Springs environs are located to the rear of properties west of Ajax Road.

The site is located within a Designated Bushfire Prone Area.

The character of Raglan Street is relevant to this application. The built form along Raglan Street varies as it extends west from Perrins Street toward the subject site. The properties to the south side of Raglan Street sit closer to the road level and includes an outbuilding with a zero setback to a dwelling with a side setback of 2.7m.

Raglan Street slopes upward to the subject site and includes varied access pathways to individual sites. The abutting property to the east of the unmade road contains a single dwelling and sits above Raglan Street and is provided with access via a side track across the road reserve. It is noted that a two-lot subdivision has been approved on this site with access from Raglan Street (PA3267) with a two-storey dwelling approved for Lot A, 121 Raglan Street (PLN22/0047) with a setback of 6m from the front boundary. At the time of assessment, no new dwelling has been constructed on this site.

Dwellings on the north side of Raglan Street have a setback of approximately 6m.

The slope to the subject site is substantial and cannot easily accommodate direct vehicle access.

The properties to the east and south of the subject site form part of the Precinct 9 character and include lots of varied sizes that reflect the NRZ and NCO4 objectives. On the SE and SW corner of Raglan Street and Fulcher Street, a wide grassed road reserve provides setbacks to the property boundaries. Corner dwellings are set close to the front boundary with no fencing and limited landscaping. Fulcher Street slopes down toward the Midland Highway and is lined with street trees along the wide road reserve and includes single storey dwellings with no front fencing.

Raglan Street becomes an unsealed road as it extends west and outside of the Precinct 9 area.

Figure 1 shows the subject site marked in blue and provides context for the subdivision pattern around the subject site.

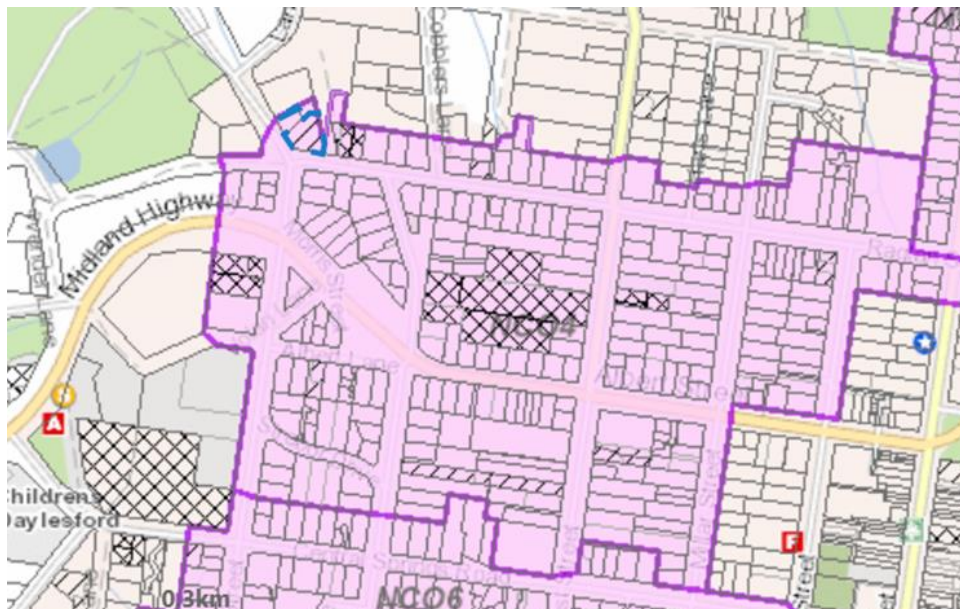


Figure 1 – Subject site within the Daylesford Neighbourhood Character Precinct 9 Proposal

The application proposes to subdivide the subject site into two lots as follows:

- Lot 1 will retain the existing dwelling, with direct access from Ajax Road via a 4.38m crossover to accessway. The existing E1 easement is located beneath the accessway along the northern boundary. Lot 1 is irregular in shape, allowing for the position of the existing dwelling. Lot 1 has a proposed total lot area of 881sqm with no abuttal to a road, aside from the 4.38m crossover.
- Lot 2 generally has a frontage to Raglan Street and includes a boundary to Ajax Road of 11.59m. The proposed lot is irregular in shape with a total lot area of 663sqm. A building footprint is provided to the south-east of the proposed lot including a setback from Raglan Street of 2.4m. The building envelope has a setback from the eastern boundary at Raglan Street of 2.92m, reducing to 1m as that boundary continues north.
- A Common Property area of 44 square meters is proposed, with access from Ajax Road. This Common Property space has a width of 4.44m as it intersects with Ajax Road. The purpose of this Common Property appears to provide access to each lot, but particularly to Lot 2, and includes the extent of the existing concrete pad.
- No vehicle access is offered to either lot from Raglan Street or from the unmade government road to the east of the site.

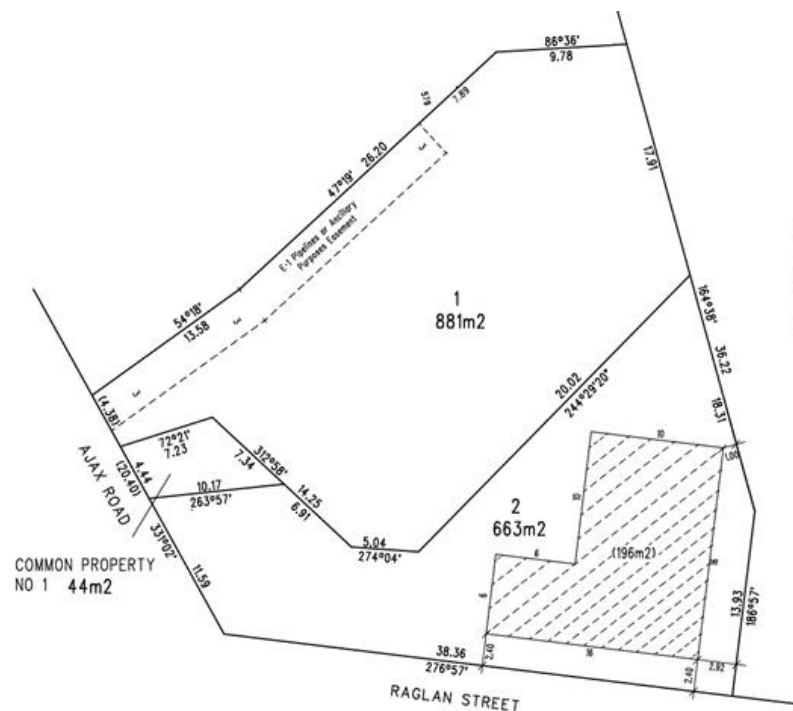


Figure 2 – Proposed subdivision layout and building envelope

Relevant Planning Ordinance applying to the site and proposal

Zoning:	Neighbourhood Residential Zone, Schedule 1
Overlays:	Bushfire Management Overlay; Environmental Significance Overlay, Schedule 1 and Schedule 2; Neighbourhood

	Character Overlay, Schedule 4.	
Particular Provisions	Clause 53.02 - Bushfire Planning Clause 56 - Subdivision	
Relevant Provisions of the PPF	Clause 02.04 - Strategic Direction Clause 11.01-1R – Settlement; Central Highlands Clause 11.01-1L – Township and settlements Clause 12.05-1S – Environmentally Sensitive Areas Clause 13.02-1S – Bushfire planning Clause 14.02-1L – Catchment and land protection Clause 15.01-3L – Subdivision in Hepburn Shire	
Under what clause(s) is a permit required?	Clause 32.09-3	Subdivision
	Clause 42.01-2	Subdivision (ESO2 only)
	Clause 44.06-2	Subdivision
Objections?	Two	
Referrals	<p>External</p> <p>CFA – No objection subject to conditions. Assessment of the application includes consideration of the BMP Version 2, dated July 2022.</p> <p>Internal</p> <p>Engineering – Standard conditions provided should a permit issue. Do not support a crossover of 8.82m.</p>	

KEY ISSUES

Planning Background

A search of Council's electronic records reveals the following planning permit history for the site.

- PA 1426/2016 – Application for a four-lot subdivision was considered, including subdivision of the land to the north of the existing dwelling into two lots, excision of the existing dwelling as one lot, and a fourth lot of 601sqm area on the corner of Raglan Street. Council officers did not support the four-lot subdivision as it was considered an overdevelopment of the site.

- The application was amended to consider a three-lot subdivision “to reflect the lot density in neighbourhood” (permit applicant, 2016). This subdivision included a Common Property Area to service the proposed Lot 2 (existing dwelling) and Lot 3 (Raglan Street frontage). Again, Council did not support this configuration as the access to Lot 3 would not be in keeping with the surrounding neighbourhood character.



Figure 3 – PA 1426/2016; proposed three lot subdivision not supported.

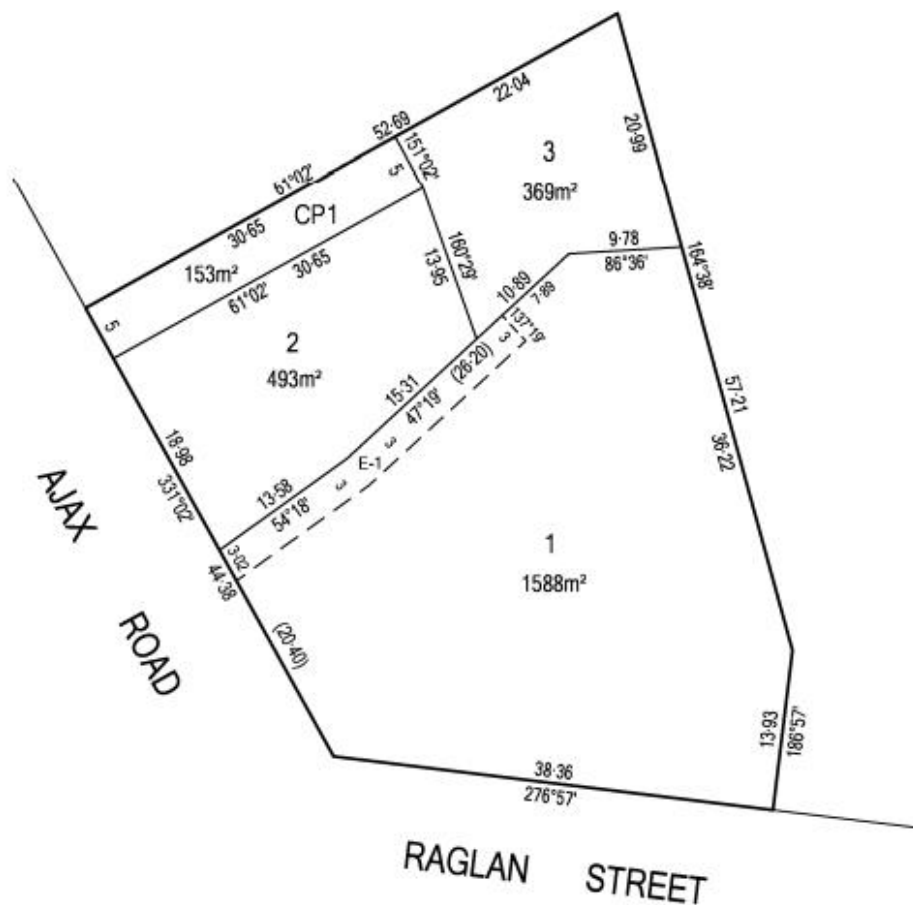


Figure 5 – existing Title as approved, including the subject site as Lot 1

Since the subdivision of the site, a dwelling on each of Lots 2 and 3 has been approved and constructed. No further development applications have been considered for Lot 1.

It appears that the concrete pad on the subject site has been constructed without the required planning permissions (trigger ESO2 and NCO).

Response to Planning Policy Framework

Strategic Direction for Growth - Complies

The proposed subdivision generally accords with the Strategic Direction for housing growth within Hepburn Shire at Clause 02.03. Clause 11.01-1R - Central Highlands Growth requires that growth be facilitated within the Daylesford township area.

The Daylesford Township Map at Clause 11.01-1L shows the site sits at the northwest edge of the Daylesford Township boundary and within the boundaries of Precinct 9 of the Daylesford Neighbourhood Character area. Accordingly, increased growth within this area is generally supported.

The proposed two lot subdivision provides lot sizes of 600sqm+ each, responsive to the environmentally sensitive water catchment area provisions.

Proposed Lot 1 has direct access to Ajax Road, being a sealed road. Proposed Lot 2 has access to Ajax Road via a shared common property access. Each site is sufficient in size to accommodate a bushfire sensitive dwelling.

Clause 15.01-3S – Subdivision Design - Does not comply

The State objective regarding subdivision design is “*To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.*”

The following Strategies are relevant to this application:

- *Encourage diverse lot sizes to facilitate residential infill in locations within walking distance of town centres that complement the neighbourhood character of the area.*
- *Ensure new subdivision adjacent to township boundaries does not cause an adverse impact on the visual amenity of the rural hinterland.*
- *Ensure new subdivisions are designed to protect and maintain habitat corridors, natural landscape features, large trees and visual amenity values of adjacent forests, and connect to walking trails.*
- *Create appropriate separation distances between new subdivisions and areas of high bushfire hazard to better manage bushfire risk and vegetation clearance requirements.*

The proposed two-lot subdivision responds to strategy by facilitating residential infill within walking distance of Daylesford town centre. It is considered that the subdivision and proposed building envelope would not, however, complement the neighbourhood character of Precinct 9.

Clause 15.10-3L - Subdivision in Hepburn Shire - Does not comply

A very similar subdivision pattern was previously considered in 2016 in a briefing to Council, where the planning officer made the following assessment:

The topography of this site restricts the proposal. The siting of the existing dwelling restricts creating lots that have a presence to the street and would be considered unorderly planning. Creating driveway close to the frontage of the existing dwelling is not in keeping with the neighbourhood character. Existing dwelling will not have a street frontage presence. The proposal will change the existing neighbourhood character of the area.

The character of the surrounding area has altered since 2016, with the development of Lots 2 and 3 to the north of the subject site. In addition, a two-lot subdivision, including a two-storey dwelling on one of those lots, has been approved for the site to the east of the subject land.

Despite these changes, the subject site retains a prominent position on the crest of the hill of Raglan Street. It is considered that the previous three-lot subdivision

provides adequate infill growth on this site, with the position of the existing dwelling limiting the further subdivision of Lot 1.

The land to the west and north of the site are rural in their character, including the western continuation of Raglan Street being an unsealed road extending into the forest area. It is considered that the shape of the proposed subdivision and resultant position of the proposed building envelope would have an adverse impact on the visual amenity of the surrounding rural hinterland and the visual amenity value of that forest area.

Clause 15.01-5L – Neighbourhood Character in Daylesford – Does not comply

This policy applies to all land in the Daylesford NRZ, including the subject site. The objective is “*To achieve the identified preferred character in residential areas in Daylesford.*” Precinct 9 is not specifically listed, and the general strategies are considered in this assessment.

The Preferred Neighbourhood Character Statement for Precinct 9 is (*Neighbourhood Character Study 2002*):

The garden settings of the dwellings, connection of the area with the town’s heritage and the cohesiveness of the area will be maintained and enhanced by:

- *Encouraging the retention and planting of trees and gardens.*
- *Retaining pre-WWII dwellings.*
- *Ensuring that new buildings do not dominate the streetscape and wider landscape setting.*
- *Encouraging the use of timber or other non-masonry materials and non-reflective corrugated iron roofing materials, where possible.*
- *Ensuring buildings are offset from at least one side boundary.*
- *Encouraging low to average height, open style front fences.*
- *Encouraging the planting of street trees.*

Issues/Threats identified in the Character Study for Precinct 9 are:

- *Demolition of intact and good condition pre-WWII dwellings.*
- *Buildings built to both side boundaries.*
- *High front fences.*
- *Buildings located on ridge lines.*

Due to the shape of proposed Lot 2, a proposed building envelope is situated close to the Raglan Street boundary with limited side setbacks. This is not in keeping with the consistent 6m setback from front boundaries, including the recently approved dwelling (not constructed) to the east.

The proposed Lot 2 relies on common property to gain access to the site, indicating an 8.82m crossing. This is not supported by Council engineers. It is considered that double width crossovers are not usual to this area and would not be in keeping with the character of Precinct 9 or the nearby rural landscape.

The proposed subdivision application does not request permission for works. In assessing this application however, it is reasonable to consider the proposed building envelope and likely scenarios should Lot 2 be approved.

The proposed lot layout for Lot 2 is the same as that considered in 2016 and the building envelope, whilst reduced, is in a similar position. It is reasonable to consider that the 2016 layout of the proposed accessway may be proposed to enable access from the Common Property to the proposed dwelling.

It is considered that an accessway from the Common Property would result in excessive hard-stand area on the lot with limited opportunities for landscaping or private open space. This is not in keeping with the preferred character of Precinct 9.

It is considered that the two-lot subdivision and proposed building envelope with a common property accessway will not contribute to the character of Precinct 9, Daylesford.

Zoning Considerations

Neighbourhood Residential Zone, Schedule 1 (NRZ1) requires that development achieves the identified preferred neighbourhood character for Daylesford.

There is no minimum subdivision area requirement within the schedule.

The proposed two-lot subdivision, providing 663sqm and 881sqm would retain the existing dwelling. A proposed building envelope is shown toward the eastern boundary of the new lot. The building envelope provides a setback from Raglan Street at 2.4m and to 2.9m to the unmade government road (east).

The general overall size of the lots is consistent with the NRZ and surrounding area. The shape of the lots is unusual and not consistent with the surrounding area. The length of lot from the proposed Common Property to the dwelling is such that it would consist generally of accessway, limiting the size of the lot for the placement of private open space. The topography of this site is not typical of the surrounding area, including a 3m slope from east to west and including a 3m embankment to Raglan Street.

The Decision Guidelines for Subdivision within the NRZ, Schedule 1 are considered for subdivision as follows:

- *The pattern of subdivision and its effect on the spacing of buildings.*

Does not comply. The pattern of subdivision in this area includes 600sqm+ lots typical to a NRZ area. The spacing of buildings on the northern side of Raglan Street includes 6m front setbacks to dwellings with space for significant front landscaping. It is considered that the proposed building envelope will not achieve this outcome.

- *Whether subdivision retains the important elements and features which form part of the significance and character of the precinct, the visual setting and the important view-lines between these elements.*

Does not comply. The lot is situated on the north-west boundary of Precinct 9. Land beyond the precinct to the west extends into the mineral springs reserve and to the north the land becomes rural living. The visual setting of this site includes a sloped lot on a prominent corner between the forest and Daylesford township.

It is considered that the proposed building envelope does not provide adequate setbacks to Raglan Street or the side boundaries and would result in a built form that detracts from this streetscape.

The shape of the lots, particularly Lot 2, is not consistent with the character of Daylesford, Precinct 9.

- *Whether the proposed subdivision will complement or adversely affect the cultural significance of any heritage place within the precinct.*

Complies. There are no significant heritage places or places of cultural significance near the subject site.

- *Whether subdivision will complement or adversely affect the key characteristics of the precinct such as streetscape, lot sizes, lot pattern, lot layout or existing building forms in the precinct or would result in development that would adversely affect the rhythm, scale and pattern of buildings in the precinct.*

Does not comply. The assessment of this application notes that the shape of the lots, particularly Lot 2, is not consistent with the character of the Precinct 9. It is considered that the proposed subdivision and placement of the building envelope would adversely affect the key characteristics of Precinct 9 including street setback.

As assessed previously, it is considered that the proposed two-lot subdivision and proposed building envelope are not consistent with the preferred neighbourhood character for Precinct 9 – Daylesford.

The provisions of Clause 56 must be met as set out at Clause 32.09-3 and will be assessed later in this report.

Overlay considerations

Bushfire Management Overlay

The Bushfire Management Plan as submitted is considered adequate for the site and proposed building envelope. The Version 2 was provided to Council after advertising and this version was submitted to the CFA who do not object to its application.

Environmental Significance Overlay, Schedule 1 and Schedule 2.

ESO1 – As the subject site can be connected to a reticulated water and reticulated sewerage system, the subdivision does not trigger the need for a planning permit.

ESO2 – The subdivision of a site requires a planning permit. The objectives of ESO2 requires the protection of the mineral springs, their aquifers and their environs that provide town water supply from the impacts of effluent and drainage.

Should a permit be issued, Council engineers require permit conditions to regulate stormwater.

The subject site has access to reticulated sewage and water. The subdivision of the site will not impact the environmental objectives of the area. Future development of the site must consider the impact of hard stand surfaces and the impact on stormwater drainage and the nearby springs.

Neighbourhood Character Overlay, Schedule 4

Although the NCO4 does not trigger a permit for subdivision, Council should consider the placement of the building envelope as a part of this assessment, as planning outcomes should be satisfied to ensure future dwellings can achieve the requirements of this overlay.

It is considered that the application is not appropriate in terms of any future development that would include a wide crossover to the site, an excessive amount of hard stand surface to create an accessway to the building envelope and the reduced opportunities for landscaping or private open space.

Subdivision – Clause 56 assessment

Clause 56 – Subdivision

The following are required to be considered within the NRZ1:

Clause 56.03-5: Neighbourhood Character	Does not Comply The subdivision is not respectful of the existing neighbourhood pattern, particularly in regard to the shape of Lot 2 and the siting of the proposed building envelope.
Clause 56.04-2: Lot area and building envelopes	Partly Complies The existing dwelling is to be retained on proposed Lot1. On proposed Lot 2, a rectangle measuring 10m by 15m can be provided with setbacks from each boundary. It is considered that the side setbacks are not appropriate. The setback to Raglan Street is not consistent with the surrounding area.
Clause 56.04-3: Solar orientation	Complies The lots are irregular in shape. Lot 1 includes Secluded Private Open Space (SPOS) to the north of the existing dwelling. The orientation of the proposed building envelope on Lot 2 will allow

	<p>for solar access to the SPOS.</p> <p>The accessway is expected to extend from Ajax Road and the solar orientation of that area would not be used for recreational purposes.</p> <p>The shadow created by the existing dwelling has not been shown on the plans and could impact the solar orientation of Lot 2.</p>
<p>Clause 56.04-5: Common area</p>	<p>Complies</p> <p>A common property area is marked as a shared space between the proposed lots facing onto Ajax Road.</p> <p>This space is to accommodate an accessway and can be managed in the usual way. It is noted that a crossover of 8.8m would not be supported.</p>
<p>Clause 56.06-8: Lot access</p>	<p>Partly Complies</p> <p>The existing crossover to Ajax Road is to be retained, providing unaltered access to the existing dwelling on proposed Lot 1.</p> <p>Lot 2 is proposed to be accessed from Ajax Road, utilising the proposed shared common property.</p> <p>No accessway from the common property to the building envelope on Lot 2 has been indicatively shown. Regardless, the amount of likely hard stand area to Ajax Road, coupled with the building envelope to Raglan Street, is excessive and would not add to the neighbourhood character of this area.</p>
<p>Clause 56.07-01: Drinking Water Supply</p>	<p>Complies</p> <p>The site is connected to reticulated water supply.</p>
<p>Clause 56.07-02: Reuse and recycled water</p>	<p>Complies</p> <p>This can be provided as necessary</p>
<p>Clause 56.07-03: Wastewater management</p>	<p>Complies</p> <p>The site is connected to reticulated sewage.</p>
<p>Clause 56.07-04: Stormwater management</p>	<p>Complies</p> <p>Conditions are required to ensure all stormwater discharge is connected to a legal point of discharge.</p>

Clause 56.08: Site management	Complies
Clause 56.09-01: Shared trenching	Complies Shared trenching for infrastructure can be provided as necessary
Clause 56.09-02: Electricity, telecommunications and gas	Complies All services are to be provided. Pits are available within the easement E1 and can be accessed through a gravel surface.

POLICY AND STATUTORY IMPLICATIONS

This application meets Council's obligations as Responsible Authority under the *Planning and Environment Act 1987*.

GOVERNANCE ISSUES

The implications of this report have been assessed in accordance with the requirements of the Victorian Charter of Human Rights and Responsibilities.

SUSTAINABILITY IMPLICATIONS

There are no sustainability implications associated with this report.

FINANCIAL IMPLICATIONS

Any application determined by Council or under delegation of Council is subject to appeal rights and may incur costs at VCAT if appealed.

RISK IMPLICATIONS

No risks to Council other than those already identified.

COMMUNITY AND STAKEHOLDER ENGAGEMENT

The application has been advertised by sending notification of the proposal to adjoining and adjacent owners and a notice on the land. As a result, two objections have been received and are summarised as follows:

- The subdivision of this site is contrary to the deliberations of the previous subdivision application where compromise was made to allow a three-lot subdivision and retain the Lot 1 as it is now.

- Neighbourhood character – site is close to lots with a rural character and will detract from the amenity of the town edge.
- Building envelope will have poor amenity outcomes to nearby sites.
- Creation of a second dwelling will result in high site coverage.
- Lack of landscaping on the existing lots, potential loss of cypress hedge.

The issues raised in the objections are addressed within this report.



Existing Conditions i

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Single dwelling

Provide a plan of the existing conditions. Photos are also helpful.

Title Information i

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant and Owner Details i

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Name:

Title: Mr	First Name: Sean	Surname: O'Keeffe
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Organisation (if applicable): Southern Cross Town Planning Pty Ltd

Postal Address: _____ If it is a P.O. Box, enter the details here: _____



person for the application is different from the applicant, provide the details of that person.

Name:

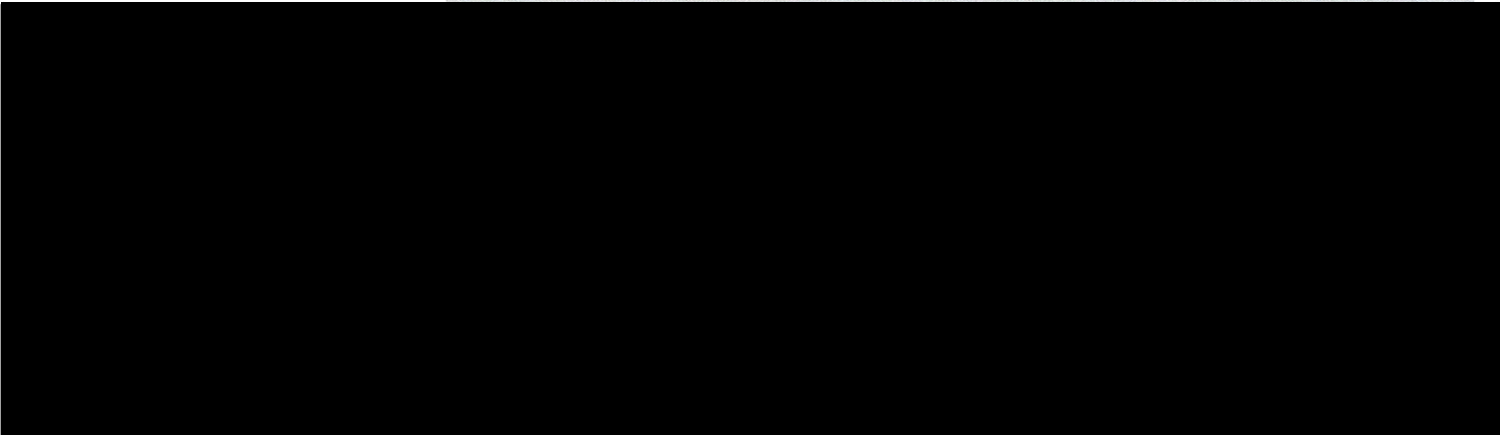
Title:	First Name:	Surname:
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Organisation (if applicable): _____

Postal Address: _____ If it is a P.O. Box, enter the details here: _____

Unit No.:	St. No.:	St. Name:
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Suburb/Locality:	State:	Postcode:
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1.0 Introduction

This Bushfire Management Statement has been prepared by Southern Cross Town Planning Pty Ltd in response to the requirements of Clause 44.06-1 of the Hepburn Planning Scheme. It has been prepared in accordance with the provisions of Clauses 13.02 (Bushfire) & 53.02 (Bushfire Planning) of the Scheme.

2.0 Application

Municipality	Hepburn
Title	Lot 1 PS807845
Zone	General Residential Zone – Schedule 1
Overlays	BMO (Schedule 1), ESO1, ESO2, NCO2

3.0 Proposal

What is proposed	<p>It is proposed to subdivide 1 Ajax Road, Daylesford into two lots. One lot will be occupied by an existing dwelling whilst the new, vacant lot will be developed for residential purposes.</p> <p>Lot 2 (the proposed vacant lot) is irregular in shape and will be 663qm in area. It will measure 11.59m along the Ajax Road frontage and 38.36m along the Raglan Street frontage. Lot 1 contains the existing dwelling. It will be 881sqm in area, 4.38m across the Ajax Road frontage and 49.56m along the northern boundary. An access easement is located along the northern boundary of this proposed lot, providing access to the property to the north from Ajax Road. A small area (44sqm) of common property required for access purposes is located on the Ajax Road frontage.</p> <p>A building envelope of 196sqm in area has been identified on Lot 2.</p>
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4.0 Site Description

Site shape	Irregular
Site dimensions	<p>Total maximum lengths on boundaries of the parent lot are:</p> <ul style="list-style-type: none"> • Approximately 49.9m deep along northern boundary • Approximately 50m deep along eastern boundary
Site area	1575sqm
Existing use	Residential

Prepare for	
Client name	[REDACTED]
Client address	1 Ajax Road Daylesford

Prepared by	
Applicant name	Sean O'Keeffe Southern Cross Town Planning Pty Ltd
Address	[REDACTED]
Telephone	[REDACTED]
Email	[REDACTED]
Web	[REDACTED]
Fire Protection Association of Australia (FPAA) Accreditation Number	Level 2 BPAD33149

Revision	Date	Details
A	24 August 2021	Draft
B	11 January 2021	Final for client review

Existing works	Dwelling, driveway, shed and fencing
Existing vegetation	Cleared site with exotic vegetation surrounding the existing dwelling.
Slope and topography	Slight fall to north
Existing vehicle arrangements	Access onto Ajax Road
Location of nearest fire hydrant	In Ajax Road reserve
Location of nearest Neighbourhood Safe Place	Daylesford central
Any other site features relevant to the bushfire risk	None that will not be discussed in this Statement

5.0 Locality

Access to Infrastructure	The lot is in the General Residential Zone and has access to electricity, water, mobile phone reception and emergency radio broadcasts. A sealed Council road provide access to the site from Ajax Road.
Surrounding land uses and development	<p><u>North</u> To the north are two lots around 500sqm in area. These lots were subdivided off the parent lot (the subject site) in recent years, with each lot developed for a new dwelling. These dwellings are located 6-8m from the subject site and are constructed from brick with metal roofs. Further to the north is vacant land 2569sqm in area and zoned for residential use.</p> <p><u>East</u> To the east is land in the General Residential Zone. A lot over 8,000sqm in area is located to the immediate east of the site. A dwelling on this lot fronts Langdon Court to the north-east. This lot is 13m wide to the immediate east of the subject site, and is landscaped. Beyond this abutting strip of land is a recently subdivided vacant residential lot. Further to the east are suburban style lots occupied by low density detached dwellings.</p> <p><u>South</u> To the south is Raglan Street. Beyond Raglan Street are lots in the General Residential Zone, around 500sqm in area. These lots are all occupied by dwellings. The nearest dwelling to the south is set back 25m from the subject site.</p>

	<p><u>West</u></p> <p>To immediate west is the 35m wide Ajax Road reserve. Beyond the road reserve to the west are lots within the Low Density Residential Zone. These lots are 1000-2000sqm in area. The nearest dwelling is 38m from the subject site. Further to the west, 110m to the subject site is a Council managed conservation reserve.</p>
Surrounding vegetation and slope	<p><u>North</u></p> <p>Vegetation to the north is Low Threat Vegetation associated with the urban use of the land surrounding the dwellings. The land falls to the north.</p> <p><u>East</u></p> <p>To the east of the subject site is Low Threat Vegetation associated with the urban use of the land. The land rises to the to the east.</p> <p><u>South</u></p> <p>To the south of the subject site, the Council road reserve is cleared with managed lawns forming part of the road verges. Within the residential land to the south is Low Threat Vegetation associated with the urban use of the land. The land is flat to the south.</p> <p><u>West</u></p> <p>To the west of the subject site, the Council road reserve is cleared with managed lawns forming part of the road verges. Along the front of the property across Ajax Road is a strip of Council vegetation in the form of trees. Within the subject site to the west is Low Threat Vegetation associated with the urban use of the land. 90 m to the west of the subject site is forest vegetation within a private, undeveloped lot and then a public conservation reserve with forest vegetation. The land falls to the west.</p>
Landscape scenario	The subject site is considered to meet the criteria of Broader Landscape Type Two.
Primary fire hazard and likely fire scenario	The surrounding vegetation has been considered in preparing this report. The Daylesford district is characterised by large and contiguous tracts of conservation forest posing extreme bushfire risk to surrounding communities. There are significant tracks of forest (Hepburn Regional Park) to the west, north-west and south-west of the subject site. This forested area is a primary bushfire hazard for the region. The bulk of the park is at least 700m to the west, but there are small patches and fingers of vegetation extending into the urban areas to the north-west of Daylesford, closer to the subject site.

	<p>As discussed, although the site is in a residential setting, there are tracks of forest vegetation within 150 metres of the subject site. These consist of small patches of mostly isolated vegetation associated with remnant forests within the Hepburn Regional Park. Vegetation within these areas abutting urban areas is generally well managed with a cleared understory when abutting residential areas and fringing fire breaks. These tracks of forest provide a more localized bushfire risk.</p> <p>In accordance with the Landscape Assessment, the broader landscape is considered to be Type 2. Fire behaviour would suggest that a large scale fire would attack Daylesford for the northwest through to the south, based on prevailing summer winds. The large scale forested areas are generally to the north west and south west. As the attached landscape assessment would indicate, fire runs could occur in these surrounding forests and impact on fringe areas of Daylesford. However, given the distance of the heavily forested areas to the subject site and the urban development and managed vegetation between the subject site and the unbroken forested areas, any fire runs will not have the fuel or capacity to impact the subject site with direct flame or radiant heat. Spotting will remain a significant issue into the site and into Daylesford township.</p> <p>As the site is well separated from these areas by the existing urban areas containing low threat vegetation, cleared land and the Ajax Road road reserve, it is considered that the bushfire risk can be mitigated to an acceptable level.</p>
--	--

6.0 Bushfire Hazard Assessment

	Direction (Aspect)			
	North	East	South	West
Vegetation	Excludable/Low Threat	Excludable/Low Threat	Excludable/Low Threat	Excludable/Low Threat
	Modified Forest	Modified Forest	Modified Forest	Forest
	Woodland	Woodland	Woodland	Woodland
	Scrub (Tall)	Scrub (Tall)	Scrub (Tall)	Scrub (Tall)
	Scrub (Short)	Scrub (Short)	Scrub (Short)	Scrub (Short)
	Mallee	Mallee	Mallee	Mallee
	Rainforest	Rainforest	Rainforest	Rainforest
	Grassland	Grassland	Grassland	Grassland
Effective Slope	Upslope/Flat DOWNSLOPE 0 - 5°	Upslope/Flat DOWNSLOPE 0 - 5°	Upslope/Flat DOWNSLOPE 0 - 5°	Upslope/Flat DOWNSLOPE 0 - 5°
	5° - 10°	5° - 10°	5° - 10°	5° - 10°
	10° - 15°	10° - 15°	10° - 15°	10° - 15°
	15° - 20°	15° - 20°	15° - 20°	15° - 20°
	>20°	>20°	>20°	>20°
Distance to Classifiable Vegetation	0m from site boundary	0m from site boundary	0m from site boundary	90m from site boundary



Bushfire Management Statement

Subdivision in the Bushfire Management Overlay

1 Ajax Road, Daylesford

January 2022



Southern Cross
TOWN PLANNING

<p>AM 2.3 A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.</p> <p>53.02-4 SUBDIVISION OBJECTIVES</p> <p>AM 5.1 An application to subdivide land, other than where AM 5.2 applies, demonstrates that each proposed lot is capable of meeting:</p> <ul style="list-style-type: none"> • The defendable space in accordance with Table 2 Columns A, B or C and Table 6 to Clause 53.02. • The approved measures in Clause 53.02. <p>AM 5.2 An application to subdivide land zoned for residential or rural residential purposes must be accompanied by a plan that shows:</p> <ul style="list-style-type: none"> • Each lot satisfies the approved measure in AM 2.1 • A building envelope for a single dwelling on each lot that complies with AM 2.2 and provides defendable space in accordance with: 	<p>further to the east on the site, and further away from the primary bushfire front. Any future dwelling will be partially screened by the existing dwelling located on the lot. The new lot abuts two public roads with immediate and clear access for emergency vehicles.</p> <p>AM 2.3 Any future dwelling will be constructed to respond to the bushfire risk to the site, as per the standards of AS3959-2018.</p> <p>AM 5.1 The primary bushfire threat to the site is from the patch of forest vegetation 90m to the west of the subject site. As noted, the Schedule to the zone has previously considered the bushfire risk at the site and determined a BAL12.5 setting.</p> <table border="1" data-bbox="778 902 1385 1084"> <thead> <tr> <th>Slope</th> <th>Vegetation</th> <th>Column A</th> <th>BAL RATING</th> </tr> </thead> <tbody> <tr> <td>Downslope 0-5 degrees</td> <td>Forest</td> <td>57m</td> <td>BAL 12.5</td> </tr> </tbody> </table> <p>Defendable Space has been calculated as per Table 2 of 53.02. A future dwelling will be located towards the rear of the new lot. Defendable space will be extended in all directions from the subject site to the property boundary.</p> <p>Whilst defendable space nominally crosses into surround land, this land is used for urban purposes and is managed for bushfire protection. There is a reasonable expectation that surrounding vegetation will continue to be managed in a bushfire ready state.</p> <p>AM 5.2 The proposed lot and building envelope satisfies the requirements of AM2.1 and 2.2. A building envelope has been nominated that covers part of the lot.</p> <p>A driveway of less than 30m in length is proposed to service the new, undeveloped lot (Lot 2). The existing driveway to Lot 1 meets the requirements of the CFA and planning scheme. The new</p>	Slope	Vegetation	Column A	BAL RATING	Downslope 0-5 degrees	Forest	57m	BAL 12.5
Slope	Vegetation	Column A	BAL RATING						
Downslope 0-5 degrees	Forest	57m	BAL 12.5						

<ul style="list-style-type: none"> ○ Columns A or B of Table 2 to Clause 53.02 for a subdivision that creates 10 or more lots; or ○ Columns A, B or C of Table 2 to Clause 53.02 for a subdivision that creates less than 10 lots. <p>The bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02 must be noted on the building envelope.</p> <ul style="list-style-type: none"> • Defendable space wholly contained within the boundaries of the proposed subdivision. • Defendable space may be shared between lots within the subdivision. Defendable space for a lot may utilise communal areas, such as roads, where that land can meet the requirements for defendable space. • Vegetation management requirements in accordance with Table 6, to implement and maintain the defendable space required under this approved measure. • Water supply and vehicle access that complies with AM 4.1. 	<p>driveway to Lot 2 will be constructed to planning scheme requirements, which is that a fire authority vehicle must be able to get within 4m of a water supply outlet.</p> <p>A static water supply with appropriate couplings can be provided as specified in Table 4 of the Scheme to Lot 2. The capacity of the water supply will be 10,000 litres, and will be located in accordance with CFA requirements and constructed of steel or concrete with fittings in accordance with CFA requirements.</p>
---	--

8.0 CONCLUSION

The subdivision of No. 1 Ajax Road, Daylesford into two lots has regard to the bushfire hazard and the necessary area of defendable space required.

It is noted that in the local bushfire context, the immediate surrounding vegetation is Low Threat Vegetation associated with urban uses, with a small patch of forest vegetation 90m from the subject site to the west. The broader landscape contains large tracks of conservation forest land commencing 700m from the subject site.

The subject site is cleared of all substantial vegetation and managed in a fire ready state. Surrounding properties, including the road reserves and private dwellings, are all managed for bushfire protection.

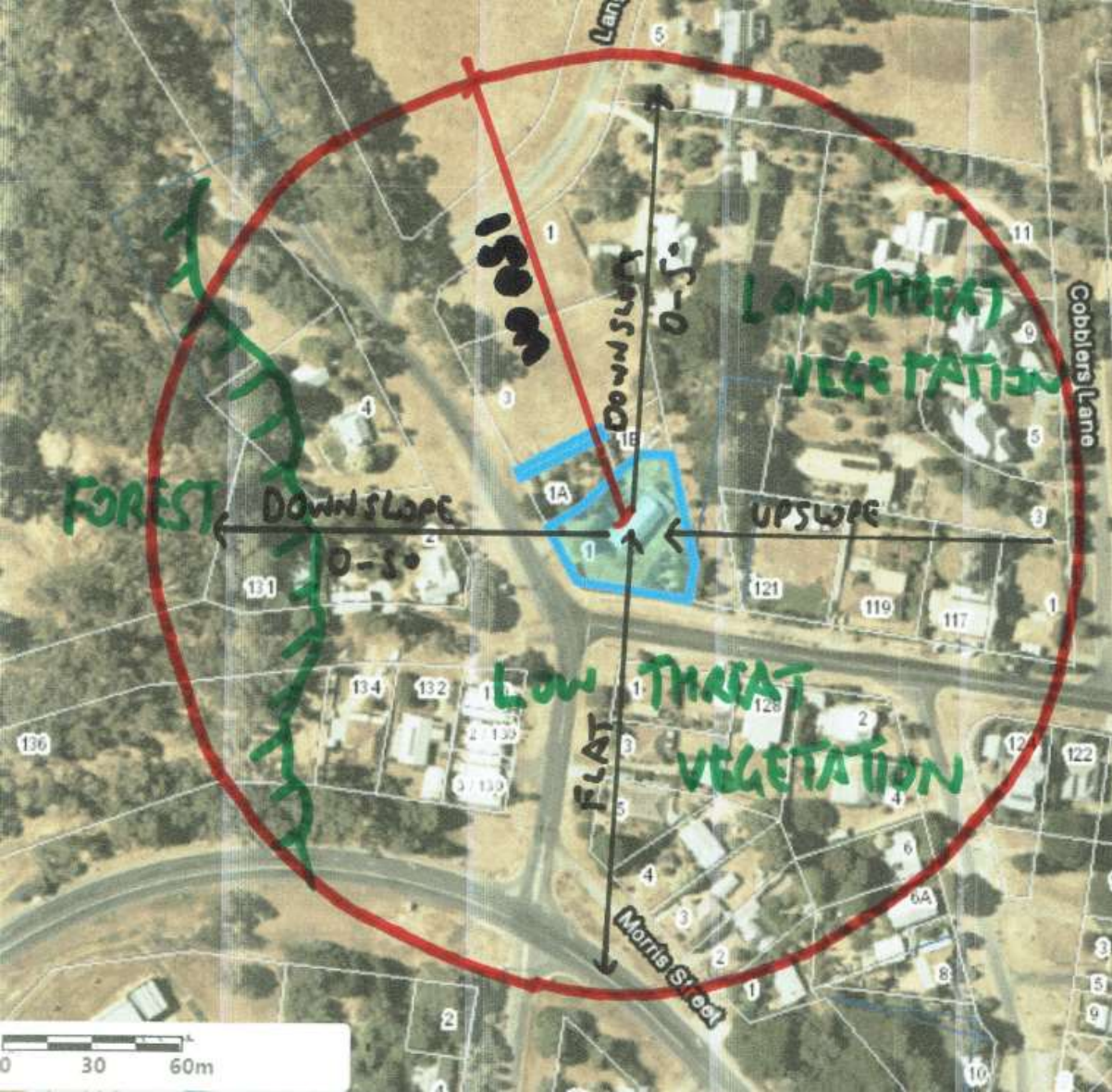
Road access to the new lot is excellent for emergency vehicle access and for quick escape routes into central areas of Daylesford.

It is noted that the site is included within a Schedule to the BMO which nominates a BAL12.5 level for new dwellings.

In summary, the bushfire hazard is mitigated by the proposed BAL rating and defendable space to all site boundaries.

This Bushfire Management Statement has been prepared in accordance with and meets the objectives of Clauses 13.02, 44.06 & 53.02 of the Hepburn Planning Scheme. On assessing the above matters, it is considered that the risk to life, property and community infrastructure from bushfire on this site can be reduced to an acceptable level and that the location, design and construction of any future dwelling can appropriately respond to the bushfire hazard. Approval in accordance with the attached Bushfire Management Plan is therefore supported.

Attachment 1 – Bushfire Hazard Site Assessment (150m radius)



Attachment 2 – Aerial photography

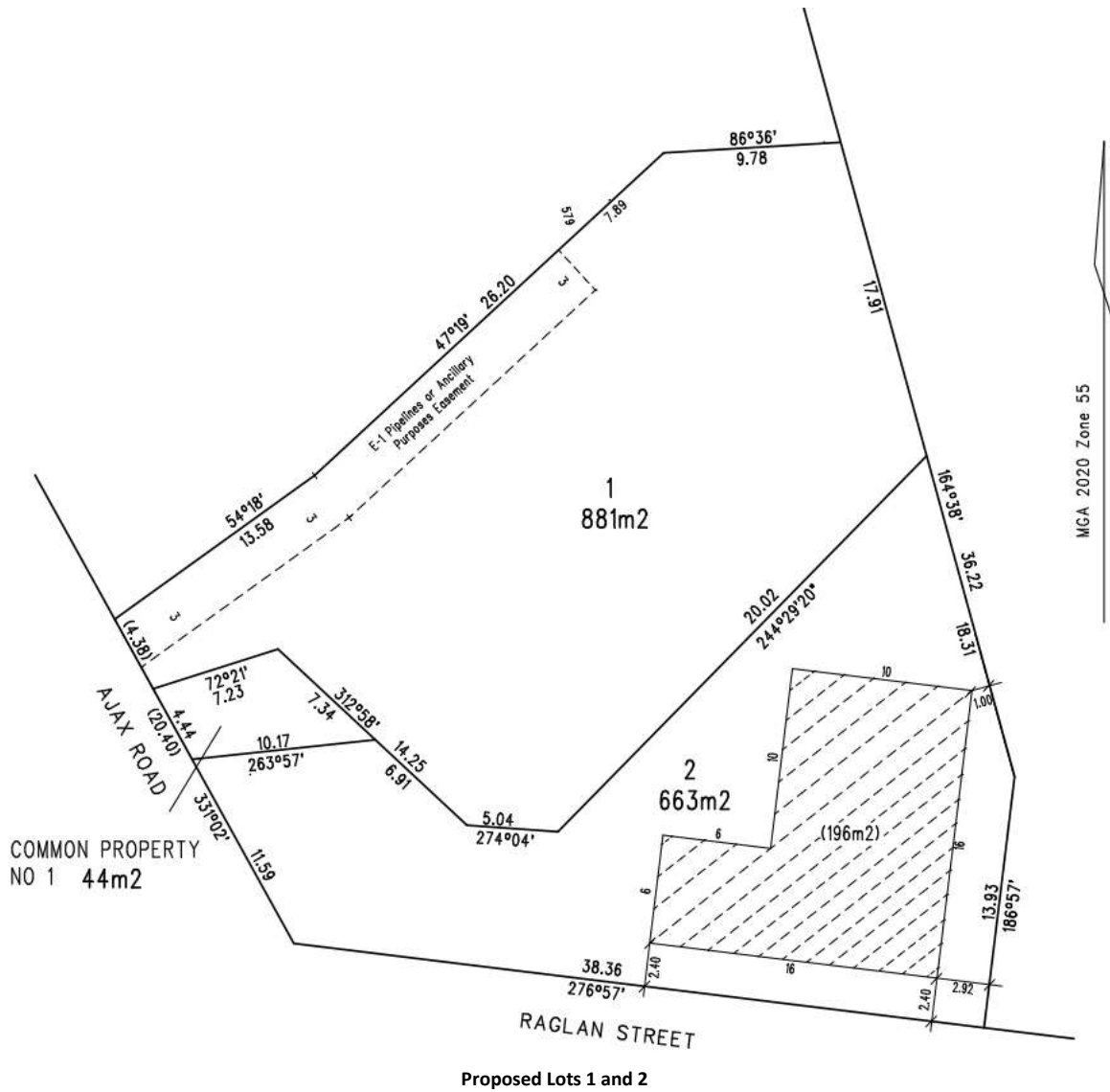


Aerial photo of site

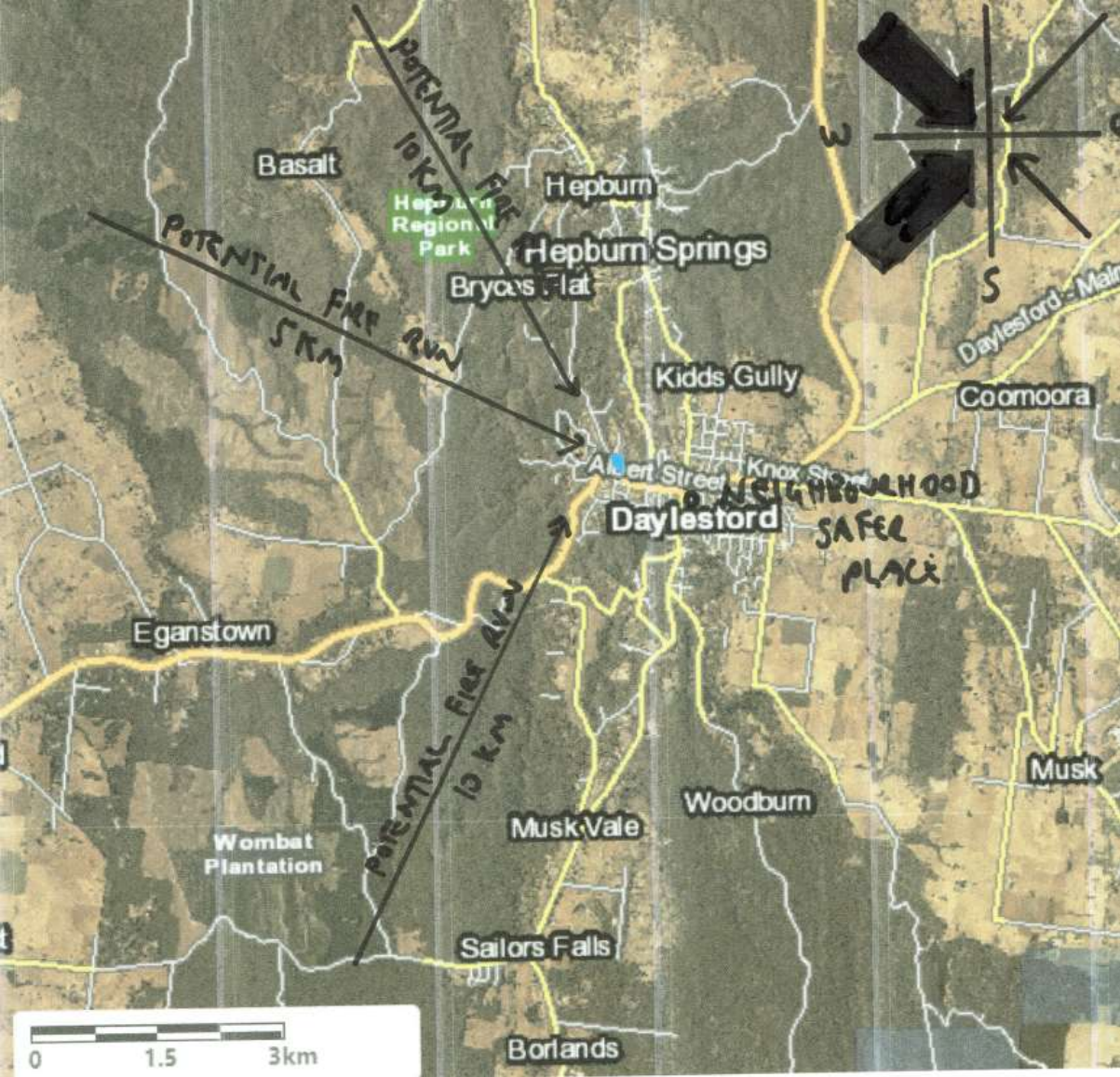


Wider locality

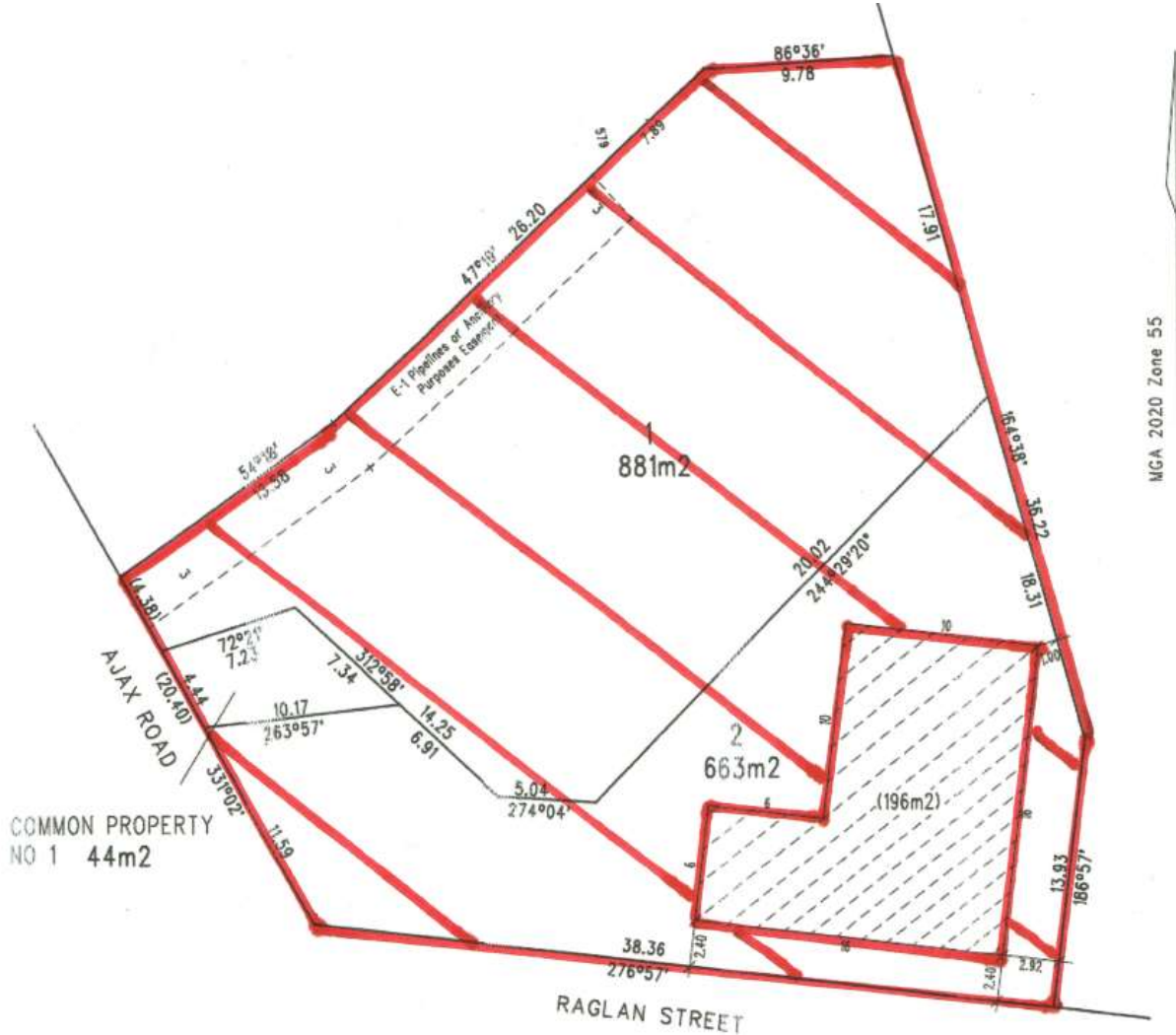
Attachment 3 – Proposed subdivision layout



Attachment 4 – Landscape Assessment



Attachment 5 - Defendable Space



**Proposed BAL 12.5
Defendable Space to all property boundaries**

Attachment 6 – Bushfire Management Plan

Bushfire Management Plan 1 Ajax Road, Daylesford



- The canopy of trees will be separated by at least 5 metres.
- There will be a clearance of at least 2 metres between the lowest tree branches and ground level.

Water supply for fire-fighting purposes

- Show 10,000L of effective water supply for fire-fighting purposes which will meet the following requirements.
 - Is stored in an above ground water tank constructed of concrete or metal.
 - All fixed above-ground water pipes and fittings required for fire-fighting purposes must be made of corrosive resistant metal.
 - Include a separate outlet for occupant use.
- The water supply must also:
 - Incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64 mm CFA 3 thread per inch male fitting).
 - The outlet/s of the water tank must be within 4m of the access way and be unobstructed.
 - Be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided.
 - Any pipework and fittings must be a minimum of 65 mm (excluding the CFA coupling).
 - Be located within 60m of the outer edge of the approved building.

Defendable space management

- Grass will be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris will be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects will not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height will not be placed within 3m of a window or glass feature of the building.
- Shrubs will not be located under the canopy of trees.
- Individual and clumps of shrubs will not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees will not overhang or touch any elements of the building.

Construction

- Will have a minimum Bushfire Attack Level of BAL – 12.5 that the building will be designed and constructed in accordance with AS3959-18.

Access

- Show the access for fire-fighting purposes which meets the following requirements:
 - Fire authority vehicles can get to within 4m of the water supply outlet

Prepared by Southern Cross Town Planning Pty Ltd – January 2022
Member Fire Protection Association of Australia
Version 1

Attachment 7 – Photos



Subject site



Existing dwelling on subject site



Subject site from across Ajax Road



Subject site viewed from Raglan Street/Ajax Road intersection to the south-west



From subject site to south



Abutting property to north



Cleared residential land further to north



Property to east of site



Across Ajax Road looking to north-west



Junction of Ajax Road and Raglan Street immediately abutting site



Across Ajax Road to west



Ajax Road looking north

Planning Enquiries
Phone: (03) 5348 1577
Web: www.hepburnshire.vic.gov.au

Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

- ⚠** Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any questions, please contact Council's planning department.
- ⚠** Questions marked with an asterisk (*) must be completed.
- ⚠** If the space provided on the form is insufficient, attach a separate sheet.
- i** Click for further information.

Clear Form

The Land **i**

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.: 1	St. Name: Ajax Road
Suburb/Locality: Daylesford		Postcode: 3460

Formal Land Description *

Complete either A or B.

- ⚠** This information can be found on the certificate of title.

A	Lot No.: 1	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input checked="" type="radio"/> Plan of Subdivision	No.: 807845U
OR					
B	Crown Allotment No.:		Section No.:		
Parish/Township Name:					

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

The Proposal

- ⚠** You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

- i** For what use, development or other matter do you require a permit? *

Two lot subdivision

- ⚠** Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

- i** Estimated cost of any development for which the permit is required *

Cost \$0	⚠ You may be required to verify this estimate. Insert '0' if no development is proposed.
----------	---



Declaration

This form must be signed by the applicant *

Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature:

Date: 12/1/22

day / month / year

If completing this form electronically, please tick the box to the right, include a date and type your name above to serve as a declaration that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Need help with the Application?

General information about the planning process is available at planning.vic.gov.au

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

Has there been a pre-application meeting with a council planning officer?

No Yes

If 'Yes', with whom?:

Date:

day / month / year

Checklist

Have you:

Filled in the form completely?

Paid or included the application fee?

Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

Provided all necessary supporting information and documents?

A full, current copy of title information for each individual parcel of land forming the subject site.

A plan of existing conditions.

Plans showing the layout and details of the proposal.

Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.

If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).

Completed the relevant council planning permit checklist?

Signed the declaration above?

Lodgement

Lodge the completed and signed form, the fee and all documents with:

Planning Department
Hepburn Shire Council
PO Box 21
Daylesford VIC 3460

Customer Service Centre
Cnr Duke & Albert Streets
Daylesford VIC 3460

Contact information:

Phone: (03) 5348 1577

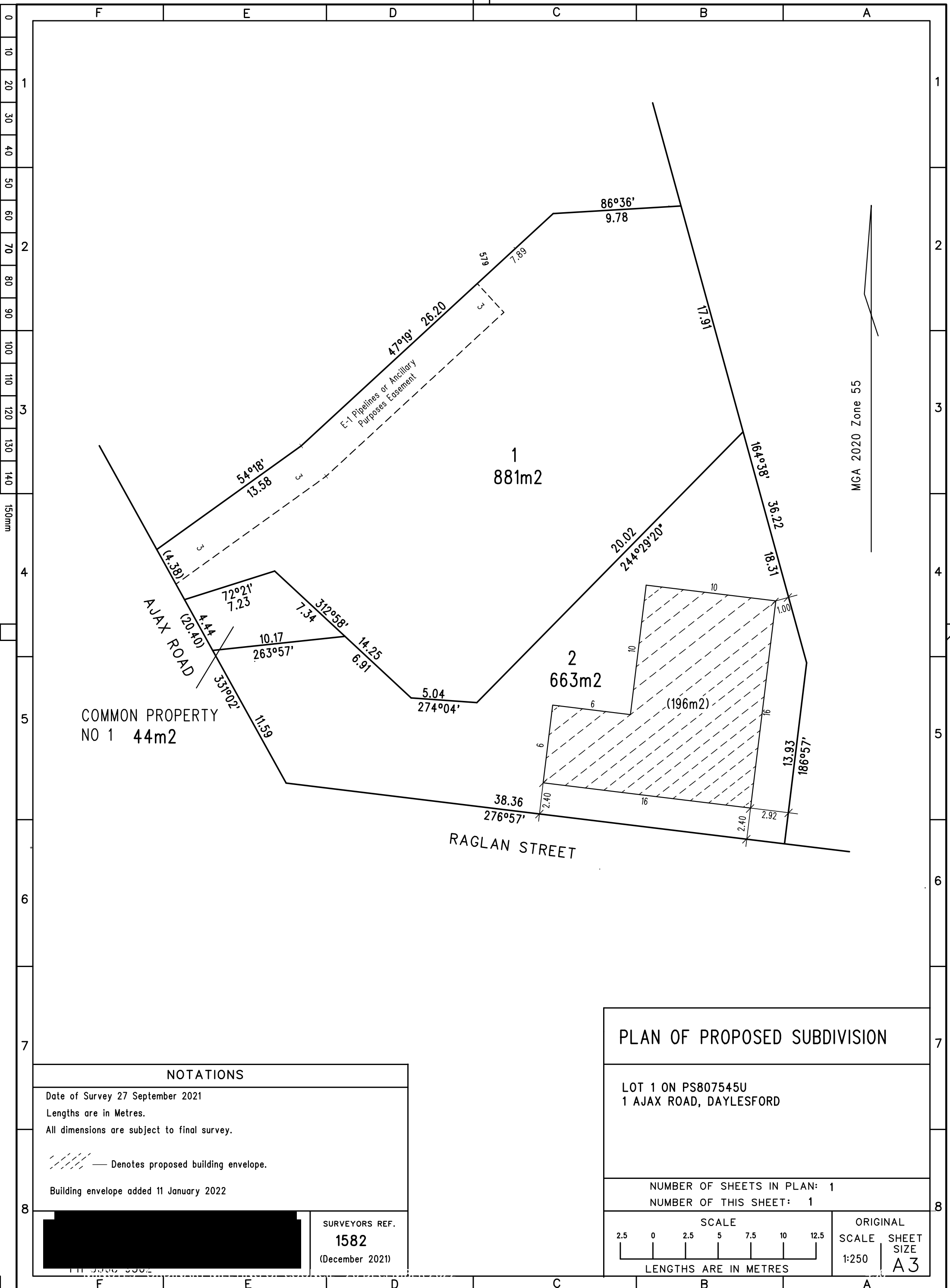
Email: shire@hepburn.vic.gov.au

Deliver application in person, by post or by electronic lodgement.

Privacy Statement

Your application and the personal information on this form is collected by council for the purposes of the planning process as set out in the Planning and Environment Act 1987 (PE Act). If you do not provide your name and address, council will not be able to consider your application. Your application will be available at the council office for any person to inspect and copies may be made available on request to any person for the relevant period set out in the PE Act.

You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright. You can request access to your personal information by contacting Councils Governance Department.

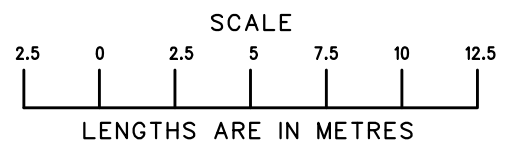


MGA 2020 Zone 55

PLAN OF PROPOSED SUBDIVISION

LOT 1 ON PS807545U
1 AJAX ROAD, DAYLESFORD

NUMBER OF SHEETS IN PLAN: 1
NUMBER OF THIS SHEET: 1



ORIGINAL SCALE SHEET SIZE
1:250 A3

NOTATIONS

Date of Survey 27 September 2021
Lengths are in Metres.
All dimensions are subject to final survey.

—— Denotes proposed building envelope.

Building envelope added 11 January 2022

SURVEYORS REF.
1582
(December 2021)

**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

VOLUME 12095 FOLIO 767

Security no : 124094818304E
Produced 12/01/2022 04:17 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 807845U.
PARENT TITLE Volume 09717 Folio 114
Created by instrument PS807845U 01/07/2019

REGISTERED PROPRIETOR

[REDACTED]
[REDACTED]
[REDACTED]
PS807845U 01/07/2019

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL390237U 30/09/2014
BENDIGO AND ADELAIDE BANK LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS807845U FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 1 AJAX ROAD DAYLESFORD VIC 3460

ADMINISTRATIVE NOTICES

NIL

eCT Control 03500L BENDIGO AND ADELAIDE BANK LTD - SAFE CUSTODY
Effective from 01/07/2019

DOCUMENT END



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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Produced: 12/01/2022 04:22:57 PM

OWNERS CORPORATION 1
PLAN NO. PS807845U

The land in PS807845U is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property 1, Lots 2, 3.

Limitations on Owners Corporation:

Unlimited

Postal Address for Services of Notices:

1 AJAX ROAD DAYLESFORD VIC 3460

OC044192Q 01/07/2019

Owners Corporation Manager:

NIL

Rules:

Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:

NIL

Additional Owners Corporation Information:

OC044192Q 01/07/2019

Notations:

NIL

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property 1	0	0
Lot 2	100	100
Lot 3	100	100
Total	200.00	200.00

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 12/01/2022 04:22:57 PM

<p>OWNERS CORPORATION 1 PLAN NO. PS807845U</p>
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Statement End.

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The document is invalid if this cover sheet is removed or altered.

PLAN OF SUBDIVISION	Stage No.	LRS use only EDITION 1	Plan Number ATTACHMENT 11.3.1 PS807845U
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Location of Land
 Parish: **WOMBAT**
 Township:
 Section: **20**
 Crown Allotment: **7(PT) & 8(PT)**
 Crown Portion:
 Title References:
 Vol:9717 Fol:114

Last Plan Reference: **LOT 1 ON LP 205369X**

Postal Address:
 1 AJAX ROAD
 DAYLESFORD

MGA 94 Co-ordinates: E 246105
 (Of approx. centre of plan) N 5863785 Zone 55

Council Name: Hepburn Shire Council

Council Reference Number: PS807845U
 Planning Permit Reference: PA1247
 SPEAR Reference Number: S102143J

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification

Digitally signed by: Norman John Latta for Hepburn Shire Council on 07/05/2019

Statement of Compliance issued: 24/05/2019

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has been satisfied at Statement of Compliance

VESTING OF ROADS AND / OR RESERVES

IDENTIFIER	COUNCIL / BODY / PERSON
NIL	NIL

Notations

CP1 DENOTES COMMON PROPERTY No.1

LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. FOR OWNERS CORPORATION DETAILS SEE OWNERS CORPORATION SEARCH REPORT.

Notations

DEPTH LIMITATION: Does not apply.

SURVEY: This plan is based on survey.

This survey has been connected to permanent marks no(s) 125, 344, 349
 In proclaimed Survey Area no.50

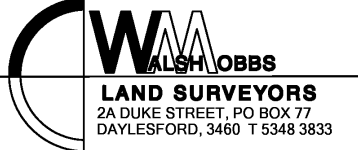
STAGING: This is not a staged subdivision.
 Planning Permit No. PA 1247

EASEMENT INFORMATION

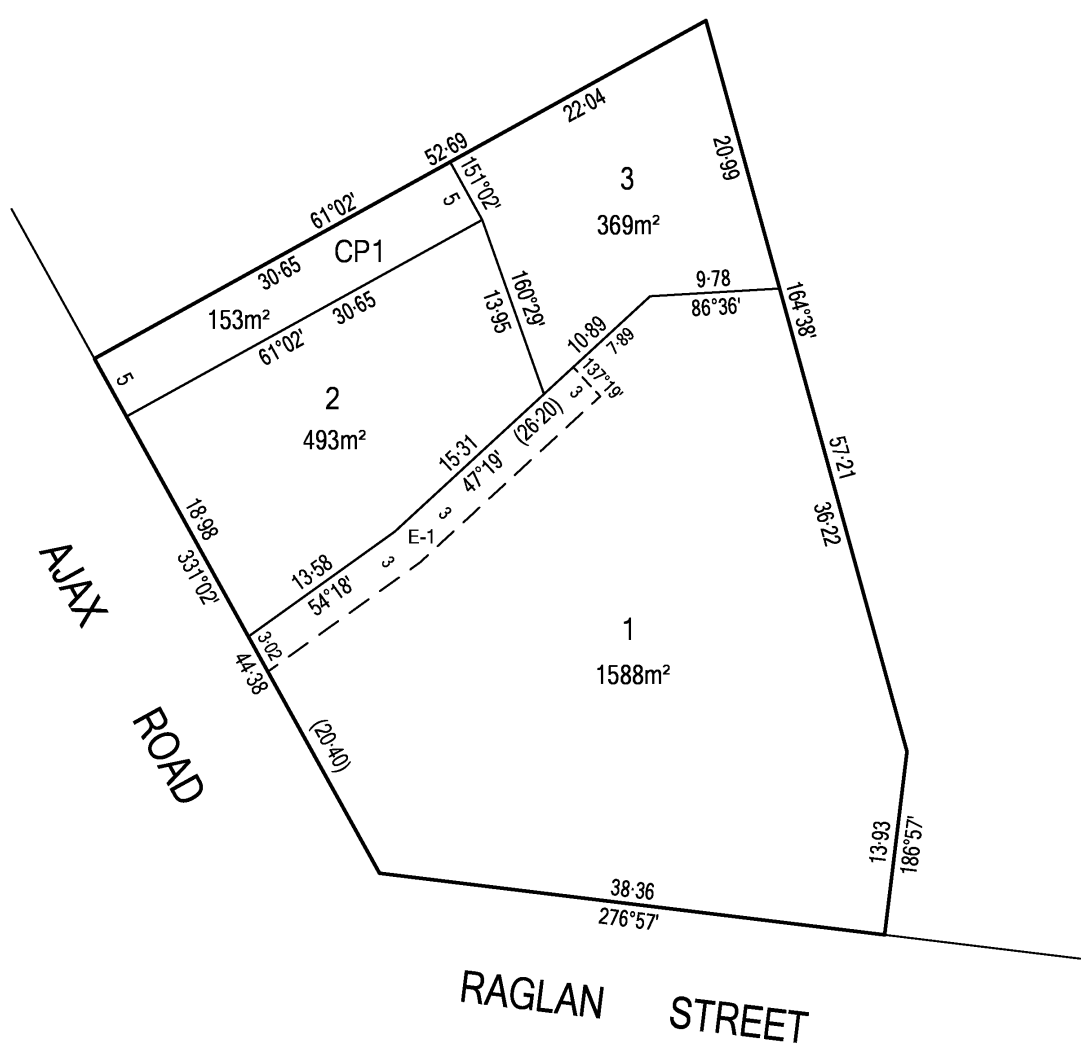
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Section 12(2) of the Subdivision Act applies to all the land in this plan

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	PIPELINES OR ANCILLARY PURPOSES	3	THIS PLAN. SECTION 136 OF THE WATER ACT 1989.	CENTRAL HIGHLANDS REGION WATER CORPORATION

 <p>WMA ALSH LOBBS LAND SURVEYORS 2A DUKE STREET, PO BOX 77 DAYLESFORD, 3460 T 5348 3833</p>	SURVEYORS REF:2757 Digitally signed by: Rowan Leslie Mobbs, Licensed Surveyor, Surveyor's Plan Version (2), 17/10/2019, SPEAR Ref: S102143J	ORIGINAL SHEET SIZE: A3	Sheet 1 of 2 Sheets PLAN REGISTERED TIME: 6 : 00 PM DATE: 1 / 7 / 2019 Assistant Registrar of Titles
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Plan Number
 ATTACHMENT 11.3.1
 PS807845U



WMS ALSH LOBBS
LAND SURVEYORS
 2A DUKE STREET, PO BOX 77
 DAYLESFORD, 3460 T 5348 3833

SCALE
 1:400

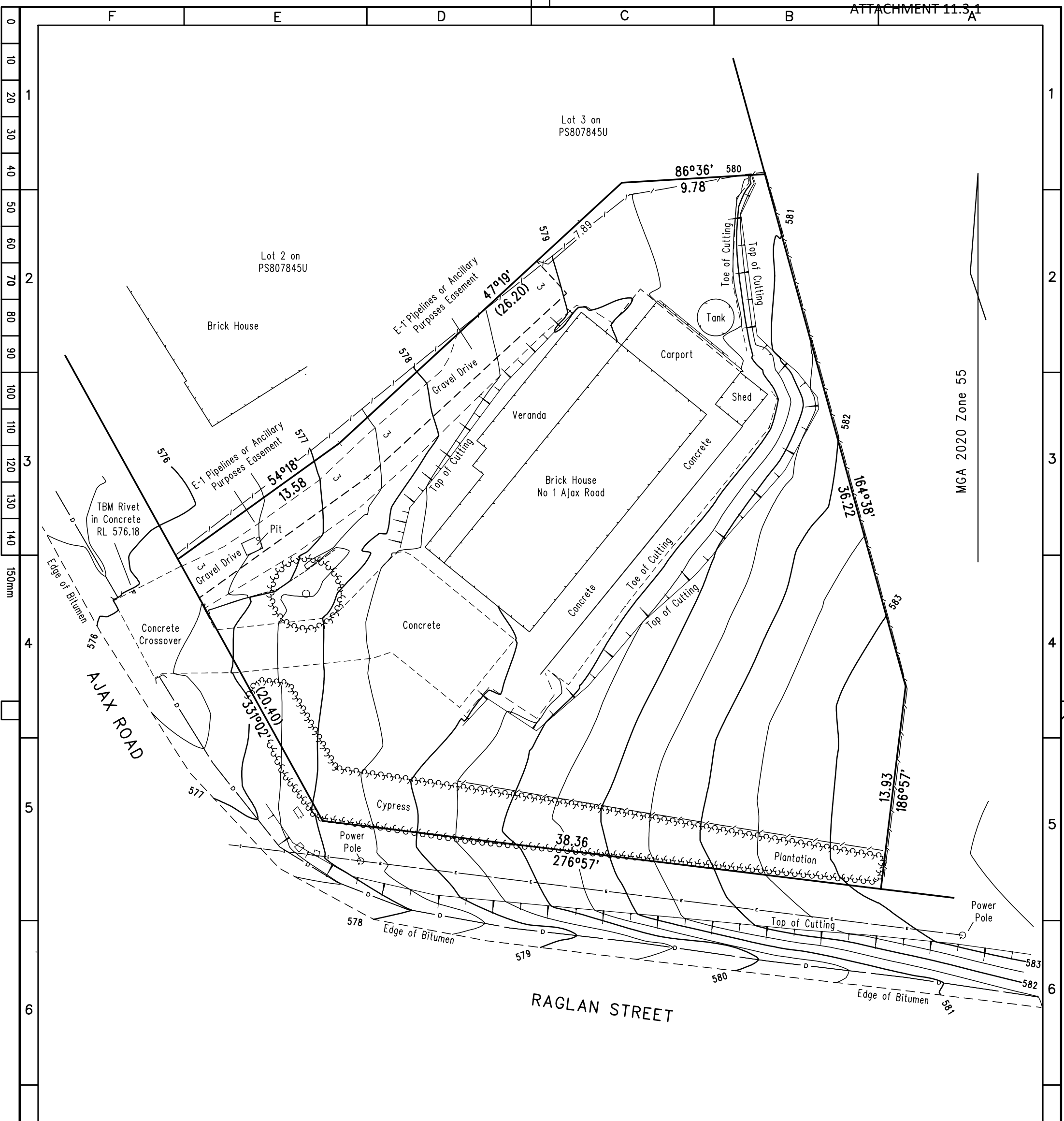
LENGTHS ARE IN METRES

Digitally signed by: Rowan Leslie Mobbs, Licensed Surveyor,
 Surveyor's Plan Version (2),
 17/10/2019, SPEAR Ref: S102143J

ORIGINAL SHEET SIZE: A3
 SURVEYORS REF: 2757

Sheet 2

Digitally signed by:
 Hepburn Shire Council,
 07/05/2019,
 SPEAR Ref: S102143J

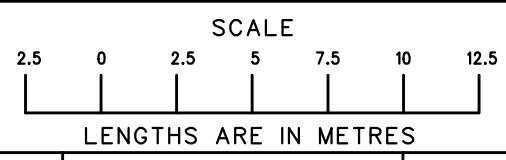


MGA 2020 Zone 55

PLAN OF LEVEL AND DETAIL SURVEY

LOT 1 ON PS807545U
1 AJAX ROAD, DAYLESFORD

NUMBER OF SHEETS IN PLAN: 1
NUMBER OF THIS SHEET: 1



ORIGINAL SCALE SHEET SIZE
1:250 A3

NOTATIONS

Date of Survey 27 September 2021
Lengths are in Metres.
--- Denotes Existing Fence
○ Denotes existing tree or tree canopy.
Heavy lines denote title boundaries.
Contours are in metres and to Australian Height Datum.
Major contour interval 1.00 metres, minor contour interval 0.50 metres
Re-establishment Datum Vide PS807845U.

SURVEYORS REF.
1582
(October 2021)

PLANNING PERMIT APPLICATION SUBMISSION

1 Ajax Road, Daylesford

Two lot subdivision

January 2022



Southern Cross
TOWN PLANNING

1.0 INTRODUCTION

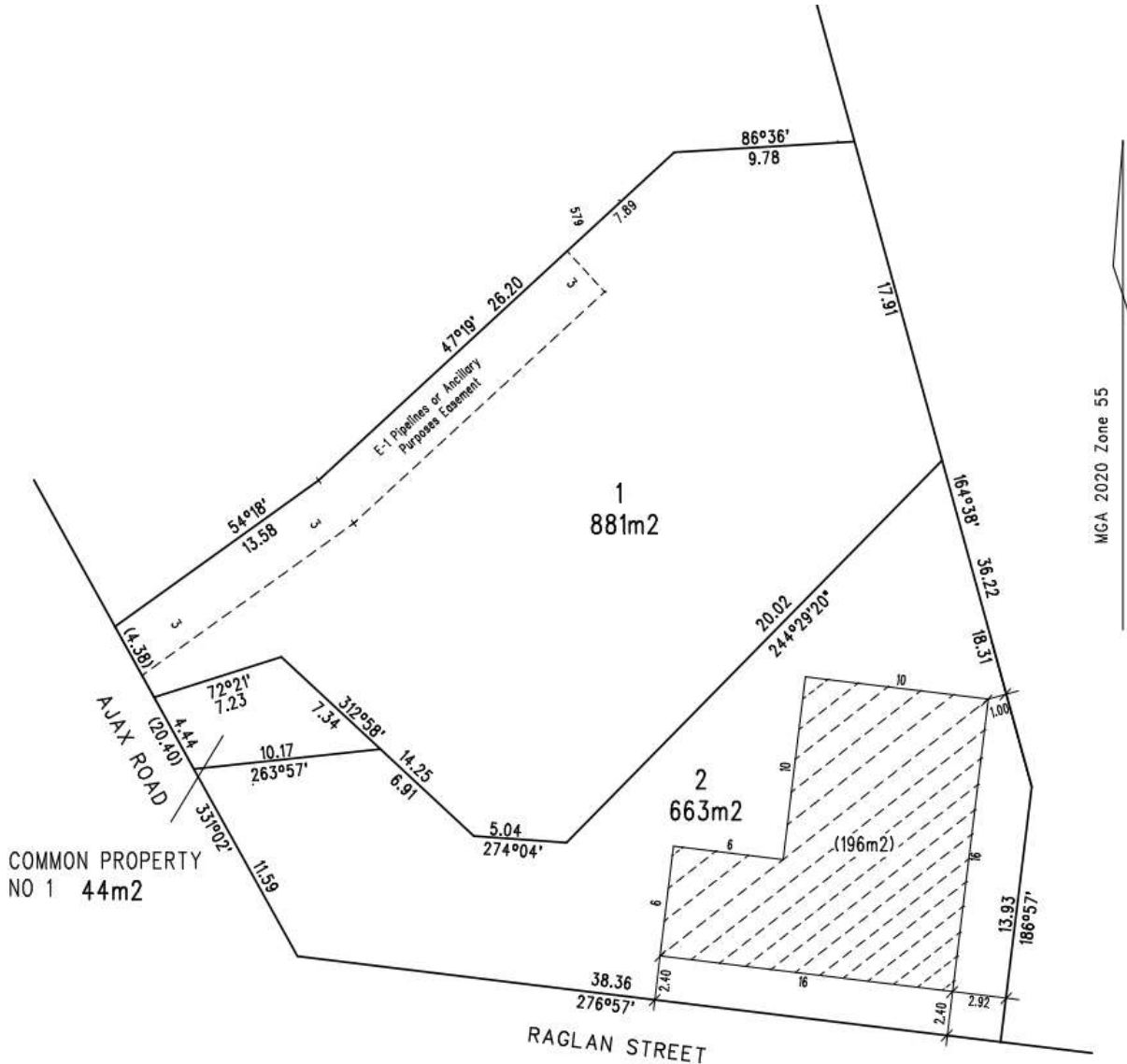
Southern Cross Town Planning has been engaged by [REDACTED] to prepare a planning permit application to support the subdivision of 1 Ajax Road, Daylesford into two allotments.

2.0 PROPOSAL

It is proposed to subdivide 1 Ajax Road, Daylesford into two lots. One lot will be occupied by an existing dwelling whilst the new, vacant lot will be developed for residential purposes in the future.

Lot 2 (the vacant lot) is irregular in shape and will be 663qm in area. It will measure 11.59 on the Ajax Road frontage and 38.36m along the Raglan Street frontage. Lot 1 contains the existing dwelling. It will be 881sqm in area, 4.38m across the Ajax Road frontage and 49.56m along the northern boundary. an access easement is located along the northern boundary of this proposed lot, providing access to the property to the north from Ajax Road. A small area (44sqm) of common property required for access purposes is located on the Ajax Road frontage.

A building envelope of 196sqm has been identified on Lot 2.



Proposed subdivision layout with building envelope

3.0 PERMIT TRIGGERS

A permit is required pursuant to the following provisions of the Hepburn Planning Scheme;

- Clause 32.08-3 - A permit is required to subdivide land in General Residential Zone – Schedule 1
- Clause 44.06 - Bushfire Management Overlay Schedule 1 – a permit is required to subdivide land in the BMO
- Clause 42.01-5 Environmental Significance Overlay Schedule 2 - A permit is required to subdivide

It is noted that Clause 42.01-5 Environmental Significance Overlay Schedule 1 covers the land. However, Schedule 1 states that the subdivision into two lots where each lot is connected to reticulated water and reticulated sewerage system does not require a planning permit. As both lots will be connected to town water and sewer, a permit under the ESO1 is not required. The Neighbourhood Character Overlay Schedule 2 also does not trigger the need for a planning permit.

4.0 SUBJECT SITE AND SITE CONTEXT DESCRIPTION

Site shape	Irregular
Site dimensions	Total maximum lengths on boundaries of the parent lot are: <ul style="list-style-type: none"> • Approximately 49.9m deep along northern boundary • Approximately 50m deep along eastern boundary
Site area	1575sqm
Existing use	Residential
Existing works	Dwelling, driveway, shed and fencing
Existing vegetation	Cleared with exotic vegetation surrounding existing dwelling.
Slope and topography	Slight fall to north
Existing vehicle arrangements	Access onto Ajax Road
Access to Infrastructure	The lot is in the General Residential Zone and has access to electricity, water, mobile phone reception and emergency radio broadcasts. A sealed Council road provide access to the site from Ajax Road.
Surrounding land uses and development	<p><u>North</u></p> <p>To the north are two lots around 500sqm in area. These lots were subdivided off the parent lot (the subject site) in recent years, with each lot developed for a new dwelling. These dwellings are located 6-8m from the subject site and are constructed from brick with metal roofs. Further to the north is vacant land 2569sqm in area and zoned for residential use. The land falls to the north.</p> <p><u>East</u></p> <p>To the east is land in the General Residential Zone. A lot over 8,000sqm in area is located to the immediate east of the site. A dwelling on this lot fronts Langdon Court to the north. this lot is 13m wide to the east of the subject site, and is landscaped. 13m to the east of the subject site is a recently subdivided vacant residential lot. Further to the east are suburban style lots occupied by low density detached dwellings. The land rises to the to the east.</p> <p><u>South</u></p>

To the south is Raglan Street. Beyond Raglan Street are lots in the General Residential Zone, around 500sqm in area. These lots are all occupied by dwellings. The nearest dwelling to the south is 25m from the subject site. The land is flat to the south.

West

To immediate west is the 35m wide Ajax Road reserve. Beyond the road reserve to the west are lots within the Low Density Residential Zone. These lots are 1000-2000sqm in area. The nearest dwelling is 38m from the subject site. Further to the west, 110m to the subject site is a Council managed conservation reserve. The land falls to the west.



Aerial photograph of subject site



Surrounding locality

5.0 PLANNING CONTROLS

Zone

General Residential Zone

The subject site is located within the General Residential Zone – Schedule 1.



The purpose of the Zone is;

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations

Clause 32.08-3

Subdivision

- A permit is required to subdivide land in the General Residential Zone.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

Subdivision

- The pattern of subdivision and its effect on the spacing of buildings.
- For subdivision of land for residential development, the objectives and standards of Clause 56.

Schedule to the Zone

The Schedule 1 to the General Residential Zone does not provide any additional requirements.

Policy Context

State Planning Policy Framework

The State Planning Policy Framework, Clauses 11 - 19 of the Hepburn Shire Planning Scheme, must be considered in assessing this subdivision application. The following Clauses are relevant to this application;

- Clause 11 – Settlement
- Clause 11.02 – Managing Growth
- Clause 12 - Environmental and Landscape Values
- Clause 13 – Environmental Risks and Amenity
- Clause 15 - Built Environment and Heritage
- Clause 18 - Transport
- Clause 19 - Infrastructure

Relevant State Planning Policies seek to ensure that a sufficient supply of land is available for the needs of existing and future communities through the provision of zoned and serviced land for housing, employment, recreation, open space, commercial facilities and infrastructure.

The State policies seek to facilitate sustainable infill development that takes full advantage of existing settlement patterns, and investment in local water and sewerage networks, transport and communication and social facilities to promote the orderly development of urban areas. The policies ensure that new communities are provided with suitable infrastructure to address the social, educational, cultural, health and community needs of new residents.

State policy also seeks to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

Local Planning Policy Framework (LPPF)

Clause 21 and 22 of the Hepburn Planning Scheme contain Council's Municipal Strategic Statement (MSS) and local policies. The relevant Clause must be considered in determining this application;

Clause 21.05 Settlement and Housing

Key Issues

- Consolidation of existing towns and residential infill opportunities.

Objective 2

- To retain and enhance the compact form and heritage and townscape character of town centres.

Clause 22.08-2 - Daylesford Neighbourhood Character

Objectives

- To maintain and enhance the character and amenity of residential areas in Daylesford.
- To ensure that the siting and site coverage of new development and alterations to existing development reinforces the preferred character of residential areas in Daylesford.

Clause 22.09 Daylesford Neighbourhood Character Precinct Four

This area on the fringe of the town has an informal feel as the houses start to blend into the landscape. Although architectural styles are from a variety of eras, predominantly between early Victorian and post war, dwellings are usually simple timber cottages with low pitched roofs and gardens of mostly exotic species. The area has a spaciousness created by large setbacks between the

buildings. Front fencing is either open style or created by bushes and hedging. Road treatments are generally informal, and with no use of street tree planting.

Objectives

- To maintain and strengthen the garden settings of the dwellings.
- To maintain the consistency, where present, of building front setbacks.
- To maintain the rhythm of dwelling spacing.
- To use materials and finishes that harmonise with the surrounding Daylesford Township setting.
- To maintain the openness of the streetscape.

Central Highlands Regional Growth Plan

Hepburn is one of six municipalities included in the Central Highlands Regional Growth Plan, which provides a regional framework to accommodate growth and manage change in the region over the next 30 years. The Growth Plan states that future urban growth within Daylesford should be located within the existing town boundary.

Particular provisions

Clause 56 – Residential subdivision

A subdivision must be assessed against the relevant provisions of Clause 56 of the Planning Scheme. A ResCode report assessing the proposal against these requirements accompanies this application.

General Provisions

Clause 65 Decision Guidelines

Approval of an Application to Subdivide Land

Before deciding on an application to subdivide land, the responsible authority must also consider, as appropriate:

- The suitability of the land for subdivision.
- The existing use and possible future development of the land and nearby land.
- The availability of subdivided land in the locality, and the need for the creation of further lots.
- The effect of development on the use or development of other land which has a common means of drainage.
- The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.
- The density of the proposed development.
- The area and dimensions of each lot in the subdivision.
- The layout of roads having regard to their function and relationship to existing roads.
- The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.
- The provision and location of reserves for public open space and other community facilities.
- The staging of the subdivision.
- The design and siting of buildings having regard to safety and the risk of spread of fire.
- The provision of off-street parking.
- The provision and location of common property.
- The functions of any body corporate.

- The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.
- If the land is not sewered and no provision has been made for the land to be sewered,
- The capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.
- Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.

All Decision Guidelines have been considered in preparing this application and meet the requirements of the Clause.

7.0 DISCUSSION

A permit is required to subdivide land in the General Residential Zone of the Hepburn Planning Scheme.

The purpose of the General Residential Zone is to provide for residential development.

In response, it is noted that the proposed lot created as a result of this subdivision will be used for residential purposes. It is further noted that a dwelling generally does not require a planning permit in the General Residential Zone.

Site context

With regards to the characteristics of the site, it is occupied by an existing dwelling. Two lots to the immediate north of the existing dwelling have previously been subdivided off the subject site, and now contain newly constructed dwellings.

The proposed lot area is not currently utilised by the landowner, has access to Ajax Road, abuts Raglan Street to the south and has suitable dimensions to accommodate a dwelling, access way and associated infrastructure and open space. These factors combine make it ideal for accommodating a new dwelling. A building envelope with suitable dimensions has been indicated on the submitted plan detailing the capacity of the site to adequately house the dwelling and meet building code requirements

The proposed subdivision will excise off the new, irregular shaped lot off the parent lot. This new lot will be 663sqm in area. The parent lot will be 881sqm in area. A small common area will be provided to enable access off the existing driveway. Access arrangements into the site will not change and there will remain on crossover and access point into the newly subdivided lots. The new lot will enable the construction of a dwelling that meets building code requirements. The existing dwelling will be suitably set back from the new site boundary. Both the existing and proposed dwelling will have room for private secluded open space and vehicle parking to meet planning scheme and building code requirements.

The proposed lot layout will be in keeping with the overall lot size typical of this part of Daylesford and its pattern of development. The irregular shape of the proposed lots is dictated by the irregular shape of the parent lot, the existing approved dwelling on the site and the historic road pattern in the locality. The size of the new vacant lot will also allow for the provision of adequate spacing in between buildings and room for landscaping, including canopy trees, as identified in the preferred character statement for the locality (subject to defendable space requirements).

Planning policy

In response to State and Local Planning Policy, it is noted that the subdivision layout builds upon the existing street network and subdivision patterns in the locality, as well as the existing public and private infrastructure and services in Daylesford. The Central Highlands Regional Growth Plan seeks to manage change in the region. In relation to growth in Daylesford, it seeks to focus growth in the urban boundary of existing settlements such as Daylesford, which have a sound infrastructure base. It is noted that the subject site is within the existing developed and residentially zoned area of Daylesford, and thus deliver on the objectives of the Plan.

Clause 21.05 Settlement and Housing notes that the future growth of Daylesford will be based on infill development within the existing township boundary. The proposed subdivision is in keeping with the local policy direction in that it provides infill opportunity within Daylesford. Whilst Daylesford and Hepburn Springs are undergoing significant development pressures, there are few opportunities to expand the town given the planning restrictions. The consolidation of new urban development in urban areas as proposed has strong planning policy support.

Clause 21.05 further seeks to protect the defined heritage and natural character of Daylesford by ensuring that future development protects key views, ridgelines and landscape values are protected. It is noted that the subdivision site is not prominently viewed from surrounds, and is not within an area of Daylesford developed with historic built form. No vegetation will be impacted by this proposal. Any new dwelling on the created vacant lot will be partially obscured by the screening vegetation on Raglan Street, and subject to further planning approval.

The proposed subdivision also delivers on the key state policy of strengthening the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life. The provisions of the bushfire policy are examined in the attached Bushfire Management Statement.

Relevant local clauses of the Hepburn MSS seek to maintain and enhance the character and amenity of residential areas in Daylesford, and to ensure that the siting and site coverage of new development and alterations to existing development reinforces the preferred character of residential areas in Daylesford. The size of new lot and its building envelope ensure that the leafy character of the locality is not detrimentally impacted by the proposed subdivision. It is also noted that a large hedge is located along the southern boundary of the site which will partially obscure new development when viewed from the south.

The proposed subdivision also is in keeping with the local character precinct within Daylesford. The subdivision layout allows for adequate space for garden areas to establish around the existing and new dwelling (subject to defensible space requirements). The spaces between the existing building and the future dwelling will not negatively impact upon the rhythm of streetscape. The use of building materials and design outcomes for any dwelling can be considered in any future development application.

Clause 42.01 Environmental Significance Overlay- Schedule 2 - Mineral Springs and Groundwater Protection

This Clause seeks to protect the mineral springs, their aquifers and their environs from the impacts of effluent and drainage and to protect water bores that provide town water supply. It is noted that the site is zoned for residential use, is already used for residential purposes. The site is already connected to the sewer and drainage systems, and all wastewater and runoff will be managed in accordance with local and state regulations. It is also noted that no vegetation will be cleared as part

of this proposal, nor are any significant earthworks required. In summary, there is no realistic potential threats to mineral springs and town water quality.

8.0 CONCLUSION

The subdivision of 1 Ajax Road, Daylesford into two lots is supported by the provisions of the Hepburn Planning Scheme.

The subject site has been subdivided over the years to accommodate residential development. This proposal calves a final lot from the parent property which can be developed for residential purposes in the future. The subject site is located within the General Residential Zone and each lot is over 650sqm in area. The new lots will have access to Ajax Road, and utilise the existing vehicle crossover.

The proposed subdivision is promoted by the objectives of the Zone provisions, which seeks to facilitate residential development that respects the character of the locality. The new lot will also have adequate space to meet the setback, permeability, landscape and site coverage requirements required for the construction of a new dwelling. Each lot will also be sewered and connected to the urban drainage system.

The proposed lot size of Lot 2, although irregular in shape, is in keeping with the character of the surrounding developed area, with lots sizes around 500-1000sqm in area. A building envelope has been identified on the site, allowing the siting of a future dwelling to reflect surrounding character. The newly created vacant lot has adequate space to develop the site with a new dwelling that meets building code provisions and is in keeping with neighbourhood character. The existing dwelling will have adequate setbacks, vehicle areas and private open space.

The proposal has been fully assessed against the relevant provisions of the Scheme, including state and local policy, zone, overlay and general provisions, and ResCode Clause 56. The subject site is located within the Daylesford town boundary and assists in meeting consolidation requirements within existing urban areas. The proposal will contribute to the growth and economic expansion of Hepburn Shire. It is considered that the proposed subdivision meets all requirements of the Hepburn Planning Scheme and approval is recommended.

PHOTOS



Subject site



Subject site from Ajax Road



Subject site from Raglan Street



Dwelling to north of subject site



Vacant residential zoned land to north of subject site



Site to the east of subject site, viewed from Raglan Street



Ajax Road looking north



Across Ajax Road looking west



Across Raglan Street looking south



Raglan Street looking east

ResCode Clause 56 submission

Southern Cross Town Planning Pty Ltd - Jan 2022

2 lot subdivision in the General Residential Zone

Subdivision of 1 Ajax Road, Daylesford into two allotments

56.03 Livable and Sustainable Communities

56.03-5

Neighbourhood character objective

The proposed subdivision respects the existing neighbourhood character of the locality. The site is located towards the fringe of Daylesford township and surrounded by lots of around 500-1000sqm. Other larger lots to the north on residential land are awaiting future subdivision. The proposed subdivision separates the existing lot into two new lots, each of over 650sqm in area. The proposed layout respects the street pattern of the locality and the existing dwelling located on the land.

A building envelope for the new lot has been identified within the proposed lot. This envelope demonstrates the ability of the new lot to adequately accommodate a new dwelling. Building a new dwelling as positioned would allow significant landscaping within the front setback, including the provision of canopy trees (in accordance with bushfire requirements) and vehicle access. A future dwelling constructed on the site can be in keeping with the architectural styles of newer development which is prevalent within the locality. The proposed subdivision complies with the Standards and Objectives of this provision.

56.04 – Lot design

56.04-2 – Lot area and building envelopes

As previously discussed, the lot area and proposed building envelope is in keeping with character of other lots in the locality. The existing dwelling and the proposed building envelope will be set back from boundaries to reflect the character of the locality, building and planning scheme requirements and allow for adequate open space and vehicle access. The lot design also reflects the size and irregular shape of the existing lot and the positioning of the existing dwelling on the lot.

The proposed subdivision complies with the Standards and Objectives of this provision.

56.03-3 – Solar orientation of lots objectives

The lot and proposed building envelope will allow for excellent solar orientation to the north.

The proposed subdivision complies with the Standards and Objectives of this provision.

56.04-5 – Common property objectives

A small section of common property is proposed to the front of the site. This is required to allow the new lot and future dwelling to access Ajax Road. This design approach is supported as it will maintain the existing streetscape in terms of the current number of vehicle crossovers.

56.06 – Access and Mobility Management

56.06-8 – Lot access objective

Safe and convenient access can be provided to the lots, with quick and easy access onto Ajax Road. The proposed subdivision complies with the Standards and Objectives of this provision.

56.07 – Integrated water management

56.07-1 – Drinking water supply objective

Town water is available to the site lot and will be connected to the requirements of the water authority.

The proposed subdivision complies with the Standards and Objectives of this provision.

56.07-2 – Reused and recycled water objective

Reused and recycled water is not available to this subdivision.

Not applicable.

56.07-3 – Waste-water management objective

A reticulated waste-water system is available to the site. The proposed lots will be connected to the system to the satisfaction of the relevant authorities.

The proposed subdivision complies with the Standards and Objectives of this provision.

56.07-4 – Urban runoff management objective

Both lots can accommodate urban runoff and the new lot can be connected to the urban stormwater system. Standard conditions can be placed on any permit restricting runoff from impacting surrounding properties or the street.

The proposed subdivision complies with the Standards and Objectives of this provision.

56.08 – Site Management

56.08-1 – Site management objective

The site will be managed for erosion, sediment, dust, runoff, litter, construction wastes and chemicals during any future construction phase to the satisfaction of the Responsible Authority and other relevant authorities. A site management plan can be made a condition of any planning permit if required.

The proposed subdivision complies with the Standards and Objectives of this provision.

56.09 – Utilities

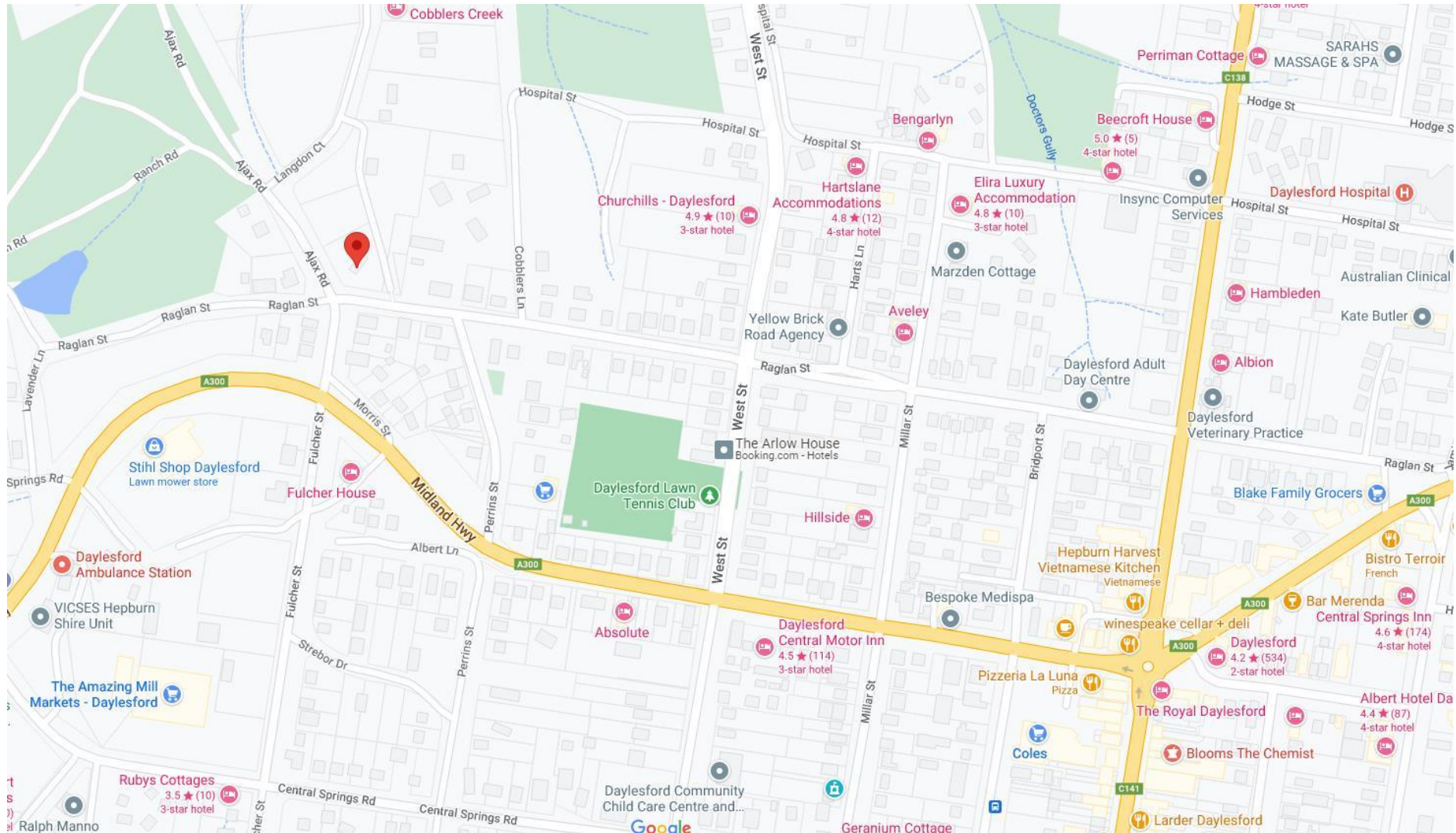
56.09-1 – Shared trenching objectives

All utilities where available to the site will be provided in accordance with the requirements of the relevant utility company, with shared trenching to be used where possible.

The proposed subdivision complies with the Standards and Objectives of this provision.

56.09-2 – Electricity, telecommunications and gas objectives

Electrical and telecommunication services are available and will be provided to the satisfaction of the relevant authority. The proposed subdivision complies with the Standards and Objectives of this provision.



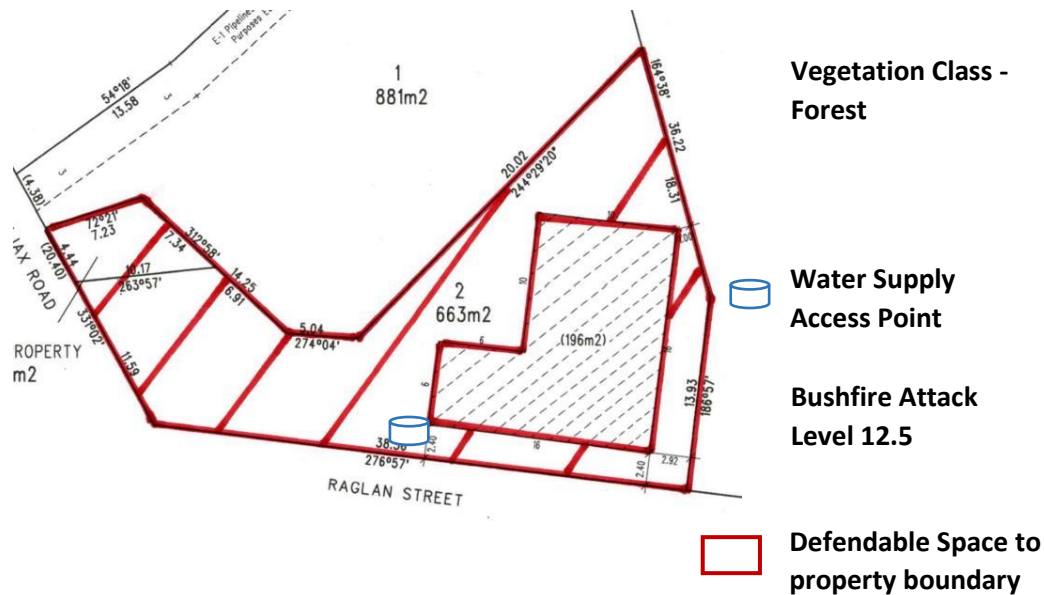
Subject site location_1 Ajax Road Daylesford



Bushfire Management Plan

1 Ajax Road, Daylesford

ATTACHMENT 11.3.4



Defendable space management

- Grass will be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris will be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects will not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height will not be placed within 3m of a window or glass feature of the building.
- Shrubs will not be located under the canopy of trees.
- Individual and clumps of shrubs will not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees will not overhang or touch any elements of the building.
- The canopy of trees will be separated by at least 5 metres.
- There will be a clearance of at least 2 metres between the lowest tree branches and ground level.

Water supply for fire-fighting purposes

- Show **10,000L** of effective water supply for fire-fighting purposes which will meet the following requirements.
 - Is stored in an above ground water tank constructed of concrete or metal.
 - All fixed above-ground water pipes and fittings required for fire-fighting purposes must be made of corrosive resistant metal.
 - Include a separate outlet for occupant use.
- The water supply must also;
 - Incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64 mm CFA 3 thread per inch male fitting).
 - The outlet/s of the water tank must be within 4m of the access way and be unobstructed.
 - Be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided.
 - Any pipework and fittings must be a minimum of 65 mm (excluding the CFA coupling).
 - Be located within 60m of the outer edge of the approved building.

Construction

- Will have a minimum Bushfire Attack Level of **BAL – 12.5** that the building will be designed and constructed in accordance with AS3959-18.

Access

- Show the access for fire-fighting purposes which meets the following requirements:
 - Fire authority vehicles can get to within 4m of the water supply outlet



Planning Department
Hepburn Shire Council
PO Box 21
Daylesford
Vic 3460
shire@hepburn.vic.gov.au

Objection to Planning Proposal PLN 22/0046

Lot 1 PS 807845 TSH TDF 1 Ajax Road Daylesford

2 lot subdivision *Your ref. 101937/P*



Dear Planning Department Team

Thank you for the Notice of Application for a Planning Permit for the above proposal which I received by mail on 2nd August. I would like to object to the proposal, as follows:

My property is immediately beside the proposed subdivision, to its east and north-east. It shares a common boundary of approximately 17.9 metres with the Applicant's proposed new lot 1, and 32.2 metres with the proposed new lot 2

(based on the dimensions given in the submission). My land is on two titles, with TP 1831M adjoining portion of the proposed new lot 1 and Lot 3 on LP205369X adjoining the remainder. My husband and I live on the property, on which we have a large ornamental formal garden with many trees and shrubs.

Background

The proposed subdivision would complete the subdivision into four small lots of what was formerly the 2603 m² Lot 1 on LP205369X. The owner's request for four lots was rejected by council only a few years ago, partly on the grounds that it represented an overdevelopment of the original property.

After consideration of objections, a three-lot modified subdivision was approved and two houses have since been constructed alongside the pre-existing house. In the process, the original landscaped garden has been all but completely removed and much of the property concreted over or otherwise sealed. The aerial photograph supplied on p.12 of the application (Attachment 2) shows it as it was before the subdivision, not as it now appears. From Ajax Road, the site appears crowded, barren and gardenless and is out-of-character with virtually all other properties in the vicinity. The new proposal is likely to enhance this problem.

Further note

I downloaded and printed the proposal from the Council's website on 4th August 2022. It starts at Page 2 "Existing Conditions". The preceding page is missing. The proposal now seems to have disappeared from the website and has not been available for some days. I am assuming the missing page does not contain additional material critical to my objection. (I left telephone messages requesting a return call from the Planning Department last week but so far no-one has called back).

Reasons for the Objection

Privacy and visual impact

The proposal foreshadows that an application will be made to build a house on the proposed Lot 2, as close as 1.00 metres to our shared fence (see Plan of Proposed

Subdivision). Lot 2 is small, steep and rises up to several metres above the land on which the existing house on the proposed Lot 1 sits. It is many metres higher than our own house. We are concerned that, unless cut-in to a lower level, a house built there could tower over our house and backyard, with a direct view east and north-east over the fence-tops to our bedroom windows, verandah, backyard and garden. Apart from the impingement on our privacy, the visual impact could be overwhelming.

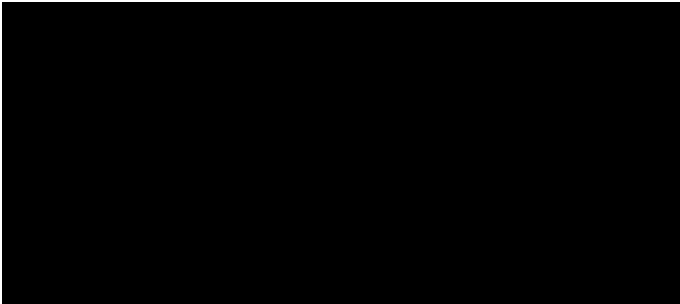
Effect on neighbourhood character and appearance

We are concerned that the proposal will detract from the character and attractiveness of the area in which we live. The size of the two proposed lots is well below the average of other lots in the neighbouring area. If the proposed building goes ahead, they will be near-totally covered with houses, driveways and concreted or otherwise sealed land. Only a tiny fraction of the land could in principle be used to grow plants and none appear to have been planted since the previous subdivision (the properties are tenanted). The proposed house on lot 2 is distant from the vehicle entrance, suggesting that the remaining unbuilt-on land between the vehicle entrance and the proposed house is also likely to become a concrete driveway. A residual cypress hedge along the site's Raglan Street boundary is attractive and, due to its elevated position, is very important to the appearance of the intersection of Raglan and Fulcher streets and Ajax Road. The building envelope proposed for Lot 2 is very close to this hedge and there is a risk that it will either be damaged during construction, or simply removed and replaced by a paling fence.

The property is at the extreme limit of the General Residential Zone. Immediately beside and just beyond it are the large blocks of Langdon Court with treed and established gardens, contributing to the strongly rural feel. Similarly attractive garden properties sit immediately opposite the site on Ajax Road and Raglan Street. Looking north-west from Ajax Road are magnificent distant views of Mount Tarrengower. Just beyond the site are the attractive native forest verges along Ajax road, the landscaped transfer station and then the extensive forest of the Regional Park. The immediate area contains many historic cottages and houses, including our own, built as the original dairy farm homestead, in 1914.

In our view, the small lots, unbalanced and cramped urban appearance of the proposed subdivision will detract from the attractiveness and amenity of the town edge and provide a precedent for similar over-development elsewhere

Sincerely





File No: 101937/P



Dear Sir/Madam,

Application Ref	PLN22/0046
Property Description	Lot 1 PS 807845 TSH TDF
Property Address	1 Ajax Road DAYLESFORD VIC 3460
Proposal	2 lot subdivision

An application for planning permit has been lodged at the above mentioned property and this letter serves as notification of the application pursuant to Section 52 of the Planning and Environment Act 1987.

The second page of this letter includes information about what is proposed and also includes a link on Councils website where plans of the proposal can be viewed.

Should you wish to object to the proposal you can find a link to an objection form at the bottom of the page that you can view the plans of the proposal. Alternatively an email can be sent to shire@hepburn.vic.gov.au . be sure to include the application reference and your contact details and the reasons for your objection.

If you require further assistance with your application, please do not hesitate to contact the Council's Planning Department on 5348 2306.

Yours sincerely,



Statutory Planning Department

Hear we go again! Do Council ever check these blocks 4x Residential homes on this block ~~ALREADY~~ already about nearly 100 trees cut down and replaced with concrete no trees replanted ever! What will happen if the hedge is destroyed or pulled down the new proposal will look straight into my bedrooms windows! This block is not within our rule setting why do people want to ~~destroy~~ destroy our beautiful town! GREED Council please check before issuing permits. Time to move from Daylesford!



NOTICE OF AN APPLICATION FOR PLANNING PERMIT

PLANNING AND ENVIRONMENT REGULATIONS 2015 – Schedule 1 - Form 2
Section 52(1) (Planning & Environment Act 1987)

The land affected by the application is located at:	1 Ajax Road DAYLESFORD VIC 3460 Lot 1 PS 807845 TSH TDF
The application is for a permit for:	2 lot subdivision
The applicant for the permit is:	Mr Sean O'Keefe Southern CrossTown Planning
The application reference number is:	PLN22/0046

VIEW THE APPLICATION:

- In Person:** You may view the application and any documents that support the application free of charge

Customer Services Building – Daylesford
Corner Duke and Albert Streets
8.30am to 5pm Monday to Friday



- Online:** Scan the QR Code or visit <https://www.hepburn.vic.gov.au/planning-building/statutory-planning/planning-process/advertising/>

- Phone:** Planning Enquiries (03) 5348 2306

LODGE AN OBJECTION:

Any person who may be affected by the granting of the permit may object or make other submissions to Council.

Complete the **Objection to a Planning Application Form** or lodge an objection in writing via:

- Email:** shire@hepburn.vic.gov.au
- Post:** Planning Department – PO BOX 21, Daylesford VIC 3460

An objection must be made to Council in writing, include reasons for the objection, and state how the objector would be affected. If you object, Council will notify you of its decision. Please be aware copies of objections/submissions received may be made available to any person for the purpose of consideration of the planning process.

The Responsible Authority will not decide on the application before:

18/08/2022



TOWN PLANNING REFERRALS

ENGINEERING CONDITIONS

Application No : PLN22-0046
File : 101937P
Property No : 101937
Address of Land : 1 Ajax Road, Daylesford
Description : Two lot subdivision

1. Stormwater Drainage

- All stormwater discharged from the subject land shall be connected to the legal point of discharge to the satisfaction of the Responsible Authority. No concentrated stormwater shall drain or discharge from the land to adjoining properties.
- Each lot requires a separate point of discharge.
- It is the responsibility of the developer to meet the requirements for stormwater quality as stated in the BPEM (Best Practice Environmental Management) Guidelines

Note: Additional information for requirements can be found at <https://www.epa.vic.gov.au/business-and-industry/guidelines/water-guidance/urban-stormwater-bpemg>

2. Prior to commencement of use it is the responsibility of the developer to meet the requirements and standards as set out in the IDM (Infrastructure Design Manual) version 5.20
3. All works must be constructed and completed prior to statement of compliance.
4. All costs incurred in complying with the above conditions shall be borne by the permit holder

Prepared by: Ashley Goad – Engineering Development Officer
Date: 26/07/2022



Our patron, Her Excellency the Honourable Linda Dessau AC, Governor of Victoria

CFA Community Preparedness
8 Lakeside Drive Burwood East Vic 3151
Email: firesafetyreferrals@cfa.vic.gov.au

CFA Ref: 15000-77184-121407
Council Ref: PLN22/0046

28 July 2022

Town Planner
Hepburn Shire Council
PO Box 21
DAYLESFORD VIC 3460

Dear Town Planner,

CONDITIONAL CONSENT TO THE GRANT OF A PERMIT

Application No: PLN22/0046
Site Address: 1 Ajax Road Daylesford
Proposal: TWO (2) LOT SUBDIVISION IN BMO1

I refer to correspondence received on 26 July 2022 seeking comments on the above application.

CFA acting as a Referral Authority pursuant to section 55 of the *Planning and Environment Act, 1987 (Act)* has considered and does not object to the grant of a permit for the above proposal subject to –

- Any mandatory conditions specified within the planning scheme; and
- The following conditions being included on any planning permit that may be issued.

– Start of Conditions –

1. Endorsement of Bushfire Management Plan

The Bushfire Management Plan prepared by Southern Cross Town Planning (Version 2, dated July 2022) must be endorsed by the Responsible Authority, be included as an annexure to the section 173 agreement prepared to give effect to clause 44.06-5 of the Planning Scheme and must not be altered unless agreed to in writing by CFA and the Responsible Authority.

2. Additional matters to be set out in the Section 173 agreement

In addition to the requirements of Clause 44.06-5 of the Scheme, the section 173 Agreement prepared in accordance with that clause must also:

- a) Explicitly exclude Lot 1 from the following exemption under Clause 44.06-2 of the Scheme:

“A building or works consistent with an agreement under section 173 of the Act prepared in accordance with a condition of permit issued under the requirements of Clause 44.06-5”.

3. Implementation of defensible space

Before the statement of compliance is issued under the Subdivision Act 1988, the defensible space shown on the endorsed Bushfire Management Plan must be implemented to the satisfaction of the Responsible Authority.

– End of Conditions –

Further comments

A minor amendment to the defensible space as show on the submitted Bushfire Management Plan was required. CFA has engaged with the Bushfire Consultant to have this fixed and a copy is attached with this response.

Certification and Statement of Compliance

CFA consents under Section 9 of the *Subdivision Act 1988* to the Certification of the Plan of Subdivision. CFA does not want the Plan of Subdivision for this planning permit application referred under Section 8 of the *Subdivision Act 1988*.

CFA also consents to the Statement of Compliance for Subdivision under the *Subdivision Act 1988*.

If you wish to discuss this matter in more detail, please do not hesitate to contact Chantelle Lyman on 0476 552 020.

Yours sincerely,



Andrew Ganey
Bushfire Planning Advisor
Fire Risk, Research & Community Preparedness

11.4 PLN 22/0172 – 361 DEEP CREEK ROAD, CAMPBELLTOWN – USE AND DEVELOPMENT OF LAND FOR PLACE OF ASSEMBLY

Go to 01:24:26 in the meeting recording to view this item.

DIRECTOR COMMUNITY AND DEVELOPMENT

In providing this advice to Council as the Manager Planning & Building, I Rick Traficante have no interests to disclose in this report.

ATTACHMENTS

1. PLN 22/0172 - Site Plan - 361 Deep Creek Road, Campbelltown [**11.4.1** - 1 page]
2. PLN 22/0172 - Acoustics Report - 361 Deep Creek Road, Campbelltown [**11.4.2** - 19 pages]
3. PLN 22/0172 - Waste Management Report) - 361 Deep Creek Road, Campbelltown [**11.4.3** - 18 pages]
4. PLN 22/0172 - Traffic Management Report - 361 Deep Creek Road, Campbelltown [**11.4.4** - 17 pages]
5. PLN 22/0172 - Referral Response - North Central Catchment Management Authority - 361 Deep Creek Road, Campbelltown [**11.4.5** - 3 pages]
6. PLN 22/0172 - Emergency Management Plan - 361 Deep Creek Road, Campbelltown [**11.4.6** - 62 pages]
7. PLN 22/0172 - Risk Management Report - 361 Deep Creek Road, Campbelltown [**11.4.7** - 222 pages]
8. PLN 22/0172 - Referral Response - Central Highlands Water - 361 Deep Creek Road, Campbelltown [**11.4.8** - 1 page]
9. PLN 22/0172 - Referral Response - Goulburn-Murray Water - 361 Deep Creek Road, Campbelltown [**11.4.9** - 2 pages]
10. PLN 22/0172 - Referral Response - Country Fire Authority - 361 Deep Creek Road, Campbelltown [**11.4.10** - 4 pages]
11. PLN 22/0172 - Referral Response - Department of Environment, Land, Water and Planning - 361 Deep Creek Road, Campbelltown [**11.4.11** - 1 page]
12. PLN 22/0172 - Referral Response - Councils Engineering Department - 361 Deep Creek Road, Campbelltown [**11.4.12** - 3 pages]

EXECUTIVE SUMMARY

This application seeks permissions for the use of the land for a Place of Assembly (music festival) at 361 Deep Creek Road, Campbelltown. The original application involved six music festivals over a three (3) year period with up to 3,000 patrons and several smaller events. Access to the site was to be from Williams Road onto the Stoney Rises Fire Access Track (the Track). The Track is managed by the Department of Environment, Land, Water and Planning (DELWP) and within the Dja Dja Wurrung Clans Aboriginal Corporation (T/A DJAARA) DJAARA Recognition and Settlement Agreement Area.

The application has since been revised by the permit applicant (post notification) having regard to timing considerations and feedback received to the proposal.

The proposal now for consideration involves:

- One x 1500-person music festival conducted over three days (23-26 February 2023), with a maximum of 350 vehicle passes.
- Revised access to the site now from Williams Road onto the extension of Stoney Rises Road (different to the Stoney Rises Fire Access Track) on private land to cross over the Track (20m section) to the southwest section of the subject site.

The proposed site is located within Farming Zone – Schedule 1 (FZ1), Environmental Significance Overlay – Schedule 1 (ESO1), Erosion Management Overlay (EMO) (pt of site), and Significant Landscape Overlay – Schedule 1 (pt of site).

The original application for the larger event was formally advertised, and 14 objections were received. The revised reduced proposal has not been re-referred or advertised as the proposal before Council is less detrimental than what has already been advertised. Notwithstanding, all original submitters have been notified of the proposed amendment and are still considered to be part of the process. The grounds of objection for the submission generally relate to:

- Access to and from the Stoney Rises Fire Access Track is inadequate for both the festival patrons and in the event of a fire / emergency.
- Traffic from the events will cause additional traffic to the area and cause damage to the local road network.
- Livestock may be affected by light, noise, disease and potentially dogs.
- Noise, traffic, light and litter will affect the amenity of the area.
- Festivals will interrupt pest control practices; via means of vermin eradication (shooting).
- Festival patrons potential to place adjoining properties at fire risk.
- Festival patrons may trespass on adjoining properties.
- Campbelltown Fire Brigade and other community persons not consulted.

OFFICER'S RECOMMENDATION

That Council resolves to issue a Notice of Decision to Grant a Planning Permit, for the use and development of the land for a Place of Assembly (Music Festival) at land known as 361 Deep Creek Road, Campbelltown, subject to the following conditions:

Amended Plans Required

1. No later than fourteen (14) days prior to the commencement of the event, plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and be generally in accordance with the plans submitted with the permit application but modified to show:

- a. A revised site plan showing:*

- i. the location of the car parking and camping areas;*
- ii. the location of performance areas;*
- iii. the location of toilet and shower facilities the general camping areas and the festival area;*
- iv. the location of other facilities such as food outlets where proposed;*
- v. the location of rubbish bins throughout the festival and camping areas as well as the car parks;*
- vi. the location of supervised road access as follows:*
 - a. Stoney Rises Fire Access Road Crossover from CA 49F PSH Campbelltown to CA 41 PSH Campbelltown;*
 - b. Williams Road from Stoney Rises Fire Access Road to Stoney Rises Road;*
 - c. limiting public access northward and southward Stoney Rises Fire Access Road Crossover from CA 49F PSH Campbelltown to CA 41 PSH Campbelltown;*
 - d. with access to be supervised for no less than 24 hours prior to the event and 24 hours post the event unless an alternative period is approved in writing to the satisfaction of the Responsible Authority;*
- vii. the locations for emergency vehicle access and an emergency assembly area;*
- b. a schedule detailing a programme and timetable for setting up and dismantling the site including security and fire safety;*
- c. a Fire Management Plan including the treatment of fire break(s), buffer zones and arrangements to access water for firefighting purposes referred to in Condition 42 herewith;*
- d. an Emergency Management Plan;*
- e. a Traffic Management Plan;*
- f. a Noise Management Plan consistent with Condition 22. That must include a noise measurement program including a register of locations, times, and noise level readings to be compiled throughout the event;*
- g. a Waste & Litter Management Plan for the duration of the event and after the event;*
- h. an Activity Containment and Trespass Prevention Plan including details of the type and location of signage to be erected and the location and frequency of regular patrols by trained security personnel of adjacent private land and around the perimeter of the subject land. This must include, but is not limited to:*
 - i. personnel numbers, management structure, roles, responsibilities, powers and procedures;*
 - ii. details and frequency of security patrols internal and external to the property;*
 - iii. treatment and identification of property boundaries;*

- iv. *communication provisions;*
- v. *security provisions and protocols for nearby property owners and residents including:*
 - 1. *a 24-hour contact number for adjacent property owners and occupiers to register any complaints including arrangements to advise those persons of the number; and*
 - 2. *a register of all calls to this number that must be maintained and made available at all times for inspection by the Responsible Authority.*

No Variation

- 2. *The use/development as shown on the endorsed plans must not be altered or modified unless otherwise agreed in writing by the Responsible Authority.*

Permitted Use Conditions

- 3. *The use hereby permitted must only operate during 23-26 February 2023 unless otherwise agreed in writing by the Responsible Authority.*

Responsible Management

- 4. *There shall be on the premises at all times whilst the property is used for the purpose hereby permitted a person above the age of 18 years responsible for the good and responsible conduct of patrons and staff.*

Confirmation of Attendance Figures

- 5. *No later than fourteen (14) days prior to the commencement of the event, the permit holder must develop a suitable system for recording attendance figures for the duration of the event. This system must be approved by the Responsible Authority prior to the commencement of the event. A final attendance figure is to be presented to the Responsible Authority no later than one month after the completion of the event.*
- 6. *No more than 1500 patrons may be in attendance at the event at any one time.*

Notification of Event to Emergency Services

- 7. *Twenty-one (21) days prior to the commencement of the event the permit holder shall provide written confirmation to Emergency Services, that the event shall be proceeding as planned. Dates and times for the event shall also be provided.*

Erection of Temporary Speed Restriction and Directional Signage

8. *Prior to the commencement of the event, the permit holder shall erect temporary directional signage and advisory speed signage along Williams Road, Stoney Rises Road, and Creswick Newstead Road to the satisfaction of VicRoads and the Responsible Authority.*
9. *All temporary signage outlined above shall be removed within two days of the completion of the event.*

Works Prior to Commencement of Use

10. *The use permitted by this permit must not commence until:*
 - a. *The unsealed section of road used to access the site Stoney Rises Fire Access Road has been suitably constructed to the satisfaction of the Responsible Authority.*
 - b. *Vehicle access points to the site and internal access roads are constructed to the satisfaction of the Responsible Authority.*
 - c. *No later than two weeks prior to the event the permit holder shall organise an inspection, with the Responsible Authority to ensure that the above two points have been completed to the satisfaction of the Responsible Authority.*

Availability

11. *During the course of the event, the areas set aside for parked vehicles and access lanes as shown on the endorsed plans must be kept available for these purposes at all times.*

Water Supply

12. *The use hereby permitted shall not commence until an adequate supply of potable water has been provided, to the satisfaction of the Responsible Authority (Environmental Health Officer).*

Waste Disposal

13. *All wastes including sewerage, sullage and refuse, shall be disposed of in the proper manner, to the satisfaction of the Responsible Authority (Environmental Health Officer).*

Individual Attendee Responsibility & Obligations

14. *The permit holder or festival organiser must employ all methods considered practical including leaflet distribution / public notification advising attendees of their obligations relating to (but not necessarily limited to) the following:*

- i. Trespassing on lands other than approved for use for the festival.*
- j. Public Safety, including fire hazard prevention; and*
- k. appropriate waste disposal methods.*

15. Details are to be provided to the Responsible Authority for approval no less than 14 days prior to the commencement of the event.

Reinstatement of Subject Land

16. The permit holder or festival organiser shall ensure the subject land and environs are reinstated to an equivalent condition as existed prior to the event being conducted to the satisfaction of the Responsible Authority.

Containment of Approved Activity

17. The activity is to be wholly contained within Crown Allotments 49F and 49G, Parish of Campbelltown, with appropriate signage and containment methods to be employed to the satisfaction of the Responsible Authority.

18. Details are to be provided within the required Activity Containment and Trespass Prevention Plan, to be submitted to the satisfaction of the Responsible Authority no later than fourteen (14) days prior to the commencement of the event.

19. The immediate area of the event must be fenced to an appropriate standard (rope delineation) to prevent access by attendees/persons to the remainder of the land (not part of the event) to the satisfaction of the Responsible Authority.

Signage

20. A sign/signs must be provided directing drivers to the area(s) set aside for car parking and must be located and maintained to the satisfaction of the Responsible Authority. The area of each sign must not exceed 0.3 square metres.

Music/Noise

21. Noise emissions from the subject premises, when measured in accordance with the State Environment Protection Policy Control of Music from Public Premises No. N-2, must comply at all times with permissible noise levels to the satisfaction of the Responsible Authority and the Environmental Protection Authority.

22. Prior to the commencement the event under this permit, a noise management plan must be prepared by a suitably qualified person to the satisfaction of the responsible authority. Once approved the noise management plan will be

endorsed and form part of this permit. The noise management plan is not limited to, but must include:

- a. The location of surrounding residential properties to be monitored for an event.*
- b. A method for determining the appropriate sound levels (including low frequency noise) prior to an event to achieve compliance with SEPPN-2.*
- c. Methods to control sound during an event, including but not limited to; noise from the sound desk, low frequency noise and noise from patrons personal music playing devices.*
- d. Methods to monitor the noise levels during an event to ensure compliance with SEPPN-2.*
- e. Methods to handle the receipt and management of noise complaints during an event, such as a telephone number or email address for nearby residents to contact the venue manager and/or festival organiser if a complaint is lodged; and*
- f. The preparation of a noise impact assessment report following an event that includes recommendations to address any noise complaints.*

23. The noise management plan must be implemented to the satisfaction of the responsible authority.

24. Noise monitoring of the event must be undertaken by a suitably qualified acoustic engineer, at the cost of the operator, a minimum of five surrounding residential properties, locations to be agreed in writing with Council at least 30 days prior to each event, to ensure compliance with Condition 21. A Noise Impact Assessment Report must be submitted to Council no later than 30 days after each event, to the satisfaction of the Responsible Authority.

Waste Control

25. Details of waste collection and storage areas shall be provided prior to the commencement of use/development.

26. Storage bins shall be screened from view and adequately covered to the satisfaction of the Responsible Authority to minimise dispersal of material by wind or water and vermin and pest insect access.

27. Appropriate controls shall be implemented to restrict the movement of windblown litter and prevent the site appearing unsightly.

28. No litter shall be discharged beyond the boundaries of the site.

29. No odour shall be emitted from any waste storage areas to cause offence to adjoining property occupiers to the satisfaction of the Responsible Authority.

Amenity

30. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:

- a. transport of materials, goods, or commodities to or from the land;
- b. appearance of any building, works or materials;
- c. emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit, or oil, or otherwise;
- d. presence of vermin;
- e. noise levels emanating from the premises must not exceed those required to be met under State Environmental Protection Policy (Control of Music Noise from Public Premises) No. N-2.

Ongoing Soil Erosion Control Condition

31. All works must be undertaken in a manner that minimises soil erosion, and any exposed areas of soil must be stabilised to prevent soil erosion, to the satisfaction of the Responsible Authority.

Engineering Department Conditions

Stormwater Drainage

32. All stormwater discharged from the subject land shall be connected to the legal point of discharge to the satisfaction of the Responsible Authority. No concentrated stormwater shall drain or discharge from the land to adjoining properties.

Road Works

33. It is the responsibility of this permit holder(s) to construct the unmaintained/unmade portion of access across Stoney Rises Fire Access Road from CA 41 PSH Campbelltown to CA 49F PSH Campbelltown to the satisfaction of Responsible Authority.

34. Prior to the commencement of use, the road shall be formed, drained, and surfaced in accordance with detailed plans and specifications prepared by the Landowner/s and approved by the Responsible Authority.

Access

35. *Vehicle access/crossing to the land is to be located, constructed, and maintained to the satisfaction of the Responsible Authority.*

36. *Prior to the commencement of use the following will be constructed for approval:*

- a. *Vehicle access/crossing to the land shall be located so that adequate sight distance is achieved to comply with Australian Standard AS2890.1:2004 Section 3.2.4 and as specified in Ausroad's Guide to Road Design Part 4A Section 3.4 - 'Sight Distance at Property Entrance'.*
- b. *Any proposed vehicular crossing shall have satisfactory clearance to any side-entry pit, power or Telecommunications pole, manhole cover or marker, or street tree. Any relocation, alteration or replacement required shall be in accordance with the requirements of the relevant Authority and shall be at the applicant's expense.*

37. *The final location and construction of the vehicle crossing is to be approved by the Responsible Authority via a "Consent to Work within the Road Reserve", prior to the undertaking of works.*

38. *All works must be constructed and completed prior to commencement of use.*

39. *All costs incurred in complying with the above conditions shall be borne by the permit holder.*

Country Fire Authority Conditions

Emergency Management Plan & Fire Management Plan Required

40. *The event organiser is to engage a person who is suitably qualified in emergency management planning to prepare an emergency management plan and separate fire management plan to the satisfaction of the Responsible Authority.*

41. *The emergency management plan must include/address the following areas (but is not limited to):*

- I. *Bushfire/Grassfire related matters*
 - i. *Contains appropriate procedures for:*
 - a. *how the bushfire threat will be monitored;*
 - b. *implementing cancellation/postponement of the event on days where the Fire Danger Rating will be;*
 - c. *extreme (unless with the written consent of CFA);*
 - d. *catastrophic;*

- e. any other particular trigger points for action (such as a forecast Fire Danger Ratings, Total Fire Ban etc);
- f. when a bushfire threatens the site – including the trigger for sheltering in place or evacuation (as appropriate);
- g. after the bushfire threat passes.
- ii. Details on evacuating staff, talent, and event attendees from the site (if required).
- iii. Details on assembly of those on site and sheltering in place (if required).
- m. Fire response related matters.
 - i. Details of the response arrangements for any fire or other emergency that may occur within the site.

42. The fire management plan must include/address the following areas (but is not limited to):

- i. the location and proposed specifications/standards of:
 - a. all emergency assembly areas;
 - b. carparking areas;
 - c. vehicle access paths;
 - d. emergency vehicle access paths – if different to the above;
 - e. any on-site firefighting resources and equipment. Including when those resources may be increased or decreased based on the timing of the event and forecast Fire Danger Ratings;
 - f. any fire breaks or fuel management proposed;
 - g. any other proposed treatments identified in the risk assessment.

43. A clear description of any variation to the additional fire mitigation measures specified in Condition 47 of this permit.

44. Unless with the consent of CFA, a draft version of the emergency management plan and fire management plan must be provided to the Responsible Authority and firesafetyreferrals@cfa.vic.gov.au (ATTN: Commander – CFA District 15) for comment no less than three months prior to the date of the event.

45. A final version of the emergency management plan and fire management plan must be provided to the Responsible Authority for endorsement as part of the permit no less than 40 days prior to the event date. A copy of the emergency management plan must also be provided to firesafetyreferrals@cfa.vic.gov.au (ATTN: Commander – CFA District 15) for record keeping purposes.

46. *The event must be run in accordance with the endorsed emergency management plan and fire management plan at all times to the satisfaction of the Responsible Authority.*

Additional fire mitigation measures

47. *Unless with the written consent of CFA and otherwise stipulated in the endorsed emergency management plan or endorsed fire management plan, the following fire mitigation measures must be met:*

- n. no pyrotechnics or fires in the open air are permitted;*
- o. emergency vehicle access and egress routes within the site are to be clearly marked, be a width of not less than 5.4m and must meet the following specifications:*
 - i. constructed to a standard so that it is accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable width;*
 - ii. the average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50m;*
 - iii. dips must have no more than 1 in 8 (12%) (7.1 degrees) entry and exit angle;*
 - iv. There must be no obstructions for at least 4.0m vertically.*
- p. Emergency vehicle access must be provided around the full perimeter of the event.*
- q. Emergency assembly areas are to be graded to mineral earth or grass maintained to less than 50mm in height.*
- r. All grass on the property must be slashed or mown to not exceed 100mm in height.*
- s. Camping areas must be:*
 - i. separated into clearly identifiable blocks;*
 - ii. within 30m of an area of emergency vehicle access.*
- t. carparking areas must be blocks of no more than 30 cars and separated from blocks by at least 10m.*
- u. Food vendors, display stalls, market stalls and other providers are not to have their stalls/tents/vans or other temporary or permanent structures within a distance of not less than six (6) metres of each other.*

Mandatory Bushfire Management Conditions

48. *The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the*

responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

Department of Environment Land Water and Planning Conditions

49. Prior to the event an Environmental Management Plan (EMP) must be prepared in consultation with the responsible authority and approved by the responsible authority.

50. Any changes to the design, parking and spectator areas, services and auxiliary logistics areas will require DELWP's review to ensure no impact on native vegetation and the changes do not trigger a permit under Clause 52.17 of the Planning Scheme.

51. Earth works must not encroach Tree Protection Zones.

North Central Catchment Management Authority Conditions

52. Pedestrian and vehicle access over the waterway must be limited to a maximum of three locations.

53. Prior to the commencement of each festival the waterway must be cordoned off using temporary fencing to limit access to the three identified locations. The temporary fencing must be setback a minimum of 20m from the top of the bank of the waterway and must be maintained for the duration of each festival.

Goulburn-Murray Water Conditions

54. A 30m exclusion zone which is free from all camping and event infrastructure must be maintained alongside waterways during each festival.

55. Pedestrian and vehicle access over waterways must be in accordance with the requirements of the North Central Catchment Management Authority.

56. A sufficient number of portable toilets must be provided to cater for the maximum expected event attendance and camping activities. Wastewater from all portable toilets and showers must be emptied as required during and following the festival at an EPA approved facility. Any toilet or shower facility that reaches capacity, must cease to be used. There must be no on-site discharge of wastewater from toilet or shower facilities, either to land or to waterways.

57. All portable toilet and shower facilities must be located at least 100m from waterways during their period of use and must be removed from the site following the festival.

58. No litter or other waste material is to be discarded to the any waterways during or following the festival and all waste and litter must be cleared from the site after the festival.

Expiration Conditions

59. This Permit shall expire ten days after the event on 8 March 2023.

In accordance with section 69 of the Planning and Environment Act 1987, the Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires, or within six months of the permit expiry date, where the development allowed by the permit has not yet started; or within 12 months of the permit expiry date, where the development has lawfully started before the permit expires.

MOTION

That Council resolves to issue a Notice of Decision to Grant a Planning Permit, for the use and development of the land for a Place of Assembly (Music Festival) at land known as 361 Deep Creek Road, Campbelltown, subject to the following conditions:

Amended Plans Required

1. *No later than fourteen (14) days prior to the commencement of the event, plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and be generally in accordance with the plans submitted with the permit application but modified to show:*

- a. *A revised site plan showing:*
 - i. *the location of the car parking and camping areas;*
 - ii. *the location of performance areas;*
 - iii. *the location of toilet and shower facilities the general camping areas and the festival area;*
 - iv. *the location of other facilities such as food outlets where proposed;*
 - v. *the location of rubbish bins throughout the festival and camping areas as well as the car parks;*
 - vi. *the location of supervised road access as follows:*
 - vii. *Stoney Rises Fire Access Road Crossover from CA 49F PSH Campbelltown to CA 41 PSH Campbelltown;*
 - viii. *Williams Road from Stoney Rises Fire Access Road to Stoney Rises Road;*

- ix. *limiting public access northward and southward Stoney Rises Fire Access Road Crossover from CA 49F PSH Campbelltown to CA 41 PSH Campbelltown;*
- x. *with access to be supervised for no less than 24 hours prior to the event and 24 hours post the event unless an alternative period is approved in writing to the satisfaction of the Responsible Authority;*
- xi. *the locations for emergency vehicle access and an emergency assembly area;*
- b. *a schedule detailing a programme and timetable for setting up and dismantling the site including security and fire safety;*
- c. *a Fire Management Plan including the treatment of fire break(s), buffer zones and arrangements to access water for firefighting purposes referred to in Condition 42 herewith;*
- d. *an Emergency Management Plan;*
- e. *a Traffic Management Plan;*
- f. *a Noise Management Plan consistent with Condition 22. That must include a noise measurement program including a register of locations, times, and noise level readings to be compiled throughout the event;*
- g. *a Waste & Litter Management Plan for the duration of the event and after the event;*
- h. *an Activity Containment and Trespass Prevention Plan including details of the type and location of signage to be erected and the location and frequency of regular patrols by trained security personnel of adjacent private land and around the perimeter of the subject land. This must include, but is not limited to:*
 - i. *personnel numbers, management structure, roles, responsibilities, powers and procedures;*
 - ii. *details and frequency of security patrols internal and external to the property;*
 - iii. *treatment and identification of property boundaries;*
 - iv. *communication provisions;*
 - v. *security provisions and protocols for nearby property owners and residents including:*
 - 1. *a 24-hour contact number for adjacent property owners and occupiers to register any complaints including arrangements to advise those persons of the number; and*
 - 2. *a register of all calls to this number that must be maintained and made available at all times for inspection by the Responsible Authority.*

No Variation

- 2. The use/development as shown on the endorsed plans must not be altered or modified unless otherwise agreed in writing by the Responsible Authority.*

Permitted Use Conditions

- 3. The use hereby permitted must only operate during 23-26 February 2023 unless otherwise agreed in writing by the Responsible Authority.*

Responsible Management

- 4. There shall be on the premises at all times whilst the property is used for the purpose hereby permitted a person above the age of 18 years responsible for the good and responsible conduct of patrons and staff.*

Confirmation of Attendance Figures

- 5. No later than fourteen (14) days prior to the commencement of the event, the permit holder must develop a suitable system for recording attendance figures for the duration of the event. This system must be approved by the Responsible Authority prior to the commencement of the event. A final attendance figure is to be presented to the Responsible Authority no later than one month after the completion of the event.*

- 6. No more than 1500 patrons may be in attendance at the event at any one time.*

Notification of Event to Emergency Services

- 7. Twenty-one (21) days prior to the commencement of the event the permit holder shall provide written confirmation to Emergency Services, that the event shall be proceeding as planned. Dates and times for the event shall also be provided.*

Erection of Temporary Speed Restriction and Directional Signage

- 8. Prior to the commencement of the event, the permit holder shall erect temporary directional signage and advisory speed signage along Williams Road, Stoney Rises Road, and Creswick Newstead Road to the satisfaction of VicRoads and the Responsible Authority.*

- 9. All temporary signage outlined above shall be removed within two days of the completion of the event.*

Works Prior to Commencement of Use

- 10. The use permitted by this permit must not commence until:*

- a. *The unsealed section of road used to access the site Stoney Rises Fire Access Road has been suitably constructed to the satisfaction of the Responsible Authority.*
- b. *Vehicle access points to the site and internal access roads are constructed to the satisfaction of the Responsible Authority.*
- c. *No later than two weeks prior to the event the permit holder shall organise an inspection, with the Responsible Authority to ensure that the above two points have been completed to the satisfaction of the Responsible Authority.*

Availability

11. During the course of the event, the areas set aside for parked vehicles and access lanes as shown on the endorsed plans must be kept available for these purposes at all times.

Water Supply

12. The use hereby permitted shall not commence until an adequate supply of potable water has been provided, to the satisfaction of the Responsible Authority (Environmental Health Officer).

Waste Disposal

13. All wastes including sewerage, sullage and refuse, shall be disposed of in the proper manner, to the satisfaction of the Responsible Authority (Environmental Health Officer).

Individual Attendee Responsibility & Obligations

14. The permit holder or festival organiser must employ all methods considered practical including leaflet distribution / public notification advising attendees of their obligations relating to (but not necessarily limited to) the following:

- i. *Trespassing on lands other than approved for use for the festival.*
- j. *Public Safety, including fire hazard prevention; and*
- k. *appropriate waste disposal methods.*

15. Details are to be provided to the Responsible Authority for approval no less than 14 days prior to the commencement of the event.

Reinstatement of Subject Land

16. The permit holder or festival organiser shall ensure the subject land and environs are reinstated to an equivalent condition as existed prior to the event being conducted to the satisfaction of the Responsible Authority.

Containment of Approved Activity

17. The activity is to be wholly contained within Crown Allotments 49F and 49G, Parish of Campbelltown, with appropriate signage and containment methods to be employed to the satisfaction of the Responsible Authority.

18. Details are to be provided within the required Activity Containment and Trespass Prevention Plan, to be submitted to the satisfaction of the Responsible Authority no later than fourteen (14) days prior to the commencement of the event.

19. The immediate area of the event must be fenced to an appropriate standard (rope delineation) to prevent access by attendees/persons to the remainder of the land (not part of the event) to the satisfaction of the Responsible Authority.

Signage

20. A sign/signs must be provided directing drivers to the area(s) set aside for car parking and must be located and maintained to the satisfaction of the Responsible Authority. The area of each sign must not exceed 0.3 square metres.

Music/Noise

21. Noise emissions from the subject premises, when measured in accordance with the State Environment Protection Policy Control of Music from Public Premises No. N-2, must comply at all times with permissible noise levels to the satisfaction of the Responsible Authority and the Environmental Protection Authority.

22. Prior to the commencement the event under this permit, a noise management plan must be prepared by a suitably qualified person to the satisfaction of the responsible authority. Once approved the noise management plan will be endorsed and form part of this permit. The noise management plan is not limited to, but must include:

- a. The location of surrounding residential properties to be monitored for an event.
- b. A method for determining the appropriate sound levels (including low frequency noise) prior to an event to achieve compliance with SEPPN-2.
- c. Methods to control sound during an event, including but not limited to; noise from the sound desk, low frequency noise and noise from patrons personal music playing devices.
- d. Methods to monitor the noise levels during an event to ensure compliance with SEPPN-2.
- e. Methods to handle the receipt and management of noise complaints during an event, such as a telephone number or email address for nearby residents to

*contact the venue manager and/or festival organiser if a complaint is lodged;
and*

f. The preparation of a noise impact assessment report following an event that includes recommendations to address any noise complaints.

23. The noise management plan must be implemented to the satisfaction of the responsible authority.

24. Noise monitoring of the event must be undertaken by a suitably qualified acoustic engineer, at the cost of the operator, a minimum of five surrounding residential properties, locations to be agreed in writing with Council at least 30 days prior to each event, to ensure compliance with Condition 21. A Noise Impact Assessment Report must be submitted to Council no later than 30 days after each event, to the satisfaction of the Responsible Authority.

Waste Control

25. Details of waste collection and storage areas shall be provided prior to the commencement of use/development.

26. Storage bins shall be screened from view and adequately covered to the satisfaction of the Responsible Authority to minimise dispersal of material by wind or water and vermin and pest insect access.

27. Appropriate controls shall be implemented to restrict the movement of windblown litter and prevent the site appearing unsightly.

28. No litter shall be discharged beyond the boundaries of the site.

29. No odour shall be emitted from any waste storage areas to cause offence to adjoining property occupiers to the satisfaction of the Responsible Authority.

Amenity

30. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:

- a. transport of materials, goods, or commodities to or from the land;*
- b. appearance of any building, works or materials;*
- c. emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit, or oil, or otherwise;*
- d. presence of vermin;*

- e. *noise levels emanating from the premises must not exceed those required to be met under State Environmental Protection Policy (Control of Music Noise from Public Premises) No. N-2.*

Ongoing Soil Erosion Control Condition

31. All works must be undertaken in a manner that minimises soil erosion, and any exposed areas of soil must be stabilised to prevent soil erosion, to the satisfaction of the Responsible Authority.

Engineering Department Conditions

Stormwater Drainage

32. All stormwater discharged from the subject land shall be connected to the legal point of discharge to the satisfaction of the Responsible Authority. No concentrated stormwater shall drain or discharge from the land to adjoining properties.

Road Works

33. It is the responsibility of this permit holder(s) to construct the unmaintained/unmade portion of access across Stoney Rises Fire Access Road from CA 41 PSH Campbelltown to CA 49F PSH Campbelltown to the satisfaction of Responsible Authority.

34. Prior to the commencement of use, the road shall be formed, drained, and surfaced in accordance with detailed plans and specifications prepared by the Landowner/s and approved by the Responsible Authority.

Access

35. Vehicle access/crossing to the land is to be located, constructed, and maintained to the satisfaction of the Responsible Authority.

36. Prior to the commencement of use the following will be constructed for approval:

- a. *Vehicle access/crossing to the land shall be located so that adequate sight distance is achieved to comply with Australian Standard AS2890.1:2004 Section 3.2.4 and as specified in Ausroad's Guide to Road Design Part 4A Section 3.4 - 'Sight Distance at Property Entrance'.*
- b. *Any proposed vehicular crossing shall have satisfactory clearance to any side-entry pit, power or Telecommunications pole, manhole cover or marker, or street tree. Any relocation, alteration or replacement required shall be in accordance with the requirements of the relevant Authority and shall be at the applicant's expense.*

37. The final location and construction of the vehicle crossing is to be approved by the Responsible Authority via a "Consent to Work within the Road Reserve", prior to the undertaking of works.

38. All works must be constructed and completed prior to commencement of use.

39. All costs incurred in complying with the above conditions shall be borne by the permit holder.

Country Fire Authority Conditions

Emergency Management Plan & Fire Management Plan Required

40. The event organiser is to engage a person who is suitably qualified in emergency management planning to prepare an emergency management plan and separate fire management plan to the satisfaction of the Responsible Authority.

41. The emergency management plan must include/address the following areas (but is not limited to):

- l. Bushfire/Grassfire related matters*
 - i. Contains appropriate procedures for:*
 - a. how the bushfire threat will be monitored;*
 - b. implementing cancelation/postponement of the event on days where the Fire Danger Rating will be;*
 - c. extreme (unless with the written consent of CFA);*
 - d. catastrophic;*
 - e. any other particular trigger points for action (such as a forecast Fire Danger Ratings, Total Fire Ban etc);*
 - f. when a bushfire threatens the site – including the trigger for sheltering in place or evacuation (as appropriate);*
 - g. after the bushfire threat passes.*
 - ii. Details on evacuating staff, talent, and event attendees from the site (if required).*
 - iii. Details on assembly of those on site and sheltering in place (if required).*
- m. Fire response related matters.*
 - i. Details of the response arrangements for any fire or other emergency that may occur within the site.*

42. *The fire management plan must include/address the following areas (but is not limited to):*

- i. the location and proposed specifications/standards of:*
- ii. all emergency assembly areas;*
- iii. carparking areas;*
- iv. vehicle access paths;*
- v. emergency vehicle access paths – if different to the above;*
- vi. any on-site firefighting resources and equipment. Including when those resources may be increased or decreased based on the timing of the event and forecast Fire Danger Ratings;*
- vii. any fire breaks or fuel management proposed;*
- viii. any other proposed treatments identified in the risk assessment.*

43. *A clear description of any variation to the additional fire mitigation measures specified in Condition 47 of this permit.*

44. *Unless with the consent of CFA, a draft version of the emergency management plan and fire management plan must be provided to the Responsible Authority and firesafetyreferrals@cfa.vic.gov.au (ATTN: Commander – CFA District 15) for comment no less than three months prior to the date of the event.*

45. *A final version of the emergency management plan and fire management plan must be provided to the Responsible Authority for endorsement as part of the permit no less than 40 days prior to the event date. A copy of the emergency management plan must also be provided to firesafetyreferrals@cfa.vic.gov.au (ATTN: Commander – CFA District 15) for record keeping purposes.*

46. *The event must be run in accordance with the endorsed emergency management plan and fire management plan at all times to the satisfaction of the Responsible Authority.*

Additional fire mitigation measures

47. *Unless with the written consent of CFA and otherwise stipulated in the endorsed emergency management plan or endorsed fire management plan, the following fire mitigation measures must be met:*

- n. no pyrotechnics or fires in the open air are permitted;*

- o. *emergency vehicle access and egress routes within the site are to be clearly marked, be a width of not less than 5.4m and must meet the following specifications:*
 - i. *constructed to a standard so that it is accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable width;*
 - ii. *the average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50m;*
 - iii. *dips must have no more than 1 in 8 (12%) (7.1 degrees) entry and exit angle;*
 - iv. *There must be no obstructions for at least 4.0m vertically.*
- p. *Emergency vehicle access must be provided around the full perimeter of the event.*
- q. *Emergency assembly areas are to be graded to mineral earth or grass maintained to less than 50mm in height.*
- r. *All grass on the property must be slashed or mown to not exceed 100mm in height.*
- s. *Camping areas must be:*
 - i. *separated into clearly identifiable blocks;*
 - ii. *within 30m of an area of emergency vehicle access.*
- t. *carparking areas must be blocks of no more than 30 cars and separated from blocks by at least 10m.*
- u. *Food vendors, display stalls, market stalls and other providers are not to have their stalls/tents/vans or other temporary or permanent structures within a distance of not less than six (6) metres of each other.*

Mandatory Bushfire Management Conditions

48. The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

Department of Environment Land Water and Planning Conditions

49. Prior to the event an Environmental Management Plan (EMP) must be prepared in consultation with the responsible authority and approved by the responsible authority.

50. Any changes to the design, parking and spectator areas, services and auxiliary logistics areas will require DELWP's review to ensure no impact on native

vegetation and the changes do not trigger a permit under Clause 52.17 of the Planning Scheme.

51. Earth works must not encroach Tree Protection Zones.

North Central Catchment Management Authority Conditions

52. Pedestrian and vehicle access over the waterway must be limited to a maximum of three locations.

53. Prior to the commencement of each festival the waterway must be cordoned off using temporary fencing to limit access to the three identified locations. The temporary fencing must be setback a minimum of 20m from the top of the bank of the waterway and must be maintained for the duration of each festival.

Goulburn-Murray Water Conditions

54. A 30m exclusion zone which is free from all camping and event infrastructure must be maintained alongside waterways during each festival.

55. Pedestrian and vehicle access over waterways must be in accordance with the requirements of the North Central Catchment Management Authority.

56. A sufficient number of portable toilets must be provided to cater for the maximum expected event attendance and camping activities. Wastewater from all portable toilets and showers must be emptied as required during and following the festival at an EPA approved facility. Any toilet or shower facility that reaches capacity, must cease to be used. There must be no on-site discharge of wastewater from toilet or shower facilities, either to land or to waterways.

57. All portable toilet and shower facilities must be located at least 100m from waterways during their period of use and must be removed from the site following the festival.

58. No litter or other waste material is to be discarded to the any waterways during or following the festival and all waste and litter must be cleared from the site after the festival.

Expiration Conditions

59. This Permit shall expire ten days after the event on 8 March 2023.

In accordance with section 69 of the Planning and Environment Act 1987, the Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires, or within six months of the permit expiry date, where the development allowed by the permit has not yet started; or within 12

months of the permit expiry date, where the development has lawfully started before the permit expires.

Moved: Cr Tim Drylie

Seconded: Cr Tessa Halliday

Carried

Voted for: Cr Brian Hood, Cr Jen Bray, Cr Lesley Hewitt, Cr Tessa Halliday and Cr Tim Drylie

Voted against: Cr Don Henderson and Cr Juliet Simpson

Abstained: Nil

Councillor Don Henderson called for a division

Voted for: Cr Brian Hood, Cr Jen Bray, Cr Lesley Hewitt, Cr Tessa Halliday and Cr Tim Drylie

Voted against: Cr Don Henderson and Cr Juliet Simpson

BACKGROUND

Site and Surrounds

The property contains four titles and a total area of 246.5 acres (99.77ha) with a water bore and two dams. The site falls from the rear east at 470 over 1.1km to 380 at the top north centre portion of the site. Vegetation cover is sparse across this landscape excepting for tree stands to the north, and a scattering of trees around the existing dam and drainage lines which flow from north to south on the land.

The nearest dwelling to the proposed site for the music festival (Place of Assembly) is approximately 1.2km and other dwellings ranging from 1.35 to 2.2km. The closest waterway, Joyces Creek is approximately 1.17km from gathering location on the land. Further away, and for locational purposes are forested hills to the north and to the east is the Tuki Trout Farm and Restaurant.

The site and its surrounds are used for cropping and livestock.

Proposal

The proposal is for the use and development of the land for a place of assembly to conduct a one off, three day music festival which includes camping onsite.

The proposal is planned for a one x 1500-person music festival (23-26 February 2023), with 350 vehicle passes.

The event organisers will also operate with a liquor license (where provided by VCGLR), ensure noise pollution is within 10% of calculated levels provided by Waveform Acoustics and provide adequate traffic management services.

The proposal is a reduction from the previously stipulated 18 events over three years; to one event in 2023. The permit applicants hope that, if granted approval,

this will act as a trial phase event to measure success and impact with the potential to holding future events on this site (subject to further approval).

The proposed stage structures are temporary and under 150m² floor area, stretch tents and marquees are also proposed on site. Patrons are provided areas for tents, campervans, trailers, and all forms of shelter on site. A marked camping area is proposed in the centre of the site. Provision of water on site along with toilets at a ratio of one per 100 patrons and ancillary hand basins one per 15 cubicles, emergency evacuation assembly areas, first aid area have been identified on site.

Siting of events

A plan of the northern section of the site marked out where each stage was to be set up, parking areas, bus drop off zone, camping areas, water points, storage areas, toilets, traffic control, a first aid point and other operational zones for the festival.

The response from North Central Catchment Management Authority (NCCMA) and Goulburn Murray Water (GMW) require a limit of three designated pathways to areas of the festival and camping grounds to limit the impact on the identified drainage lines

Noise controls

The acoustic report submitted identifies the EPA's noise limits for entertainment venues and events indoors at 65 dB(A) within a noise sensitive area, and 55 dB(A) when the event is outdoors. A noise sensitive area means within the parcel of land that is within 10m of residential buildings, hospitals, hotels, schools. In a rural area a tourist establishment, campground and caravan are not considered noise sensitive areas, notwithstanding the silence on dwellings, modelling used from each stage (three in total) indicates the highest reading of 30dB(A) will be at the dwelling on Werona Kingston Road, Werona, located 1.43km north of the site. The reading of 30 dB(A) is below the acceptable limits, noting this is the closest dwelling and other dwellings are sited 1.5km to 10km from the site.

The modelling for the report was based on a ground effect of 0.5 and topography provided by Google maps. The areas to the north and north-west are likely to be at 21-28 dB(A) and higher than areas to the east. Noise monitoring to ensure limits are not exceeded form part of the submitted noise management plan.

Indicative decibel dB(A) sound examples from the Hearing Health Foundation are noted as follows, an average room noise is 30-60 dB(A), landscaping equipment from inside a dwelling is 75 dB(A), an indoor nightclub/bar or ice cream truck is 105-110 dB(A).

Access to the site

The original application was to access the site from Williams Road and traverse north along the Stoney Rises Fire Access Track (the Track) to the northwest corner of the subject site.

It is now proposed to access the site from the Stoney Rises Road extension. The sealed section of the road ends at Williams Road, the 5m all-weather access road continues along private property to the Tuki Trout restaurant. From the junction on the private road a 600m private track is proposed to the Stoney Fire Access Track at the south-west corner of the subject site. It is proposed to place temporary plastic tiles (bog mats) or rubber sheeting or similar on the width of the Track crossing path for 20m to prevent damage and provide access to the site. The bog mats have a weight capacity of up to 15 tonnes.

Under the DJAARA Land Use Activity Agreement the crossover is considered a Routine Activity. No approval from DJAARA is required to proceed subject to protection measures across the crossover area.

Traffic Management

A qualified traffic management team is to be engaged to enforce safety to and from the site from Williams Road during peak times. Additional signage is proposed for direction and speed controls from Williams Road to the site. Once onsite the vehicle checkpoint is proposed to direct cars to the allocated car parking area.

Noting the entry point to the site has altered, and the number of car spaces has reduced significantly from the original application.

Waste management

The original application report provided an indicative calculation of the waste likely to be generated by 3,000 patrons. A reduction in patrons reduces the waste generated by 1/2. Flexibility was flagged if the quantity of waste should increase, and a reduction of patrons is likely to decrease the quantity of waste. Disposal arrangements with recycling /repurposing where possible were identified.

Car Parking

Car parking on site is limited to no more than 350 vehicles through a vehicle pass regime. The carpark sizes proposed at 3m x 6m (18m²) x 350 vehicles, 6300m² is required for carparking.

The car parking area proposed is flat, located to the west-north side section of the site. No earthworks are proposed for the area. Barriers in the form of 'step-in poles' for demarcating the area with engaged traffic staff to provide for management of car parking, are proposed.

Security, fire and medical

The original application stated a few companies and consultants would be enlisted to manage security on site. The original application included a risk management plan and emergency management plan

The current proposal includes notice that Guarded Group have been engaged to undertake the security, medical and fire safety operations of the three events.

Relevant Planning Ordinance applying to the site and proposal

Zoning:	Farming Zone – Schedule 1 (FZ1)	
Overlays:	Environmental Significance Overlay, Schedule 1 (ESO1) Erosion Management Overlay (EMO) – Pt of site Significant Landscape Overlay, Schedule 1 (SLO1) – Pt of site	
Particular Provisions	Clause 52.06 – Car Parking	
Relevant Provisions of the PPF	13.04-2S Erosion and landslip 13.05-11S Noise management 13.07-3S Live music 14.01-1S Protection of agricultural land 14.02-1S Catchment planning and management 14.02-1L Catchment and land protection 17.01-1S Diversified economy 17.04-1S Facilitating tourism	
Under what clause(s) is a permit required?	Clause 35.07-1 FZ	Use of land for a place of assembly
	Clause 42.01-2 ESO1	Buildings and works
	Clause 44.01 EMO	Buildings and works
	Clause 42.03 SLO1	Buildings and works
Objections?	Fourteen (14)	
Responses for original application Referrals - Internal	Engineering – no objection subject to conditions Economic Development – Not enough information	
Referrals – External under Section 55 of the P&E Act	All authorities as listed below advise no objection to the proposed use of land for a place of assembly subject to conditions: Goulburn Murray Water; North Central Catchment Management Authority, Central Highlands Water	
Referrals – External under Section 52 of the	CFA (Fire Rescue Victoria); Department of Environment, Land, Water and Planning (DELWP), VicPol	

KEY ISSUES*Response to Planning Policy Framework*

The relevant policies of the State and Local Planning Policy Frameworks seek to ensure that farming land is protected and retained, and any non-agricultural uses do not adversely affect the use of agricultural land. These policies also seek to ensure that any use and/or development, including a place of assembly, is to provide for the use and/or development of land for specific purposes.

The site mapped for specific festival uses was designed having regard to the natural features of the site and the existing character of the area. The value of the agricultural land remains the same and remains available for agricultural uses before, during and after the proposed festivals.

The proposed use of the site will ensure that the farming land is protected and retained, and the use will not adversely affect the use of the agricultural land. Additionally, the development in the form of site entry points, walkways, onsite vehicle routes and car parking, temporary stages and infrastructure will not adversely affect the use of the agricultural land.

Subject to conditions imposed, it is considered the place of assembly will not adversely affect the agricultural importance of the land nor affect the amenity of the area.

Live music

The objective under Clause 17.04-1S Facilitating Tourism is to encourage, create and protect opportunities for the enjoyment of live music. This is in the context of live music venues and the strategies to adopt for ensuring a cluster of like venues whilst implementing measures for live music venues to co-exist with nearby residential and other sensitive land uses.

The proposed site is far from residential zoned land with the closest dwelling a distance of 1.1km. The noise limit for music noise from outdoor entertainment is 65 decibels (dB(A)) when the measurement point is located outdoors, within a noise sensitive area. The proposal more than meets the music noise requirement and will not adversely affect the amenity of the area.

Access to the site

The Dja Dja Wurrung Clans Aboriginal Corporation (T/A DJAARA) has confirmed that the 20m temporary access using coverage of bog mats over the Track has been deemed a routine activity. The placement of the sheeting will not require any scraping or grading of the road reserve, nor pegging or other securing devices. The temporary sheeting is proposed to be placed on the road reserve for the three days of the festival and up to 10 days prior to and following the festival, allowing for set

up and pack down, at which stage the sheeting will be removed and the road reserve restored to its pre-existing state. The Land Use Activity Agreement (LUAA) is not enlivened and therefore use of the Stoney Rises Fire Access Track is permitted to be used as a crossover from private property CA 41 60 Stoney Rises Road, Smeaton to the subject site.

Zoning and Overlay Considerations

Farming Zone- Schedule 1

The purpose of the Farming Zone (FZ) is:

- *To implement the Municipal Planning Strategy and the 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, including dwellings, do not adversely affect the use of land for agriculture.*
- *To encourage the retention of employment and population to support rural communities.*

Pursuant to Clause 35.07-1 (Place of Assembly), a permit is required for the use of the land for a place of assembly (music festival). Defined as a 'land where people congregate for religious, spiritual or cultural activities, entertainment, or meetings.' Place of assembly land use term applies to a number of uses where people gather for entertainment, for example an amusement parlour, carnival, circus, function centre, nightclub, place of worship each use likely to be associated with playing music.

Environmental Significance Overlay- Schedule 1

The site is located within the area of Special Water Supply Catchment Protection area. The objective of ESO1 is:

- *To ensure all development is undertaken in a manner that protects, restores, and enhances natural resources and environmental systems and seeks to eliminate detrimental impacts on the quality and quantity of water in the catchment, to ensure the long-term plentiful supply of quality water.*

The objective could be met by recommended conditions to limit pedestrian and vehicle access over the waterway, by providing a 30m exclusion zone free of camping and event infrastructure during the festival, and by ensuring an appropriate number of toilets are available for patrons. Each condition is achievable and appropriate within the water catchment area.

Erosion Management Overlay

Part of the site is located within the Erosion Management Overlay (EMO). The purpose of the EMO is:

- *To protect areas prone to erosion, landslip, other land degradation or coastal processes by minimising land disturbance and inappropriate development.*

This purpose is satisfied as this area is excluded from the events, activity, and associated infrastructure.

Significant Landscape Overlay - Schedule 1

Part of the site is located within the Significant Landscape Overlay. The objective of the Significant Landscape Overlay (SLO) is:

- *To maintain the visual significance of the woodlands and grasslands of the peaks and hilltop features of these areas.*
- *To maintain the visual significance of the ridges and escarpments*
- *To protect these areas from intrusive and dominant development.*
- *To protect significant geological sites from development.*

Plains Grassy Woodland is mapped on the site in the SLO marked area. This area is excluded with an appropriate setback for events, activity, and associated infrastructure and on these bases the objective is achieved.

Car Parking

There is adequate space allocated for car parking on site. A place of assembly use requires 0.3 car spaces for every patron. (0.3 x 350 patrons = 105 car spaces).

Notwithstanding provision is made for 350 vehicles should all passes be issued.

The car parking plan provided allows for marked areas and is subject to staff managing the vehicle movements. The checkpoints allow for an organised entry and manoeuvrability within the site and the allocated areas. The barriers (step-in-poles) reinforcing the allocated areas for carparking.

Amenity Considerations

The use proposed is accessed via a private property road from Williams Road and crosses the Stoney Creek Fire Access Track (proposed to be covered with bog mats) to the southwest section of the site.

There will be increased traffic volume movements in the lead up to the event with organisers setting up on site and patrons when the festivals begin. Traffic management plans have been provided for off-site and on-site management of vehicles. Noting there is a reduction from a maximum of 1250 to 350 vehicles with the changes to the event and corresponding vehicle movements. The time of the year for the event may mean an increase of dust from vehicle movements, the closest distance to a dwelling is more than 1.1m and up to 3.5km. The distance of the properties means the road and time of year will not adversely impact their amenity.

The noise levels are far below the 65 decibels (dB(A)) limit for all the dwellings in the vicinity of the proposed site. The lowest at 4.0 dB(A) and the highest at 30.3dB(A).

Frequent testing and a compliance register allows for greater accountability and ensures no unreasonable amenity impacts related to noise apply.

Lighting for the site is proposed at the site gate and within the marked festival events area. Each of the five light towers are of adequate distance from nearby properties located 1.1 to 3.5km away. The distance from properties and the amount of time the lights will be on is not likely to pose unreasonable adverse impacts on dwellings in the region, nor on any livestock that may be on nearby properties.

CONCLUSION

The proposed place of assembly for a music festival provides for a music event over three periods of time. The issues of noise, dust, lighting, and vehicle movements have been considered and can be dealt with as conditions on any planning permit to ensure the amenity of nearby properties are not adversely impacted.

The zone allows for the use of the site for music festival subject to approval, and with high order policies for the protection and retention of agricultural land. The event does not adversely affect the use of the agricultural land. It is on this basis that it is considered that the proposed use and development for a place of assembly (music festival) is worthy of support.

POLICY AND STATUTORY IMPLICATIONS

This application meets Council's obligations as Responsible Authority under the *Planning and Environment Act 1987*.

GOVERNANCE ISSUES

The implications of this report have been assessed in accordance with the requirements of the Victorian Charter of Human Rights and Responsibilities.

SUSTAINABILITY IMPLICATIONS

There are no sustainability implications associated with this report.

FINANCIAL IMPLICATIONS

Any application determined by Council or under delegation of Council is subject to appeal rights and may incur costs at VCAT if appealed.

RISK IMPLICATIONS

No risks to Council other than those already identified.

COMMUNITY AND STAKEHOLDER ENGAGEMENT

The application was originally advertised by sending notification of the proposal to adjoining and adjacent owners and a notice on the land. As a result, 14 objections

were received. The issues raised in the objections are addressed as below and they are as follows:

Access to and from the Stoney Rises Fire Access Track is inadequate for both the festival patrons and in the event of a fire / emergency

The revised plans propose to use the extension of Stoney Rises Road through private land and across the Stoney Rises Fire Access Track (placing bog tiles over 20m of the road) to the west side of the subject site. The use of the access track is no longer part of the proposal.

Traffic from the events will cause additional traffic to the area and cause damage to the local road network

It is agreed the event will cause additional traffic to the area. The management and repair to roads either state or local is the responsibility of the respective authority, not the responsibility of the road users or the applicant.

Livestock may be affected by light, noise, disease and potentially dogs

The total land area is noted as 100ha it is unlikely livestock will be within proximity to any light and noise from the event. The number of event days is less than 5% of the days in a year, this is not unreasonable, nor would it be considered to cause harm to any livestock in the area.

A policy for no dogs is proposed, except for service dogs for persons with special requirements.

Noise, traffic, light and litter will affect the amenity of the area

Noise levels proposed are below the threshold from all the dwellings within proximity to the site. The traffic to the site is to be managed under the submitted traffic management plan. Noting the number of events and patrons has been reduced to a single event over three days and the vehicles for patrons capped at 350. The light proposed for the safe management and operation of the festivals is considered acceptable. It is of adequate distance from all dwellings in the vicinity of the site to not impose adverse impacts.

The submitted waste management plan identifies the likely waste materials, quantities, collection and disposal of litter and waste. The condition recommended is to ensure no litter or other waste material is to be discarded to any waterways during or following the festival and additionally all waste and litter must be cleared from the site after the festival. This is an encompassing condition with duality to enable enforcement to protect the environment and amenity of the area.

Festivals will interrupt pest control practices; shooting

It is likely the pests will move away from the music festival site and therefore be easier to control. The legal requirements for those possessing firearms will be relevant to this issue.

Festival patrons potential to place adjoining properties at fire risk

The provision of a bushfire management plan forming part of the emergency plan gives guidance in case of a fire (practical and safe plan). The applicant has engaged Guarded Group for the management of risk, and in the event of a fire the protocol in ensuring the safety of the patrons, the site and the adjoining properties.

The advertising of the application has generated an awareness of the potential upcoming events for Fire Rescue Victoria, Country Fire Authority, and District (D15) Country Fire Authority.

Festival patrons may trespass on adjoining properties

The application includes the use of a private security firm and event safety on site to manage crowd control. Patrons will be advised of the boundaries of the event, this is supported by signage and staff. It is considered the event organiser has done all that is possible to be done to prevent trespassing on adjoining properties. Anything further becomes a legal issue.

Campbelltown Fire Brigade and other community persons not consulted

The land is not in Bushfire Management Overlay, there was no requirement to refer the application to Fire Rescue Victoria (FRV). However, the application was referred to FRV (as Council's recommending referral authority). Comments were sought regarding the use of the Stoney Fire Access Track as a means of access to the site if in the event of a fire, or if there would be any other concerns from the authority. No comments were provided for the Track. Council officers received several calls from senior, concerned and interested fire officers regarding the application. On this basis the proposal was shared amongst the fire community.

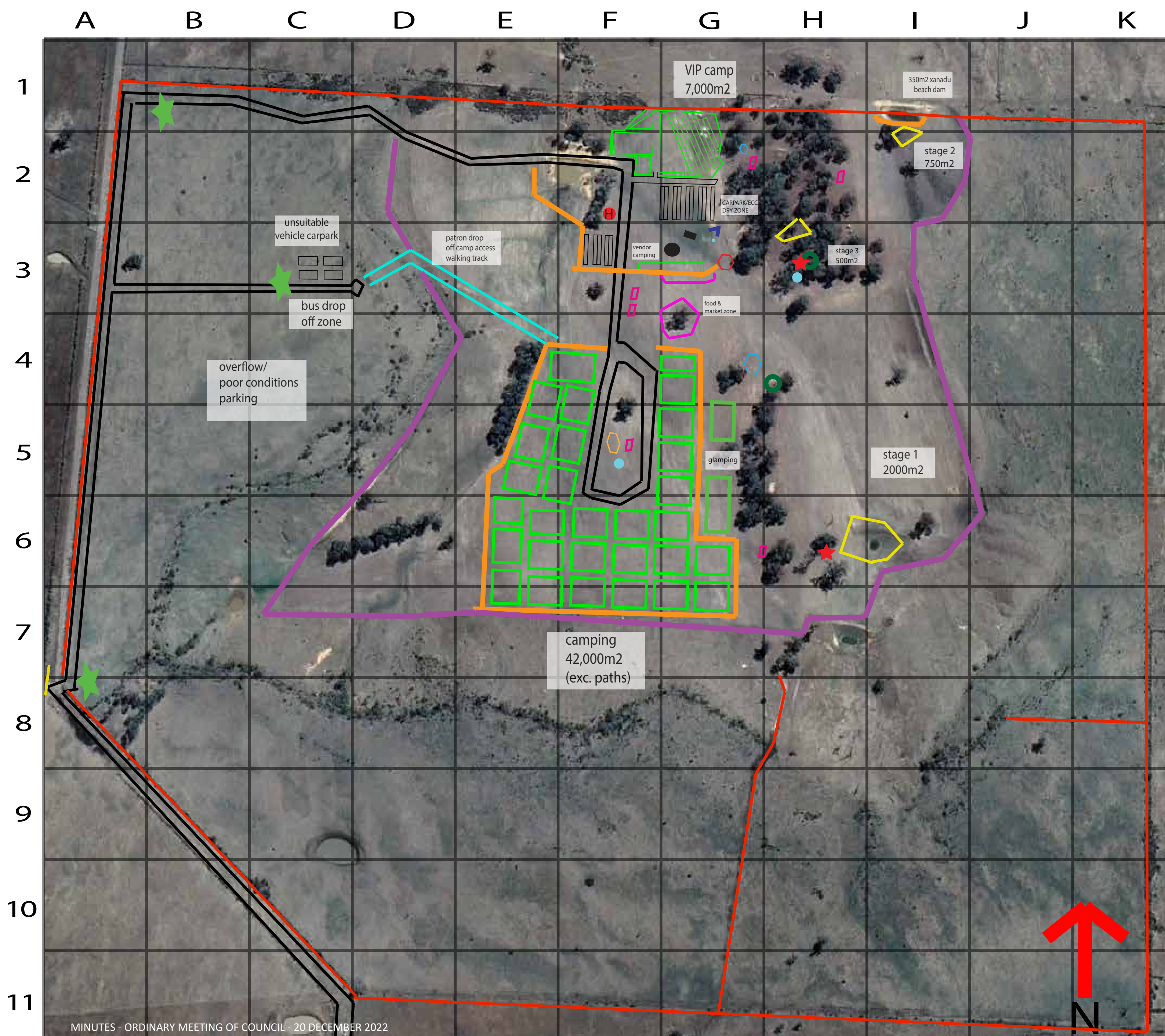
Adjoining property owners were given notice by mail. The local newspaper is no longer in publication, therefore there was no avenue to give notice by a locally circulating newspaper. The site is remote, placing a sign on site would likely go unnoticed.

2 Degrees Music and Arts Festival Site Overview and Plan

361 deep creek road, Cambelltown VIC 3364

Prepared by: Caleb Ostwald (2 degrees).

Scale: 1:3500
(guide, not exact)



legend:

- ★ bar
- ▭ campgrounds
- ★ Traffic Control Points
- H helipad
- Staff zone/ extra supply storage
- ⬡ Showers
- chillout lounge
- rope fence
- existing fenceline
- VIP ZONE
- Drinking water
- ⬡ General store & info centre
- ⬡ toilet blocks
- stage & audience zone
- driveway/shared track
- ▭ atv storage
- Emergency control centre (ECC)
- ⬡ first aid tents
- ▭ car parks
- general event perimeter



WAVEFORM
ACOUSTICS

Albert St Blackburn
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Project – 2 Degrees Festival
Date – 11.5.22
22046
C Caleb Ostwald
E caleb@2degrees.co
P 0417 566 522

ACOUSTIC REPORT INFORMATION SHEET

Project

2 Degrees Festival

Prepared for

Caleb Ostwald

Prepared by

Rohan Barnes from Waveform Acoustics

REVISIONS REGISTER	Issue Date
Draft Acoustic Report	3.2.22
Final Acoustic Report	11.5.22

DOCUMENT REGISTER	Issue Date
Proposal	10.5.22
Letter of instruction	11.5.22

Waveform Acoustics has been engaged by Caleb Ostwald to provide an Acoustic Report in relation the proposed 2 Degrees Festival, in particular ensuring that the noise generated can be contained and will not negatively impact the surrounding Noise Sensitive Receivers.

In order to do this we have:

1. Reviewed the site plans.
2. Reviewed the event and equipment plans
3. Using Soundplan Noise Modelling software we have modelled the area that is going to be affected by the noise generated by the event.
4. Provided noise limits and measurement protocols for the event.
5. Provided a Noise Management Plan as per the requirements of the EPA's publication 2025.

As such we have determined that with strict application of the Noise Management Plan - the event can be run in such a way as to not adversely effect the neighbouring amenity.

As with most large outdoor events low frequency noise intrusion into the NSR will need to be managed as this type of noise while not typically being measured in the LAeq limit can still have a negative on the neighbouring properties.

Notwithstanding – it is our understanding that the event will overall be beneficial to the community.

Best Regards,



Rohan Barnes
Principal Consultant

2.0 – LEGISLATION & GUIDELINES

In the preparation of the report the following legislation and guidelines were used:

EPA Publication 2025 – Permit application requirements for outdoor entertainment venues and events

This publication details the noise regulation, permits requirements, processes for application and what the EPA must consider in the application process.

EPA publication 1826.4: 'Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues' (Noise Protocol).

This publication provides a protocol for the purpose of determining noise limits for new and existing commercial, industrial and trade premises and entertainment venues as defined by the Regulations. It sets the methodology for assessing the effective noise level to determine unreasonable noise under Regulations 118, 125 and 130. The measurement procedures of this Noise Protocol are also used to determine aggravated noise under Regulations 121, 127 and 131.

Environment Protection Regulations 2021

The objectives of these Regulations are to further the purposes of, and give effect to, the Environment Protection Act 2017 by imposing obligations in relation to environmental protection in Victoria.

State Environmental Protection General Environmental Duty 2021

New environment protection laws will mean that anyone engaging in an activity posing a risk of harm to human health and the environment, from pollution or waste, must manage that risk to prevent harm as far as reasonably practicable. This general environmental duty applies to all Victorians. It means you will need to proactively assess and manage the risks of harm from your activities. Eliminating or reducing risk is important because industry activities could impact - Noise – affecting people's sleep; communication, cognition and learning; domestic or recreational activities; tranquillity and enjoyment inside and outside

3.0 – 1826.4 NOISE LIMITS FOR OUTDOOR EVENTS

In the EPA's publication 1826.4, it states the following:

“Entertainment venues and events

- A. *Noise limits for music noise from entertainment venues and events*
1. *Noise limits – Outdoor entertainment venues and outdoor entertainment events*

(91) The noise limit for music noise from outdoor entertainment venues and for music noise from outdoor entertainment events during standard operating hours, as defined in Regulations 128 and 129 is –
a. *65 dB(A) when the measurement point is located outdoors, within a noise sensitive area; and*
b. *55 dB(A) when the measurement point is located indoors, in a sensitive room within a noise sensitive area. “*

This describes the noise limit for the festival, an outdoor entertainment event, to be 65dB(A) measured as an LAeq in a noise sensitive area outdoors, and 55dB(A) when measured indoors, inside a room of a noise sensitive area

As the outdoor entertainment event is happening outside of standard operating hours, a permit is required as per EPA's publication 2025.

4.0 – ACOUSTIC MODELLING AND NOISE LIMITS ATTACHMENT 11.4.2

The event is to be run with three stages operating.

We have used the following sound levels from each stage

Frequency	63 Hz	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz
	110	109	106	104	103	102	100

The results at the NSR are as follows:

No.	Receiver name	Level	
		Day	Night
1	19 Deep Creek Rd Werona	28.4	28.4
2	59 Heagneys Rd Werona Werona	15.8	15.8
3	60 Stoney Rises Road Smeaton	20.3	20.3
4	134 Werona Kingston Rd Werona	9.5	9.5
5	180 Heagney Track Campbeltown	17.5	17.5
6	202 Werona Kingston Rd Werona	20.4	20.4
7	273 Werona Kingston Rd Werona	21.9	21.9
8	372 Robinson Rd Werona	14.8	14.8
9	384 Deep Creek Rd Campbeltown	20.3	20.3
10	451 Deep Creek Rd Campbeltown	18.3	18.3
11	563 Werona Kingston Rd Werona	13.2	13.2
12	589 Williams Rd Werona	6.2	6.2
13	595 Williams Rd Werona	4.0	4.0
14	929 Lawrence Glengower Rd Campbel	-1.9	-1.9
15	1900 Creswick Newstead Rd Campbel	14.7	14.7
16	2000 Creswick Newstead Rd Campbel	18.6	18.6
17	2813 Creswick Newstead Rd Smeaton	7.2	7.2
18	Werona Kingston Rd Werona	30.3	30.3

Notes:

1. Modeling was based on:
 - a. Ground effect of 0.5
 - b. Topography provided by Google Maps
2. Modelling indicates that the noise level will be below the acceptable limits at the NSR.
3. Consideration will still need to be given to the moderation of bass levels particularly during the night period.

1.0 – COMPANY IN CONTROL OF EVENT:

2 Degrees Festival

2.0 – DESCRIPTION OF MUSIC AND ENTERTAINMENT ON SITE:

The type of music and entertainment on site will feature a range of DJs, live electronic music acts, as well as live bands. Genres expected to be at the festivals will range from Disco, Ambient lounge, Jazz, Techno, Electro, House, Funk & Soul, and World.

This type music and entertainment would be expected to quite diverse in terms of spectra, however – house music, electronic acts and DJs being present, we can expect a large amount of bass and sub-bass frequencies. Because of this, careful measures will be needed to mitigate noise from Noise Sensitive Receivers (NSR).

A schedule of acts expected to play at the event is listed in Appendix 3

3.0 – STAGE DIMENSIONS AND OREINTATION:

The stage layout will consist of three main stage areas. Stage 1 (stage and audience area of 5,500m²), will be situated towards the South East boundary, facing north, Stage 2 (stage and audience area of 3,500m²) will be close to the eastern boundary, facing north and Stage 3 (stage and audience area of approx. 3000m²) at the north east, facing North West. The audience will be to the north of each stage (see Appendix 1).

	Stage 1 (Ngulumbarra)	Stage 2 (Rendezvous)	Stage 3 (Xanadu Beach)
Size of stage and audience area	5,500m ²	3,500m ²	3,000m ²
Speaker Orientation	Speakers and subs, vertically stacked on either side of stage	Speakers and subs, vertically stacked on either side of stage	Speakers and subs, vertically stacked on either side of stage
Speaker Height & Dimensions	Riser: 1200mm x 1200mm x 400mm Total PA Height: 2450mm Total Height: 2850mm	Riser: 1000mm x 1000mm x 200mm Total PA Height: 2500mm Total Height: 2700mm	Riser: 1000mm x 1000mm x 200mm Total PA Height: 2200mm Total Height: 2400mm
Direction of speakers/Audience Location	Facing north/north west	Facing west/north west	Facing north west
Equipment Used	<ul style="list-style-type: none"> • 6 x Evo7E and 4 x F124 (funktion one system) • Psm 18's & Br121 Sub Booth monitors • 2x Technics 1210 • 4x Pioneer flagship CDJ 3000's • DJM 900 Nexus Mixer, 4 channels • Xone 92 mixer 	<ul style="list-style-type: none"> • 2 x Evo 6e's and 4 x F121's (funktion one system) • Psm 12's Booth monitors • 2x Technics 1210 • 1x Pioneer flagship CDJ 3000 • 2x Pioneer CDJ 2000 nexus • DJM 900 Nexus Mixer, 4 channels • Xone 92 mixer 	<ul style="list-style-type: none"> • 2x Res 4's and 4 x F121 (funktion one system) • Psm 12's Booth monitors • 2x Technics 1210 • 3x Pioneer flagship CDJ 3000's • DJM 900 Nexus Mixer, 4 channels • Xone 92 mixer

4.0 – CHARACTERISTICS OF NOISE PRODUCED:

The most prominent noise produced by the sound systems will be music, most notably a spectra of dance/house music with prominent bass frequencies.

5.0 – SOUND LEVELS AT STAGE:

While our modelling is based on the following levels at stage – this should be site verified during the soundcheck for the event at the NSR.

Frequency	63 Hz	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz
	110	109	106	104	103	102	100

6.0 – PREDICTED NOISE LEVELS AT NOISE SENSITIVE RECEIVERS:

No.	Receiver name	Level	
		Day	Night
		dB(A)	
1	19 Deep Creek Rd Werona	28.4	28.4
2	59 Heagneys Rd Werona Werona	15.8	15.8
3	60 Stoney Rises Road Smeaton	20.3	20.3
4	134 Werona Kingston Rd Werona	9.5	9.5
5	180 Heagney Track Campbelltown	17.5	17.5
6	202 Werona Kingston Rd Werona	20.4	20.4
7	273 Werona Kingston Rd Werona	21.9	21.9
8	372 Robinson Rd Werona	14.8	14.8
9	384 Deep Creek Rd Campbelltown	20.3	20.3
10	451 Deep Creek Rd Campbelltown	18.3	18.3
11	563 Werona Kingston Rd Werona	13.2	13.2
12	589 Williams Rd Werona	6.2	6.2
13	595 Williams Rd Werona	4.0	4.0
14	929 Lawrence Glengower Rd Campbell	-1.9	-1.9
15	1900 Creswick Newstead Rd Campbell	14.7	14.7
16	2000 Creswick Newstead Rd Campbell	18.6	18.6
17	2813 Creswick Newstead Rd Smeaton	7.2	7.2
18	Werona Kingston Rd Werona	30.3	30.3

7.0 – NOISE BARRIERS & CONTAINMENT MEASURES:

No physical barriers will be erected, however the natural terrain has been considered in the positioning of the stages to reduce exposure to Noise Sensitive Receivers.

8.0 – HOW NOISE AT NOISE SENSITIVE RECEIVERS WILL BE ASSESSED:

In order to maintain noise compliance, diligent noise monitoring needs to be implemented:

- Regular LAeq measurements (at least once during the day, evening and night period) at the boundaries of the closest NSR's, in particular the northern boundary closest to the nearest Noise Sensitive Receivers to ensure compliance
- Consideration may be given to setting a fixed noise logger at the NSR. Logging the measured levels so that they may be reported to the responsible authority if required
- If the LAeq measurements exceed the determined limits (listed in section 6.0), the sound engineer at each stage must be contacted immediately to reduce the volume of the sound systems
- Measure the LAeq again to ensure compliance is met after volume adjustment

9.0 – HOW NOISE AT THE SOURCE AND MIXING DESK WILL BE MONITORED

ATTACHMENT 11.4.2

A Sound Level Meter will be required at the mixing desk such that the sound engineer can reference levels during the festival.

10.0 – EQUIPMENT TO BE USED TO MONITOR NOISE AND THE RESPONSIBLE PERSONNEL

- Hand Held Sound Level Meter that gives Laeq figures
- Hand Held Sound Level Meter that enable octave band analysis
- Fixed Noise logger – such as a Ngara Noise Logger

11.0 – ENGAGEMENT PLAN WITH COMMUNITY

A letter explaining the impacts, benefits and potential drawbacks of the festival has been sent to nearby residents (see Appendix 2) to notify and help the community engage with the event.

12.0 – COMPLAINT HANDLING PROCEDURE:

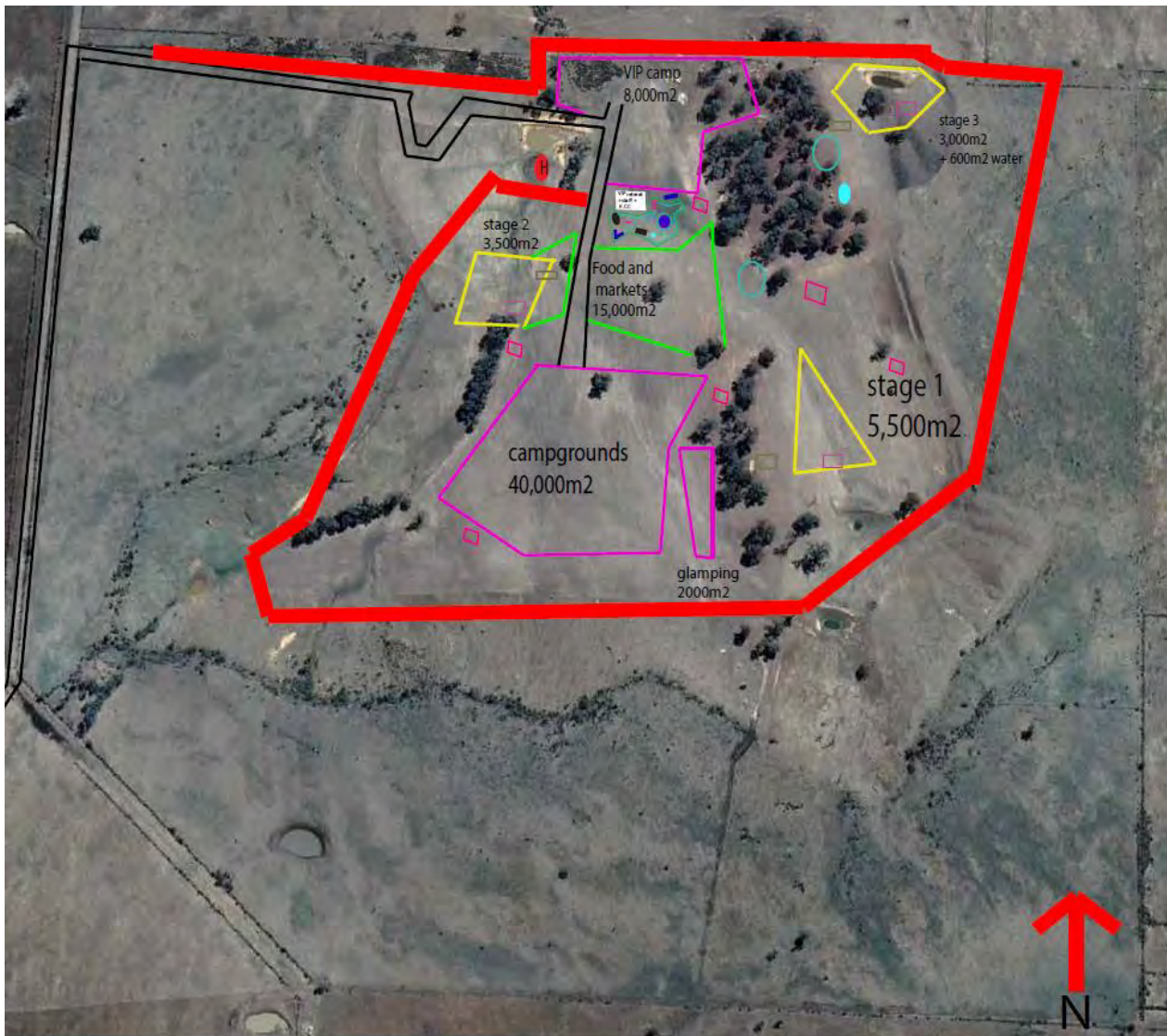
If complaints are received, then they should be logged as follows:

- Date and time of complaint
- How the complaint was made (phone, mail, in person)
- Contact details of complainant (if supplied)
- Location of the complainant (if supplied)
- Nature of the complaint
- Details of response or proposed follow up

13.0 – CONFIRMATION OF NOISE REGULATION COMPLIANCE

A report will be prepared at the conclusion of the event summarizing the noise from the event as follows:

- Relevant dates and times of all noise testing
- Brief information regarding the event – numbers attending, name, location and type of event.
- Times and locations where noise measurements were taken. These are to be included on a site plan –include any additional points that were tested during the event.
- Equipment and methods used to take measurements
- Compliance/non compliance with requirements.
- Reasons for any breaches, when they occurred, the duration and actions taken.
- Table showing noise measurements across the event and testing, including any comments relevant to the measurements.
- Complaints received – number, location and times received
- Relevant weather observations



Dear Resident,

We are writing to you in regards to a proposed event in Campbelltown, just off of Williams road near the Tuki Trout Farm & restaurant.

Firstly, we would like to ask not only for your involvement and support of the event, but foremost your consent and approval.

We have included as much of the relevant available information as possible and commit to continue to update you as further documents are completed, approved and finalised. However should you ever wish to see any further specific documentation, please feel free to contact us.

We truly appreciate you reading the outlined proposal and want to begin by thanking you for your time and consideration.

The proposed event is a **music, art and camping celebration** beginning on **Thursday the 3rd of March 2022** and ending **Sunday the 6th of March 2022**.

In organising this event, Melbourne based event and production company **2 Degrees Events Pty Ltd.** have been working closely with the property owners of 361 deep creek rd, Hepburn Shire Council, local emergency services such as CFA and police, Dja Dja Wurrung Land and Waters Aboriginal Corporation, and a number of local and Melbourne based contractors for food, operations and hiring services.

Across these four days, the event will predominantly showcase a range of local musical artists. We have three musical stages with on-going performances; however it will also include a large display of artist-run projects and installations. Other activities include a Welcome to Country ceremony, yoga, creativity workshops, and curated chill-out areas to relax and enjoy the surrounding environment. Attendees will be provided with on-site designated areas for camping as accommodation and a number of additional services such as on-site parking, food and beverage vendor options, bathroom facilities, lighting, drinking water, emergency services and first aid, optional breathalyzing tests.

Subject to COVID-19 restrictions, the event will host 1500 - 3000 attendees.

The organisers have to acknowledge and mention the incredible generosity, support, participation and willingness of the local contractors, hiring and emergency services but most importantly the property owners and Hepburn Shire Council.

The property at 361 deep creek rd was selected due to a number of reasons. It was most appropriate in relation to size, surface of the land for camping and temporary structures, breathtaking views and surroundings, and a highly-favourable distance and seclusion from neighbouring properties.

We would like to discuss two things in our letter to you.

- a) The potential personal impact and disruption this event may cause some nearby residents and businesses
- b) Your participation and involvement

A. The potential personal impact and disruption this event may cause some nearby residents and businesses

We acknowledge and understand that this event will have both positive and negative impacts on nearby residents and businesses. It is our mission and our aim to make this event as positive and as beneficial for all stakeholders whilst reducing all potential negative impacts to as minimal as possible.

Positive impacts:

- Economic growth for the surrounding areas and businesses.

Is it estimated that each festival goer will stop for a minimum of 1 - 4 times on a 4-5hr return road trip from Melbourne to Campbelltown. These stops will include stopping to use a restroom, topping up a fuel tank at least once, quick stops for coffee/snacks/drinks, light meals e.g. bakeries and fast food, sit down meals e.g. pub meals, purchasing groceries, bags of ice and alcohol, getting necessities from the chemist or walking into the local op-shop/clothing stalls. *Please see the expected economic impact chart in supporting documents.*

- Following on from ChillOut Festival, Daylesford

A large portion of our demographic are members of the queer community. We expect a reasonable number of chillout patrons to attend our festival the following weekend. This concurrent festival situation will be encouraging for patrons to remain in the shire; creating a strong economic impact; as they stay in accomodation, eat out, shop, etc.

- Opportunity for businesses inside the event.

We would love as much involvement from local businesses as possible. We are committed to hiring and offering as many opportunities as possible to members from local and neighbouring towns in the community. Opportunities such as RSL/Community tent bbq/food stall, coffee carts or food vendors from local producers, mobile food vendors or cafes/restaurants, operations jobs such as electrical engineers for generators and hiring services such as toilets, temporary fencing etc.

We will be employing the services of (through payment, volunteer programs or contracts); visual artists, music artists, cultural representatives, bar staff, security, covid marshals, event safety officers, Food vendors, First aid staff, Event Marshalls, Traffic Controllers, Police, CFA, Fire management planning consultants, Noise planning consultants, general store staff, event cleaners, patron support workers, stage builder and designer, Audio-visual staff, art curators and consultants.

- Tourism for the region

After the extreme and ongoing economic and tourism impacts the region has had, from bushfires to the current impact of COVID-19, we believe there is no better time than Summer/ early Autumn 2021-2022 to encourage eager Metropolitan residents to travel not only regionally but specifically to Hepburn. We aim to promote the festival as not just a destination but a stop on a potential road trip throughout the region. Attendees over this period will most likely have a few days to extend their stay and enjoy nearby towns and experiences. Not only will this showcase the beautiful surroundings of the area and possibly be the beginning of an on-going relationship where attendees wish to come back multiple times beyond this trip but it will sway the decisions and directions of many Melbournians eager to leave the city over the Summer & post-summer period, post lockdowns.

From early discussions with the council, we understand that associating the shire with arts, music and culture is something that they value, particularly with the queer-scene niche (chill-out festival is the following week). Things such as Chill-Out festival already demonstrate the interest in the area and this would only further assist with the region's alignment.

Negative impacts:

- **Traffic and road disruptions.**

There will be minor traffic changes to extremely low-traffic flow local roads surrounding the property. These changes include reduced speed zones, direction signage for attendees and a potential cue of cars directly outside of the festival. These disruptions should only impact areas immediately surrounding the property e.g. Williams Road. We have a number of resolutions e.g. traffic management plans, MOA forms with vic roads, traffic management volunteers and security, signage, safety plans and on-site parking in order to minimise the disruption of traffic to the bare minimum.

A detailed plan of changes in traffic conditions and noise impacts will be available for your own knowledge.

- **COVID-19 concerns between regional/metro.**

We understand that the proposed amount of attendees travelling to and from the event from Metropolitan areas and stopping in nearby towns is both a positive and daunting aspect. The COVID-19 lockdowns have created a significant divide between regional Victoria and we understand the importance of these restrictions. We have a complete COVIDSafe Event plan registered with the Victorian Government that will ensure the COVIDSafety of not only attendees time at the event but their interactions outside of the event. For further information in regards to our COVIDSafe plan and preventative measures e.g. negative tests, rapid on-site testing, temperature checks, COVID equipment and COVID Marshalls - please see supporting documents.

- **Noise impacts.**

We are working to ensure that we adhere to EPA noise regulations for music events. At this time we can notify immediate surrounding neighbours (properties around the perimeter of 361 deep creek rd) that there will be noise impacts. We have procedures such as noise monitoring at nominated locations in the surrounding vicinity that will take place during the event as per schedule laid out in the NMP (Noise Management plan), certain db restrictions to adhere to and assessments on the potential environmental impacts of the noise. Information regarding stage operation times is provided within the key event details. The proposed schedule running time is based on the standard structure of previous years and other Australian/International running times for Music Festivals.

However, given the seclusion of the site; We do not expect noise disruptions to impact surrounding neighbours.

This event is designed to be mutually beneficial for all stakeholders. Should you wish to, we would love for you to participate and be involved in any way possible. Opportunities for participation and involvement are:

- Feedback and input into the relevant details surrounding the event
- Suggestions of local businesses who would be interested in being involved - Attending/inviting friends, family, people from the area who you think this event might be of interest to. Should you or children, friends, family wish to attend, we are happy to offer free or discounted tickets.

We believe that this event would be an extremely special addition to the community. We have worked extremely hard to ensure that every single aspect is at the highest possible professional standard and look forward to making sure it has nothing but positive impacts and a successful outcome. We believe it will foster a wonderful relationship and kick start the much needed pathway for moving on with life post COVID-19. This event will benefit a range of severely impacted industries such as Music, Arts, Entertainment, Events and Tourism. We hope that it can be further welcomed by residents and look forward to hearing from you.

Kind Regards,
Caleb Ostwald
Director
2 Degrees Events Pty Ltd.
0417 566 522
caleb@2degrees.co

NGULUMBARRA			
THURS	FRI	SAT	SUN
	Synapse - 11am-1pm	Nick Saw - 11am-12.30pm	Kayroy - 11am-1pm
	Yeux - 1pm-3pm	Rev Lon - 12.30pm-2pm	colette - 1-3pm
	Jade Patricia - 3pm-4pm	Baby G - 2pm-3.30pm	Loure (live) - 3pm-4pm
	Welcome to Country - 4-4.30pm	Abode - 3.30pm-5pm	Adriana 4pm-6pm
	moopie 4.30pm-6.30pm	DJ PGZ b2b Rated M 5pm-7pm	Wax'o Paradiso 6pm-9pm
	Merve 6.30pm-8pm	Juicy Romance 7pm-8.30pm	
	Haptic 8pm-10pm	Fluxx 8.30pm-11pm	
	Hyper Binary 10pm-11.30pm	In2Stellar 11pm-12.30am	
	Marsh Long 11.30-12.30am	DJ Life 12.30-2am	
	Cloudy Ku 12.30am-1.30am	Millu 2-3am	
	C.FRIM 1.30-3am	Suki 3-4.30am	
	Slamross 1000 3am-4am	Strange Interactions 4.30am-5.30am	
		Sophie McAlister 5.30am-7am	

XANADU BEACH

THURS	FRI	SAT	SUN
			DJ Luv You - 6.30am-8am
			Repercussion - 8am-10pm
		Acid Chess Club - 11am-12.30pm	Bertie - 10am-12pm
	Mothafunk - 12pm-1.30pm	Donald's House - 12.30m-2.30pm	Moe Aloha - 12pm-2pm
	Josh Keys - 1.30pm-3pm	Fem Fantasy (Drag & Disco) - 2.30pm-5pm	Zjoso - 2pm-5pm
Ivaana - 3pm-5pm	dJ Ingrid - 3-5pm	Jazz - 5-6.30pm	
Unrestricted Purpose - 5-8pm	River Yarra 5-6.30pm	Toni Totzi 6.30pm-8.30pm	
	Otologic 6.30pm-8.30pm		

RENDEZVOUS

THURS	FRI	SAT	SUN
	Space'd Ensemble - 10am-1pm	Frou Frou 10am-12pm	Boymeetsgirl b2b Sam Fantasy- 11am-1pm
	Ed Kent - 1pm-2.30pm	Hook Turn DJ - 12pm-2 pm	Bex - 1pm-3pm
	Potassium K - 2.30pm-4pm	Two Steps - 2pm- 5pm	SNM 3pm-4pm
Contact Flavour 4.30pm-6pm	Hybrid Man (live) 4pm-5pm		afrodisiac - 4pm-6pm
Rob Simone Band (live) - 6pm-7pm	Neurocrank (Allure, DJ Netburner, Nebula) 5pm-8pm	Ausecuma Beats (live) -5-6pm	
San Of The Rambutan (live) 7-8pm		babycino B2B DJ Yassas 6pm- 7.30pm	
DJ Mum 8pm-10.30pm	Emelyne & Kassie 8pm-10.30pm	Claudette Justice (live) - 7.30pm- 8.30pm	
Connor Wall - 10.30pm-11.30am	On-Ly (live) - 10.30pm-11.30pm	Barney Mcall (live) 8.30pm-10pm	
Lachie Dorward - 11.30pm-12.30am	Bohjass (live) - 11.30pm-1am	Bushmaster 10pm-12am	
		DJ USB 12am-1.30am	
	Handle soundssystem 1-3am	Ada b2b olypso - 1.30am-3am	
	Mabel 3-4am	Claps (live) - 3am-4am	

Waste Management Plan

Stoney Rises

Designed to the specifications of the 2 Degrees Music and Arts Festival
Nov 10-14, 2022; and any event of lesser capacity or risk held
At “Stoney Rises”, 361 deep creek road, Campbelltown VIC 3364.

Foreword

All parties involved with the organisation and undertaking of the “2 Degrees Music and Arts Festival” 2022 or any other event on “Stoney Rises” must be familiar with this document to be prepared and informed of waste processes on site. This document is dynamic and is constantly updated by the emergency planning committee and event organisers, as specific details become known and the strategies for wastemanagement develop.

LIVE DOCUMENT

Prepared by	Caleb Ostwald Email: caleb@2degrees.co mobile: 0412 766 505	Reviewed	27/05/2022
Contributors	Verve collective pty ltd 2 degrees events pty ltd	Version	Draft

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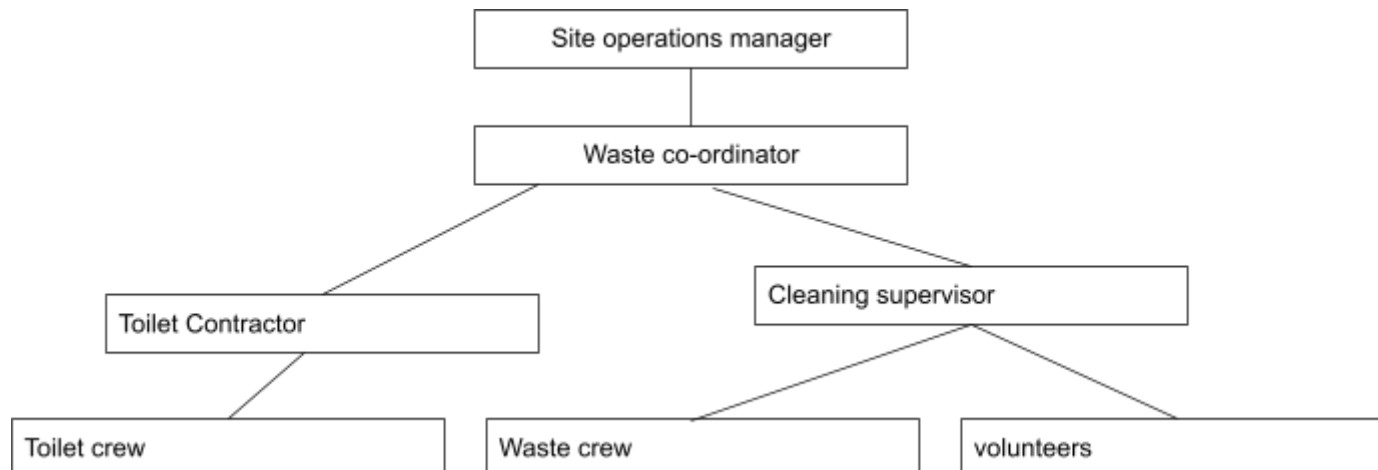
Our Commitment

We are committed to:

1. working towards achieving a carbon-negative footprint through sustainable operations & offsetting.
2. Utilising recycled, repurposed or locally produced/sourced materials and products for site operations and build.
3. Ensuring that we leave no trace of waste or damage on site and work towards site regeneration.
4. Accurately sorting and recovering over 80% of on-site generated waste.

Event Organisational Structure

The following shows the organisational structure established for cleaning and waste management for the event:



Training & Education

Ensuring that all staff, volunteers, vendors and relevant personnel are adequately trained and informed is critical to the success of an event. 2 degrees events pty ltd. will ensure that all relevant personnel are sufficiently up-to-date and aware of our sustainability goals, waste management systems and site processes. All staff will be given a detailed briefing on the event, required duties for their particular shift, key tasks and safety & emergency management.

2 degrees events pty ltd will ensure that all staff are suitably trained and qualified (where applicable) for tasks they will undertake.

Anticipated Waste Streams

Throughout the event; the key areas we expect waste to be generated are:

- **Introduced patron waste**
- **Food sales**
- **Site set-up.**

Below is an overview of all waste streams anticipated.

Bar

By running a zero-waste bar system (return cup deposit operation); and offering only kegged or bulk-bottled beverages; we have totally eliminated cans, glass and single use plastic from any sales.

Glass spirits bottles and other recyclable bar-specific materials will be separately contained and recycled post event.

Site set-up

In developing the site as a venue and for related events; waste will be generated in the forms of:

- Product packaging, primarily:
 - Soft plastics
 - Cardboard

- Organic waste
- Miscellaneous
- Wood
- Steel
- Electrical wire

Ensuring that there are appropriate pre-event waste management solutions on site is essential to avoiding cross-stream contamination and litter events.

A series of 240L and 500L bins will be purchased and remain on site permanently. Large skips will be hired and picked up once on-site waste has been sorted into the relevant skips.

Food Sales

Our food vendor range will be primarily plant-based; and all will be required to supply certified compostable packaging, cutlery and crockery; which will form the carbon aspect of our on-site organic composting system. In the instance which on-site composting is not practical for any given event on site; off-site composting will occur with Re-purpose it at their facility in Epping, VIC.

At the time of this document becoming available, the 2 degrees events management team are working to procure a range of/ a supplier of reusable crockery to use in a deposit-return scheme on site. Once this is developed, it will become the standard for all events on site.

Strictly no plastic items will be available to purchase from the trucks; including sauce dishes, plastic bottled soft drinks or water. **Canned** water and non-alcoholic drinks **may be sold**.

Food Vendor information sheet

- i. We will have a designated food truck area and will be hosting a range of plant-based and standard vans. Priority for sites goes to those local to the area, those affected by bushfires and COVID-19.
- ii. All Vendors must be STREAT accredited before being able to trade.
 1. COVIDSafe checks, vaccination certificate prior and upon entry.
 2. Pay site fee balance by October 10th, 2022.
 3. Strictly bump in on November 9th at your allocated bump in time.
 4. Sign-in at the ops centre to collect security passes for your staff and vehicle. A member of the event management team will show you to your allocated site.
 5. Cooperate with all directions and instructions given by the festival organisers, including site allocation and directives issued by the market manager.
 6. Comply with the requirements of the Food Act and CovidSafe and supply supporting documentation upon request.
 7. Have appropriate stall holder Public Liability Insurance cover up to Twenty Million dollars, a copy of which must be received by October 20th, 2022 and a hardcopy available to be viewed upon request.

8. All electrical equipment must be tested and tagged. The organiser will be supplying a generator and power distribution boards.
9. Store gas cylinders in a safe area and ensure that the cylinder has a current compliance stamp.
10. Take home any waste which cannot be recycled on site.
11. leave the site as clean as when the stall holder arrived.

Patron-introduced Waste

This stream has been identified as the largest generator of waste for any on-site activities. As such, education will be the primary point of reducing overall waste; whilst increasing the effectiveness of waste management and sorting on site.

Patrons will be informed of statistics and implications of various single use items being littered or their impacts in landfill; as well as the impacts of mis-sorting of recyclable items and the impacts of buying cheap camping equipment (and leaving it behind).

Amongst the campsite sections, approximately 15 x four-bin stations will be strategically placed. These bin locations will include one of each of the available on-site waste sorting categories:

Amongst the remainder of the site; we are forecasting another 10 bin stations situated where waste likely will be generated (stages, VIP zone, food zone, etc).

Cigarette butts and vapes are also expected to form a part of the waste and litter generated; so we will be offering free-of-charge small canisters for patrons to dispose of cigarette butts, and vape-specific micro-bins around the site.

Green waste, Aluminium, Landfill & Soft Plastics.

Glass is strictly prohibited and will not form part of the event waste.

We envision that; based on heavily accrued anecdotal data, patrons will continue to bring in soft-plastics for food consumption due to how readily available they are, and easy to consume.

We will work then, in tandem with this notion to provide the most effective waste management solution; instead of implementing a ban which will not serve as practical to implement.

However, we will implement a ban of the following items, (in addition to those marked unsafe in our event operations overview):

- Single use plastic cups, plates, bowls and cutlery.
- Polystyrene or non-recyclable plastic
- Pressurised cans
- Microplastics (glitter, etc)
- Glass
- Plastic Bags

We will communicate with the public that while **soft plastic packaging is strongly discouraged, if you bring food packed with it-keep it clean & use the bins provided so that we can recycle them.**

Camping equipment & salvageable items left behind will be sorted by cleanup volunteers to be repurposed or donated to charities or small businesses who can recycle the materials. These include: tents, tent pegs, gazebos and poles, couches, and chairs.

Logistics, First aid & related Waste

First aid, logistics and related site management sites will have a private waste system established; tying into the bulk waste-sorting at the end of any event and taken off-site by vendors where applicable.

Sharps disposal facilities will be available on site via request at the information tent or first aid.

Liquid waste generated from food vendors is required to be safely and properly disposed of by the vendor and removed from event site.

Environmental Considerations

Aspect	Activities	Potential Impact
Paper usage	Ticketing, marketing and event communications.	Depletion of non-renewable resources. Depletion of landfill space.
Waste generation	<p>Waste generated as a result of:</p> <ul style="list-style-type: none"> • Food and beverages stallholders • Purchasing and materials • Merchandise stallholders • Construction of stages and structures • Consumables brought in by attendees • Bottled water • Liquid waste (i.e. amenities) <p>A number of the above waste streams also may contain plastic, such as bottled water.</p>	<p>Depletion of landfill space;</p> <p>Waxed paper, polystyrene foam cups, and unmarked plastic cups cannot be recycled.</p> <p>Plastic lids, bottle caps, unmarked plastic, expanded plastics (e.g. polystyrene) heat treated glass and ceramic cannot be recycled.</p> <p>Production of plastic depletes oil resources and generates greenhouse gas emissions.</p> <p>Plastic in the environment is toxic and highly persistent.</p>
Energy	Power, lighting, staging & structures, stallholders, grounds and safety lighting.	Emission of greenhouse gases associated with burning of fossil fuels.
Transport	<p>Emissions associated with attendee travel to and from the event.</p> <p>Increased crowd and traffic associated with the event.</p>	<p>Emission of greenhouse gases associated with burning of fossil fuels.</p> <p>Temporary local pollution, traffic congestion, noise, and reduced amenity.</p>
Air quality	Human and vehicular transport on the site. Use of fuel generators.	Smoke / odours from cars and equipment can result in localised air quality impacts.
		Nuisance / or amenity impacts particularly sleep

Noise	Music and crowd noise.	disturbance.
Water quality	Inappropriate storage or disposal of hazardous wastes or dangerous goods. Poor equipment maintenance or inadequate containment or response leading to spills (e.g. generator oil).	Contamination of soil, ground or surface waters Degradation of local waterways. Damage to natural functioning of flood plains, riparian margins, and river systems.
litter	Large numbers of people attending events have potential to generate significant amounts of litter over a short period. Cups provided for drinking in large crowds and smoking can also result in excessive litter.	Creation of nuisance, such as offensive odour or windblown waste. Visual amenity impacts. Littered butts washed into waterways can increase water toxicity, be ingested by birds and fish, and block drainage systems.
Flora & fauna	Site access; site preparation; camping.	Damage or destruction to local habitat. Damage or destruction to protected or endangered species.

Waste Item Considerations

Common Considerations	Action	Suggested Ideal Option	Action being implemented by event
Plastic plates	Eliminate	Provide and wash reusable plates	Paper Plates or Biodegradable alternatives (organics bins)
Plastic cutlery	Eliminate	Provide and wash reusable plates	Replace with natural fibres such as wood or corn starch
plastic drinking cups	Eliminate	Provide and wash reusable cups Ask patrons to BYO cup	Replace with natural fibre products—un-waxed paper cups, PLA cups or other materials

Wax lined coffee cups	Eliminate	Provide and wash reusable cups Ask patrons to BYO cup	Replace with non-waxed versions which are commonly available
Stirring stick plastic	Eliminate	Provide and wash spoons or stirrers	Wooden sticks then collected for the organics bin
Coffee cup lids	Eliminate	Provide and wash reusable mugs	Collect for plastics bin (separate from cups) and provide only when requested
Promotional giveaways (balloons, stickers, etc.)	Eliminate	VET any giveaways and permit only subject to event promoter approval.	Natural fibre products only
Plastic straws	Eliminate	Replace with wheat straws	Replace with wheat straws
Single serve condiments (tomato sauce etc.)	Eliminate	Replace with bulk dispensers	Replace with bulk dispensers or compostable tubs.
Plastic carrier bags	Eliminate	Encourage patrons to bring a bag	Encourage patrons to bring a bag and offer soft plastic recycling.
Wax cardboard boxes	Eliminate	Non-waxed boxes	
Plastic Water Bottles	Eliminate	Provide a water dispenser or water refilling station Ask patrons to BYO water bottle	Ask patrons to BYO water bottle
Waste	Separate	Four bins at each station; waste, recycle, organic & soft plastics	Four bins at each station; waste, recycle, organic & soft plastics

Pre, During and Post Event Waste Operations Overview:

The objective of the waste management plan is to ensure the event operates with as small of a footprint as possible; in a

multi-dimensional sustainable practises framework.

Post event, the entire event site will be cleaned and inspected.

The post event cleaning crew will be supervised by the site operations manager and will be split into specific zone's to ensure areas are cleaned quickly. Volunteers on this duty will be joined by event staff to ensure the best outcomes.

WASTE MANAGEMENT PLAN - Pre Event Planning

Action

ORDER BINS (ADJUST QUANTITY WHERE APPLICABLE)

3,000 people x 8 meals (bought and BYO) = 6,000L green waste = 25 x 240L bins
 3,000 people x 12 cans + hard plastic (.1L per crushed can) = 9,000L = 38 x 240L bins
 3,000 people x 1L Soft plastics (mildly condensed) = 3000L = 26 x 120L bins
 3,000 people x 2.5L general waste = 7500L = 32 x 240L bins

5 cubic metre skip bin x 3
 10 cubic metre skip bin x 1
 6 cubic metre skip bin x 1 (for compost, pending on-site processing).

<p>This includes cigarette canisters, vape bins and section (bar, first aid, etc) specific bins.</p>
<p>ARRANGE WASTE TRANSFERS</p> <ul style="list-style-type: none"> - GREEN WASTE: on site or to Repurpose it facility (epping, vic) - ALUMINIUM: State-wide scrap (eaglemont, vic) - GENERAL WASTE: Local tip - HARD RUBBISH: repurposed on site or donated. - SOFT PLASTIC: redcycle, (vic) - HARD PLASTICS: tbd
<p>ARRANGE BIN LOCATION</p> <ul style="list-style-type: none"> - Consider where food and drink is available for purchase - Where large concentrations of attendees will occur - Most effective placements between campsites - entrances and exits of areas. <p>Place bins side by side (not back to back) and at least 14m apart.</p>
<p>ARRANGE WASTE SIGNAGE</p> <p>Informative signage at bin locations and around the site; optimise signage by using familiar language and design based on regular waste signage and the information communicated via social media, the website and other promotional outlets of the event.</p>
<p>COMMUNICATE SUSTAINABILITY VISION & GUIDELINES</p> <p>Inform all patrons, staff and relevant personnel of the waste guidelines, procedures and sustainability vision. Include facts of the impact of poor waste and sustainability considerations when it comes to attending a festival.</p>
<p>DEVELOP FOOD VENDOR & BAR WASTE STRATEGY</p> <p>Communicate with all vendors and bar staff of the relevant expectations of procedure and operations pertaining to reducing waste on site.</p>

<p>COMMUNICATE SUSTAINABILITY VISION & GUIDELINES</p> <p>Inform all patrons, staff and relevant personnel of the waste guidelines, procedures and sustainability vision. Include facts of the impact of poor waste and sustainability considerations when it comes to attending a festival.</p>
<p>INVESTIGATE ADDITIONAL WASTE AND FOOTPRINT-REDUCING STRATEGIES</p> <p>These include: the requirements of power on site and the best strategy relating to this with <i>Green Power Solutions</i>; Reducing transport requirements for materials and supplies, etc.</p>
<p>DEVELOP EVENT-SPECIFIC WASTE & SUSTAINABILITY ASSESSMENT FORM</p> <p>Develop this form to assess the waste and sustainability performance of the event.</p>
<p>ARRANGE TOILETS, SHOWERS AND WATER FOUNTAINS</p> <p>Ensure an appropriate amount of each are supplied. (SUPPLIED BY: <i>composting toilets vic</i>)</p>

WASTE MANAGEMENT PLAN - Bump In

Action	TIME	WHO	COMPLETE?
Brief all event staff/volunteers on this plan and site waste arrangements.	tbd	tbd	tbd
Position bins, ensuring all have waste stream signage.	tbd	tbd	tbd
Do a clean-up of the site immediately prior to the event.	tbd	tbd	tbd
Monitor stallholders and vendors as they set up, check they are aware of bin locations and what bin to place their common items in.	tbd	tbd	tbd

Remove stand-alone bins or group them into waste stations.	tbd	tbd	tbd
Ensure can-crushers are present with every recycling bin.	tbd	tbd	tbd
Setup toilets and showers as per the map. Ensure they're clean and supplies are available.	tbd	tbd	tbd

WASTE MANAGEMENT PLAN - During Event

Action	TIME	WHO	COMPLETE?
Monitor bins during the event.	tbd	tbd	tbd
Monitor recycling, soft plastic and bins to ensure they are not being contaminated. If there is contamination, remove the bin and replace it with a new bin to discourage further contamination.	tbd	tbd	tbd
Provide advice to event guests on where to place their waste. Ensure volunteers are assisting patrons on waste sorting by checking bin stations, visiting campsites, etc.	tbd	tbd	tbd
Make waste management announcements/reminders on the PA system (if being used at your event).	tbd	tbd	tbd
To avoid contamination of recycling bins, remove them before pack up commences.	tbd	tbd	tbd
Monitor toilets and showers	tbd	tbd	tbd

WASTE MANAGEMENT PLAN - Post Event

Action	TIME	WHO	COMPLETE?
Check bins for obvious contamination and rectify where practicable.	tbd	tbd	tbd
Complete litter clean-up of event area.	tbd	tbd	tbd
Collect bins and position them for pickup.	tbd	tbd	tbd
Sort co-mingled recycling (where applicable)	tbd	tbd	tbd
Count number of bins for each waste stream. Make sure you check how full the bins are and estimate the amount of waste in each bin so you get an accurate estimate of the waste at the event.	tbd	tbd	tbd
In your event evaluation report the amount of each type of waste your event generated.	tbd	tbd	tbd
Review: What went well? What can be improved for your next event?	tbd	tbd	tbd
Sort abandoned camping items and salvageable materials for reuse/donation.	tbd	tbd	tbd
Ensure waste of composting toilets is adequately removed or set up in a compost exclusion zone.	tbd	tbd	tbd

Required infrastructure (relevant)

The following infrastructure and consumables will be procured by 2 degrees events pty ltd for the event service providers and contractors. Where possible, materials will be sourced locally.

- Toilets, showers, hand basins and water fountains for the event
- 120L bins
- 240L bins
- 5-10cbm skip bins
- On site ATV's

Sanitary Facilities

The number of toilet facilities provided will be based on the following minimum requirements, with provision for 500 extra patrons for any events over 2000 patrons. Composting toilets utilising toilet paper and sawdust will be used; and where permitted will be processed on site. Alternatively, all waste will be processed offsite.

Minimum number of toilet facilities (based on industry guidelines)

Sanitary facilities	BCA Vic 102.4 requirements	Estimated attendance			
		500	1000	2000	3000
Male	<i>1 WC per 200 persons</i>	2	4	10	18
Female	<i>1 WC per 100 persons</i>	3	7	17	31
Disabled	<i>1 unisex disabled WC per 100 WC</i>	1	1	1	1
Wash hand basins	<i>1 wash basin per 150 persons</i>	4	8	19	24
Drinking fountains	<i>1 per 150 persons</i>	4	8	19	24

Cleaning

Cleaning services for the event will be provided by a cleaning crew which will predominantly involve volunteers and event staff. Toilet cleaners are staff employed by the contractor.

Services to be provided will include:

- Pre-event cleaning of the site during bump in.
- Continuous cleaning throughout the event
- Cleaning of 'back of house' areas including stages, food zones and artist camping areas
- Ensuring that each cubical is stocked with hand sanitizer and toilet paper.
- Post Event cleaning of the entire event site, considering the site's sustainability commitments.

Review

2 degrees events pty ltd, the owner of the site and all relevant parties are committed to implementing a strong sustainability and waste management plan and ideology for all activities on Stoney Rises/Valley site. After each event, the management team will debrief and evaluate the performance of the waste management procedures and sustainability of the event. This will aid the development of new and effective policies and procedures to be given to staff for following events.

Traffic Management Plan

Stoney Rises

Designed to the specifications of the 2 Degrees Music and Arts Festival
Nov 10-14, 2022; and any event of lesser capacity or risk held
At “Stoney Rises”, 361 deep creek road, Campbelltown VIC 3364.

Foreword

All parties involved with the organisation and undertaking of the “2 Degrees Music and Arts Festival” 2022 or any other event on “Stoney Rises” must be familiar with this document to be prepared and informed of traffic management processes on site. This document is dynamic and is constantly updated by the emergency planning committee and event organisation staff, as specific details become known and the strategies for traffic management develop.

LIVE DOCUMENT

Prepared by	Caleb Ostwald Email: caleb@2degrees.co mobile: 0412 766 505	Reviewed	01/06//2022
Contributors	Verve collective pty ltd 2 degrees events pty ltd	Version	Draft

Traffic Management Plan

ATTACHMENT 11.4.4

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Traffic Management Plan

ATTACHMENT 11.4.4

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Traffic Management Plan

Purpose of this Plan

Stoney Rises is a proposed festival site for the 2 degrees Festival and related events; managed by 2 degrees events pty ltd. No more than 6 events will happen each year; with a max pax of 3000. The festival is provided for public entertainment and is expected to be attended by between 2000-3000 people.

This Traffic Management Plan (TMP) outlines arrangements for the management of traffic and transport related issues associated with 2 degrees Festival 2022.

The primary objectives of the TMP are to:

- Identify the preferred transport route for patrons travelling from Melbourne
- Provide for the safe and efficient transport of event crew and contractors, contractors and service providers to and from the event
- Outline any proposed improvement works to roads and tracks leading to and within the venue
- Minimise disturbance to local road users associated with event related traffic
- Outline proposed road safety and directional traffic signage associated with the event.

Traffic management plan overview

The traffic management for 2 degrees and all events on site will incorporate the following plan; and will be adjusted accordingly to size and nature of the event.

Event and site managers will select personnel to fit the roles outlined in the event organisational structure seen below.

Volunteers and staff will be screened and undergo brief training for their designated roles.

Rosters, roles and further information pertinent to these will be developed closer to the dates of individual events.

Traffic Management Plan

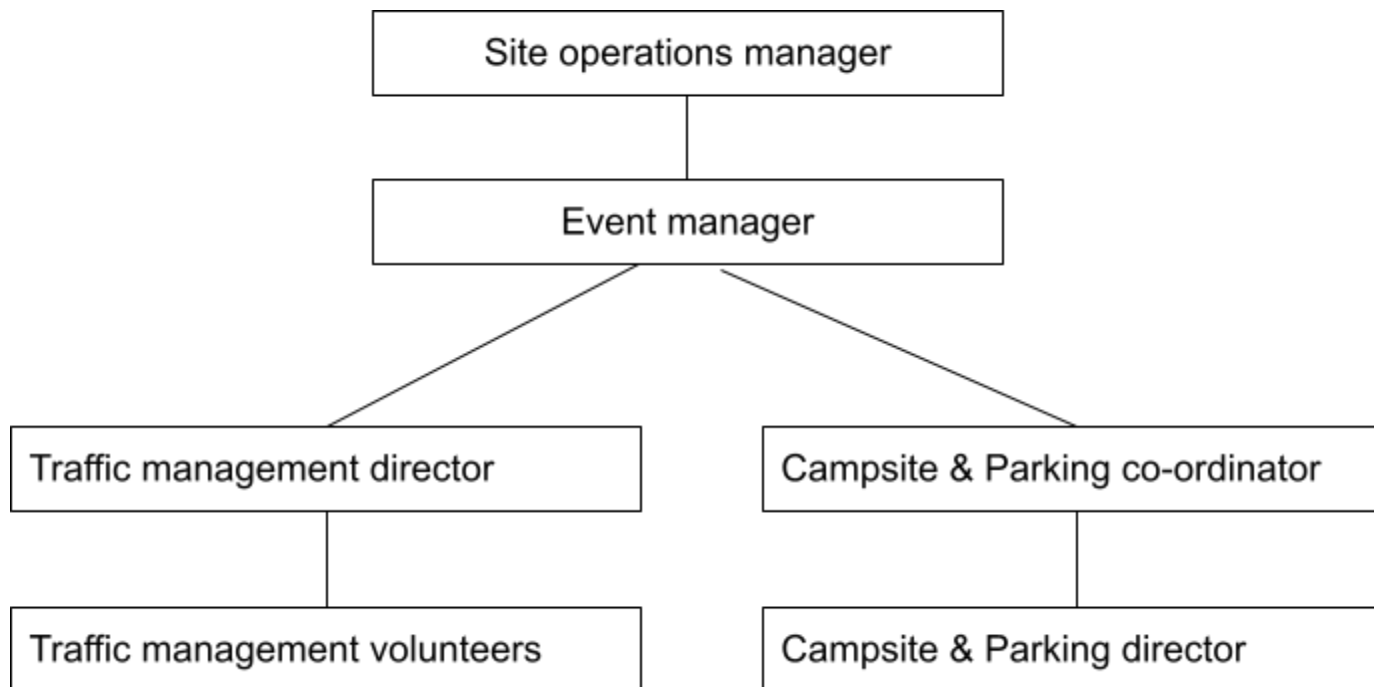
Space available on site allows for sufficient carparking space per patron, with variable parking strategies which can be activated depending on specific factors such as: weather events, patron numbers, etc.

Volunteer Roles

See stations represented by traffic controllers and volunteers in the traffic management plans in this document.

Event Organisational Structure

The following shows the organisational structure established for traffic management at stoney rises events:



Traffic Management Plan

Expected Traffic and Modes of Transport

Traffic movements to and from the festival site will be undertaken by a number of different event stakeholders associated with the planning, construction, operational, and clean up phases of the event.

Estimated attendance numbers associated with event stakeholders are shown in the table overleaf, based on data collected by the organisers from previous 2 degrees festivals:

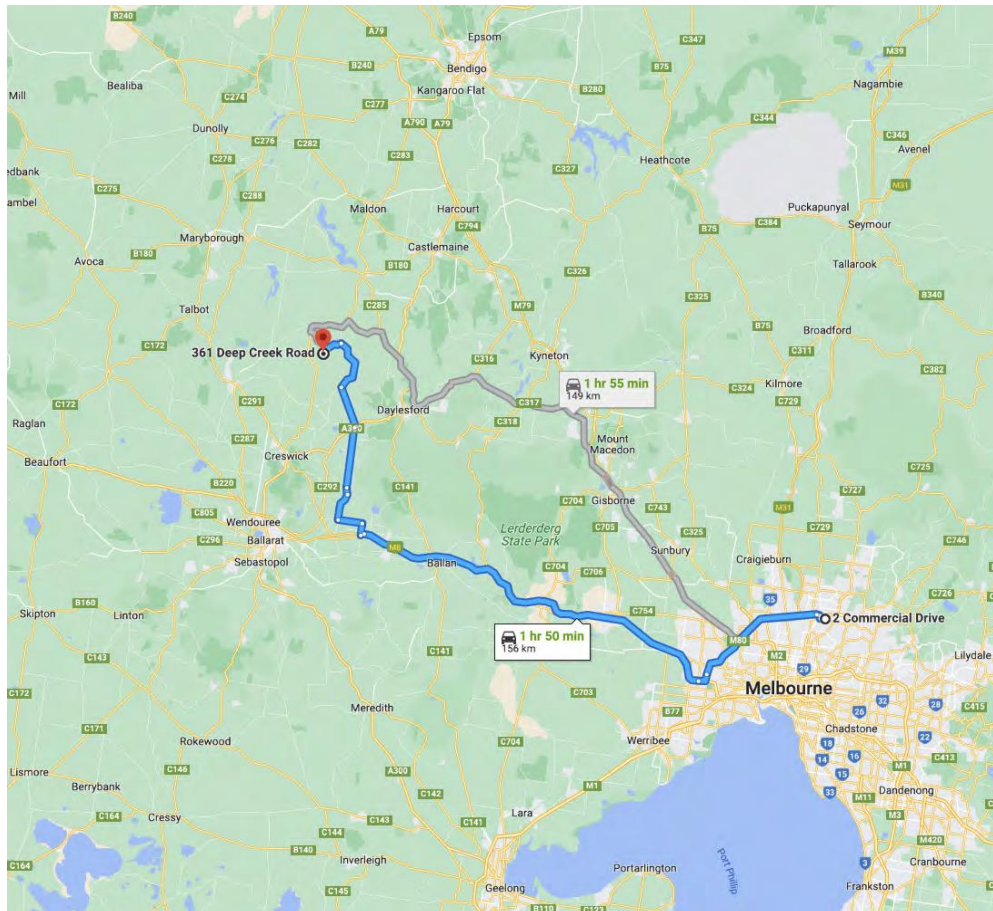
Stakeholder category	Anticipated numbers	Modes of Transport
Patrons	Between 2000-3,000 people are expected to attend the event, with 80% originating from Melbourne and travelling by car or light vehicle suitable for camping within the venue.	Car, campervan, light vehicle, charter bus.
Artists/talent	Around 5 international / interstate artists will be booked to play or perform at the event.	Plane
Construction workforce	Site establishment will occur over two month period prior to the commencement of the event. During this period workforce traffic would occur during normal working hours (i.e. 7:00am - 18:00, Monday to Saturday), with trucks or larger vehicles utilising the patrons access gate. In total, it is estimated there will be approximately 1 in-bound and outbound vehicle movements per day (i.e. 2 trips per day) over a five day period, equating to around 10 additional heavy vehicle movements on the network.	Small/medium trucks, vans,
Regulatory Authorities	Up to 20 representatives from various Agencies and Departments may require access to the site for inspection and reporting purposes. Inspections will generally be concentrated in the periods leading up to the event and immediately post the event, and will generally be undertaken by one to three persons via car.	Car/light vehicle
Stallholders	Between 15 to 40 stallholders will sell food, products and non-alcoholic beverages at the event. The exact number will be determined following selection of preferred stallholders. To promote local businesses and suppliers the organisers are offering free stalls for local businesses/suppliers that apply and are selected to participate in the event.	Car/light vehicle/van
Local residents/road users	No traffic count data for Williams Road has been identified to date, however anecdotal discussion with local residents and users of the road suggest it is low; in the order of 6-8 two way movements associated with cars.	Car/light vehicle.
Clean up teams	A clean team of up to twenty event crew and volunteers will be on site for around 7 days following the festival, to return the site to its former conditions in accordance with the 'leave no trace' policy for the event.	Light vehicle

Traffic Management Plan

Transport Route

The majority of patrons (approximately 80%) are expected to travel from Melbourne to attend the event. The image below shows the preferred transport route (grey via daylesford) and the main alternative route from Melbourne (blue).

This preferred route will be communicated as it will typically be slightly shorter; and encourage patrons to stop in Daylesford on the way to the event site.



Traffic Management Plan

Existing Road and Traffic Conditions on Williams Road

The site selected for the event is a rural farm located well away from built up urban or residential areas with few existing traffic movements on the majority of the local roads surrounding the event. No traffic count data for Gums Road has been identified to date, however anecdotal discussion with local residents and users of the road suggest it is low; in the order of 6 two way movements associated with local residents plus 4 to 6 additional movements (e.g. from tourists/day trippers).

Patrons (cars and other light vehicles)

Over the duration of the festival, an estimated range of between 1250 and 2,000 two-way light vehicle movements are expected associated with patrons entering and leaving the site, based on 5,000 patrons and best and worst case average occupancy rates ranging from 2.5 - 4 patrons per vehicle. Based on data collected from previous 2 degrees Festivals, the organisers are anticipating a high occupancy of around 3.5 patrons per car or better during 2022.

Parking Facilities

During site establishment, temporary construction facilities will include establishment of a vehicle parking area on site to accommodate the construction workforce and event deliveries. Parking spaces will be based on projected numbers for workforce and patrons, with a ratio of 1 car per person adopted for the construction workforce. In accordance with event staffing requirements, a minimum of 20 car parking spaces are proposed for construction crew and deliveries. For the event, a minimum of 1,200 vehicle spaces (including on-campsite allocated space) will be provided on site, based on an average occupancy of 2.5 patrons per vehicle.

Internal Tracks and Manoeuvring Areas

Patron's internal access and travel within the site will make use of an existing track which allows safe all-weather driving conditions and sufficient dimensions for emergency services vehicles. This track will have some upgrades done to increase it's overall quality and strength to accommodate for the volume of traffic.

Some additional internal tracks (those around the camping and parking areas) will be created and clearly delineated to facilitate safe and efficient transport vehicular and human within the site, and allow access to all parts of the camping areas by CFA personnel or vehicles if required. Establishment of these tracks will only minor earthworks with no vegetation removal required.

Traffic Management Plan

Provision will be made for the safe loading, unloading and parking of vehicles, including access to and around the camping areas. Turning circles or manoeuvring areas will be established with sufficient dimensions to permit safe and convenient manoeuvring for all vehicles (including CFA vehicles) such that they are able to enter and leave the site in a forward direction.

Stoney Rises Fire Access Track and Private Track Upgrades

In consultation with Alistair Jones, the property owner and civil construction business director; a series of upgrades will take place on the private property and fire access track; of which the Jones' family hold a 99 year lease on. After discussion with **Paul Healy**, any works to be completed on this track are considered minor and are to be undertaken by the property owner.

The following works are proposed:

- Removal of large rocks and other potential hazards
- Grading of flat sections for drainage
- Addition of gravel in vulnerable sections of the track
- S-bend refinement of track on the slope (average 10% grade) into primary site area.
- Rolling of uneven track sections; access lanes for buses and other vehicles; and car park sections.

Potential Transport Impacts

General traffic safety hazards

- Traffic hazards typically occur during:
 - pedestrian movement
 - vehicles reversing and manoeuvring
 - arrivals or departures
 - loading or unloading
 - mounting or dismounting from vehicles.

Issues raised by stakeholders

- Dust generation
- Potential for traffic to block access to roads by local residents including Traffic backing up on Williams Rd
- Potential damage to road surface associated with large number of vehicle movements.

Traffic Management Plan

Strategies to Reduce Potential Environmental Impacts

Reduce Travel Kilometres

The most effective means of reducing the overall environmental impact associated with greenhouse emissions from transport is to reduce travel kilometres and vehicle numbers. The site and proposed route have been selected taking into consideration travel kilometres and the preferred route provides the most direct route from Melbourne, and therefore the lowest potential greenhouse gas emissions associated with patron travel.

Increase Car Occupancy

High occupancy vehicles and car-pooling will be encouraged in event communications, and from anecdotal evidence, events on site are expected to have a high occupancy rate of around 3.5-4 patrons per vehicle. Estimated vehicle numbers using an average occupancy of 4 per car (best case) and 2 per car (worst case) shown in the table below.

Anticipated vehicles based on average occupancy rates

Occupancy rate per vehicle

	Occupancy rate per vehicle			
	Best case ←			→ Worst case
Patron attendance	4	3.5	3	2.5
3000	750	858	1000	1200
2000	500	572	667	800
1000	250	286	334	400

Encourage Mass Transit and Public Transport Options

Mass transit options will be encouraged to reduce overall traffic movements.

Traffic Management Plan

Offset Greenhouse Gas Emissions

2 degrees will ensure that every event will carbon-offset emissions. This may be through treecreds or an equivalent alternative.

Strategies to Reduce Potential Traffic Safety Impacts

On Site Checkpoint Processing Facility

To keep traffic moving into the site and prevent build of traffic on local roads, it is proposed to establish an onsite checkpoint processing area immediately inside the venue.

Safety Signage and Speed Restrictions

Local knowledge provided by residents during consultation undertaken to date, along with inspections of possible transport routes, indicates some parts of the surrounding road network include possible driving hazards to road users not familiar with the area (e.g. blind crest or windy corner combined by lack of signage).

To minimise the risk of accidents, speed controls and additional safety and directional signage are proposed for Williams Road, Stoney rises road and Creswick-Newstead road (see signage plan later in the document). The exact nature and placement of the signs will be discussed in consultation with Council and other relevant stakeholders including VicRoads and Victoria Police.

A summary of proposed controls is shown in Table 2.

Summary of Proposed Traffic Controls

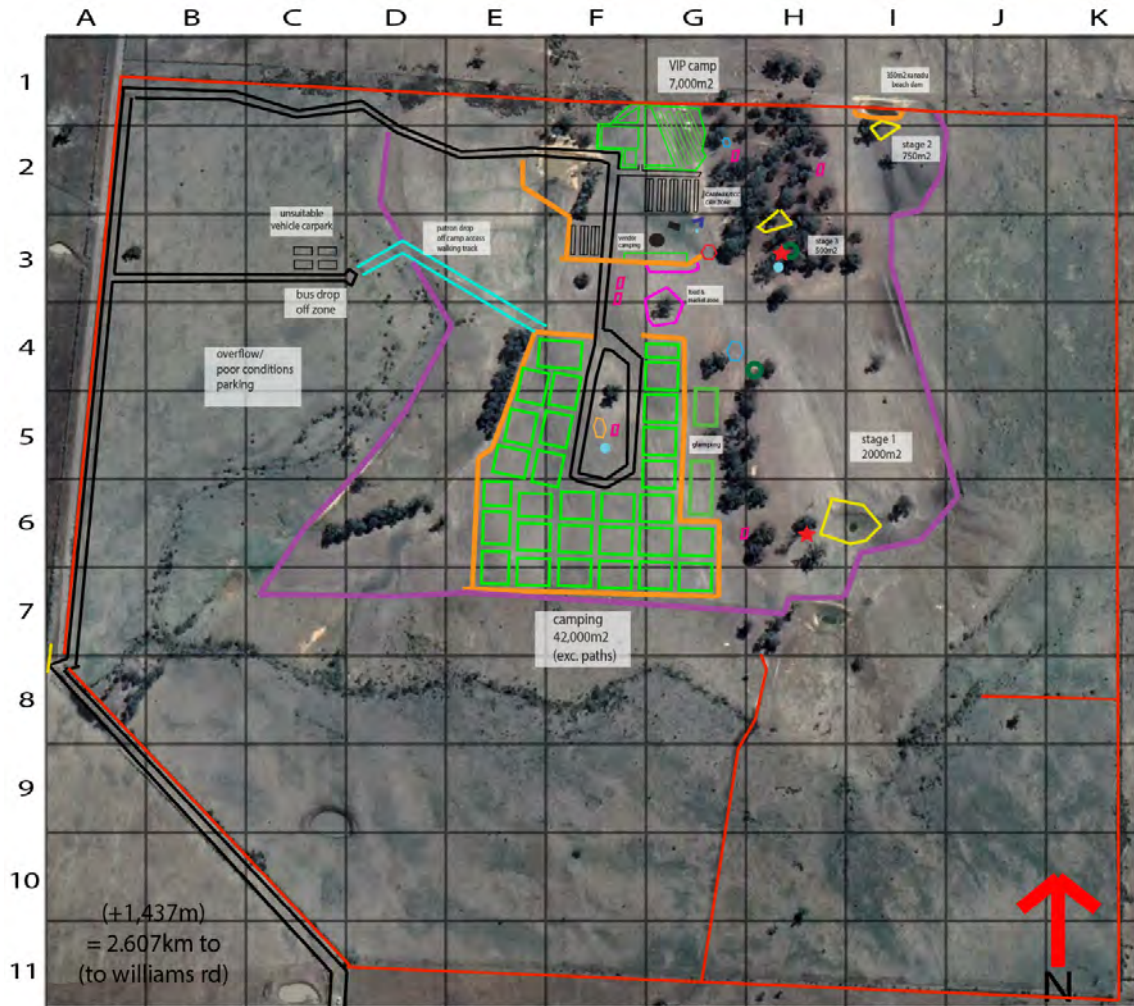
Control	Location	Purpose
Traffic crew	Traffic management crew will be stationed on Williams Rd, the checkpoint processing areas and car park areas during peak traffic periods to control traffic and enforce speed restrictions.	<ul style="list-style-type: none"> • Traffic flow management to minimise impacts • Reduce potential for impacts on road surface. • Reduce potential for traffic accidents.

Traffic Management Plan

Checkpoints	An onsite vehicle processing / checkpoint facility is where cars will be stopped, wristbands issues, and spot vehicle checks undertaken. The location of the checkpoint processing area is shown on the site layout map.	<ul style="list-style-type: none"> • Keep vehicles moving into the venue • Minimise delays for local road users.
Directional Signage	<p>Directional signage to be placed at appropriate locations, as per proposed map below.</p> <p>Signage to be left in place for the duration of the event and removed immediately following the event.</p>	<ul style="list-style-type: none"> • Safe and efficient transport of patrons accessing and leaving the venue. • Reduce traffic impacts on local road network. • Reduce inconvenience for local road users
Traffic signage/ Speed Restriction	<p>Adopt 40 kilometre speed restriction on Williams Rd with signage at entrance and along the road.</p> <p>Signage to be left in place for duration of event and removed immediately following the event.</p>	<ul style="list-style-type: none"> • Reduce potential for impacts on road surface. • Reduce potential for dust generation. • Reduce potential for traffic accidents.
Pre and post event survey of road surface	Undertake pre-and post-event survey of Williams Rd Lane and reinstate if degradation from original conditions has occurred.	<ul style="list-style-type: none"> • Video survey pre-event road conditions to provide a baseline from which to assess damage to road surface as a result of the event
Communications	Clear travel instructions will be provided to all patrons, along with road safety messaging and promotion of high occupancy vehicles	<ul style="list-style-type: none"> • Safe and efficient transport of patrons getting to and leaving the venue. • Reduce inconvenience for local road users

Traffic Management Plan

Site Map



2 Degrees Music and Arts Festival Site Overview and Plan

361 deep creek road, Cambelltown VIC 3364

Prepared by: Caleb Ostwald (2 degrees).

Scale: 1:3500
(guide, not exact)

legend:

- ★ bar
- campgrounds
- ★ Traffic Control Points
- helipad
- Staff zone/ extra supply storage
- Showers
- chillout lounge
- rope fence
- existing feneline
- VIP ZONE
- Drinking water
- General store & info centre
- toilet blocks
- general event perimeter
- stage & audience zone
- driveway/shared track
- atv storage
- Emergency control centre (ECC)
- first aid tents
- car parks

Traffic Management Plan

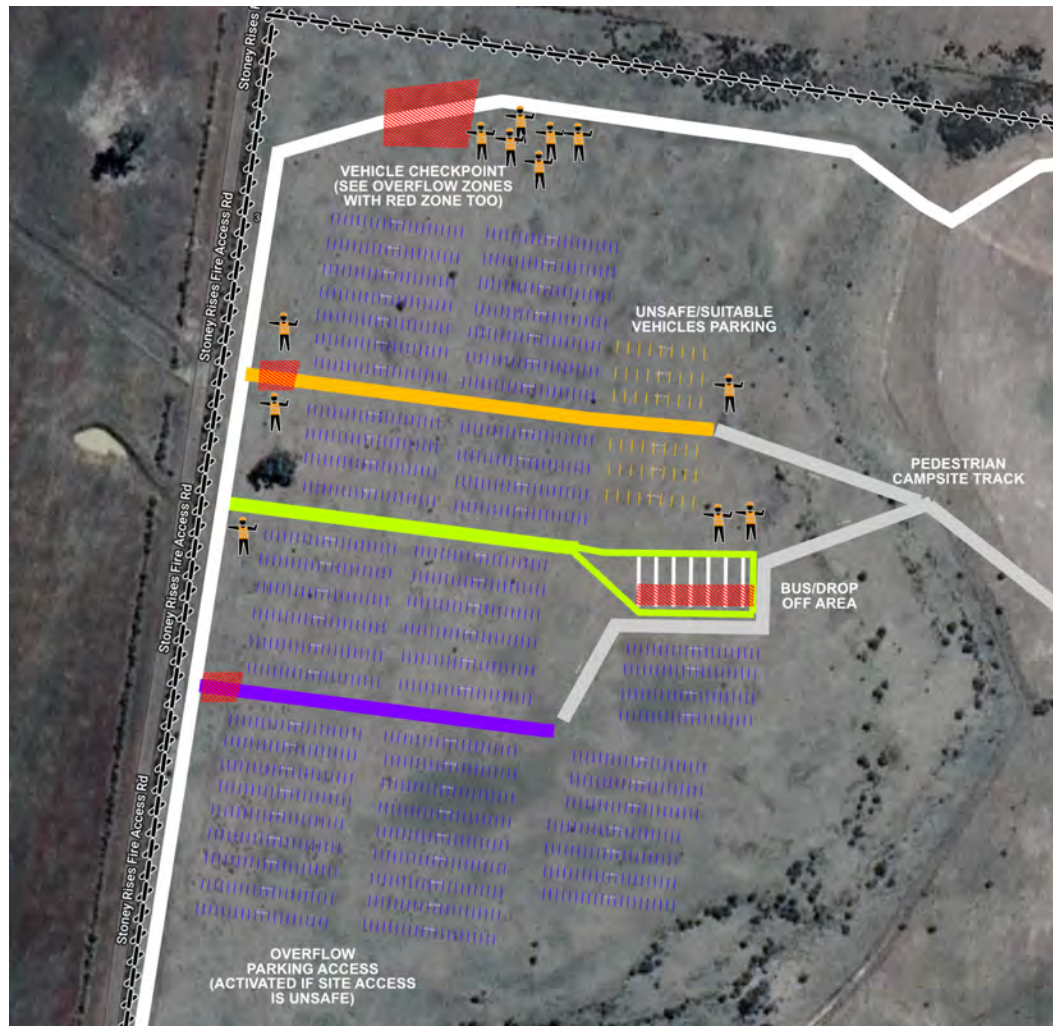
Public road signage overview:



Traffic Management Plan

Private track - Site entrance & checkpoints

Capacity for 1260 vehicles parked in the case of site access being voided for patron vehicles.



Traffic Management Plan

Campgrounds & Primary Parking



Traffic Management Plan

Reporting

The following performance indicators are proposed in relation to traffic and transport impacts:

- Number of vehicles
- Car occupancy per vehicle
- Modes of transport taken as a percentage of total transportation
- initiatives to encourage the use of sustainable transport options

Review and improvement

The Directors of 2 degrees events pty ltd are committed to implementing a continuous improvement philosophy for all activities associated with the 2 degrees festival. After each festival, management debriefs are conducted to evaluate the performance of incident management policies and operational responses. Opportunities for improvement are documented and workshopped to alter or develop new and effective policies and procedures to be given to staff for following festivals.

Performance against this plan will be included as part of this process.

NCCMA Ref: NCCMA-F-2022-00921
Council Ref: PLN22/0172
Date: 21 July 2022

Julie Brown
Statutory Planning
Hepburn Shire Council
PO Box 21,
Daylesford Vic 3460

Dear Julie

Planning Permit Application No: PLN22/0172
Development Description: Festival site
Street Address: 361 Deep Creek Road Campbelltown Vic 3364
Cadastral Location: Allotment 49G, Parish Of Campbelltown
Applicant: Caleb Ostwald, 2 degrees events pty ltd

Thank you for your referral under Section 55 of the *Planning and Environment Act, 1987* dated 06 July 2022, and received by North Central Catchment Management Authority (CMA) on 06 July 2022, regarding the above matter.

North Central CMA, pursuant to *Section 56* of the *Planning and Environment Act 1987*, **does not object** to the granting of a permit subject to the following conditions:

1. *Pedestrian and vehicle access over the waterway must be limited to a maximum of three locations. Prior to the commencement of each festival the waterway must be cordoned off using temporary fencing to limit access to the three identified locations. The temporary fencing must be setback a minimum of 20 metres from the top of bank of the waterway and must be maintained for the duration of each festival.*

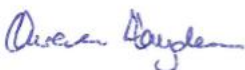
Advice to Applicant / Council

Flood levels for the 1% AEP probability (100 year ARI) have not been determined for this area under the *Water Act 1989*. However, information available at North Central CMA indicates that in the event of a 1% AEP flood event it is likely that the property may be subject to inundation from an un-named tributary of Joyces Creek.

Should you have any queries, please do not hesitate to contact me on **(03) 5440 1896**.

To assist the CMA in handling any enquiries and the supply of further information, please ensure you quote **NCCMA-F-2022-00921** in your correspondence.

Yours sincerely



Owen Hayden



Waterways and Floodplain Officer

Cc: Caleb Ostwald, 2 degrees events pty ltd

Information contained in this correspondence is subject to the definitions and disclaimers attached.



Attached: Definitions and Disclaimers

Definitions and Disclaimers

1. The area referred to in this letter as the 'proposed development location' is the land parcel(s) that, according to the Authority's assessment, represent(s) the location identified by the applicant. The identification of the 'proposed development location' on the Authority's GIS has been done in good faith and in accordance with the information given to the Authority by the applicant(s) and/or local government authority.
2. While every endeavour has been made by the Authority to identify the proposed development location on its GIS using VicMap Parcel and Address data, the Authority accepts no responsibility for or makes no warranty with regard to the accuracy or naming of this proposed development location according to its official land title description.
3. **AEP** as Annual Exceedance Probability – is the likelihood of occurrence of a flood of given size or larger occurring in any one year. AEP is expressed as a percentage (%) risk and may be expressed as the reciprocal of ARI (Average Recurrence Interval).

Please note that the 1% probability flood is not the probable maximum flood (PMF). There is always a possibility that a flood larger in height and extent than the 1% probability flood may occur in the future.

4. **ARI** as Average Recurrence Interval - is the likelihood of occurrence, expressed in terms of the long-term average number of years, between flood events as large as or larger than the design flood event. For example, floods with a discharge as large as or larger than the 100-year ARI flood will occur on average once every 100 years.
5. **AHD** as Australian Height Datum - is the adopted national height datum that generally relates to height above mean sea level. Elevation is in metres.
6. No warranty is made as to the accuracy or liability of any studies, estimates, calculations, opinions, conclusions, recommendations (which may change without notice) or other information contained in this letter and, to the maximum extent permitted by law, the Authority disclaims all liability and responsibility for any direct or indirect loss or damage which may be suffered by any recipient or other person through relying on anything contained in or omitted from this letter.
7. This letter has been prepared for the sole use by the party to whom it is addressed and no responsibility is accepted by the Authority with regard to any third party use for the whole or any part of its contents. Neither the whole nor any part of this letter or any reference thereto may be included in any document, circular or statement without the Authority's written approval of the form and context in which it will appear.
8. The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.



Stoney Rises Emergency Management Plan

Designed to the specifications of the 2 Degrees Music and Arts Festival
Nov 10-14, 2022; and any event of lesser capacity or risk.

Foreword

All parties involved with the organisation and undertaking of the “2 Degrees Music and Arts Festival” 2022 must be familiar with this document to be prepared for emergencies of all varying causes and degrees. This document is dynamic and is constantly updated by the emergency planning committee, as specific details become known and the strategies for emergency management develop.

NOT COMPLETE

Prepared by	Caleb Ostwald caleb@2degrees.co mobile: 0412 766 505	Reviewed	27/05/2022
Contributors	Emergency Planning Committee	Version	Draft

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Section 1 - SCOPE AND GENERAL

1.1 SCOPE

This Guideline provides the framework and considerations for the preparation of an effective Emergency Management Plan for Public Events and Mass Gatherings not staged within buildings or structures. The Guideline does however, include those events which incorporate Temporary Structures as defined in the Building Regulations 2006, and existing buildings. Emergency procedures for these structures should be produced separately in accordance with A.S. 3745 - Emergency Control Organization and Procedures for Buildings, Structures and Workplaces;

Guidance relative to Events and Mass Gatherings is provided on the following considerations:

- the appointment of the emergency planning committee (EPC);
- the setting up of an emergency control organization (ECO);
- the role and authority of ECO personnel while executing their duties;
- the preparation of emergency plans and procedures;
- the requirements of an education and training program.

1.2 EXCLUSIONS

As stated above this Guideline does not apply to events staged in buildings or structures however it does include those events which incorporate Temporary Structures as defined in the Building Regulations 2006, and existing buildings. Emergency procedures for these structures should be produced separately in accordance with A.S. 3745 - Emergency Control Organization and Procedures for Buildings, Structures and Workplaces;

1.3 REFERENCED DOCUMENTS

AS 3745 Emergency control organization and procedures for buildings, structures and workplaces;

Safe and Healthy Mass Gatherings: A Health, Medical and Safety Planning Manual for Public Events - Emergency Management Australia

The Event Safety Guide – A Guide to Health, Safety and Welfare at Music and Similar Events - Health and Safety Executive

- Occupational Health and Safety (OHS) Act (VIC) 2004 & Regs. (2017)
- Australian / New Zealand Standard 3745:2010 - Planning for Emergencies in Facilities (As adapted for this environment)
- Australian / New Zealand Standard ISO/AS/NZS 31000:2018 - Risk Management Guidelines.
- Victorian Guidelines for Planning Safe Public Events (Vic Police 2018)
- Emergency Management Act 1986 & 2013
- Emergency Management Manual Victoria
- Health Act, 1958
- Workplace Injury Rehabilitation & Compensation Act 2013,
- City of Melbourne Emergency Management Arrangements (Ref. Melbourne CBD Safety Plan Version 4.0 June 2015)
- Ambulance Victoria - State Health Emergency Response Plan (SHERP)
- Department of Health (Vic) - Code of practice for running safer music festivals and events
- Guidelines from Victorian WorkCover Authority Victoria
- WorkSafe Guidance on Managing Major Events Safely
- Counter Terrorism Strategy 2018-2022- Vic Police.
- Active Armed Offender Guidelines for Crowded Places ANZCTC (2017)

1.4 DEFINITIONS

For the clarification on the terminologies used in this Guideline, the following definitions are provided:

Bottle - necks

Egress

The act or instance of leaving an enclosed space.

Emergency

Any incident that arises internally or from external sources, which may adversely affect persons or the community generally, and which requires an immediate response.

Emergency Co-ordination Centre (ECC)

A building, structure, room, or space dedicated for the effective facilitation of Emergency Procedures.

Emergency Control Organization (ECO)

A structured organization that will initiate an appropriate response to emergency situations.

Emergency Planning Committee (EPC)

A committee responsible for establishing an emergency plan, emergency response procedures and an ECO.

Exit

A doorway or gateway which provides egress to a road or open space:

Expanded Simple Abbreviations:

EMP	Emergency Management Plan
OHS	Occupational Health and Safety
EC	Event Control
ECO	Emergency Control Organisation
EMT	Emergency Management Team
IMT	Incident Management Team
VicPol	Victoria Police
FRV	Fire Rescue Victoria
AV	Ambulance Victoria
SES	State Emergency Services

SECTION 2 - ESTABLISHING THE PLAN

2.1 EMERGENCY PLANNING COMMITTEE (EPC)

2.1.1 Formation

- This EMP has been developed in consultation with representatives from the 2 Degrees Festival operations management Team with support and advice as required from, Victoria Police, Fire Rescue Victoria, Private Consultants and others.
- Representatives from 2 degrees events Pty Ltd. and external Stakeholders continually have input into this plan. The role of the Emergency Planning Committee is one of assistance and advice, to the Festival director and operations manager. Emergency Services Liaisons must have input on this committee, to ensure the event is as low risk as possible, the plan is effective, and it is compatible with the roles of the emergency services across all aspects of the 2 Degrees Music and Arts festival 2022.
- The Committee consists of the following persons:

Title/Organisation	Name	Phone
Safety Officer	Geordie Barker	At request
Security Director	Minh Nguyen	At request
Medical Director	Mark Hollis	At request
Festival director	Caleb Ostwald	At request
Safety, Risk and Emergency Management Consultant	Rodger Bryant	At request
Site Coordinator	Ruby Earl	At request
Site Coordinator	Toby Howells	At request

Liquor Licensee	Conor O'sullivan	At request
Festival Production director	Darcy Knorr	At request
Festival Production Manager	Bella Kocis	At request
Fire Rescue Victoria	Rodger Bryant	At request
Ambulance Victoria	tbd	Tbd
Local CFA - tbc	Tbd	Tbd
Victoria Police		At request

The objective of the EPC is to provide input and comment in relation to the following matters:

- (a) Any draft version or existing Emergency Plans and Emergency procedures for a proposed event or the same event staged previously;
- (b) Determine the requirement of an ECO (see below) and the required personnel with consideration of the size, nature and risk proposed by the event;
- (c) Establish the Chief Warden Group;
- (e) **Any particular risks or specific concerns outside the standard expectations.**

The full considerations and concerns of all stakeholder interests should be obtained and tabled for development of the Draft - Emergency Management Plan and/or event plan if necessary.

2.2 EMERGENCY CONTROL ORGANIZATION (ECO)

2.2.1 ECO structure

The ECO structure for 2 Degrees will be selected appropriate to the event and site characteristics in that generally, the size of the event may require, or not require, Zone Wardens or general Wardens. The ECO may consist of the following:

- (a) Chief Warden.
- (b) Deputy Chief warden.
- (c) Wardens (zone or area wardens)

A Chief Warden and Deputy Chief Warden will be assigned as a minimum. An up-to-date register of all ECO personnel must be tabled along with details of any relevant qualifications and/or training. We will continue to work closely with the EPC to develop the ECO structure.

2.2.2 Selection Criteria of Personal

Any person appointed to the ECO will:

- be physically capable of performing their duties for the duration of the event or adopt a documented process for change-over at a pre-determined time;
- have a position of authority and leadership capabilities qualities;
- have sound of judgement, good decision-making skills and be capable of remaining calm under pressure;
- be familiar with the full extent of their area of responsibility;
- have good communicate skills; and
- be adequately trained or skilled in a relevant area.

2.2.3 Chief Warden

The person selected to head the ECO, in addition to the above, should have sound knowledge of the event and site characteristics and good understanding of the roles and procedures of relevant Emergency Services. In some circumstances it may be appropriate to engage a member of the Emergency Services or a suitably trained and experienced person or agency to act as the Chief Warden.

The Chief Warden should be clearly identifiable to the attending emergency services or other personal by a White helmet, cap, vest or tabard. The item should be marked with the title "Chief Warden" in clearly legible writing of suitable dimensions.

It is the role of the Chief Officer to ensure that life safety takes precedence over event interests and property protection issues. The responsibilities of the Chief Warden include but are not limited to:

- Determine the nature of the emergency and initiate the appropriate action;
- Determine the appropriateness of a request for emergency services assistance;

- Effectively communicate the incident with all ECO members and wardens including events incorporating two-way radio communication;
- Initiate evacuation or partial evacuation and restrict entry to affected areas;
- Brief Emergency Services personnel upon arrival on the nature, location, of the emergency and any evacuation, and assist in any instruction issued by that authority. Where appropriate, the Chief Warden may delegate this requirement to the Deputy Chief Warden so as to maintain presence and control of the ECC.

2.2.4 Deputy Chief Warden

The Deputy Chief Warden must act on any direction issued by the Chief Warden and assume the responsibilities of the chief warden in his or her absence. The Deputy Chief Warden should be clearly identifiable to the attending emergency services or other personal by a White helmet, cap, vest or tabard. The item should be marked with the title “Deputy Chief Warden” in clearly legible writing of suitable dimensions.

2.2.5 Wardens

Wardens are engaged to ensure the life safety of occupants through incident prevention and emergency response. In some cases it may be appropriate to engage zone or area wardens to control a team of wardens. Wardens should be selected on the grounds of:

- Ability under emergency situations; and
- Reliability

The role and responsibility of the Wardens includes but is not limited to the following:

Zone/Area Wardens

- Implement emergency actions in accordance with the Emergency Management Procedure;
- Provide direction to wardens in respect to emergency actions in accordance with the Emergency Management Procedure;
- Commence evacuation if warranted;
- Communicate the nature, type and size of the emergency effectively with the Chief Wardens and indicate adopted actions. Provide updates and outcomes in appropriate time frames. This includes events that adopt two – way radio communication;
- Effectively act on instruction from the Chief Wardens;

Wardens

- Implement emergency actions in accordance with the Emergency Management Procedure;
- Effectively act on instruction from the Chief Wardens and Zone/Area Wardens;
- Communicate the nature, type and size of the emergency effectively with the Chief Wardens and/or Zone Warden and indicate adopted actions. Provide updates and outcomes in appropriate time frames. This includes events that adopt two – way radio communication;
- Search affected areas to ensure all persons have evacuated;
- Ensure orderly evacuation;
- Assist persons with disabilities;

ECO POSITION	IDENTIFICATION MEANS	Located
Chief Warden	tbc	tbc
Deputy Chief Warden	tbc	tbc
E.S.L.O.	tbc	tbc
EC Manager (Communications Officer)	tbc	tbc
Media Liaison	tbc	tbc
Area Wardens	tbc	tbc

2.3 EMERGENCY CO-ORDINATION CENTRE (ECC)

The 2 Degrees festival site will include an Emergency Co-ordination Centre (ECC) for the event. The ECC is a central point for the ECO to conduct any emergency procedure required during the event. It also provides a central point for attending emergency services or on-site wardens to gain or provide further information on the incident.

The ECC will be located in the most effective location within the site and will contain all information and equipment necessary for any emergency procedure. Measures will be taken to ensure back-up power and lighting are available at the ECC.

The ECC will be located at the VIP retreat site (see map).

2.4 DEVELOPING EMERGENCY PROCEDURES

2.4.1 General

Emergency procedures must be appropriate and specific to the nature, size, location, and site characteristics of the proposed event and encompass all possible emergencies relevant to their likelihood and consequence. Due to the broad range of possible scenarios associated with outdoor events, extra precautions are being put in place to ensure in-depth and effective EP's are in place.

2.4.2 Risk Management

The risks most commonly associated with emergency scenarios at outdoor public events similar to the 2 Degrees festival are:

Emergency types identified as having a potential to occur at the 2022 2 Degrees Festival event.
Not listed in priority order.

1. Active Shooter / Terrorist / Hostile vehicle
2. Assault /Armed Robbery
3. Bomb Threat
4. Civil Unrest / Protest/Riot
5. Crowd Congestion / Crowd Crush
6. Explosion
7. External Emergency
8. Fire (Installation or building within area)
9. Gas Leak/Chemical/Biological Hazard
10. Lost Person
11. Medical Incidents (includes Death on Site)
12. Power Failure/Isolation
13. Public Transport Interruption
14. Severe Weather (extremes)

- a. Heat Event / Wave
- b. Storm cell/lightning
- 15. Structural Damage to Temporary Facilities
- 16. Suspicious Package
- 17. Vehicle Collision (Specifically impact to any dedicated dining precinct)
- 18. Uncontrolled/Damaging Water Leak
- 19. Positive COVID-19 Test Result (Workers etc)
- 20. Bushfire

Note: Appendices contained at the back of this document can be used as a guide to assist in managing the above emergency situations. The Response Procedures are designed for assessment following the initial action undertaken by the ECO as a Do/Check – Checklist.

In an emergency situation, the standardised colour codes for notification, identification and response Installation may be used to identify the emergency. The table below is consistent with Australian Standards:

EMERGENCY	COLOUR
Fire and/or smoke	Red
Bomb threat	Purple
Medical emergency	Blue
Personal threat★	Black
Internal emergency †	Yellow
External emergency	Brown
Evacuation	Orange
★ For example, armed or unarmed persons threatening injury to others or to themselves	
† For example, failure or threat to essential services	

The procedures should account for the above occurrences and detail the response plan so as to minimise the likelihood and consequences of such incidents.

The Emergency Procedure's will be in a formal context and include written protocols and arrangements for the following:

2.4.3 Evacuation

The most likely evacuation scenario would be localised to a particular area of the overall venue rather than a general/full evacuation. Any decision to evacuate in part or in full will be undertaken, where possible, in a consultative approach.

In the event of a general evacuation of the site, persons should be directed to proceed to designated External Evacuation Assembly Areas as follows:

2.4.4 Considerations for Evacuations

Full Evacuation – This would require an evacuation of the Festival(s) sites due to circumstances where, to remain, would be an unacceptable risk to safety.

Partial Evacuation – This would require the removal of people from the affected Festival(s) location only and may result in disruption or cessation of the Festival(s).

Stay in Place Direction – There may be circumstances, external to the Festival(s), whereby to undertake any evacuation may expose spectators, participants and event personnel to unacceptable risks to safety. This direction may come from Emergency Services and may form part of a response to an incident in the near vicinity to surrounding townships.

Due to the nature of the Festival and any likely situation giving rise to an evacuation, it is anticipated that the two likely options would be a partial evacuation of an area immediately affected by an emergency (fire, illness etc) or a full evacuation of the Festival due to an immediate or imminent situation such as terror, fire, explosion etc.

2.4.5. Designated Assembly Areas

The primary Evacuation Assembly Areas for 2022 2 Degrees Festival are:

	Venue	Primary (Major evac)	Secondary (minor evac)
1	Stoney Rises/Valley 361 deep creek road, Campbelltown VIC 3364	Stoney Rises Far East paddock Flat, clear, non-used > 150,000m2 lot.	Main Stage – East area

2.4.6. First Aid – Static Locations

	Venue	Primary	Secondary
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1	361 deep creek road, Campbelltown VIC 3364 Music and Arts Festival	Food and Market Zone	Logistics Zone
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2.4.7. Emergency Services Entry/Access Points

See below for further discussion.

2.4.8. Emergency Services Assistance

The designated emergency services access/meeting points will vary depending on the type and location of the incident. In planning for 2022 2 Degrees Festival, consideration has been given to providing dedicated access points. These are identified on the various overlay plans for the event. Each Zone will have a clearly identified Emergency Service 'Meeting Point' identified on the various Plans.

2022 2 DEGREES FESTIVAL: EMERGENCY VEHICLE ACCESS POINTS

Area/Location	Access Points
Entire Festival	<p>Enter Williams Road then left onto Stoney rises road (Tuki driveway) via Creswick-Newstead road, or directly onto stoney rises road via Creswick-Newstead road.</p> <p>Follow signs on Tuki Driveway and veer right to event site junction; then follow track parallel to stoney rises fire access track and enter site to the right.</p>
Backup Route	Enter Williams Road as described above, however drive down to primary event entry (stoney rises fire access track). Follow track and signs until veering right and drive down into site.

Access around the site is suitable for most vehicles. Should emergency services be required, the chief warden will communicate with other wardens, security and event marshalls to prepare a direct line of access to the emergency site for the response vehicle.

This may include additional support from security or police to facilitate access/egress at certain times.

2.4.9. Communication

For the effective management of incident prevention and emergency scenarios, a two - way radio site communication system will be in place for continual communication between wardens, staff, security and the ECO. Protocols for the use of are being developed and will include the following information:

- Allocation of radios (names and roles etc);
- Designated emergency channels;
- Protocols for their use (or non - use) during the event;
- Protocols for their use during an emergency;
- Protocols for their use during evacuation.

2.4.10 Emergency Exits

Details and plans of all exit routes and paths of travel to exits, showing their location and dimensions must be provided in the procedure. All exits provided in the perimeter fences should be clearly shown along with exits from any structure or existing building. “Bottle necks” between different section of the event site should also be indicated for specialist consideration from the MFESB and/or Municipal Building Surveyor.

Consideration must be given to the characteristics of the land or area adjacent to the site that the exits discharge. Where exits discharge to a road or carriageway for example, due consideration must be given to traffic and crowd management to avoid injury to patrons or congested traffic conditions. Additionally, exits must not converge with, or discharge to an area which may affect the access or egress provisions of attending emergency services.

The use of oversized “EXIT” signage is an effective means of communicating the location of emergency exits not only to patrons but also staff, security, emergency services, and any other persons involved in the evacuation of patrons.

Due consideration must also be given to the evacuation of disabled persons in attendance.

A Gate Profile is being developed describing the type of gate and width of the opening off all entrance/exits.

2.5 Training and Education

2.5.1 General

A well conceived emergency procedure can only be effectively implemented if all members of the ECO and any other participant are well trained and briefed on their duties. It is therefore essential that all staff are provided with training and fully briefed on the emergency plans specific to the proposed event.

As mentioned above, the EPC should determine the effective delivery of training and education and, the professional qualifications and competency of those charged with the delivery of the training.

As a minimum, all ECO members and all other participants must be familiar with the following:

- The area, characteristics, layout of the zone or section of the event that they are directly responsible for. This does not however exempt them from a reasonable understanding of the areas they are not responsible for;
- All exits, evacuation routes, assembly areas, potential “bottle necks”, any cul de sac etc.
- The operation of and protocols for the use of communication equipment ranging from two-way radio and public announcements from stage and/or grounds;
- The location and type of all fire fighting equipment;
- All high risk elements in their zone or section and the procedure for the prevention or reduction in the likelihood of a specific incident;
- The operation of portable fire extinguishers, fire hose reels and fire blankets;

All occupants should be informed of the evacuation procedures along with the location of exits and assembly areas prior to, and during the event. Announcements can be made from stages where installed or roaming public announcements and the like.

2.5.2 Training

All ECO members may possibly undertake recognised training to fulfil the role they are appointed. Under Building Regulation 1105, the Municipal Building Surveyor may place a condition on the occupancy permit for the engagement of “safety officers” to be in attendance on the day of the event.

The safety training qualifications to be held by any person engaged as a safety officer in this case may be determined by the Chief Officer of the Metropolitan Fire and Emergency Services Board (MFESB); or any other appropriate body/course of training.

2.5.3 Testing the Plan

The EMP **may** be tested in the form of either a Desktop style scenario involving Emergency Services, 2022 2 Degrees Festival Management, Chief Warden, Deputy Chief Warden and ECO or if possible and appropriate, an Emergency Drill of the precincts. A decision on appropriate measures may be discussed and decided upon.

This chosen method should be designed to test both the plan and operational readiness of the event.

2.5.4 Emergency Response Policy

2022 2 Degrees Festival Team is committed to ensuring that best endeavours are undertaken to reduce the impact of any type of emergency that may occur during the activity, particularly reporting of any situation, in the dedicated precincts, through a timely, planned and suitably resourced response.

In preparing this plan the structure, duties, types of emergency, modes of operation were considered.

2.5.5 Risk Management

2022 2 Degrees Festival has undertaken an assessment of specific risks using the 2022 2 Degrees Festival Risk Management Framework prior to the event.

The Risk Assessment process seeks to identify emergency related events where the likelihood and consequence of any incidents that may occur require a planned response. It is on this basis that specific response procedures have been identified and prepared.

2.5.6 Emergency Resources

For 2022 2 Degrees Festival, suitable resourcing of First Responders (Wardens, First Aid etc) will be located throughout the precincts. The locations where these will be physically located will be determined and identified on the specific Precinct Plans.

3. Response

3.1.1 Initial Declaration of an Emergency

The Chief Warden, in consultation with Emergency Services and Area Wardens, will substantiate the seriousness and nature of an incident and if required declare an emergency. This declaration may require a full or partial evacuation of the Precinct or it may require that personnel remain where they are (shelter in place).

3.1.2 Reporting an incident

An emergency reporting phone number has been set up inside the Event Control (EC) to report all incidents, accidents or emergencies.

Methods of Reporting may include:

- 000 Calls
- Two way radio ○ From Security/Wardens ○ Emergency Service Personnel
- Call(s) direct to EC

EMERGENCY PHONE NUMBER: xxxxxx and xxxxxx

All 2022 2 Degrees Festival staff (Area Wardens) will be instructed to use a 2 Way Radio as the Primary method of reporting Incidents to the EC. Information required may include:

- Their name (the caller),
- Their exact location (use dining precinct number, street signs and dining venues); and
- A description of the emergency and action required.

If a call has already been placed to 000 they will be advised to note this as well.

All incidents, accidents and near misses involving staff (security/area wardens), contractors or patrons will be recorded using the 2022 2 Degrees Festival Incident Report Form/Process. The specific Area Warden will also be sent to the incident location to assist.

3.1.3 Responding to an emergency

Personnel may be alerted of an emergency by an alarm/siren, the Chief Warden, Emergency Services, a Public Address announcement, two-way radio announcement, text messaging or VMS screen messages.

Once alerted, personnel should:

- Remain at your location (unless advised otherwise)
- Prepare in case an evacuation is required in your precinct
- Await further instruction

Once informed to evacuate, personnel should

- Take instruction from the Chief Warden or Emergency Services
- Move calmly to any designated Assembly Area
- Use security to assist

Personnel may be allocated tasks by members of the ECO, please assist if safe to do so.

There may be a need to self-evacuate from an immediate area of danger within the specific Precinct prior to notification of an emergency. There should be no hesitation to move from a place of danger or potential danger.

Alert the EC on **xxxxxx and xxxxx** this is the case.

3.1.4 Recording incidents

It is vital that accurate details of actions taken, and decisions made throughout the activities and in particular in times of emergency are kept.

An Emergency log will be completed by the Communications Officer or Incident Logger, and all members of the ECO or stakeholders involved in the incident are advised to keep notes of their experience including time frames, actions, outcomes and witnesses. Information should be relayed back to the EC as an incident unfolds.

3.1.5 Responsibilities

The Chief Warden and/or Deputy Chief Warden have the responsibility of managing the emergency as it occurs until such time as it is handed over to the Control Agency.

The Chief Warden should:

- Move to the appropriate Command Post (EC or other) and put Chief Warden vest on
- Take control of the situation
- Make sure a log of the incident has been started

- Gather information to make an informed decision
- Notify & liaise with emergency services – may be delegated to Communications Officer
- Consider evacuation needs (entire site or partial site)
- Consider assembly areas (most appropriate)
- Ensure that there are sufficient resources to immediately attend to medical needs
- Communication messages (Two-way radios, PA System, phones, big screens)
- Brief & hand over to Emergency Services
- Update the Media Liaison Officer
- Ensure incident log is continually maintained
- Assist Emergency Services as required
- Be familiar with the contents of this plan
- Always keep a copy of this plan accessible

Once the emergency is terminated make an announcement of “ALL CLEAR, ALL CLEAR, ALL CLEAR” (may be delegated to Communications Officer) via 2 Way Radio or best available means.

During an emergency, the Deputy Chief Warden will be delegated tasks by the Chief Warden. This may include:

- Attending the incident site
- Communicating information back to the Chief Warden
- Arrange for Public Address announcements if directed by the Chief Warden
- Communicate with the Area Wardens to ascertain situation at designated assembly areas

3.1.6 Responsibilities of the Communications Officer

In the initial stages of an emergency the Communications Officer may:

- Receive and commence a log of emergency calls
- Notify the Chief Warden of the emergency

On direction from the Chief Warden the Communications Officer will:

- Notify the Deputy Chief Warden
- Begin and maintain a log of the incident
- Give instructions to each Area Warden/Area Warden
- Transmit instructions as required

Duties may also include:

- Notifying the appropriate emergency service
- Liaising with Contractors
- Establishing and maintaining communications between Chief Warden and the Area Wardens
- Communicating with Media Liaison Officer and media with regards to designated media liaison area
- Organising a debrief once the emergency has been terminated

3.1.7 Responsibilities of the Media Liaison Officer(s)

In the event of an emergency, there is an expectation that there will be media interest. All media enquiries directed to Sentry or received through the EC must be referred to the Communications Manager who will liaise directly with them.

During an emergency the Media Liaison Officer is responsible for:

- Moving to the designated Command Post (EC or other) and awaiting information from the Chief Warden or delegate
- Liaising with Government/Agency media officers
- Preparing briefing notes on any incidents
- Maintaining the reputation of the City of Melbourne

In case of emergency, an area for the Media Liaison Officer must be allocated with confirmation to the Communications Officer and emergency services as to the safety of the area. This area will depend on type and location of the incident. Notify the Communications Officer once this location is confirmed.

3.1.8 Responsibilities of Area Wardens

Area Wardens will be responsible for enacting any required Emergency Response in their specific Precinct or other designated area if not allocated to a particular Precinct. They will be supported by Security and other available resources.

Area Wardens are responsible for the evacuation of all patrons, contractors, and staff in their area. The Area may require evacuation if:

- An immediate danger exists in the area (notify the Chief Warden immediately of any decision)
- An instruction from the Chief Warden or their delegate
- A Public Address announcement
- An alarm or siren

Area Wardens are required to:

- Inform and instruct all wardens (ie security) in the area
- Delegate tasks
- Inform wardens of change of exit or assembly area
- Provide information to the Chief Warden
- Conduct inspections of the area prior to occupancy by patrons
- Access egress for patrons and pedestrians
- Identification of alternatives assembly areas
- Access egress for emergency services/vehicles
- Ensure the area is completely evacuated if safe to do so

- Immediately communicate/escalate issues to the EC

Area Wardens, if safe to do so, should ensure that all persons have been evacuated from their area. This includes checking all rooms, toilets, back of house areas etc.

Unless informed otherwise by a member of the ECO or emergency services, during an evacuation, wardens should inform all persons in their area as worded below:

“This is an emergency evacuation; it is not a drill. Please collect your personal belongings and move calmly away from the area. If possible, remember the COVID Safe Principles – Distancing, wearing of masks”

If any person refuses to leave, they should be asked firmly a second time and then report this situation (with names and locations if possible) to the EC once you reach the designated assembly area.

Once the area is evacuated, all Area Wardens should move to the designated assembly areas.

4. Recovery

4.1.1 Debrief of incidents

Following each emergency incident, a review and debrief must occur to assist with planning for the remaining event or future events. Depending on the nature and significance of the incidents, some will need to be reviewed in detail whereas, summary reports may be enough to provide ‘trend’ information on issues in other areas.

The full event debrief will involve representation from Golden Plains Shire, Emergency Services, the 2 Degrees management team and any other stakeholders as required.

4.1.2 EMP review

Every year, the event footprint may change with regards to the precinct perimeter, systems and personnel and therefore these changes need to be reflected in the EMP which will be reviewed annually.

4.1.3. Debrief updates

Each year, a thorough debrief is conducted to ensure action items and feedback are consolidated and completed. Feedback is received from all stakeholder groups and if relevant, consultant representatives.

Feedback from the previous year's event debrief will also be taken into consideration and updates made to the EMP as appropriate.

4.1.4 Duty to notify Victorian WorkCover Authority (VWA)

Section 38 of the Occupational Health & Safety Act (VIC) 2004 states the employer or selfemployed person must notify the Authority (VWA) immediately on 132 360 after becoming aware that an incident has occurred at a workplace under the management and control of the employer or self-employed person.

The Act also states that written notification to the Authority must occur within 48 hours after notification using a VWA Incident Notification Form.

- 1) This Part applies to an incident that results in:
 - (a) the death of a person; or
 - (b) a person requiring medical treatment within 48 hours of exposure to a substance; or
 - (c) a person requiring immediate treatment as an in-patient in a hospital; or
 - (d) a person requiring immediate medical treatment for:
 - (i) the amputation of any part of his or her body; or
 - (ii) a serious head injury; or
 - (iii) a serious eye injury; or
 - (iv) the separation of his or her skin from an underlying tissue (such as de-gloving or scalping); or
 - (v) electric shock; or (vi) a spinal injury; or
 - (vii) the loss of a bodily function; or
 - (viii) serious lacerations; or
 - (e) any other injury to a person or other consequence prescribed by the regulations.

- 2) This Part also applies to an incident that exposes a person in the immediate vicinity to an immediate risk to the person's health or safety through:
 - (a) the collapse, overturning, failure or malfunction of, or damage to, any plant that the regulations prescribe must not be used unless the plant is licensed or registered; or
 - (b) the collapse or failure of an excavation or of any shoring supporting an excavation; or
 - (c) the collapse or partial collapse of all or part of a building or structure; or
 - (d) an implosion, explosion or fire; or

- (e) the escape, spillage or leakage of any substance including dangerous goods (within the meaning of the Dangerous Goods Act 1985); or
- (f) the fall or release from a height of any plant, substance or object

***** A Confirmed COVID – 19 Case in a workplace is now also a reportable Incident
to
WorkSafe in line with this legislative requirement *****

APPENDICES

Appendix 1 – Active shooter / lone terrorist / hostile vehicle

SPVIAL CONSIDERATIONS

⇒ CODE BLACK

- ⇒ Initial Response Commands – Evacuate, Hide, Take Action
- ⇒ Does not only relate to a lone shooter. May be a different threat
- ⇒ Staff should not approach or attempt to apprehend the Offender(s)
- ⇒ Notify the EC if safe to do so. Do not make noise to attract attention
- ⇒ Security – Contain/lockdown areas if possible and safe to do so. Limit access to the offender.
- ⇒ Monitor on CCTV if available.
- ⇒ Notify Victoria Police and consider notifying surrounding areas if appropriate.
- ⇒ The main objective of Police is to save lives, and to achieve this Police may move past casualties to contain the threat.

Response – All Staff

- Evacuate if there is a safe path of travel
 - Leave personal belongings
 - Visualise an escape route before moving
 - Maintain concealment and call for help as soon as it is safe to do so
- Hide in a secure area preferably where you can lock the door
 - Stay out of sight and lock doors
 - Use whatever is available as a barrier (chairs, tables, doors, cabinets)
 - Silence your mobile phone and any TV's or radios. Remain silent
- Take Action only as a last resort, if your life is in imminent danger, act in a manner designed to preserve life. The Active Shooter Guidelines for Places of Mass Gathering recommends:
 - Acting as aggressively as possible
 - Throw an object (e.g. Chair) at the offender to distract and impair ➤ Yelling and committing to your actions

Response – Chief Warden

- Assess situation. Request CCTV coverage if available and retrieve any footage for review
- Lockdown areas and where possible restrict or deny access for the offender(s)
- Notify Victoria Police Liaison in the EC or Senior Officer on Duty
- Assume control in the EC
- Activate Communications Officer to commence Incident Log · Ascertain relevant information such as:
 - Description of Offender(s)
 - Current location of Offender(s) and direction and method of their escape ○ What weapons do they have?
 - How many public and staff are in the area? ○ Have hostage been taken? ○ Have any shots been fired?
 - Number and location or casualties?
- Ensure First Aid is ready to respond when safe to do so

- Communicate Hide or Shelter-in-Place procedures for staff and public on site
- Determine appropriate assembly area and coordinate evacuation, if appropriate
- Advise appropriate stakeholders
- Consider communicating to other Area Wardens in the area – remember the Offender(s) may also hear any announcements or two-ways calls made
- Restrict further access to the site (e.g. vehicles, gates, roads, etc.)
- Cordon off area as a crime scene
- Identify missing or injured persons and advise Emergency Services
- Keep Senior Management informed as necessary
- Give ‘All Clear’ on advice of Victoria Police · Debrief

Appendix 2 – Assault / Armed Robbery

SPECIAL CONSIDERATIONS

⇒ CODE BLACK

- ⇒ Comply with armed robber’s demands as far as practicable to try and defuse the situation
- ⇒ Staff should not approach or attempt to apprehend the Offender(s)
- ⇒ Use Security as a resource to assist in any assaults
- ⇒ Consider notifying surrounding buildings if appropriate
- ⇒ If injuries involved, refer Medical Emergency
- ⇒ ECO to be identified by high visibility vest

Response – First Person Able

- Immediately raise the alarm and notify EC
- Apply first aid to any injury if trained and safe to do so
- Attempt to retain all witnesses at the scene if safe to do so
- If situation becomes unsafe withdraw to assembly area
- Do not attempt to approach either an assailant or armed person, use Security as a resource

Response – Area Warden

- Assess the situation
- Advise the Chief Warden of any actions taken
- Seal off the area to preserve the Crime Scene and prevent anyone wandering into it
- Evacuate the area as necessary or on direction from the Chief Warden
- Do not attempt to approach either an assault or armed person, use Security as a resource
- Provide EC / Chief Warden with Situation Reports if safe to do so
- Marshal personnel and advise Chief Warden of missing and/or injured personnel
- Provide appropriate first aid if trained
- Once all clear is given, debrief

Response – Chief Warden

- Assess situation. Request CCTV coverage if available and retrieve footage for review
- Notify Victoria Police liaison in EC or Senior Officer on Duty
- Assume control of the EC
- Activate Communications Officer and commence Log of Incident · Ascertain relevant information such as:

- Description of offender(s) ○ Current locations of offender(s) ○ Direction offender(s) took when leaving and method of escape? ○ Where any weapons involved? ○ How many public or staff are in that area? ○ Have any hostages been taken?
- Have any shots been fired?
- Request deployment of additional personnel to cordon off area
- Ensure appropriate first aid is on route
- Consider implementing Shelter in Place procedures if required
- Determine appropriate assembly area and coordinate evacuations if appropriate
- Advise stakeholders as appropriate and inform Area Wardens of surrounding areas
- Consider cordoning off site as a crime scene
- Identify missing or injured persons and advise emergency services
- Keep Senior Management informed as necessary
- Give “All Clear” on advice from Police
- Debrief

Appendix 3 – Bomb Threat

SPECIAL CONSIDERATIONS

⇨ CODE BLACK

- ⇨ If evacuation is required, all persons should take their personal belongings with them to assist with identifying remaining objects, and doors and windows should be left open to mitigate the blast effect
- ⇨ If injuries involved, refer to Medical Emergencies
- ⇨ If an explosion occurs, refer to Explosion
- ⇨ Consider Assembly Areas – Entry and exit routes should not be used
- ⇨ Refer to Telephone Bomb Threat Checklist
- ⇨ ECO to be identified by high visibility vests

Response – Person Receiving Telephone Call

- Remain calm during the call
- Write down all the spoken details during the call
- Use the Bomb Threat Checklist instructions (Appendix 2) and ask the listed questions
- DO NOT HANG UP THE PHONE once the caller has hung up, write down all call details using the checklist instructions
- Contact the Chief Warden immediately via another phone – do not contact or speak to anyone else
- Remain at your post until the Deputy Chief Warden attends – do not hang up the phone

Response - Chief Warden

- Assess situation.
- Confirm the authenticity of the call
- Notify Victoria Police Liaison in the EC or Senior Officer on Duty
- Assume control in the EC
- Activate Communications Officer to commence incident log
- Request Deputy Chief Warden to attend location where call was received
- Deputy Chief to obtain completed Bomb Threat Checklist and any notes from call taker
- Call taker to remain with Deputy Chief should Police require them

- Confirm the exact location of threat
- In conjunction with the Police, arrange for a search to be conducted if safe to do so
- Request Police or Security to deploy additional personnel to cordon the area and provide assistance where required
- Arrange to have evacuation routes and Assembly Areas searched prior to any evacuation
- Coordinate evacuation, if appropriate
- Contingencies to consider during the incident:
 - Crowd Safety, especially on-lookers ○ Effect of protracted incident – darkness
 - Crowds arriving to the site and crowd movement to and from Assembly Areas ○ Vehicle movement into and out of the site during and after the incident ○ Media response
- Advise stakeholders as appropriate
- Consider communicating to surrounding stakeholders
- Assist emergency services
- Keep Senior Management informed as necessary
- Give “All Clear” on advice of emergency services
- Debrief

Appendix 4 – Bomb Threat (Telephone Checklist)

To be used by call takers in the EC			
<ol style="list-style-type: none"> 1. KEEP CALM 2. DO NOT HANG UP the phone 3. Try and get the attention of another person to contact the EC 4. The Chief Warden will give you further instructions. Do NOT speak to anyone. 			
EXACT WORDING OF THREAT			
BOMB THREAT QUESTIONS			
1. When is the bomb going to explode?		5. What kind of bomb is it?	
2. Where did you put the bomb?		6. What will make the bomb explode?	
3. When did you put it there?		7. Did you place the bomb?	
4. What does the bomb look like?		8. Why did you place the bomb?	
CHEMICAL/BIOLOGICAL THREAT			
9. What kind of substance is it?		11. How will the substance be released?	
10. How much of the substance is there?		12. Is the substance liquid, powder or gas?	

OTHER QUESTIONS TO ASK			
13. What is your name?		15. What is your address?	
14. Where are you?			
CALLER'S VOICE			
16. Accent (Specify)		21. Manner (Calm, Emotional etc.)?	
17. Any impediment?		22. Did you recognise the voice?	
18. Voice (Loud, Soft)?		23. If so, who do you think it is?	
19. Speech (Fast, Slow)?		24. Was the caller familiar with the area?	
20. Diction (Clear, Muffled)?			
THREAT LANGUAGE			
25. Well spoken?	27. Irrational?	29. Message read by caller?	31. Other?
26. Incoherent?	28. Taped?	30. Abusive?	
BACKGROUND NOISE			
Street Noises	Aircraft	Music	Local Call
Household Noises	Voices	Machinery	Long Distance
CALLER DETAILS			
Gender of Caller?		Estimated age of caller?	
CALL DETAILS			
Date:		Time:	
Duration of call:		Number called:	
Recipient Name:		Recipient Signature:	
DO NOT HANG UP THE PHONE – EVEN IF THE CALLER HANGS UP			

Appendix 5 – Civil Unrest / Protest / Riot

SPECIAL CONSIDERATIONS

- ⇒ **CODE YELLOW**
- ⇒ ECO to be identified by high visibility vest
- ⇒ Consider notifying surrounding precincts / locations via EC

Response – Area Warden or First Person Able

- Notify the EC of the location and nature of the incident and requirement for Emergency Services
- Avoid confrontation, do not take issue with those involved
- Ensure that all immediate action to protect life and property is taken · Assist any injured if safe to do so

Response – Chief Warden

- Assess situation. Request CCTV coverage of area and retrieve footage for review.
- Notify Victoria Police Liaison in the EC or Senior Officer on Duty
- Assume control in the EC
- Activate Communications Officer to commence incident log
- Request Deputy Chief Warden or delegate to attend location, and provide situation reports if safe to do so
- Ensure additional Victoria Police and Security are deployed to assist with crowd management
- Attempt to identify demonstration / organisers
- Ensure site boundaries are advised to the demonstrators / organisers
- If incident occurs inside the Zone line, consider containing the group and/or restricting their access to, and egress from affected areas
- Ensure the Media Liaison Officer is aware
- Notify patrons and others of alternative access arrangements if required
- Obtain the following information;
 - The nature of the unrest / demonstration
 - Who is involved and how many?
 - Are there any injuries?
- Ensure First Aid is provided as appropriate and if safe to do so
- Advise stakeholders as appropriate, and consider communicating to surrounding locations
- Consider impact of incident on event activities
- Assist Police where required
- Keep Senior Management informed as necessary
- Give “All Clear” on advice of Police
- Debrief

Appendix 6 – Crowd Congestion/Crowd Crush**SPECIAL CONSIDERATIONS**⇒ **CODE BLACK**

⇒ ECO to be identified by high visibility vest

⇒ Consider notifying surrounding venues business / locations

Response – Area Warden or First Person Able

- Notify the EC of the location and nature of the incident and requirement for Emergency Services
- Use means available to gain attention and have people move away at the extremities
- Ensure that all immediate action to protect life is taken
- Assist any injured if safe to do so

Response – Chief Warden

- Assess situation. Request CCTV coverage of area
- Notify Victoria Police Liaison in the EC or Senior Officer on Duty
- Assume control in the EC until handover
- Activate Communications Officer to commence incident log
- Request Deputy Chief Warden or delegate to attend location, and provide situation reports if safe to do so
- Ensure additional Victoria Police and Security are deployed to assist with crowd management
- Attempt to identify particular cause
- Consider cessation of activity at location (ie; Installation)
- Ensure site boundaries are advised to stop people moving towards congested location
- Liaise with all key representatives in EC (particularly the Public Transport reps)
- Make key recommendations
- Ensure the Media Liaison Officer is informed
- Notify attendees and others of alternative access arrangements if required
- Obtain the following information;
 - The nature of the congestion/crush
 - Are there any injuries?
- Ensure First Aid is provided as appropriate and if safe to do so
- Consider impact of incident on event activities
- Assist Police where required
- Keep Senior Management informed as necessary
- Give “All Clear” on advice of Police
- Debrief

Appendix 7 – Explosion

SPECIAL CONSIDERATIONS**⇒ CODE YELLOW**

- ⇒ If injuries involved, refer Medical Emergency
- ⇒ If stored dangerous goods presents additional fire or explosion seek advice from FRV ⇒ Consider notifying surrounding locations
- ⇒ ECO to be identified by high visibility vest

Response – First Person Available

- Immediately raise alarm, notify the EC and advise the exact location and the extent of the damage and nature of the explosion
- Apply first aid if trained and if safe to do so
- Evacuate people in immediate danger if safe to do so
- Secure the scene (it may be a crime scene) if safe to do so
- Identify any witnesses, recording their name and details
- If situation becomes unsafe withdraw to assembly area
- Remain in assembly area until told to leave by the Chief Warden

Response – Area Warden**Affected Area**

- Assess situation
- Advise EC/Chief Warden of actions Assess area
- for secondary devices if safe to do so
- Evacuate as necessary or on directions of Chief Warden/Emergency Services
- Marshall personnel and advise Chief Warden of missing and/or injured personnel
- Provide appropriate first aid
- Advise when area is all clear
- Debrief
-

Unaffected Area – On Alert

- Standby for communication from Chief Warden
- Act on instruction from Chief Warden

On Evacuation

- Evacuate to appropriate assembly area
- Report on personnel to Chief Warden
- Advise of area all clear & Debrief

Response – Chief Warden

- Assess situation. Request CCTV coverage of area and retrieve footage for review.
- Notify Victoria Police Liaison in EC or Senior Officer on Duty
- Assume control in the EC
- Activate Communications Officer to commence incident log
- Consider potential secondary devices
- Request Deputy Chief Warden or delegate to attend location, take control, and provide situation reports if safe to do so
- Speak with FRV and Police to assess the need for rescue and evacuation
- Ensure first aid provided as appropriate and if safe to do so
- Confirm disposition of all affected personnel
- Determine appropriate assembly area if necessary
- Coordinate localised or site evacuation, if appropriate

- Advise stakeholders and surrounding area as appropriate
- Identify missing or injured persons
- Keep Senior Management informed as necessary
- Give “All Clear” on advice of emergency services · Debrief

Appendix 8 – External Emergency

CHEMICAL TRANSPORT ACCIDENT, CHEMICAL SPILL, GAS LEAK, ARMED EXTERNAL THREAT WITH REQUEST FOR SHELTER-IN-PLACE

SPECIAL CONSIDERATIONS

⇒ **CODE BROWN**

- ⇒ If injuries involved, refer Medical Emergency
- ⇒ Consider wind direction for effect on site
- ⇒ Consider notifying surrounding business / locations ⇒ ECO to be identified by high visibility vest

Response – Area Warden

Unaffected Area - On Alert

- Standby for communication from Chief Warden or EC
- Act on instruction from Chief Warden

On Evacuation

- Evacuate to appropriate assembly area designated by the Chief Warden
- Site report on personnel to Chief Warden
- Confirm when area is all clear
- Debrief

Response – Chief Warden

- Assess situation. Request CCTV coverage of area and retrieve footage for review.
- Notify Victoria Police Liaison in the EC or Senior Officer on Duty
- Assume control in the EC
- Activate Communications Officer to commence incident log
- Confirm exact location and potential impacts on public transport
- Assess threat to the event Sentry stakeholders, public and event activities
- Ensure first aid provided if required and safe to do so
- Confirm disposition of all personnel that may be affected
- Advise stakeholders as appropriate

- Determine appropriate assembly area or consider Shelter-in-Place
- Coordinate localised or Site evacuation, if required
- Identify missing or injured persons
- Advise emergency services of missing or injured persons
- Keep Senior Management informed as necessary
- Give “All Clear” on advice of emergency services
- Debrief

Appendix 9 – Gas Leak, Small Fire, Chemical or Biological Hazard

SPECIAL CONSIDERATIONS

CODE RED (Fire/Smoke)

- ⇒ Liaise with FRV Representative in EC
- ⇒ Remain upwind of suspected leaks/incidents to avoid exposure or inhalation of toxic fumes
- ⇒ Consider and isolate potential sources of ignition including engines, electrical switches, flames, flashing lights, naked lights, two-way radios and mobile phones
- ⇒ Consider shutting down air conditioning to prevent further spread of toxic fumes / gas
- ⇒ Consider notifying surrounding business / locations
- ⇒ In the case of Biological Hazard, the Department of Health is the Control Agency
- ⇒ ECO to be identified by high visibility vest

Note: All incidents involving the containment / leaking of hazardous materials must be considered as dangerous until the Control Agency declares the situation as being safe. To this end, it is a dangerous practice to utilise the body’s senses to identify a hazard.

The general rule of HazMat Safety is: If you are close enough to smell / feel / hear a problem then you are too close to the incident.

Response – First Person Able

- Immediately raise alarm, notify the EC of the location & nature of the incident
- Consider safety elements prior to entering the scene (e.g. gas inhalation, oxygen levels)
- Apply first aid if trained and if safe to do so
- Evacuate people in immediate danger if safe to do so
- Secure the scene if safe to do so
- Identify any witnesses, recording their name and details
- If situation becomes unsafe withdraw to assembly area
- Remain in assembly area until told to leave by a Chief Warden

Response – Area Warden**Affected Area**

- Assess situation
- Advise EC/Chief Warden of actions
- Evacuate as necessary or on directions of Chief Warden
- Marshall personnel and advise Chief Warden of missing and/or injured personnel
- Provide appropriate first aid
- All clear
- Debrief

Unaffected Area – On Alert

- Standby for communication from Chief Warden
- Act on instruction from Chief Warden

On Evacuation

- Evacuate to appropriate assembly area
- Site report on personnel to Chief Warden
- Confirm all clear
- Debrief

Appendix 9 Continued...**Response – Chief Warden**

- Assess situation. Request CCTV coverage of area and retrieve footage for review.
- Notify Victoria Police Liaison in the EC or Senior Officer on Duty
- Confirm FRV emergency services contact via Liaison Officers in EC
- Ensure communication lines stay open in the EC as per Communications Protocol
- Assume control in the EC
- Activate Communications Officer to commence incident log
- Request Deputy Chief Warden or allocated delegate to attend location, take control, and provide situation reports if safe to do so
- Secure the scene (it may be a crime scene)
- Ensure first aid provided as appropriate and if safe to do so
- Retain any Witnesses or obtain contact details of Witnesses
- Speak with FRV and Police to assess the need for rescue and evacuation or if Shelter-in-Place is required for anyone on site
- Co-ordinate safest entry route for FRV trucks
- Determine appropriate assembly area if necessary
- Coordinate localised or site evacuation, if appropriate
- Confirm disposition of all affected personnel
- Advise stakeholders as appropriate (i.e. Victorian WorkCover Authority)
- Identify missing or injured persons
- Assist emergency services

- Keep Senior Management informed as necessary
- Give “All Clear” on advice of emergency services
- Debrief

Appendix 10 – Lost Person Procedure

⇒ CODE BROWN

SPECIAL CONSIDERATIONS

- ⇒ If injuries involved, refer Medical Emergency
- ⇒ Use Security and Police in the area as a resource to assist
- ⇒ Maintain continuous communicate with the EC ⇒ ECO to be identified by high visibility vest

Lost Vulnerable Adult

If you receive a report of a lost vulnerable adult (possible mental or physical disabilities) or if you are approached by a vulnerable adult alone and without a parent or guardian follow the procedure below.

The following must first be established:

1. Name of the person
2. Age of person
3. Does the person have a disability i.e. mental, physical etc.
4. Who are they at the event with
5. Where and when last seen
6. Were any meeting points discussed
7. What is the person wearing / hair colour / height
8. Do they have a mobile phone
9. The likelihood of the person returning to home address
10. Has the home address been checked

The EC should be notified immediately on **xxxxxx and xxxxxxx** via two-way radio in order to distribute the report to all agencies. Ensure the information above is passed on to assist with identifying the vulnerable adult.

If you do not possess a phone or radio, please escort or arrange for the child or vulnerable adult to be escorted to the closest Sentry official and await further instructions.

Use event marshals, security and other staff around you to start looking for the adult as per the description. You should remain in that spot and offer reassurance to the lost person.

If the parent/guardians have not been found within 5 minutes, call the EC and request police presence to assistance.

If the adult is found, staff should monitor the lost persons reactions to ensure they recognises the responsible adult and is not distressed at going with the individual. *Note they may be distressed through the fright of the experience.*

Should officials have any reservations about releasing the found vulnerable adult they should request the EC to deploy police to assist.

Notify the EC again to confirm the adult is reunited with the responsible adult (parent or guardian).

Appendix 11 – Medical Emergency (including Death on site)

SPECIAL CONSIDERATIONS

⇨ CODE BLUE

- ⇨ Consider notifying surrounding business/locations if the emergency will impact their activity (e.g. Emergency vehicles, crime scene, etc)
- ⇨ ECO to be identified by high visibility vest
- ⇨ Regulators (& Coroner) will need to be notified if a death occurs on site

Response – Area Warden or First Person Able

- Stay Calm
- Immediately CALL the EC of the location and nature of the incident
(Be mindful of broadcasting personal/private information on the two-way)
- Request medical support to the area. If affected person is able, walk them to First Aid location
- Assess any risks / hazards to others and advise Chief Warden
- Identify any witnesses, ask them to remain at the scene
- If able, remove to safe & secure area to provide privacy from on-lookers
- Continue to provide situation reports to the EC / Chief Warden
- If safe to do so, remain with the injured person and offer reassurance

Response – Chief Warden

- Assess situation. Request CCTV coverage of area and retrieve footage for review.
- Confirm contact with First Aid and Ambulance Victoria via Liaison Officers in EC
- Notify Victoria Police Liaison in the EC or Senior Officer on Duty
- Assume control in the EC
- Activate Communications Officer to commence incident log
- Direct Location Specific Area Warden to attend and facilitate access to Emergency Services Meeting Point

- Provide suitable resources (security/wardens etc.) to facilitate emergency service access to point of need (i.e. location of injured)
- Ensure local resources assist emergency responders to ensure security of equipment and personnel (i.e. potential theft of medical equipment)
- Request Deputy Chief Warden or allocated delegate to attend location, and provide situation reports if safe to do so
- Ascertain how many are injured and the nature of injuries / medical emergency
- Deploy additional Police and Security staff to secure the scene to protect evidence (it may be a crime scene) and prevent others from entering
- Retain any witnesses or obtain contact details of witnesses
- If there is any hazard associated with the incident which could cause further harm ensure that measures are taken to rectify
- Arrange for additional First Aid or Ambulance Victoria resources to attend and provide assistance to others in the vicinity or friends/relatives if applicable
- Liaise with Health Commander
- Assess the need for evacuation
- Determine appropriate assembly area if necessary
- Advise stakeholders as appropriate (i.e. Victorian WorkCover Authority)
- If Police indicate the Coroner should attend, arrange and assist as required (assist with entry to site)
- Keep Senior Management informed as necessary
- Give “All Clear” on advice of Police
- Debrief

Appendix 12 – Power Failure / Isolation

⇒ CODE YELLOW

SPECIAL CONSIDERATIONS

- ⇒ Determine if it is confined to a specific area/activity or city wide
- ⇒ If injuries involved, refer Medical Emergency
- ⇒ Determine if Permanent Power Supply or Temporary (Generator)
- ⇒ Access to PTV if city wide outages
- ⇒ ECO to be identified by high visibility vest

Response – Area Warden or First Able

- Notify the EC immediately
- Keep people away from effected area if hazardous **Response – Chief Warden**
- Establish whether power failure is entire site or locality due to generator interruption
- Assess situation. Request CCTV coverage of area and retrieve footage for review.
- Notify Victoria Police Liaison in the EC or Senior Officer on Duty
- If entire site, contact electrical power company immediately. Determine likely duration of power loss

- Deploy additional resources as required (Medical, Police, SES, Security) for crowd movement and management
- Assume control in the EC
- Activate Communications Officer to commence incident log
- Liaise with Public Transport Victoria regarding crowd movement
- Determine the extent of any damage
- Determine if there are any injured staff or patrons
- Ensure first aid provided as appropriate and if safe to do so
- Ensure affected areas are secured if possible to prevent others from entering
- Speak with Emergency Services to assess the need for barricading
- Communicate with effected Area Wardens for Situation Report
- Advise stakeholders as appropriate
- Contractors to be instructed to attend and assess infrastructure and to report on any concerns
- Remove non-essential staff from affected areas if possible
- Determine additional staffing requirements
- Determine additional lighting requirements
- Consult with all departments to consider possible consequences
- Assist Police as required
- Keep Senior Management informed as necessary
- Give “All Clear” on advice of Emergency Services
- Debrief

Appendix 13 – Public Transport Incident or Failure

Special Considerations

⇒ CODE YELLOW

- ⇒ If injuries involved, refer Medical Emergency
- ⇒ PTV in EC, direct liaison with station masters and Control room at Flinders Street Station
- ⇒ Use Security, Marshals and Police in the area as a resource to assist
- ⇒ Maintain continuous communicate with the EC
- ⇒ ECO to be identified by high visibility vest

Response – Chief Warden

- Assess situation. Request CCTV coverage of area and retrieve footage for review.
- Notify Victoria Police Liaison in the EC or Senior Officer on Duty
- Confirm issue with PTV Liaison in the EC

- Discuss if additional resources are required (Medical, Police, FRV, SES)
- Assume control in the EC
- Activate Communications Officer to commence incident log
- Determine (if any) the extent of any damage to infrastructure
- Ensure affected areas are secured if possible to prevent others from entering
- Liaise with Emergency Services to assess the need for assistance at stations or stops
- Liaise with Area Warden about communicating issue to patrons in each Precinct (forewarn patrons of delay)
- Advise stakeholders as appropriate
- Contractors to be instructed to secure / remove / modify any crowd control barriers and report on any concerns
- Remove non-essential staff from affected areas if possible
- Ensure continuous communication with PTV to get timely updates
- Determine additional staffing requirements
- Consult with all departments to consider possible consequences
- Assist Police as required
- Keep Senior Management informed as necessary
- Give “All Clear” on advice of Emergency Services
- Debrief

Appendix 14 – Storm, Flood or Earthquake (Natural Disaster)

⇨ CODE YELLOW

SPECIAL CONSIDERATIONS

- ⇨ Consider isolated services such as water, gas, electricity
- ⇨ If injuries involved, refer to Medical Emergency
- ⇨ Consider notifying surrounding business/locations
- ⇨ Consider ‘Shelter-in-Place’ to protect people from severe weather conditions. Options may include Undercover Car Parks, etc. ⇨ ECO to be identified by high visibility vest

Response – Chief Warden

- Assess situation. Request CCTV coverage of area and retrieve footage for review.
- Advise Area Wardens to remove any unsecured items, secure temporary structures per wind ratings
- Notify Victoria Police Liaison in the EC or Senior Officer on Duty
- Confirm emergency services contact via EC

- Discuss if additional resources are required (Medical, Police, FRV, SES)
- Assume control in the EC
- Activate Communications Officer to commence incident log
- Determine the extent of any damage
- Determine if there are any injured / trapped / deceased
- Ensure first aid provided as appropriate and if safe to do so
- Ensure affected areas are secured if possible to prevent others from entering
- Speak with Emergency Services to assess the need for evacuation or Shelter-inPlace
- Determine appropriate assembly area if necessary
- Coordinate localised or site evacuation, if appropriate
- Identify missing or injured persons
- Advise stakeholders as appropriate
- Contractors to be instructed to secure / remove / modify any affected infrastructure and to identify and report on any concerns
- Remove non-essential staff from affected areas if possible
- Determine additional staffing requirements
- Consult with all departments to consider possible consequences
- Assist Police as required
- Keep Senior Management informed as necessary
- Give “All Clear” on advice of Emergency Services
- Debrief

Appendix 15 – Structural Collapse

⇒ CODE YELLOW

SPECIAL CONSIDERATIONS

- ⇒ If injuries involved, refer to Medical Emergency
- ⇒ Determine if Permanent or Temporary structure ⇒ ECO to be identified by high visibility vest

Response – Area Warden or First Person Available

- Immediately notify the EC of the location and nature of the incident
- Assess any risks / hazards to others and advise Chief Warden
- Identify any injured and request medical assistance
- Identify any witnesses, ask them to remain at the scene
- If able, remove others to safety and secure the area to prevent any/further injury

- Continue to provide situation reports to the EC / Chief Warden

Response – Chief Warden

- Assess situation. Request CCTV coverage of area and retrieve footage for review.
- Notify Victoria Police Liaison in the EC or Senior Officer on Duty
- Confirm emergency services contact via Liaison Officers in EC
- Assume control in the EC
- Activate Communications Officer to commence incident log
- Request Deputy Chief Warden or allocated delegate to attend location, and provide situation reports if safe to do so
- Determine if anyone has been injured
- Ensure first aid provided by Event Aid and Ambulance Victoria as appropriate and if safe to do so
- Deploy additional Police and Security staff to secure the scene to protect evidence (it may be a crime scene) and prevent others from entering
- If there is any hazard associated with the incident which could cause further harm ensure that measures are taken to rectify
- Assess the need for evacuation
- Determine appropriate assembly area if necessary
- Coordinate localised evacuation, if appropriate
- Advise stakeholders as appropriate (i.e. Victorian WorkCover Authority)
- Assist Emergency Services as required
- The area is to remain isolated until deemed safe by relevant Authorities
- Keep Senior Management informed as necessary
- Debrief

Appendix 16 – Suspicious Package

SPECIAL CONSIDERATIONS

⇨ CODE PURPLE

- ⇨ On locating a suspect object, staff should not touch, cover, or remove it
- ⇨ The use of mobile phones and two-way radios in the vicinity of the suspect package should cease until the threat has been declared clear, as some improvised explosive devices (IED's) may be detonated by radio transmission
- ⇨ If evacuation is required, all persons should take their personal belongings with them to assist with identifying remaining objects
- ⇨ If in a building, doors and windows should be left open to mitigate the blast effect ⇨ Consider Assembly Areas – car parks should not be used or is 'Shelter-in-Place' safer?
- ⇨ Notify surrounding buildings
- ⇨ If injuries are involved, refer Medical Emergency
- ⇨ If an explosion occurs, refer Explosion
- ⇨ ECO to be identified by high visibility vests

Response – Area Warden

- Proceed to the location to assist in an initial search of the area only if safe to do so
- If a suspicious package is identified advise the EC / Chief Warden immediately
- Confirm that there are no additional suspect packages are in the area
- Seal off area to prevent anyone from wandering into it (Police & Security to assist)
- Evacuate the area as necessary or on directions of Chief Warden (Police & Security to assist)
- Advise Chief Warden of missing and/or injured personnel
- If trained, provide appropriate first aid · Once all clear has been given, debrief.

Response – Chief Warden

- Assess situation. Request CCTV coverage of area if available, and retrieve footage for review.
- Notify Victoria Police Liaison in EC or Senior Officer on Duty
- Assume control in the EC
- Activate Communications Officer to commence Incident Log
- Confirm the exact location
- In conjunction with the Police, arrange for a search to be conducted if safe to do so
- Request Police or Security to deploy additional personnel to cordon the area and provide assistance where required
- Arrange to have evacuation routes and Assembly Areas searched prior to any evacuation
- Coordinate evacuation, if appropriate
- Contingencies to consider during the incident:
- Crowd Safety, especially on-lookers
- Effect of protracted incident – darkness
- Potential secondary devices
- Crowds arriving to the site and crowd movement to, from and through Assembly Areas
- Vehicle movement into and out of the site during and after the incident
- Media response
- Advise stakeholders as appropriate
- Consider communicating to surrounding areas
- Assist emergency services
- Keep Senior Management informed as necessary
- Give “All Clear” on advice of emergency services
- Debrief

Appendix 17 – Vehicle Accident on Site (Precinct(s))**⇒ CODE YELLOW****SPECIAL CONSIDERATIONS**

- ⇒ If injuries involved, refer Medical Emergency
- ⇒ If cargo presents fire or explosion risk await Emergency Services
- ⇒ Isolate stormwater drains
- ⇒ Consider notifying surrounding business/locations ⇒ ECO to be identified by high visibility vest

Response – First Person Able

- Immediately raise alarm, notify the EC
- Turn off vehicle engine and apply brake, if safe to do so
- Exclude ignition sources including vehicles if safe to do so
- Apply first aid if trained and if safe to do so
- Evacuate people in immediate danger if safe to do so
- Keep others away
- If situation becomes unsafe withdraw to assembly area
- Remain in assembly area until told to leave by a Chief Warden or Emergency Services personnel

Response – Area Warden**Affected Area**

- Assess situation
- Advise EC of actions
- Evacuate as necessary or on directions of Chief Warden
- Marshall personnel and advise Chief Warden of missing and/or injured personnel
- Provide appropriate first aid
- All Clear
- Debrief

Unaffected Area – On Alert

- Standby for communication from Chief Warden
- Act on instruction from Chief Warden

On Evacuation

- Evacuate to appropriate assembly area
- Site report on personnel to Chief Warden
- Confirm area all clear
- Debrief

Response – Chief Warden

- Assess situation. Request CCTV coverage of area and retrieve footage for review.
- Notify Victoria Police Liaison in the EC or Senior Officer on Duty
- Assume control in the EC
- Activate Communications Officer to commence incident log
- Ensure first aid provided as appropriate
- Confirm disposition of all affected personnel
- Determine appropriate assembly area (consider wind direction) if necessary
- Coordinate localised or site evacuation, if appropriate
- Advise stakeholders as appropriate
- Identify missing or injured persons and advise emergency services
- Assist emergency services
- Keep Senior Management informed as necessary
- Give all clear on advice of emergency services
- Debrief

Appendix 18 - COVID-19 (Corona Virus) Implications or Considerations

An emergency may arise should any employee, visitor, supplier or staff within the workgroups/worksites, or having recently visited the worksites **has returned a Positive Test for COVID-19.**

Each employer has a legislated duty to ensure the workplace is safe and without risks to health and safety. This is to make sure that there are adequate facilities for staff welfare, safe systems of work and trained, competent and supervised personnel.

In a situation where a Positive test for COVID-19 has occurred associated with your workplace, you must inform your staff immediately.

Corona Virus Hotline

If you suspect you may have an immediate situation with the coronavirus disease (COVID-19) call the dedicated hotline – open 24 hours, 7 days.

Please keep Triple Zero (000) for emergencies only.

1800 675 398

WorkSafe Victoria require Positive COVID-19 Test results to be reported in accordance with Incident reporting Legislation:

Option A: Report Direct via web-based form:

[Report a confirmed positive case of COVID-19 in the workplace - WorkSafe](#)

Option B:

Call WorkSafe on 13 23 60

Moral Obligation

You should also inform other related businesses of the incident and the measures you have taken. The Chief Warden should coordinate liaison between the respective Area Wardens and where a business in the facility is not represented by a Warden, establish a point of contact.

Appendix 19 – Bushfire or Grassfire**SPECIAL CONSIDERATIONS****CODE RED (Fire/Smoke)**

- ⇒ Liaise with FRV Representative in EC
- ⇒ Remain upwind of suspected leaks/incidents to avoid exposure or inhalation of toxic fumes
- ⇒ Assembly zones located North as hot summer winds will be moving southernly and greatly reducing the risk of outbreaks moving north.
- ⇒ Consider contacting the pre-arranged emergency evacuation transport companies to relocate patrons.
- ⇒ Prioritise patron and staff safety over possessions and infrastructure.
- ⇒ Consider and isolate potential sources of ignition including engines, electrical switches, flames, flashing lights, naked lights, two-way radios and mobile phones
- ⇒ Consider notifying surrounding business / locations
- ⇒ ECO to be identified by high visibility vest

Note: In the case of any fire, patrons, staff and all others on site should be relocated to the evacuation assembly zones outlined on the map. EC to consider which site is most appropriate, ie; low risk or localised fire, relocate to internal zones. Or in the case of a Major threat, pre-assemble on both internal assembly areas before moving to the far north.

The general rule of HazMat Safety is: If you are close enough to smell / feel / hear a problem then you are too close to the incident.

ADDITIONAL MEASURES TO PREVENT IGNITIONS WHICH MAY RESULT IN GRASSFIRES:

- Bonfires, open flames and gas cooking will be banned. This ban will be enforced by staff and security.

- Steve, the property owner will be mowing the properties fields approximately 3 weeks before the event, to restrict grass height and fire risk.
- Smoking zones will be restricted to stages and banned on walkways in proximity to trees, car parks and other ignition sources.
- Clear, informative signs will be placed around the site instructing smoking and non-smoking zones.
- Car parks and campgrounds where cars can park are situated on the highest level of importance

Response – First Person Able

- Immediately raise alarm, notify the EC of the location & nature of the incident
- Consider safety elements prior to entering the scene (e.g. gas inhalation, oxygen levels)
- Evacuate people in immediate danger if safe to do so
- Secure the scene if safe to do so
- If situation becomes unsafe withdraw to assembly area
- Remain in assembly area until told to leave by a Chief Warden

Response – Area Warden

Affected Area

- Assess situation
- Advise EC/Chief Warden of actions
- Evacuate as necessary or on directions of Chief Warden
- Marshall personnel and advise Chief Warden of missing and/or injured personnel
- Provide appropriate first aid
- All clear
- Debrief

Unaffected Area – On Alert

- Standby for communication from Chief Warden
- Act on instruction from Chief Warden

On Evacuation

- Evacuate to appropriate assembly area
- Site report on personnel to Chief Warden
- Confirm all clear
- Debrief

Response – Chief Warden

- Assess situation. coverage of area and retrieve footage for review.

- Notify Victoria Police Liaison in the EC or Senior Officer on Duty
- Confirm FRV emergency services contact via Liaison Officers in EC
- Ensure communication lines stay open in the EC as per Communications Protocol
- Assume control in the EC
- Activate Communications Officer to commence incident log
- Request Deputy Chief Warden or allocated delegate to attend location, take control, and provide situation reports if safe to do so
- Secure the scene (it may be a crime scene)
- Ensure first aid provided as appropriate and if safe to do so
- Retain any Witnesses or obtain contact details of Witnesses
- Speak with FRV and Police to assess the need for rescue and evacuation or if Shelter-in-Place is required for anyone on site
- Co-ordinate safest entry route for FRV trucks
- Determine appropriate assembly area if necessary
- Coordinate localised or site evacuation, if appropriate
- Confirm disposition of all affected personnel
- Advise stakeholders as appropriate (i.e. Victorian WorkCover Authority)
- Identify missing or injured persons
- Assist emergency services
- Keep Senior Management informed as necessary
- Give “All Clear” on advice of emergency services
- Debrief

Appendix 20 – Emergency Announcement Scripts

SET 1 – (EXAMPLE) EMERGENCY ANNOUNCEMENTS

All announcements will be confirmed by the Chief Warden prior to being broadcasted.

Emergency Announcements:

1. Your Attention Please: You are not in any immediate danger, for your safety we need to stop the event temporarily and clear the area. Please assist us by following the directions of our Wardens to the nearest safe exit.
2. *We are expecting severe windstorms very soon.* Please ensure all loose items are put away and fastened down. Beware of flying objects. All operators of equipment affected by high wind should exercise their emergency response in line with plans now. Thank you for your cooperation.
3. *We are expecting severe electrical storms very soon.* Those able to leave the Area now should do so. Please follow the directions of our Wardens to the nearest exit. For those remaining Please shelter within buildings where possible and avoid trees and opens spaces. Thank you for your cooperation.

SET 2 – WARDEN / PA / Hand Held Megaphone

The below scripts are to be used as a reference, all messaging will be confirmed by the Chief Warden prior to being broadcasted.

Alert Announcement

1. Your Attention Please, Your Attention Please: We are currently addressing an issue. You are not in any immediate danger, please stay where you are and wait for further instructions

Evacuation Announcement

2. Your Attention Please, Your Attention Please: This is an emergency evacuation, please gather your belongings and move calmly away from the affected area. Please follow the directions of our Wardens to the nearest assembly area.

All Clear

3. Your Attention Please, Your Attention Please: Emergency Services have declared the emergency All Clear, All Clear, All Clear. You may return to the previous activity.

Appendix 21 – Contact List

(MASTER CONTACT LIST BEING FORMULATED)

Appendix 22 – Maps / Plans (Overall & Area Specific including Descriptions of each Area and Precinct – Infrastructure Overlay etc & Includes the Site CCTV Coverage Overlay)

Site map is to scale, other sections shown have been drawn to scale and expanded for viewing on this document.

Appendix 23 – Event Cancellation, Cessation Criteria – Decision Matrix

Trigger Point #	Consideration Criteria		Decision Timing	Action Required/Escalation Consideration(s)	Decided by:
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ATTACHMENT 11.4.6

<p>1</p>	<p>Code Red Fire Danger Rating</p>	<p>Consider Cancellation</p>	<p>Monitoring from 14 Days Prior (15/12/2022)</p>	<p>On becoming apparent: Contact and convene 2 Degrees Management Team Meeting / Potential for Standing up EMT Liaise with Emergency Service Agency Management Activate Communications Strategy</p>	<p>Cancellation – Decided by Caleb Ostwald, Rodger Bryant, Jayden Ostwald and Ruby Earl following Advice from Emergency Services</p>
<p>2</p>	<p>Extreme Fire Danger Rating</p>	<p>Consider Cancellation</p>	<p>As above</p>	<p>As Above</p>	<p>Cancellation – Decided by Caleb Ostwald, Rodger Bryant, Jayden Ostwald and Ruby Earl following Advice from Emergency Services</p>
<p>3</p>	<p>Heatwave Threshold Predicted to exceed 30°C (Dept. of Health) Heat Event Day 1 Heat Event Day 2 Heat Event Day 3 /Heatwave Declaration</p>	<p>Consider Cancellation</p>	<p>Close monitoring of predictors (websites above)</p>	<p>As Above</p>	<p>Cancellation – Decided by Caleb Ostwald, Rodger Bryant, Jayden Ostwald and Ruby Earl following Advice from Emergency Services</p>

ATTACHMENT 11.4.6

<p>4</p>	<p>Heatwave Threshold Predicted to exceed 30°C (Dept. of Health) on any one day only</p>	<p>Consider additional contingencies</p>	<p>Monitor in lead up to and during Event period</p>	<p>Close liaison with key stakeholders Decide whether to meet & discuss implications with Dept Health and / or Emergency Services Consider additional measures (water stations etc)</p>	<p>Cancellation – Decided by Caleb Ostwald, Rodger Bryant, Jayden Ostwald and Ruby Earl following Advice from Emergency Services</p>
<p>5</p>	<p>Severe Fire Danger Rating</p>	<p>Liaise with Agencies</p>	<p>Monitoring from 14 Days Prior (15/12/2022)</p>	<p>As Above</p>	<p>Cancellation – Decided by Caleb Ostwald, Rodger Bryant, Jayden Ostwald and Ruby Earl following Advice from Emergency Services</p>
<p>6</p>	<p>Forecast thunderstorm with high wind and rainfall (possibility of hail / lightning) expected to exceed 15mm in any one hour of the event time frame</p>	<p>Consider Cancellation</p>	<p>Monitoring from 7 Days Prior (22/12/2022)</p>	<p>As Above</p>	<p>Cancellation – Decided by Caleb Ostwald, Rodger Bryant, Jayden Ostwald and Ruby Earl following Advice from Emergency Services</p>
<p>7</p>	<p>Predicted Thunderstorm asthma event (a consideration)</p>	<p>Consider additional contingencies</p>	<p>Monitoring from 7 Days Prior (22/12/2022)</p>	<p>As Above</p>	<p>Cancellation – Decided by Caleb Ostwald, Rodger Bryant, Jayden Ostwald and Ruby Earl following Advice from Emergency Services</p>

<p>8</p>	<p>Regulatory Direction (ie Chief Health Officer Direction / State Government Direction)</p>	<p>Cancellation</p>		<p>Commence Crisis Communications etc</p>	<p>Cancellation by External Regulator</p>
<p>9</p>	<p>Underway - Cessation/Cancellation (i.e.; due to commencement of/ existing fire; Significant Incident [i.e. Crowd Crush; Terrorism incident etc.)</p>	<p>Consider additional contingencies</p>	<p>During Event Period</p>	<p>As Above + Any additional measures i.e.; Emergency Procedures</p>	<p>Cancellation – Decided by Caleb Ostwald, Rodger Bryant, Jayden Ostwald and Ruby Earl following Advice from Emergency Services</p>
<p>10</p>	<p>Show Stop Required Circumstance that gives rise to the cessation of one or more Festival Elements (water body issues, property damage, art or stage damage, etc)</p>	<p>Consider additional contingencies</p>	<p>During Event Period</p>	<p>As Above + Any additional measures i.e.; Emergency Procedures</p>	<p>Cancellation – Decided by Caleb Ostwald, Rodger Bryant, Jayden Ostwald and Ruby Earl following Advice from Emergency Services</p>

Appendix 24 – Precinct Emergency Information and Characteristics

Area Warden Detail Pack – Information - See event plan for current information. Final version of all plans will contain consolidated appendix with all event information.

Appendix 25 – HEAT MANAGEMENT PLAN

Introduction

According to the 2019 State Heat Health Plan, the Bureau of Meteorology defines a

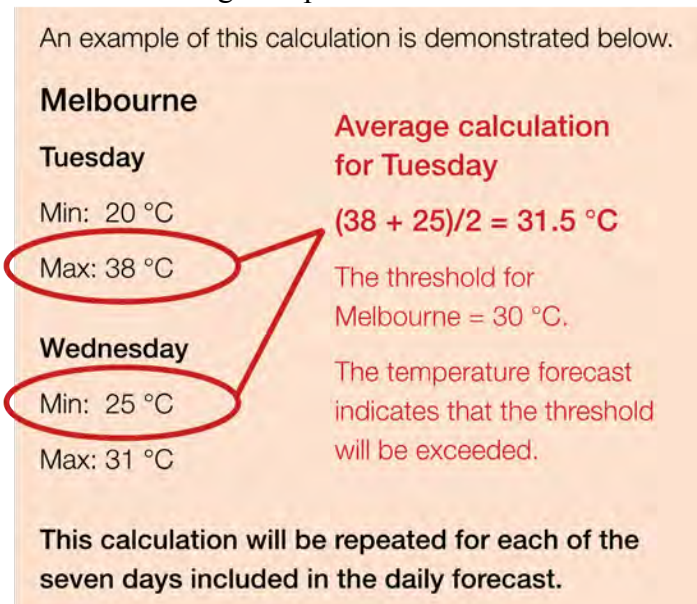
Extreme heat occurs when the forecast average temperature on any day exceeds the predetermined heat health temperature threshold in a Victorian weather forecast district.

A **heatwave** involves three or more consecutive days of extreme heat.

Identifying extreme heat and heatwaves

Extreme heat and heatwaves are identified when the average temperature (as forecast by the Bureau of Meteorology) reaches or exceeds the predetermined heat health temperature thresholds for a Victorian weather forecast district. Heat health temperature thresholds are the average temperature above which substantial increases in mortality in weather forecast districts can be expected.

Figure 1: Calculating the forecast average temperature



The Risks

Power failure can lead to the loss of air conditioning systems, a loss of telecommunications, traffic signal failures, and traffic congestion.

Heat events may cause an **increase in the demand for drinking water concurrently with a reduction in water pressure resulting from reduced water production due to power failure.**

All agencies with a role in protecting infrastructure must take action to prepare for and to protect these services during a heat event.

Resources and reference materials reviewed

1. Emergency Management Victoria's - State Heat Plan (Victoria)2014 (Current as at writing) (In particular Sec. 5.1.4 Readiness Planning – Mass Gathering considerations)
2. Department of Health – Heat Health Alert System (<https://www2.health.vic.gov.au/public-health/environmental-health/climateweather-and-public-health/heatwaves-and-extreme-heat/heat-health-alerts>)
3. Department of Human Services – Heatwave Planning Guide
4. City of Melbourne CBD Safety Plan
5. Sports Medicine Temperature Guidance Material – Sports Medicine Australia
6. Sports Medicine Australia Hot Weather Guidelines – Factors to consider before cancelling or modifying a ‘sporting event’
7. Various websites referenced throughout the Plan

Actions underway or to be undertaken

1. Continuous monitoring of respective websites for current and forecast conditions
<http://www.bom.gov.au/australia/heatwave/index.shtml#heatwave-forecasts> (3+ Days forecast of Heatwave predictions)
http://www.bom.gov.au/info/thermal_stress/index.shtml#apparent
<http://www.bom.gov.au/vic/observations/melbourne.shtml> (Latest weather updates – Issued every 10 mins)
<http://www.weatherzone.com.au/vic/melbourne/melbourne>
2. Subscribed to Heatwave Alert System (Department of Health) – <http://www.health.vic.gov.au/environment/heatwaves-alert.htm>
3. Maintenance of records (data) containing 7 Day forecast temperatures

Appendix 26 – Emergency Information and Characteristics

See event plan for current information.

Contact List

Emergency Contact Numbers

(External to on site resources)

Ambulance/Police/FRV – 000

Major Bushfire Information & Updates – 1800 679 737

Air Quality: <https://www.epa.vic.gov.au/for-community/airwatch>

Victorian Workcover Authority - 1800 136 089

[Environment Protection Authority \(EPA\)](#) - 131 555

Poison Information - 13 11 26

Flood Warnings – (BOM) – 1300 659 219

State Emergency Service - 13 25 00

RACV - 13 72 28

Traffic and Travel Information

Vic Roads Tel: 13 11 70

Telecommunication problems:

- For [Telstra](#)-related problems, visit their website or call 132 203 for faults/damage to Telstra property or call 132 299 for business-only technical support

- For [Optus](#)-related problems, visit their website or call 1300 307 937
- For [Vodafone](#)-related problems, visit their website or call 1300 650 410

Condition Monitoring

In the lead up to 2022 2 Degrees Festival and for the duration of the activities(s), the following websites will be monitored for conditions that may be evolving and likely to have some form of impact upon the Event.

Vic Emergency - Fire Warnings & Current Fires

<http://emergency.vic.gov.au/respond/>

Bureau of Meteorology – VIC Weather Warnings & Forecast

[Victorian 7-day Forecasts \(bom.gov.au\)](#)

<http://www.bom.gov.au/vic/warnings/>

<http://www.bom.gov.au/forecasts/graphical/public/vic> <http://www.bom.gov.au/vic>


EPA Air Quality


<https://www.epa.vic.gov.au/for-community/airwatch>


Planning Enquiries
Phone: (03) 5348 1577
Web: www.hepburnshire.vic.gov.au


Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

 Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any questions, please contact Council's planning department.

 Questions marked with an asterisk (*) must be completed.

 If the space provided on the form is insufficient, attach a separate sheet.

 Click for further information.

Clear Form

The Land


Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.: 361	St. Name: Deep Creek Road
Suburb/Locality: Campbelltown		Postcode: 3364

Formal Land Description *


Complete either A or B.


 This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A	Lot No.:	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No.:
OR					
B	Crown Allotment No.: 49A, 49B, 49F, 49G			Section No.:	
Parish/Township Name: CAMPBELLTOWN					

The Proposal

 You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

 For what use, development or other matter do you require a permit? *

For 361 deep creek road, Campbelltown 3364 to become a hosting venue (place of assembly) for up to 6 annual events; for a 3 year period.


These events are conditional (see attachments) and will be managed by 2 degrees events pty ltd (applicant).


This includes the Zeerust single night music festival (500 pax) in mid september-october (tbd) and the 2 degrees music and arts festival (3000 pax) from november 10-14, 2022.

Pending time constraints, an alternative planning proposal may be engaged, permitting the two events outlined above for 2 consecutive years.


With the site being in a Farming Zone and with minimal planning framework implications, based on assessment; the proposal has no negative impact to amenity.

The attached documents for event management will form the base framework and minimum standards for all events on site.

 Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

 Estimated cost of any development for which the

Cost \$0

 You may be required to verify this estimate.



Existing Conditions ATTACHMENT 11.4.7

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

It is a vacant block with non-arable land perimeters encasing an arable centre. This block is vacant with no dwellings and is used for occasional sheep grazing.

Provide a plan of the existing conditions. Photos are also helpful.

Title Information ATTACHMENT 11.4.7

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant and Owner Details ATTACHMENT 11.4.7

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Name:

Title: First Name: Surname:

Organisation (if applicable):

Postal Address:

If it is a P.O. Box, enter the details here:

Suburb/Locality: State: Postcode:

Please provide at least one contact phone number *

Contact information for applicant OR contact person below

Business phone: Email:

Mobile phone: Fax:

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details* Same as applicant

Name:

Title: First Name: Surname:

Organisation (if applicable):

Postal Address:

If it is a P.O. Box, enter the details here:

Suburb/Locality: State: Postcode:

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Owner * Same as applicant

Name:

Title: First Name: Surname:

Organisation (if applicable):

Postal Address:

If it is a P.O. Box, enter the details here:

Suburb/Locality: State: Postcode:


Owner's Signature (Optional): Date:

day / month / year



Declaration

This form must be signed by the applicant *

 Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

ATTACHMENT 11.4.7

Signature:

Date: 03/06/2022

day / month / year

If completing this form electronically, please tick the box to the right, include a date and type your name above to serve as a declaration that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.



Need help with the Application?

General information about the planning process is available at planning.vic.gov.au

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

Has there been a pre-application meeting with a council planning officer?

No Yes

If 'Yes', with whom?: Pauline Maltzis

Date: 02/02/2022


day / month / year


Checklist

Have you:

Filled in the form completely?

Paid or included the application fee?

 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

 Provided all necessary supporting information and documents?

A full, current copy of title information for each individual parcel of land forming the subject site.

A plan of existing conditions.

Plans showing the layout and details of the proposal.

Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.

If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).

Completed the relevant council planning permit checklist?

Signed the declaration above?

Lodgement

Lodge the completed and signed form, the fee and all documents with:

Planning Department
Hepburn Shire Council
PO Box 21
Daylesford VIC 3460

Customer Service Centre
Cnr Duke & Albert Streets
Daylesford VIC 3460

Contact information:

Phone: (03) 5348 1577

Email: shire@hepburn.vic.gov.au

Deliver application in person, by post or by electronic lodgement.

Privacy Statement

Your application and the personal information on this form is collected by council for the purposes of the planning process as set out in the Planning and Environment Act 1987 (PE Act). If you do not provide your name and address, council will not be able to consider your application. Your application will be available at the council office for any person to inspect and copies may be made available on request to any person for the relevant period set out in the PE Act.

You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright. You can request access to your personal information by contacting Councils

“Stoney Rises/ Valley” Entertainment Venue

PLACE OF ASSEMBLY PERMIT APPLICATION

361 deep creek rd, Campbelltown
VIC 3364

Please see supporting documents attached to this overview.

[Verify that this is the correct version before use.](#)

REVISION HISTORY			
CREATED BY	DATE	VERSION	NOTE
2 Degrees Events Pty Ltd.	05/07/21	1.1	Initial, based in Golden Plains
2 Degrees Events Pty Ltd.	13/09/21	1.2	Revision 1, based in Golden Plains
2 Degrees Events Pty Ltd.	20/12/21	2.1	Location and format update; new site in Hepburn Shire
2 Degrees Events Pty Ltd.	01/06/2022	2.2	Structure change to include zeerust festival & relative events. Updated format to communicate the permit for “stoney rises” as a POA venue.

This document is provided to Hepburn Shire Council in support of a planning permit application to use land located at 361 deep creek road, Campbelltown VIC 3364 as a place of assembly in order to stage the 2 degrees Festival and related activities.

This document remains the property of 2 degrees events pty ltd and may not be reproduced or used under any circumstances; except by that of local, state, federal governments or their relevant organisations.

This document is live and details will continue to evolve as the site, organiser, management and relevant events continue to do so.

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Introduction

Outline of this Application

This application proposes that the property at 361 deep creek road, Campbelltown 3364 be used as a place of assembly for recurring music, arts and cultural events.

The site will be managed internally by 2 degrees events pty ltd Alistair Jones (property owner); with the 2 degrees festival occurring for the first time on November 10-14, 2022. Preceding this, a 500 person single night camping event will be held on 2 days; which will be selected within the period of 15/09/22 - 17/10/22.

The site has been selected for this application due to its natural surroundings, isolation from neighbours, limited restrictions as according to the relative overlays and planning scheme; and its relatively close distance from Melbourne.

This application is to permit:

Stoney rises (or Stoney Valley, name TBD) to become a Live music venue & place of assembly for the following prescribed music festivals (no more than 6 total per year):

- up to 2 x 3000 pax (max) multi-day music festivals (held between November-March)
- up to 2 x 3000 pax (max) single day events (no date threshold)
- up to 4 x 750 pax (max) camping festivals (one per quarter)

It is requested that the permit within the prescribed threshold above remains valid for 3 years before

review, and with the following conditions:

- 12 week notice of event detail deadline to council from site management for any of the single or multi day, 3000 pax events.

- 8 week notice of event detail deadline to council from site management for any of the 750 person festivals

- Open framework for on-site auditing, police, local council or other emergency or relevant services to assess the feasibility of the site.

- At the discretion of the local council, economic development meetings may occur with site management on a quarterly basis at the most frequent; to continue development of site use for the benefit of the local economy.

- at least 2 events per calendar year reserved for the use of all-ages, family friendly events; including at least 1 of the 3000 pax events.

- For site use outside the 6 event annual scope, General use of the site will be available (with a typical 6 weeks notice) for use by the local community, including GO's, Not for profits or where otherwise determined appropriate by site management. Any of these activities will be strictly non-for-profit, non ticketed or otherwise permissible under the planning scheme (falling outside of a Place of assembly).

*** with consideration to the timeframe of proposed operations planned, please confirm the notice requirements for the above outlined proposal with the applicant.**

If after deliberation it is deemed to be longer than satisfactory, The applicant is satisfied with the option to request the following in order to reduce permit processing time.

- 1 x 750 pax annual multi day music festival
- 1 x 3000 pax annual multi day music festival

These 2 annual events are requested to be permitted for 2 years before review.

The conditions proposed above in relation to the 6 events proposed are not relevant to the secondary, 2 event request. To reinstate the proposal; the 6 event (and conditional) proposal outlined initially is the primary permit application proposal, this auxiliary request is only to be activated if the initial request is deemed initially unsuitable.

planning requirements for event operations on this site

The land proposed for the event is zoned as Farming (FZ) under the Hepburn Shire Planning Scheme and the proposed use requires a planning permit under the provisions of the Hepburn Planning Scheme. The site has been selected as the preferred location to host the 2 degrees Festival and relative events; following assessment of the site against a number of pre-determined site and event related feasibility criteria (refer Section 2, Table 1).

Aspects of the event from a planning and land use perspective include:

- Use of the land for a place of assembly;
- Signage; and
- Car parking.

2 degrees events insight

2 degrees is a Naarm-based events group and creativity platform small music festival supporting a diverse range of visual & musical artists, predominantly from Victoria after a challenging 2020 and 2021.

We are committed to supporting local artists both musically and visually, as well as local food vendors & service providers. Our immense respect for the traditional custodians of the land we will be operating on; and gratitude for the opportunity will also see a strong inclusion of locally curated indigenous art instalments, our welcome to Country and more. Our model is based on a thriving Naarm /Melbourne music and arts sector which is celebrating inclusion and diversity; this is our inspiration.

The primary employment of the 2 Degrees Director is as the Director of a sustainability social enterprise, so we have a very strong environmental connection. We are especially excited to bring a strong sustainability focus and cultural awareness to the events space. We are committed to operating carbon neutrally, diversely + inclusively and can't wait to utilise the beautiful space of our site in Campbelltown, VIC.

2 degrees definition

Pronounced (two-duh-greez)

2 degrees;/ A gathering of community, where 2 degrees of separation between us becomes one. // Where celebrations serve as collective action to prevent the globe warming to the deadly limit of 2 degrees, beyond return.

2 degrees: Values of the Community

- They have an appreciation, respect and love for both dance music and live bands
- They are open-minded to making new friends and mingling
- They are passionate about protecting and preserving the planet.
- They are welcoming to, and inclusive of all patrons and staff
- They have a love for Australian arts scene and connecting to our native environment
- They are responsible attendees when it comes to looking after themselves and their friends
- They're positive, know how to have fun and enjoy themselves
- They enhance and add to the atmosphere of the festival
- They want the festival to be a success and contribute to it in a number of aspects e.g. following guidelines, caring for the land/environment, doing their bit in the sustainability of the event
- They leave a positive impression on the surrounding neighbours and towns

2 degrees: Team members

2 Degrees Music and Arts Festival is run by Melbourne based company 2 Degrees Events Pty Ltd.

Formed in 2021, the 2 Degrees events team is comprised of Naarm-based individuals who share a deep passion for the arts, diversity, community and sustainability. With backgrounds in event management, music performance, art creation and sustainable practises; we are active contributors whom seek to create a new, community-based platform and gathering, celebrating Music, Culture and Arts. A place where inclusivity, diversity and community are at our core; and where we present the richness of Naarm/Melbourne's thriving Music and Arts scene.

the group is Directed by Caleb Ostwald, an entrepreneur with a strong focus and passion for social enterprise, arts and community. Passionate, energetic and driven to create synergy between projects and to foster a warm and inclusive place for team members and expansively the attendees at 2 degrees events.

Ruby Earl is the assistant director and co-visionary of 2 degrees. Ruby is a Former Treat nightclub host, Byron bay schoolies ticketing assistant and Nomad operations assistant. She now also works in retail.

Bella Kocis is our Diversity and Inclusivity officer and Artist Liaison. Bella DJ's under the alias "IVAANA", and has industry experience through countless gigs in the scene and active immersion and participation with WIP Project (local female & GNC-led DJ and events organisation).

Darcy Knorr is the 2 degrees production and visual arts co-ordinator. Darcy recently graduated as a Bachelor of Audio Engineering and has worked as an intern at several production companies and learnt the processes of event production. Darcy also has a passion for audio production and selecting and will contribute greatly to the fluidity and quality of the festival.

Mietta Mintzis is our team Graphic designer and has developed all of our assets. She brings her additional skills in event management and curation through her work with Loading Error, her event and installation group.

Liam Moss and Nico Faust (Finding Figaro) are our event consultants. Under the title: Finding Figaro, Liam and Nico have both curated a broad range of events and toured both local and international acts for over 4 years. Most notably, their annual "echo beach" sees 1500 people attend seaworks in Williamstown for a day festival. They both have marketing backgrounds.

Zeerust; a community based event group, joins 2 degrees as event co-ordinators and assistants with site operations. Their team includes: Luke McShanag-Munn, Vincent Sole, Rubi Dinardo, Georgia Vlahos and Olivia Gigli. Across their team; they each hold a bachelors degree and collectively bring event safety, marketing, environmental science and management skills.

Key Details / Summary For 2 degrees Festival

This summary is relevant to the annual 2 degrees festival event to occur on site.

Festival name: 2 Degrees Music and Arts Festival

Website: www.2degrees.co

Event occurrence: annual

Event occasion: Our first gathering

Organisers: 2 Degrees Events Pty Ltd.

Directors: Caleb Ostwald, Ruby Earl

Location: 361 deep creek rd, campbelltown 3364

Venue type: Privately owned property

Property size: 246.5 acres, 997 742 sq. m (99.77 ha)

Property Owner: Alistair Jones

Shire/Council: Hepburn Shire Council

Council contact: Pauline Maltzis - development and planning manager

Festival dates: Thursday November 10th 2022 - Sunday March 13th 2022. (egress primarily on Monday 14th november)

Expected attendance: 2000-3000 patrons
Maximum patron attendance: 3,000 patrons

Staff and contractors: 150

Artists: 150

Volunteers: 100 (including COVID-19 Marshalls)

Age restrictions: 18+

Ticket price: \$240-320 "4 day" - \$180-250 "2 day" -

Camping allowance: campsite is approximately 45,000m² of flat, arable land. This provides a density of 15m² per person (at 3000 pax). We estimate 12m² per person (including cars, tents, etc) with allowance for paths, exclusion zones, etc. a car space is approximately 12m², so at a rate of 2.5 people per vehicle, we allow 4.8m² per person for cars.

Vehicle Capacity: 1250 vehicles on-site

Gate opening times:

- Thursday November 10 2022 @01:00PM - 07:00PM
- Friday November 11, 2022 @ 11:00AM-07:00PM
- Saturday November 12, 2022 @ 10:00AM-05:00PM
- Sunday November 13 2022 @ 10:00AM-02:00PM

Music stage times:

1. Thursday March 3rd 2022 // 04:30 PM - 2:30 AM
2. Friday March 4th 2022 // 11:00AM - 06:00AM
3. Saturday March 5th 2022 // 10:00AM - 7:00AM
4. Sunday March 6th 2022 // 06:00AM - 09:30PM

Act types: DJs, Live electronic artists and Bands

Music genres: Disco, Techno, Electro, House, Funk & soul, Ambient, Jazz, World

Traditional Owners engagement: We have engaged Dja Dja Wurrung for Welcome to Country and Event Consulting

Liquor license: Temporary Limited license and BYO

On-site emergency Services: Arrowguard Security, Guarded Group: First Aid, Life-guards and Fire Safety, Dancewize, Blow Me First drug and alcohol testing.

(CFA and Local Police also welcome on-site).

COVIDSafe Event Tier: Tier 2

Vaccination policy: In-line with state and federal public health orders

Food vendors: up to 15 vendors

Food vendor types: Combination of Melbourne based food trucks and local businesses from surrounding towns

Liquor sales: Managed internally with support and products from: Cheeky Rascal

Ciders (Mornington), Stomping Ground Brewery (Collingwood), Cloud Cuckoo Island (Melbourne).

Temporary structures: Temporary Stage, Stretch tents, Marquees

Activities: Music, Camping, Art

Advertising/Marketing: Website, Facebook event, 2 Degrees Events Pty Ltd. Facebook and Instagram social pages

Purpose of event: public entertainment, awareness raising & education on sustainability, conservation and connection to country.

Entertainment provided: Outdoor music festival with live performers, DJs and camping. Food and retail stalls trading throughout the event, with workshops and interactive installations featured during the day time. Bar serving beer, wine, cider and a limited spirits and cocktail range.

Insurances: Public liability insurance of \$20,000,000 AUD will be taken out for the event by Action Insurance Group subject to the granting of a planning permit for the event. 2 degrees will indemnify the owner of the property against all claims relevant to the operation of the event, otherwise than in cases of negligence of parties without association with the event or its representatives.

Banned substances: A total ban on fuel generators, gas burners, gas lanterns, fire, candles and any form of naked flame will be strictly enforced throughout the campgrounds. Event Staff will be enforcing the ban during the operation of the event.

Detailed Overview For Zeerust event (500 pax)

Festival name: Zeerust

Instagram: @_zeerust_

Event occurrence: One-off (tbd)

Festival date: tbc (between september 15 and october 17, 2022)

Gate Opening times: 12pm-8pm (opening day), 9am-5pm (following day of egress)

Expected attendance: 400-500 patrons

Staff and contractors: 20

Volunteers: TBD

Age restrictions: 18+

Ticket price Release: First - \$80, Second - \$90, Third - \$100

Vehicle capacity: 150 patron vehicles on site

Music stage times

Main: Saturday 2pm-5am,

Wine bar: Sunday 11am- 2pm.

Act types: DJs

Music genres: Ambient, House, Techno, Disco, RnB

Onsite emergency services: Colmed First Aid, Guarded Group: Security, Blow Me First Drug and Alcohol testing

Liquor License and sales: Temporary Limited License and BYO held by Vinoshi Wine Shop

Temporary Structures: Temporary stage, Temporary Bar, Marquees
Activities Music, Camping, Art

Food: Breakfast food truck and coffee from local businesses

ACTIVITIES AND EVENTS:

MUSIC:

The main form of entertainment and performances will come from the main stage.

The line-up consists of a diverse range of local and regional DJs and live electronic acts. Zeerust aims to unearth upcoming and local talent in all aspects of the Arts.

We are a passionate team, looking to provide a fair and inclusive platform for all those involved.

Line-up includes:

- Ada
- Afrodisiac
- Baby G
- Boymeetsgirl
- Hydra Pyxis
- Jon Jones
- Kacfa (live)
- Maad
- Olypso
- PJ Dempsey
- priya
- Synapse b2b ENNE
- Vincent Sole (live)

ART AND STAGE:

Artist run installations and visuals will be scattered around the property for attendees to engage and admire. Art installations and visuals will be coordinated by creative director Vincent Madafferi.

Installations and visuals:

- The stage and bar has been designed by team member, and creative designer, Rubi Dinardo, who currently studies stage design at the Victorian College of the Arts. The stage and bar are designed predominately out of ply, which will be flat packed and transported from Melbourne. To reduce waste, the stage will be deconstructed and transported back to Melbourne for future use. Stage plans are approved by a structural engineer and the stage will be erected by qualified carpenters.
- Conversation pit– a space away from the stage with shade to chill out and relax. This is constructed entirely out of wooden pallets and will be recycled.
- Canvas sheet with visual projections from Finn Arundel.

WELCOME TO COUNTRY AND SMOKING CEREMONY:

Welcome to Country, Acknowledgment to Country and Smoking Ceremony will be conducted by a formally recognised traditional owners corporation.

General Scope for Other Proposed events

The additional 3000 pax festival proposed for the site is currently poised to be an all ages, folk and contemporary music and arts festival; with a focus on live and local music - bolstered by a handful of strong headliners.

The 750 pax festivals will take on a more intimate setting; with smaller spaces and crowds - their themes will vary from predominantly acoustic nights, to live electronic performance evenings; all with a focus on integrating into the landscape and appreciating the beautiful surrounds.

The 3000 pax proposed day events look to introduce tours of large artists and providing a diverse range of activities targeted at a broad range of people. We expect these to be a strong economic bolster for the local community; and we will look to increase the capacity of these events in future.

permits, licenses & supporting documents

In addition to planning permission from Hepburn Shire Council, the following ancillary permits, and licences are necessary to stage events on site:

- A Place of Public Entertainment (“POPE”) permit is required from Hepburn Shire Council as the event area exceeds 500 m². This permit will address siting and management of temporary structures and site infrastructure, and will be submitted separately at a later date.
- As part of the POPE permit, no occupancy permits are likely to be required from the Victorian Building Authority (VBA) as no stages or marquees exceed 100m² and there are no structures proposed which trigger POPE threshold requirements.
- Operation of the licenced bar area will be undertaken in accordance with an existing Liquor licence issued by the Department of Justice Victoria.
- An EPA permit under Regulation 128 (1) (a); permitting the 2 degrees site to operate with outdoor music as a venue; outside of standard noise operating times more than 6 times a year.

The following supporting documents will be primarily in relation to the 2 degrees festival operations; which as the largest pax and longest duration event currently proposed as a part of this application will form the baseline for smaller events held on site.

All events at “stoney rises” will be managed by 2 degrees events pty ltd, and thus control over event management and operations procedures will be kept in line and accordance with the planning permit.

Item:	Availability:
Event Operations overview	Available
Emergency Management Plan	Available
Risk assessment & Management plan	Available
Site Map	Available
COVIDSafe Event Plan	Pending
Alcohol and Drug Management Plan	Pending
Noise Management Plan	Available
Security Management Plan	Pending
Traffic Management Plan	Available

Medical Plan	Pending
Land Title/ owner agreement	Available
Contact list	Available
Runsheets: Stage, Operations	Available
Public Liability Event Insurance	Pending
Liquor License	Pending
Place of Public Entertainment Permit	Pending
Place of Assembly permit	Pending

Contact:

All enquiries or requests for further information in relation to this document or the associated permit application should be directed to:

Caleb Ostwald

Director

2 degrees events pty ltd

2 commercial drive, Thomastown VIC 3074

Mobile: 0412766505

Email: caleb@2degrees.co

Site Overview & details

Property ownership details

The entire property is contained on three titles described as TP 267782L which comprises of 4 crown lots, 49A, 49B, 49F and 49G; which have a combined area of approximately 246.5 acres (99.75 hectares). A recent copy of the Title Plan TP 267782L is provided in Appendix A, along with the certificate of registration of ownership. These documents confirm the land contains no easements, covenants, mining licenses, protected areas or other similar property title restrictions which would conflict with the event.

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 997458 sq. m (99.75 ha)

Perimeter: 3922 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

PARCEL DETAILS

The letter in the first column identifies the parcel in the diagram above

Lot/Plan or Crown Description	SPI
PARISH OF CAMPBELLTOWN	
A Allot. 49A	49A\PP2326
B Allot. 49B	49B\PP2326
C Allot. 49F	49F\PP2326
D Allot. 49G	49G\PP2326

TITLE PLAN		EDITION 1	TP 267782L
Location of Land Parish: CAMPBELLTOWN Township: Section: Crown Allotment: 49A, 49B, 49F, 49G Crown Portion: Last Plan Reference: Derived From: VOL 8271 FOL 172 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 21-06-2000 VERIFIED: MP	
<p style="text-align: center;">TOTAL AREA = 248A 3R 24P</p>			
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets	



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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 08271 FOLIO 172

Security no : 124096850735Q
Produced 14/04/2022 11:33 AM

LAND DESCRIPTION

Crown Allotment 49A, Crown Allotment 49B, Crown Allotment 49F and Crown Allotment 49G Parish of Campbelltown.
PARENT TITLE Volume 08271 Folio 169
Created by instrument A989802 14/06/1960

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ALISTAIR ROBERT JONES of 60 "STONEY RISES" ROAD SMEATON VIC 3364
AN789394M 02/05/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AN789395K 02/05/2017
COMMONWEALTH BANK OF AUSTRALIA

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP267782L FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

ADMINISTRATIVE NOTICES

NIL

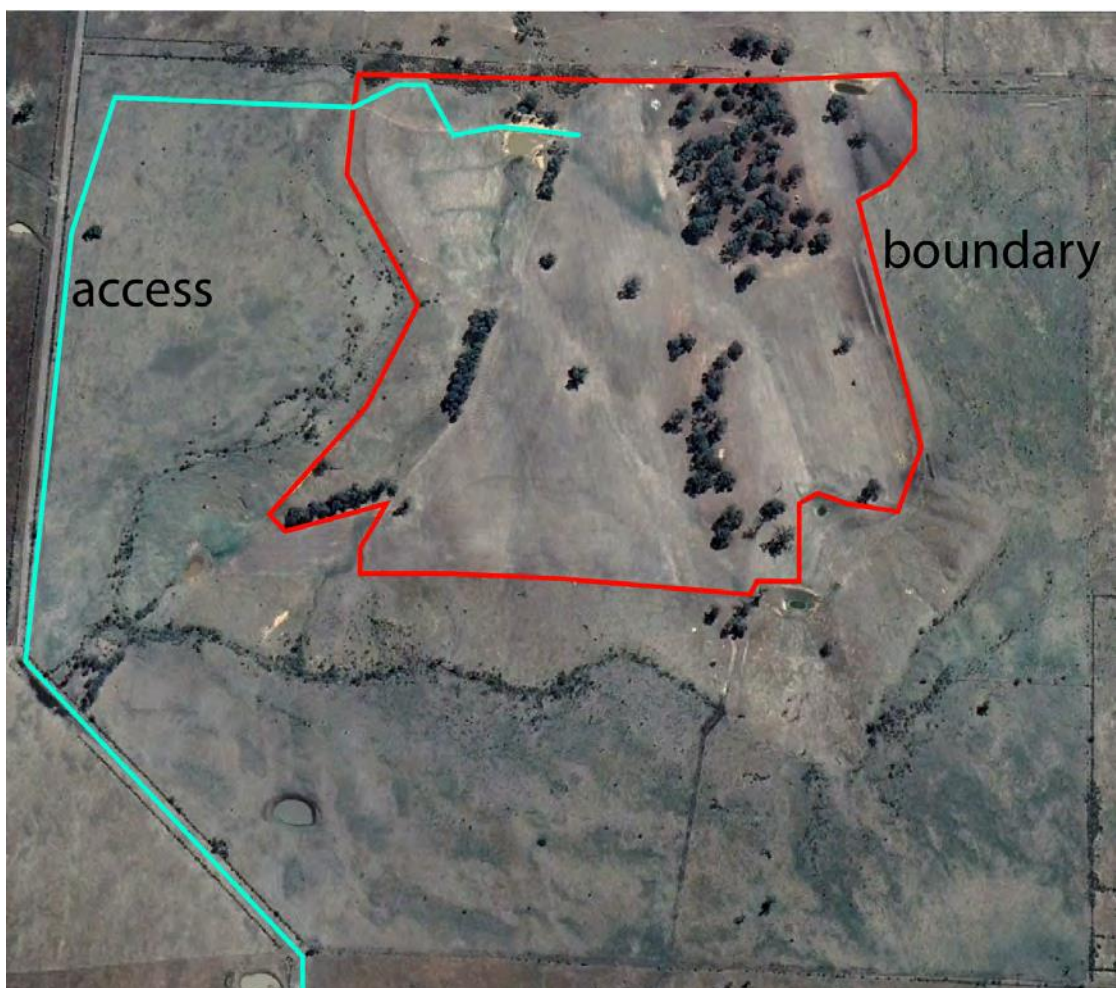
eCT Control 15772H COMMONWEALTH BANK OF AUSTRALIA - COMMERCIAL
Effective from 02/05/2017

DOCUMENT END

Proposed Event Boundary

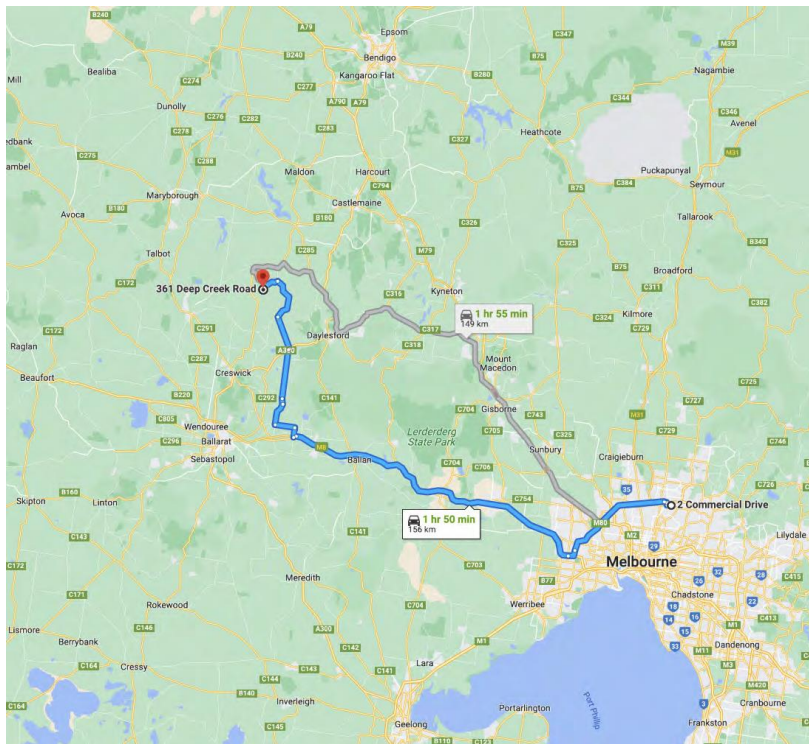
Following assessment of the site and completion of a site safety and environmental risk assessment (Appendix D), the most suitable location for the event was determined (Figure 3). This area, held on TP 592866P, contains the majority of the cleared flat land within the property which would be suitable for parking and camping, contains no existing streams or waterways, and has no areas of cultural sensitivity. The area also makes use of existing access roads and infrastructure, which would require minimal upgrade work to allow all weather driving conditions, and increases the separation of noise generating activities to existing residential dwellings along the site's southern and eastern boundaries.

The proposed area for parking and camping (refer site layout map, Appendix C) has been extensively modified as a result of the site's history of use for agricultural purposes, and consists of cleared pasture with scattered isolated significant trees and rocky outcrops. This area provides good camping conditions, ample space for parking and camping based on the anticipated attendance, and additional space available for overflow parking if needed.



Site Location

The land proposed to be used to stage the 2 degrees festival and related events is a land-locked 200 a of a large privately owned farm ('Stoney Valley') located at 361 Deep Creek Road, Campbelltown, approximately 150 kilometers (km) from Melbourne. The site is centrally located within Victoria, and can be accessed from most parts of the state. Figure 1 shows the location of the site and the main route proposed for patrons travelling from Melbourne.



Site Present Use

The site is on land zoned for farming under the hepburn Shire Planning Scheme, and is currently used scarcely for sheep grazing. The site is located within a scenic and relatively isolated part of the Shire and is heavily screened by existing vegetation on all boundaries.

The main access is via Stoney Rises fire access track, which forms the site's western boundary.

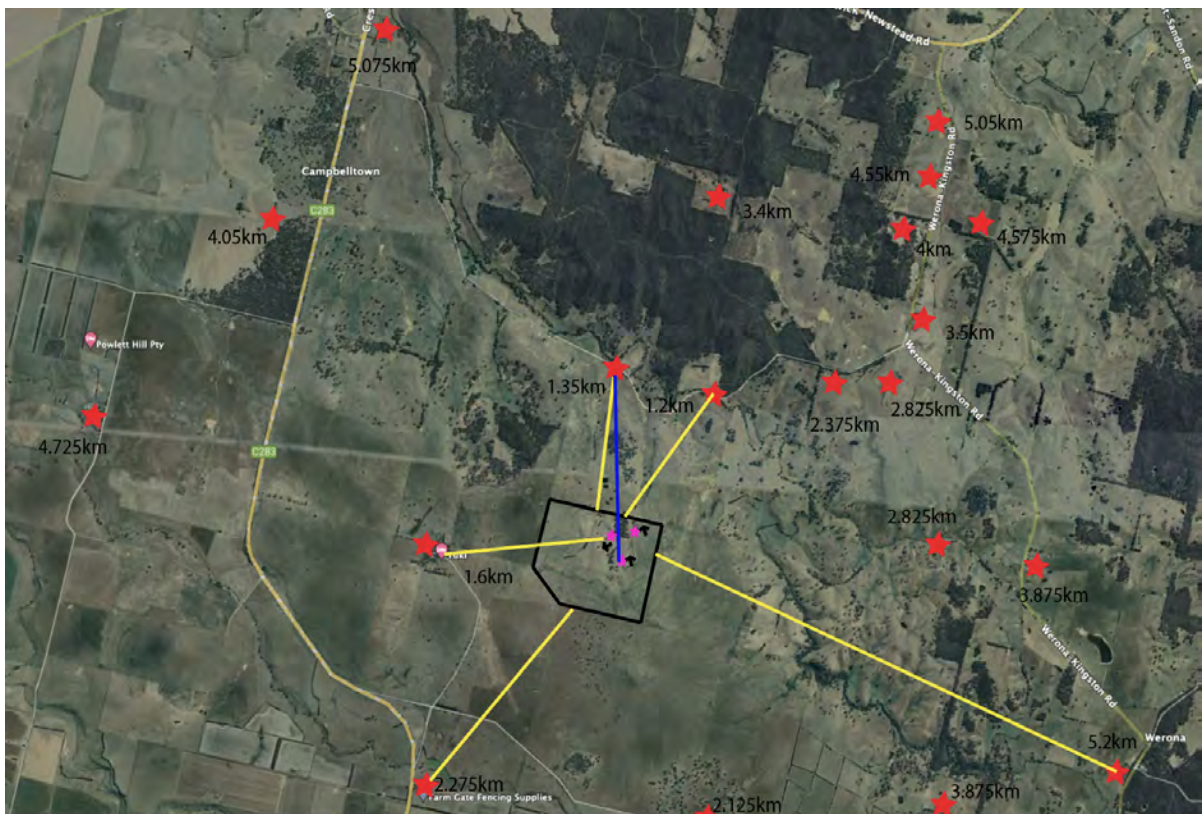
Existing infrastructure within the event area includes a basic paddock track, perimeter and paddock fencing. Existing water borer, 2x 1ML (approximate) capacity dams, 2x 0.25ML (approximate) capacity dams, 1x 0.4ML (approximate) capacity dam, Photographs of the site showing existing conditions are provided in Appendix B

Surrounding Area

The area selected for the event is a relatively isolated part of the Shire with few residential dwellings within a 3 km radius of the site. The area consists of cleared farmland, forested hills and valleys, rocky outcrops, and scattered isolated dwellings.

Details:

- Immediately north of the property is sparse farmland with 2 properties over 1km away. Further north is a large section of bushland with scattered clearings; all of this land is privately owned.
- Stoney Rises Fire access track adjoins the properties western boundary, which is lined with shrubs and sections contain excess shrubs and rocky terrain. Further east is Tuki Trout farm, owned by the family of the site owner. Beyond this is Crewswick-Newstead Road (C283) and sparse farmland.
- At the Tuki farm, 60 stoney rises road, Smeaton; there is a rocky valley with dense vegetation in a Bushfire management overlay.
- The entire site is surrounded by predominantly unmaintained fire access track.
- South of the festival site is more paddocks with no visible infrastructure, up until Williams Road.
- West of the site is a vast, barren and rocky space before reaching Joyce's creek.
- This unnamed creek and a number of ephemeral streams traverse the site south of the proposed event area
- The festival site is encapsulated within a large amphitheatre and features several smaller hill-bound sections, providing some protection from noise output and wind exposure.



Site Characteristics and Criteria Outcomes

These criteria have been developed to assess the suitability of the site for use for festival and event purposes.

Site selection factors:

Site characteristic	Relative Criteria	Outcome
Location	Proximity to Melbourne	Highly suitable (~2 hours)
Property title and ownership details	Sufficient property size and usable area	Highly suitable Secure ownership and connection to the area by owner. ~240 acres with ~120 acres of flat, arable land.
Existing infrastructure	Cost of likely site/infrastructure upgrades	Site owner's access to his business' machinery and equipment provides secure and affordable access to complete necessary works. Shared costs of site-specific infrastructure for personal use and future uses.
Topography	High natural landscape values	70km views from site; natural amphitheatres, sparse gumtree area. appropriate topsoil and coverage for vehicle access in most areas. Flat top site section for instances of poor access situations entering via the sloped track into primary site area.
Existing vegetation	High level of amenity for campers	sparse vegetation contained within a primary 2 acre section; with highly dispersed additional vegetation on site.
Likely flora and fauna	Location and isolation to sensitive uses	TBD
heritage sites/artefacts	Acceptable planning provisions, Low environmental and cultural sensitivity	highly suitable - no recorded presence of heritage sites or artefacts.
Fire threat	Ability to manage site safety hazards	None of the site is located with a fire management overlay. Secure private access to site for emergency vehicles.
Existing waterways and flood risk	Ability to manage site environmental risks	Dams on the property have a large capacity and high-tolerance for overflow. no other waterways impact the site.

Soil type and erosion potential	Safe access and egress	suitable - clay and dispersed rock terrain on stoney rises fire access track and private site track continuation. Non-arable areas highly safe and suitable with non-intrusive grading works completed.
Site drainage and runoff	Need to provide all weather driving conditions	Arable areas (most of the used site) are primarily compact enough to withstand rain and other adverse weather conditions.

Site key features:

Site assessment factor	Description
Current use	Farming / grazing cattle.
Topography	Flat to gently sloping land surrounded by hills and valleys.
Erosion	A small portion of the property is in an EMO, however this is excluded from the event site.
Protected habitat	A search of the EBPC protected matters database on 11th April confirmed there are no Ramsar wetlands, nationally important wetlands, critical habitats or any areas of concern within a 4km radius of the site.
Environmental Significance	The site is located within an ESO.
Significant Landscape	A small portion of the property is in an SLO, however this is excluded from the event site.
Cultural heritage	Completion of the Aboriginal Cultural Heritage online planning tool indicates preparation of a CHMP is not necessary for the proposed use. A search of the National Heritage Register also confirmed there are no known artefacts, heritage sites, or places of significance within the event area.
Built heritage	A search of the Environment Protection and Biodiversity Conservation (EPBC) Act 1999 database confirmed there are no World heritage properties, Australian heritage sites, Commonwealth heritage places or National heritage places within a 2 kilometre (km) radius of the site.
Known contamination	Review of the EPA's Priority Search Register undertaken on 11th April 2013 indicated that there is no known contamination on the subject site, nor is it within the vicinity of a site known or suspected to be contaminated.
Existing waterways	Woolshed Creek is the nearest named waterway under the <i>Geographic Place Names Act 1998</i> , and traverses the property north of the event area. An exclusion zone of 200m is proposed along the full length of this waterway to ensure that event activities are separated from areas of potential aboriginal cultural sensitivity.
Flood risk	The site is not located within a flood management overlay.
Fire threat	None of the site is located with a fire management overlay.
Site drainage and runoff	The vast majority of the site is not subject to ponding or surface water.

Economic, Environmental and Community Impacts

Introduction

The establishment of 361 deep creek road as an events venue has significant potential for positive impact in regards to the local economy, environment and community. Considerations are also required to ensure the protection of amenity and environment at large as a result of proposed events.

Economic impacts

Tourism & economic development

Large volumes of people travelling into a regional community can result in indirect beneficial impacts such as increased trade for local suppliers. Festivals of this size are guaranteed to drive traffic to local businesses akin to high season in tourist areas, with petrol stations, convenience stores, restaurants and pubs most noticeably affected.

At a broader level, there can be tourism and economic flow on benefits for the host community, particularly in the case of recurring events. The increased visitation to the Shire from interstate and overseas patrons and artists will expose a large number of people to the natural beauty for which the area is known, which results in flow on benefits associated with repeat visitation to the Shire at a later date.

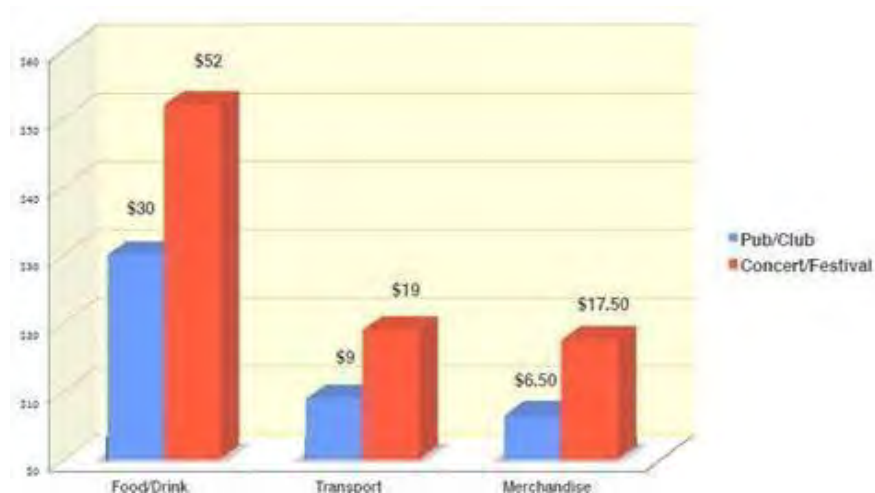
Event purchasing

Where materials, products, equipment, consumables and services necessary for the event are able to be sourced locally, both 2 degrees events pty ltd and Hepburn Shire can benefit, through reduced transport costs and direct economic investment associated with the event's purchasing requirements. In addition, there can be significant indirect economic and tourism benefits for traders, cafes, restaurants, accommodation providers, and general supply stores along transport routes.

Patron ancillary spend

Money spent outside of the festival confines by patrons on route to and from events is referred to as ancillary expenditure. In 2012, Live Music Victoria provided a report of patron ancillary expenditure, collated from 5 years of data.

(see below)



At \$88.5 a head, with 3000 pax, the combined ancillary expenditure of a festival is \$265,500. We estimate that even at a conservative rate and a bottom-end projection of 1500 patrons; ancillary expenditure would still equate to over \$100k per festival.

Community impacts

Community wellbeing

This new venue will facilitate events capable of promoting a great sense of belonging and community; in particular with the 2 degrees festival. Offering a space for people to connect and engage with their surroundings and community could improve the lifestyle, diversity and creativity of individuals and groups through exposure to new social and cultural experiences.

2 degrees events will work with the local CFA or other community groups to develop fundraising efforts and ideas for our events.

We are working with the Dja Dja Wurrung traditional owners corporation to develop job opportunities for first nations people, as well as cultural immersion activities for patrons and local community members to engage with; such as native flora planting, art sessions and workshops.

In most instances, all residents within a 5km radius will have access to a free pass for any event on the site.

Drug and alcohol use

Whilst events are often tainted with the picture and negative correlation of drug and alcohol use; the Victorian music and arts scene has been seen to be progressing into a space more evolved into the relationship between artists and passionate followers seeking to appreciate the show for what it is. Whilst this currently rests as anecdotal evidence, the events facilitated at “stoney rises” will all fall within this evolving community-minded scene.

All events will also have a respectively appropriate and pro-active approach to drug and alcohol use. Support Services such as “Dance-wize” and “blow me first” will be used in conjunction with first aid, medical and volunteer chill-out and information spaces.

Local amenity

The land-locked nature of the site presents itself with the unique positioning of having a negligible amount of amenity impact for the surrounding community.

Access to stoney rises fire access track via williams rd after a turn-off from creswick-newstead rd allows for traffic management to occur off of the main road, avoiding traffic build ups on creswick-newstead rd.

Waste management practises will ensure that no surrounding properties are impacted by waste, including smell as our composting toilets will vastly reduce any smell which is typical of portable toilets.

thanks to the land-locked nature of the site, and In accordance with State Environment Protection Policy (Control of Music Noise from Public Premises) No. N-2, administered by the Environment Protection Authority, we will not impact any surrounding properties with noise pollution as shown in our noise report and management plan.

Environmental impacts

As we continue to work with Verve Collective, a sustainable practises consulting agency, we will work to operate the 2 degrees festival and all related events and activities on site in the most environmentally conscious way possible.

We are operating the 2 degrees festival, Zeerust and all other events with an assortment of new innovations in outdoor event waste management; whilst capitalising on the existing industry standards and innovations.

Our bars will operate solely with reusable plastic cups (made in Melbourne) which are rented and returned. No cans, single use plastic or glass will be available.

Campsites will be able to compost and recycle (including soft plastics) more accessibly with smaller, more practical bins located throughout the camping areas.

Energy wise, our power is generated from biodiesel and/or solar portable, power stations provided by green power solutions, Epping VIC.

We will be communicating via email, social media and visual signage at our events the importance of appropriate waste management and minimisation of what we use and bring to events.

More details can be found in our Waste management plan on request.

Aspect	Activities	Potential Impact
Paper usage	Ticketing, marketing and event communications.	Depletion of non-renewable resources. Depletion of landfill space.
Waste generation	<p>Waste generated as a result of:</p> <ul style="list-style-type: none"> • Food and beverages stallholders • Purchasing and materials • Merchandise stallholders • Construction of stages and structures • Consumables brought in by attendees • Bottled water • Liquid waste (i.e. amenities) <p>A number of the above waste streams also may contain plastic, such as bottled water.</p>	<p>Depletion of landfill space;</p> <p>Waxed paper, polystyrene foam cups, and unmarked plastic cups cannot be recycled.</p> <p>Plastic lids, bottle caps, unmarked plastic, expanded plastics (e.g. polystyrene) heat treated glass and ceramic cannot be recycled.</p> <p>Production of plastic depletes oil resources and generates greenhouse gas emissions.</p> <p>Plastic in the environment is toxic and highly persistent.</p>
	Power, lighting, staging & structures, stallholders, grounds	Emission of greenhouse gases associated with burning of fossil fuels.

ATTACHMENT 11.4.7

Energy	and safety lighting.	
Transport	Emissions associated with attendee travel to and from the event. Increased crowd and traffic associated with the event.	Emission of greenhouse gases associated with burning of fossil fuels. Temporary local pollution, traffic congestion, noise, and reduced amenity.
Air quality	Human and vehicular transport on the site. Use of fuel generators.	Smoke / odours from cars and equipment can result in localised air quality impacts.
Noise	Music and crowd noise.	Nuisance / or amenity impacts particularly sleep disturbance.
Water quality	Inappropriate storage or disposal of hazardous wastes or dangerous goods. Poor equipment maintenance or inadequate containment or response leading to spills (e.g. generator oil).	Contamination of soil, ground or surface waters Degradation of local waterways. Damage to natural functioning of flood plains, riparian margins, and river systems.
litter	Large numbers of people attending events have potential to generate significant amounts of litter over a short period. Cups provided for drinking in large crowds and smoking can also result in excessive litter.	Creation of nuisance, such as offensive odour or windblown waste. Visual amenity impacts. Littered butts washed into waterways can increase water toxicity, be ingested by birds and fish, and block drainage systems.
Flora & fauna	Site access; site preparation; camping.	Damage or destruction to local habitat. Damage or destruction to protected or endangered species.

Planning Provisions and Assessment

State Planning Policy Framework

The State Planning Policy Framework (SPPF) addresses strategic issues of State importance. It lists policies under ten headings – settlement, metropolitan Melbourne, environmental and landscape values, environmental risks, natural resource management, built environment and heritage, housing, economic development, transport and infrastructure.

Relevant clauses and objectives have been identified below; with the relative statement to the right.

clause:	objective:	action/comment:
12.01-2 Native vegetation management	Apply a risk-based approach to managing native vegetation Avoid removal of native vegetation that makes a significant contribution to Victoria's biodiversity	Existing vegetation within the event area will be managed in accordance with an environmental management plan (EMP) based on a risk assessment which included consideration of vegetation and habitat related issues. No native vegetation will be removed from the site.
12.04-1 Environmentally sensitive areas	Protect and conserve environmentally sensitive areas.	Land within the event area has been extensively modified, and is not considered environmentally sensitive. Potentially sensitive areas, notably the Woolnorth Creek and adjoining riparian margins, were excluded from event activities during siting of the proposed event footprint.
13 Environmental risks	Adopt best practice risk and environmental management approaches which aim to avoid or minimise environmental degradation.	The EMP developed for the event is based on a site risk assessment which considered all potential environmental impacts associated with proposed event activities. Both the risk assessment and EMP have been developed based on accepted industry best practices and standards.
13.03-2 Erosion and landslip	Protect areas prone to erosion, landslip or other land degradation	Location of the event area considered potential for erosion risk and the area

ATTACHMENT 11.4.7

	processes.	selected is not considered at risk of excessive erosion due to proposed event activities. The site is not within an erosion management overlay.
13.04-1 Noise abatement	Ensure that community amenity is not reduced by noise using design and land use separation techniques appropriate to the area and proposed land use.	The site is sufficiently isolated from residential areas and has favourable topography and vegetation for containing and reducing noise from the event.
13.04-2 Air quality	Ensure wherever possible, that there is suitable separation between land uses that reduce amenity and sensitive land uses.	Recommended Buffer Distances for Industrial Residual Air Emissions (Environmental Protection Authority, 1990) were used as a guide to assess an appropriate separation distance from the event and adjoining sensitive land uses.
13.05 Bushfire	Strengthen community resilience to bushfire.	Fire safety services will be contracted to a specialist provider and training provided to relevant participants, including stallholders. In recognition of the impact of Black Saturday on hepburn Shire, a charitable donation will be made to support services provided by the CFA and local volunteers.
14.02-1– Water	Assist the protection of catchments, waterways, water bodies and groundwater.	The proposal has no significant impacts on catchments, waterways, water bodies or groundwater, as no named waterways are included within the event area, and no use of surface or groundwater is proposed.
15.03-2 Aboriginal cultural heritage	Ensure the protection and conservation of places of Aboriginal cultural heritage significance.	A search of the Aboriginal Heritage Register has confirmed there are no known places of Aboriginal cultural heritage significance within the proposed event area.
15.06 – Contaminated land	Provide information on the potential for contamination to adversely affect future land use.	The site is not listed on the EPA Priority Sites register of contaminated sites, or within the vicinity of a listed site. No hazardous materials will be allowed on site and dangerous goods use will be limited to fuel for power generators, vehicles, and cooking, and cleaning supplies. The volumes of dangerous goods required to be stored or used are minor and would not have potential to result in contamination which would affect ongoing use of the site.
17 ECONOMIC DEVELOPMENT	Provide for a strong and innovative economy, where all sectors of the	Labour supplies, and materials will be sourced locally where there is

	economy are critical to economic prosperity.	alignment between products and services required for the event, and local availability. It is expected the festival will create procurement opportunities of around \$150,000 to be invested in local supplies and labour
17.03-1 Facilitating tourism	Encourage tourism to maximise the employment and long-term economic, social and cultural benefits of developing the State as a competitive domestic and international tourist destination.	The proposal will result in increased visitation to the Shire, and is likely to generate significant flow on and economic benefits, and social and cultural benefits to the local community

Hepburn Planning Scheme & Policy

The Hepburn planning scheme and local planning policies have been reviewed and relative items included in the table below.

02.02: Vision states that:

‘Hepburn Shire will maintain, promote, protect and enhance the district’s unique social, cultural, environmental and heritage characteristics. This will be achieved through effective, caring management and responsible governance. We will strive to gain maximum advantage for our community by protecting and enhancing our natural and built environment.’

With the relative direction to:

Support tourism as an important industry based on the Shire’s beautiful townships and countryside.

clause	objective:	relevant Strategies, directions, guidelines	action/comment:
11.03-5S distinctive areas and landscapes	Recognise the important role these areas play in the state as tourist destinations. Protect the identified key values and activities of these areas.		Demonstrate to the public the beautiful views the area has on offer; up close with the surround flora and a-far from the rises and hills on site. Encourage patrons to get hands

ATTACHMENT 11.4.7

	<p>Enhance conservation of the environment, including the unique habitats, ecosystems and biodiversity of these areas.</p> <p>Support use and development where it enhances the valued characteristics of these areas.</p>		<p>on with native flora workshops; compliment surrounds with audio-visual and visual art installations and commissions.</p>
13.07-3S - Live music	<p>To encourage, create and protect opportunities for the enjoyment of live music.</p>	<p>Policy guidelines Consider as relevant: The social, economic and cultural benefits to the community of: – Retaining an existing live music venue. – The development of new live music entertainment venues. – Clustering licensed premises and live music venues.</p>	<p>Build an outdoor venue framework for small, community-centred music and arts events and festivals.</p> <p>Extend the use of the land to multiple demographics.</p>
17.01-1S - Diversified economy	<p>To strengthen and diversify the economy.</p>	<p>Strategies: Protect and strengthen existing and planned employment areas and plan for new employment areas. Facilitate regional, cross-border and inter-regional relationships to harness emerging economic opportunities. Facilitate growth in a range of employment sectors, including health, education, retail, tourism, knowledge industries and professional and technical services based on the emerging and existing strengths of each region. Improve access to jobs closer to where people live. Support rural economies to grow and diversify</p>	<p>Offer employment opportunities at events to local youth, business and more.</p> <p>Hold events where patrons, artists and contractors come together from different regions.</p> <p>Promote the surrounds by communicating the local businesses which exist en-route to the venue,</p> <p>Promote available jobs to local community groups.</p>
17.04-1S - Facilitating tourism	<p>To encourage tourism development to maximise the economic, social and cultural benefits of developing the state as a competitive domestic and international tourist destination.</p>	<p>Strategies: Encourage the development of a range of well-designed and sited tourist facilities, including integrated resorts, accommodation, host farm, bed and breakfast and retail opportunities.</p> <p>Seek to ensure that tourism facilities have access to suitable transport. Promote tourism facilities that preserve, are compatible with and build on the assets and qualities of surrounding activities and attractions. Create innovative tourism experiences. Encourage investment that meets demand and supports growth in tourism</p>	<p>Developing the venue into a dynamic space which can host a myriad of events.</p> <p>Offer local shuttles for local community based events.</p> <p>Offer unique event experiences.</p>
19.02-3S - Cultural facilities	<p>To develop a strong cultural environment and increase access to arts, recreation and other cultural facilities.</p>		<p>Host events and gatherings which the local community can engage with and will support.</p>

19.02-4S - Social and cultural infrastructure	To provide fairer distribution of and access to, social and cultural infrastructure.	Identify and address gaps and deficiencies in social and cultural infrastructure, including additional regionally significant cultural and sporting facilities. Ensure social infrastructure is designed to be accessible	Developing this venue which is situated just 30 minutes away from Daylesford. Hosting multiple events with significant cultural elements; including workshops and art exhibitions/performances.
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Property Zone and Overlays

The property is in a Farming Zone (FZ) and falls under the following overlays:

- 42.01 - ENVIRONMENTAL SIGNIFICANCE OVERLAY (schedule 1)
- 42.03 - SIGNIFICANT LANDSCAPE OVERLAY (schedule 1)
- 44.01 - EROSION MANAGEMENT OVERLAY (schedule 1)

As no land development is proposed, overlays do not directly affect the application from a planning perspective. They have been used to assist the site design process regardless, and sections of the property where the overlays exist have been avoided; excluding ESO, as the entire property is included in that overlay.

Signage

General signage provisions applicable to the event are outlined in Clause 52.05-10, which indicates the following signs do not require a permit: provided they are displayed at the direction of a responsible government authority or municipal council, displayed to the satisfaction of the authority, and in the case of event signage, removed when the event is finished.

- A sign in a road reserve that gives direction or guidance about a tourist attraction, service or facility of interest to road users. The sign must be displayed to the satisfaction of the road authority.
- A sign controlling traffic on a public road, railway, tramway, water or in the air, provided it is displayed at the direction of a government department, public authority or municipal council.
- A sign publicising a special event on the land or in the building on which it is displayed, provided no more than 8 signs are displayed in a calendar year and the total number of days the signs are displayed does not exceed 28 in that calendar year. The sign must be removed when the event is finished.

Car parking

Applicable general car parking provisions applicable to the event are outlined in Clause 59.10, which seeks to ensure proposals provide an appropriate number of car parking spaces having regard to the likely demand for parking, the activities on the land and the nature of the area.

The site has plenty of space for the anticipated number of cars to park on site; and in various weather conditions. See the TMP for more information.

Event Stakeholders

Consultation undertaken to date

The 2 degrees events team have undergone an inclusive approach to consultation, and will be meeting with all key stakeholders on a regular basis during the lead up to the event in November; as well as with Zeerust precluding in september/october. Further Consultation will include discussion with the owners of dwellings within a three kilometre radius of the event (whether occupied or vacant), interested persons, potential suppliers and service providers, and regulatory authorities.

Excluding contractors and direct organisational staff;
Consultation undertaken to date has included the following:

Name	Position/category
(the Jones' friend)	local resident on deep creek rd
Levi JF	Dja Dja Wurrung traditional owners corporation member
Robert Jones	Neighbour - co-owner of Tuki
Jan Jones	Neighbour - co-owner of Tuki
Paul Healy	Hepburn Shire Manager - works
Cr. Tim Drylie	hepburn Shire Council Mayor
James McInness	hepburn Shire Statutory Planner
Pauline Maltzis	hepburn Shire Acting Co-ordinator Statutory Planning
bronwyn Southee	hepburn Shire Manager Planning and Development
Robyn Hartmann	hepburn Shire Building administration Support
Paul White	hepburn Shire Municipal Building Surveyor
Callum Murphy	hepburn Shire Statutory Planner
Bree Milgate	hepburn Shire Events Manager
Name unrecalled	Clunes CFA
Name unrecalled	Local Police

Conclusion

The proposal for 6 annual events; each year for 3 years (conditionally) at 361 deep creek road, Campbelltown (venue "Stoney Rises") ; which includes 2 degrees festival and zeerust festival has been put forward due to a desire from the 2 degrees events team and the site owner; to create a unique space which not only compliments its surroundings, but also the local economy and people.

The proposed events all seemingly resonate with the community's interest in connecting to community and nature; whilst appreciating music and arts.

The proposed use satisfies a number of relevant State and Local Policy and Planning provisions, and is seemingly not in contrast to any particular provisions.

The proposed use of land has the ability to; if permitted; contribute to the local economy and community; whilst benefiting the broader music, arts and culture communities who have struggled immensely over the pandemic.

In terms of the following; the proposed events and property use are suitable and/or have an overall positive outcome:

- Relevant planning provisions;
- sustainable land use;
- compatibility of the land and adjoining land;
- environmental impacts;
- community and amenity impacts;
- economic impacts
- biodiversity and habitat conservation;
- soil and erosion;
- applicable regional strategies; and
- the views of interested parties.

The provision of a variety of relatively small, flexible number and style of events allows for 2 degrees events pty ltd and the site owner to build an understanding of the best style events for the region; and will provide confidence to explore these options.

It is believed that the proposal is warranted of council support, and that the approval of this application will greatly benefit much of the community.

Appendix:

Please find the following documents attached to this application below:

1. 2 degrees festival event operations overview
2. 2 degrees (Stoney Rises) Site map and images
3. 2 degrees (Stoney Rises) Site access map and images
4. Stoney rises (2 degrees) noise management plan
5. Stoney rises traffic management plan
6. Stoney rises waste management plan
7. Stoney rises risk management plan
8. Stoney rises emergency management plan

2 Degrees Music and Arts Festival

November 10 - 14, 2022

EVENT OPERATIONS OVERVIEW

361 deep creek rd, Campbelltown
VIC 3364

Please see supporting documents attached to this overview.

[Verify that this is the correct version before use.](#)

REVISION HISTORY			
CREATED BY	DATE	VERSION	NOTE
2 Degrees Events Pty Ltd.	05/07/21	1.1	Initial, based in Golden Plains
2 Degrees Events Pty Ltd.	13/09/21	1.2	Revision 1, based in Golden Plains
2 Degrees Events Pty Ltd.	20/12/21	2.1	Location and format update; new site in Hepburn Shire
2 Degrees Events Pty Ltd.	01/06/22	2.2	Updated, restructure

This document is provided to Hepburn Shire Council in support of a planning permit application to use land located at 361 deep creek road, Campbelltown VIC 3364 as a place of assembly in order to stage the 2 degrees Festival and related activities.

This document remains the property of 2 degrees events pty ltd and may not be reproduced or used under any circumstances; except by that of local, state, federal governments or their relevant organisations.

This document is live and details will continue to evolve as the site, organiser, management and relevant events continue to do so.

Introduction

What is 2 Degrees?

2 degrees is a Naarm-based events group and creativity platform small music festival supporting a diverse range of visual & musical artists, predominantly from Victoria after a challenging 2020 and 2021.

We are committed to supporting local artists both musically and visually, as well as local food vendors & service providers. Our immense respect for the traditional custodians of the land we will be operating on; and gratitude for the opportunity will also see a strong inclusion of locally curated indigenous art instalments, our welcome to Country and more. Our model is based on a thriving Naarm /Melbourne music and arts sector which is celebrating inclusion and diversity; this is our inspiration.

The primary employment of the 2 Degrees Director is as the Director of a sustainability social enterprise, so we have a very strong environmental connection. We are especially excited to bring a strong sustainability focus and cultural awareness to the events space. We are committed to operating carbon neutrally, diversely + inclusively and can't wait to utilise the beautiful space of our site in Campbelltown, VIC.

What does 2 Degrees mean?

Pronounced (two-duh-greez)

2 degrees;/ A gathering of community, where 2 degrees of separation between us becomes one. // Where celebrations serve as collective action to prevent the globe warming to the deadly limit of 2 degrees, beyond return.

Alongside the wide variety of musical genres on display at 2 degrees, there will also be a strong variety of art and cultural programs for patrons to experience and enjoy. These will include, yoga and meditation, bush-walks, sensory interactive art displays, immersive cultural learning sessions, a wide range of visual art mediums; including sculpture, contemporary paint, fashion, analogue, futuristic digital and more.

What are the values and attitudes of our Community members?

- They have an appreciation, respect and love for both dance

music and live bands

- They are open-minded to making new friends and mingling
- They are passionate about protecting and preserving the planet.
- They are welcoming to, and inclusive of all patrons and staff
- They have a love for Australian arts scene and connecting to our native environment
- They are responsible attendees when it comes to looking after themselves and their friends
- They're positive, know how to have fun and enjoy themselves
- They enhance and add to the atmosphere of the festival
- They want the festival to be a success and contribute to it in a number of aspects e.g. following guidelines, caring for the land/environment, doing their bit in the sustainability of the event
- They leave a positive impression on the surrounding neighbours and towns

Who is behind 2 Degrees?

2 Degrees Music and Arts Festival is run by Melbourne based company 2 Degrees Events Pty Ltd.

Formed in 2021, the 2 Degrees events team is comprised of Naarm-based individuals who share a deep passion for the arts, diversity, community and sustainability. With backgrounds in event management, music performance, art creation and sustainable practises; we are active contributors whom seek to create a new, community-based platform and gathering, celebrating Music, Culture and Arts. A place where inclusivity, diversity and community are at our core; and where we present the richness of Naarm/Melbourne's thriving Music and Arts scene.

What are the planning requirements for Festival operation on this site?

The land proposed for the event is zoned as Farming (FZ) under the Hepburn Shire Planning Scheme and the proposed use requires a planning permit under the provisions of the Hepburn Planning Scheme. The site has been selected as the preferred location to host the 2 degrees Festival; following assessment of the site against a number of pre-determined site and event related feasibility criteria (refer Section 2, Table 1).

Aspects of the event from a planning and land use perspective include:

-
- Use of the land for a place of assembly;
 - Signage; and
 - Car parking.

In assessing the proposal, major considerations include the need to preserve local amenity; site environmental and waste management; the compatibility of the land and adjoining uses, and traffic and emergency management measures.

Key Details / Summary

Further information can be found in the annexed documents attached to this application.

This summary is relevant to the annual 2 degrees festival event to occur on site.

Festival name: 2 Degrees Music and Arts Festival

Website: www.2degrees.co

Event occurrence: annual

Event occasion: Our first gathering

Organisers: 2 Degrees Events Pty Ltd.

Directors: Caleb Ostwald, Ruby Earl

Location: 361 deep creek rd, campbelltown 3364

Venue type: Privately owned property

Property size: 246.5 acres, 997 742 sq. m (99.77 ha)

Property Owner: Alistair Jones

Shire/Council: Hepburn Shire Council

Council contact: Pauline Maltzis - development and planning manager

Festival dates: Thursday November 10th 2022 - Sunday March 13th 2022. (egress primarily on Monday 14th november)

Expected attendance: 2000-3000 patrons

Maximum patron attendance: 3,000 patrons

Staff and contractors: 150

Artists: 150

Volunteers: 100 (including COVID-19 Marshalls)

Age restrictions: 18+

Ticket price: \$240-320 "4 day" - \$180-250 "2 day" -

Camping allowance: campsite is approximately 45,000m² of flat, arable land. This provides a density of 15m² per person (at 3000 pax). We estimate 12m² per person (including cars, tents, etc) with allowance for paths, exclusion zones, etc. a car space is approximately 12m², so at a rate of 2.5 people per vehicle, we allow 4.8m² per person for cars.

Vehicle Capacity: 1250 vehicles on-site

Gate opening times:

- Thursday November 10 2022 @01:00PM - 07:00PM
- Friday November 11, 2022 @ 11:00AM-07:00PM
- Saturday November 12, 2022 @ 10:00AM-05:00PM
- Sunday November 13 2022 @ 10:00AM-02:00PM

Music stage times:

1. Thursday March 3rd 2022 // 04:30 PM - 2:30 AM
2. Friday March 4th 2022 // 11:00AM - 06:00AM
3. Saturday March 5th 2022 // 10:00AM - 7:00AM
4. Sunday March 6th 2022 // 06:00AM - 09:30PM

Act types: DJs, Live electronic artists and Bands

Music genres: Disco, Techno, Electro, House, Funk & soul, Ambient, Jazz, World

Traditional Owners engagement: We have engaged Dja Dja Wurrung for Welcome to Country and Event Consulting

Liquor license: Temporary Limited license and BYO

On-site emergency Services: Arrowguard Security, Guarded Group: First Aid, Life-guards and Fire Safety, Dancewize, Blow Me First drug and alcohol testing.

(CFA and Local Police also welcome on-site).

COVIDSafe Event Tier: Tier 2

Vaccination policy: In-line with state and federal public health orders

Food vendors: up to 15 vendors

Food vendor types: Combination of Melbourne based food trucks and local businesses from surrounding towns

Liquor sales: Managed internally with support and products from: Cheeky Rascal Ciders (Mornington), Stomping Ground Brewery (Collingwood), Cloud Cuckoo Island (Melbourne).

Temporary structures: Temporary Stage, Stretch tents, Marquees

Activities: Music, Camping, Art

Advertising/Marketing: Website, Facebook event, 2 Degrees Events

Pty Ltd. Facebook and Instagram social pages

Purpose of event: public entertainment, awareness raising & education on sustainability, conservation and connection to country.

Entertainment provided: Outdoor music festival with live performers, DJs and camping. Food and retail stalls trading throughout the event, with workshops and interactive installations featured during the day time. Bar serving beer, wine, cider and a limited spirits and cocktail range.

Insurances: Public liability insurance of \$20,000,000 AUD will be taken out for the event by Action Insurance Group subject to the granting of a planning permit for the event. 2 degrees will indemnify the owner of the property against all claims relevant to the operation of the event, otherwise than in cases of negligence of parties without association with the event or its representatives.

Banned substances: A total ban on fuel generators, gas burners, gas lanterns, fire, candles and any form of naked flame will be strictly enforced throughout the campgrounds. Event Staff will be enforcing the ban during the operation of the event.

Contact:

All enquiries or requests for further information in relation to this document or the associated permit application should be directed to:

Caleb Ostwald

Director

2 degrees events pty ltd

2 commercial drive, Thomastown VIC 3074

Mobile: 0412766505

Email: caleb@2degrees.co

Festival Breakdown

2 degrees Festival

The 2 degrees Festival is a multi-day music and arts festival set to be held annually, with complementary and alternative events held on site throughout the remainder of the year.

Event concept

2 degrees;/ A gathering of community, where 2 degrees of separation between us becomes one. // Where celebrations serve as collective action to prevent the globe warming to the deadly limit of 2 degrees, beyond return.

2 Degrees is a 4-Day Diverse and Inclusive Celebration of Culture and the thriving Music and Arts scene out of Naarm, Victoria. The 2 degrees team's core intention for the festival and related events is broken down into 3 parts:

1. to curate a lineup of diverse artists in background and genre, whom almost all connect through unifying roots to Naarm country.
2. To provide a unique and

The site is titled "stoney valley", located at 361 deep creek road, Campbelltown and will be able to hold up to 3,000 patrons for our first gathering.

Patrons will be encouraged to immerse themselves in the rich and diverse offerings 2 Degrees will be presenting, as well as in the beautiful lands which we will be operating on.

We are committed to operating carbon-neutrally and to support the planet and local economy as much as possible. We have partnered with Verve Collective to support this and to help engage more community groups.

Across Ngarimilli, Xanadu Beach and Rendezvous (our 3 stages), over 100 musical artists will be playing a variety of genre's; from Neo-soul, to techno, live ambient electronic, breakbeat and alternative jazz.

The auditory stimulation will be complimented by an array of physical, digital and analogue visual instalments across the stages, as well as around the festival site. To promote the notion of community, culture and connection; we will also be inviting patrons to attend the activities, classes and workshops on site. These will include Yoga, Mindfulness, Indigenous Australian cultural displays and more.

We are committed to ensuring that across all mediums of art (including music), the lineups will include at least 40% female and GNC people; as well as a 20% representation of POC.

Tickets for the 4 day festival pass will range from approximately \$180-\$320, a more inclusive price-point than more commercial festivals over this period.

Alongside the wide variety of musical genres on display at 2 degrees, there will also be a strong variety of art and cultural programs for patrons to experience and enjoy. These will include, yoga and meditation, bush-walks, sensory interactive art displays, immersive cultural learning sessions, a wide range of visual art mediums; including sculpture, contemporary paint, fashion, analogue, futuristic digital and more.

The end of November marks the beginning of summer, and with it comes an undeniable urge to indulge in a great Australian past time – camping out and enjoying the beauty of the bush. This is an experience that all who attend 2 degrees truly value – whether they spend most of their time at a day job, maybe in an office, or studying at university, a huge part of the appeal of the event is the idea of the Great Escape, an opportunity to leave the urban mundane for a weekend in nature celebrating life.

Activities and Events

MUSIC

The main form of entertainment and performances will come from three stages: Ngulumbarra, Rendezvous & Xanadu Beach.

The lineup will consist of a range of Naarm and more broadly Victorian-based **DJs, live electronic acts and Bands**, with some international acts to be announced.

Music is being booked by 2 Degrees Events Pty Ltd. and will feature a diverse lineup of acts from **Melbourne (Naarm), primarily**. Attendees can spend all day and night at the stages and spaces between, listening and dancing to beloved or newly-discovered acts.

ART

Artist run installations will be scattered around the property for attendees to engage with and admire.

Installations:

- Festival digital artwork and signage by **Mietta Mintzis**
- Lineup video & projection 3D render projection by **Mikaela Stafford**

-
- **Loading Error** will also be creating stage lighting & visual installations, with assistance from **Nong Sound**.
 - Analogue visual experience installed by **56k records (Nick Thom)**
 - stage design and installation architecture by **Rubi Dinardo**
 - Ngulumbarra stage mural by **DREZ**
 - 3D Projection mapping will be presented by **Jay Warnett**

ART/INTERACTIVE PERFORMANCE & WORKSHOPS

Workshops will be run throughout the weekend.

- Free Morning Yoga/mediation session with **Oshun Yoga**
- Interactive digital sculptures created by installation company **Loading Error**
- Chill out space/s curated and designed by **Phoebe Dubar, Hand clap, et al.**
- Live violin loop performances by **Phoebe Dubar**
- **MaggZ** dance performances and creative workshops
- Soundbaths by **Phoebe Dubar**
- Indigenous history and culture session by **Dja Dja Wurrung Traditional Owners**.

WELCOME TO COUNTRY

- Welcome to Country ceremony conducted by a presenter from the **Dja Dja Wurrung Traditional Owners**.
- Allocated camping accommodation areas for attendees to spend the day in amongst the environment with friends. Ample room for them to set up marquees and enjoy the natural surroundings.

ROAD TRIPPING

- Given the region and time of year, attendees will be encouraged to treat the festival as a road trip stop and continue with such activities before and after their time at 2 Degrees Music and Arts Festival. The Hepburn region has countless destination stops that both the attendees and local communities would benefit from. By holding the festival in Hepburn Shire, attendees could continue on to countless tourist destinations such as Hepburn Springs, Central Goldfields, local eateries etc.

Food & Market Stalls

2 degrees will create a food market (refer to map) within the semi-fenced festival perimeter. A complete list of food and beverage stallholders and their relevant insurance documentation will be obtained in the coming months.

The 2 degrees market stalls area will present unique traders and community organisations for patrons. Applications for market stalls are open to the public and remain open until late October or until all available positions have been exhausted (whichever occurs earlier).

Chill-out Spaces

Spaces will be curated around the site to compliment the natural surrounds and to create places of calm, reflection & peace. These will include sensory experiences such as a giant waterbed.

Our primary Chill out lounge is a designated area set aside for the purposes of allowing attendees to relax and sit down away from the stage and away from their campsite area. This will act as an alternative form of shelter and relief from the event.

MUSIC LINEUP & INFO

// Featuring (a-z) //

Adriana - Ausecuma Beats (live) - Barney Mcall Experience (live) - Cloudy Ku - C. Frim - DJ Life - DJ PGZ b2b Rated M - In2Stellar - Juicy Romance - Loure (live) - Merve - Moopie - Pjenne - Otologic (A.D) - River Yarra - Toni Yotzi - Suki - Wax'o Paradiso

With Live Performances From..

**Bohjass - Claps - Claudette Jones Band - Hybrid Man - San of the Rambutan
- On-Ly - Rob Simone Band - Squid Nebula**

// A-Z //

**Abode - Acid Chess Club - Ada & olypso - Afrodisiac - babycino B2B
DJ Yassas - Baby G - Bertie - Boymeetsgirl B2B Sam fantasy -
Bushmaster - Colette - Connor Wall - Contact Flavour - DJ Ingrid - DJ
Luv You - DJ Mum - DJ USB - Donald's House - Ed Kent - Emelyne &
Kassie - Frou Frou - Fluxx - Handle Soundsystem - Haptic - Hook Turn
DJ - Hyper Binary - Ivaana - Jade Patricia - Jazz - Josh Keys - Kayroy -
Lachie Dorward - Mabel - MARSH LONG - Moe Aloha - Mothafunk -
Neurocrank (Allure, DJ Netburner, Nebula) - Nick Saw - Potassium K -
Rev Lon - RE:PERCUSSION - Slamross 1000 - Space'd Ensemble -
Strange Interactions - Synapse - Two Steps - Unrestricted Purpose -
Yeux - Zjoso**

Logistics

Camping

All patrons will camp on the venue premises. The majority of the property has been designated for camping, complete with toilets, path lighting and access to free water. Three distinct camping areas will be provided – one for general camping and glamping; one for artists and VIP's and one for security, food vendors and other staff.

An overflow parking area will also be provided for contingency scenarios. Patrons will be advised to come equipped for all forms of weather, and bring all necessary provisions to remain comfortable throughout the weekend.

Tents, campervans, trailers and all other forms of shelter are permitted. A total ban on fuel generators, gas burners, gas lanterns, fire, candles and any form of naked flame will be strictly enforced throughout the campgrounds. Event Staff will be enforcing the ban during the operation of the event. The restriction will be clearly announced via all online mediums prior to the event, and will also be included on signage and materials distributed at the event itself.

Traffic Management Crew members will arrange for the orderly distribution and parking of cars throughout the camping area during the primary influx of patrons on Thursday, Friday and Saturday afternoon/evening. The event production staff will tow vehicles that become bogged or are otherwise blocking access roads.

Further details are provided in the Traffic Management Plan (Appendix F).

Power

The event will utilize stand-alone electrical generator sources, powered by Bio-diesel to vastly reduce carbon emissions. These generators will be placed to most effectively distribute power across the event site.

In total six generators will be used across the site with an average rating of 40kva. Two of these will be reserved as backup power source in the event of machine failure, ensuring power will always be available to ensure the site is safely lit and communications remain open.

Site office / Emergency Control Centre (ECC)

A site office will be established and attended at all hours for the duration of the event. Radio communications allowing direct contact with Event Staff will

be available to attendees both during the event and for general enquiries pre, during and post event. A satellite phone will be available at the site to ensure communication with emergency services is always open.

It will be located next to the VIP camp and the food and market space. This unit will house logistics, crew/artists catering, meetings and ERT procedures.

All radio traffic will flow through the site office / EMC so that any requests for staff, security first aid, or emergency assistance can be transferred to the relevant area. All incidents will be logged in an incident logbook located in the site office.

The site office will coordinate the execution of responsibilities including but not limited to:

- Ticketing support;
- On-site logistics & communication;
- External communications;
- First aid & emergency services;
- Recording of incidences into log book;
- Connecting all staff and services to one another via radio; and
- Contacting external services via satellite phone.

Information And Voli Hub

Will be located at the centre common point of the campgrounds. This is where patrons can gain assistance and festival information, crew can meet within the patron area and volunteer management will take place.

Patrons and volunteers can collect cigarette disposal canisters from here, find out any event information, seek help, etc.

Toilets

The event will hire a range of temporary, composting toilets. The final quantity of toilet facilities will be based on at least one for every 100 patrons. Toilets will be transported to and from the venue by the provider and will be composting; which reduces environmental impact and the bad odour portable toilets often have.

Toilets will be dispersed between the camping and entertainment areas and with ample access to roadways to ensure easy patron and service vehicle access. Toilets will be sited in order to minimize perceived odour from the facilities, maximize accessibility, and ensure no site contamination occurs in the event of equipment failure.

Hand Basins will be provided per 15 cubicles. A dedicated cleaning crew will ensure that each cubical is stocked with hand sanitizer and toilet paper. The Cleaning crew will also ensure that the toilets water levels are kept up and pump outs are on time.

Water

Clean drinking water will be supplied based on a minimum capacity of 20,000 litres (allowing 4 litres per person per day for a full capacity event.). Drinking water will be available near the stages, and stage managers will be made aware of the potential need for drinking water to be given out to prevent dehydration.

Ample canned water will also be available for sale on site, and provided for free at the First Aid centre.

All water stations will be clearly marked and care will be taken to prevent spillage

Public Liability Insurance

At this current time we are going through the process of acquiring public liability event insurance. We have received notice that we will be able to be ensured via our broker Leigh Moulden from insurance advisernet. Our public liability insurance will be available as a supporting document ASAP. We are acquiring a number of different covers including cover for total event, cancellation and volunteer care.

Identification Passes

ID passes will be issued to Artists and their guests (ARTIST) and (ARTIST GUEST), Production Crew (AAA), 2 degrees Staff (AAA), our Volunteers (VOL), Media (MEDIA) and all food stall holders (STALL). The Backstage area is for Artists and their guests, media and crew only and will be secured from the general public. ARTIST, ARTIST GUEST, AAA or MEDIA pass will be needed to enter.

Fencing / Entrances

Temporary fencing will be installed around main perimeters of the site where necessary. This will allow us to monitor and control the flow of patrons. Refer to the site map for fenced areas.

Movable Vehicle Safety Barriers may be installed at the Entrance Gates 1 & 2. Please refer to the site map for the emergency exit gates. Entrance signage will include:

FESTIVAL WELCOME SIGNS
CONDITIONS OF ENTRY SIGNS
COVID SAFETY SIGNS
SAFE ALCOHOL CONSUMPTION MESSAGES
TRANSPORT OPTIONS
BEHAVE RESPONSIBLY WHEN LEAVING
GENERAL MESSAGES

Defined Walkways

2 degrees will apply defined walkways for ease of access & egress in

highly populated crowd areas including the toilets and First Aid. These areas will also be patrolled by security, volunteers and staff members.

Directional Signage

Significant signage for the event will be ordered to assist with crowd movement & comfort, all signage will be 2 degrees branded. All outside road signage will be contracted out by 2 degrees events pty ltd.

Lighting

As there is no available lighting in this area, we will install 2 - 5 mobile light towers – which will be clearly marked on the site map once it has been completed.

Volunteers

All expressions of interest are required to email our “Head of Volunteers” Ruby Earl via email. Once sent, our head of Voli’s will respond acknowledging that the expression of interest has been received and confirm that the attendee has been offered a position as a volunteer for 2 Degrees Music and Arts Festival.

The volunteer will then receive a registration form that 2 degrees requires all attendees to fill out prior to organising the roster.

Once the volunteer registration forms have been received, the Volunteer roster will be drawn up and distributed. At the festival all volunteers will be required to attend one of a series of group Orientation / Inductions sessions before their shift, at which volunteers will be asked to familiarize themselves with the entrance / exit points, toilets, parking and other points of interest from the site maps issued. They will also be provided with copies of our Emergency Response Plan, Incident or Near Miss forms and be given information regarding our complaints procedure. On completion of this induction they will receive their Volunteer ID with relevant Event and Safety contacts numbers on the back. Volunteers will be asked to check in to their shift 15 minutes before starting time where they will be issued with a 2 degrees VOLUNTEER Branded hi-vis vest to be worn for the duration of their shift and returned at the completion. Volunteer Check in is at the Info and Voli hub.

Volunteer tasks include:

- Traffic Management
- COVID Safe Marshalls
- Check in/Entry point
- Waste Management / Rubbish pick up
- Roaming safety
- PPE and toiletries top up
- Information tent / Helper hut
- Pack down / Clean up

Preliminary Structure Schedule

STRUCTURES:

All structures are non-prescribed. Therefore they must be under 150m² in floor area.

Recycled materials are essential to be used. 2 degrees events management have access to bulk quantities of new and scrap aluminium, glass, timber pallets and unprocessed timber trees. Notes for stage AV requirements and audience capacity provided below.

Each stage has its own Funktion One soundsystem, managed & monitored by Purple Audio.

SEE STAGE DESIGN SHEET FOR VISUAL REFERENCE

ITEM:	Advised capacity	Information
Ngulumburra (Main stage)	3000	Audio production managed by Chris (Purple Audio): Evolution 7 System F124's, 6x Evo7E & 4x F124, Psm 18's & Br121 Sub Booth monitors, amps 9 piece analogue television installation visuals, (square setup behind dj). This may be moved to rendezvous, tbc.
Xanadu Beach stage	1000	Audio production managed by Chris (Purple Audio): Evo 6E & F121, 4x Evo's and 6x F121's, Psm 12's Booth, amps VJA projection visual backdrop on stage
Rendezvous Stage	1500	Audio production managed by Chris (Purple Audio): 2x Res 4's, 4x F121, 1x PSM booth Monitor Visuals tbc
Ngulumburra bar	100	Bar near the mainstage, which will have 9 taps.
Rendezvous bar	100-200	Main bar for the event which will have 9 taps. Will also be a chill-zone
Main Chill zone	200	Located north of the public glamping section; east of the market space.
VIP section private lounge zone	100	Catering for 50 people sitting approx
Composting toilets	1	in groups of 6 or more raised cubicles
Shower blocks	1	4 shower blocks, 2 for patrons, 2 for artists/VIP's
Food Zone	150	Food Trucks with tables, seats and sparse shading
Glamping tents (VIP and artist zone).	2-4	Glamping tents
Site management office	10	Hired site shed/marquee

Coolroom	2	Provided for ice storage and food vendors use.
First aid/Medical tent	30	In contractor–provided marquees.
Market space	100	marquees
General Store	5	marquee
Security and Traffic Checkpoints	10	marquees
Art Installations	n/a	digital, immersive, abstract, etc - sparse around the site.

ROOFING STRUCTURES:

All structures are non-prescribed. The VBA states “tents, marquees or booths” must be under 100m² in floor space to be non-prescribed. This regulation has been and will continue to be adhered to in design.

ITEM:	Advised capacity	Information
Ngulumburra (Main stage) Audience zone	3000	Small shade structures in front of stage. Timber posts as base.
Xanadu Beach stage zone	1000	TBC - small shade area
Rendezvous Stage zone	1500	TBC - small shade area
Ngulumburra bar	100	Stretched tent
Rendezvous bar	100-200	Stretched tent
Main Chill zone	200	Stretched tent or similar
VIP section private lounge zone	100	Stretched tent or similar
Composting toilets	1	in groups of 6 or more raised cubicles
Shower blocks	1	4 shower blocks, 2 for patrons, 2 for artists/VIP's
Food zone seating	150	sparse shading

area shade		
Glamping tents (VIP and artist zone).	2-4	Glamping tents
Site management office	10	Hired site shed/marquee
Coolroom	2	Provided for ice storage and food vendors use.
First aid/Medical tent	30	In contractor–provided marquees.
Market space	100	marquees
General Store	5	marquee
Security and Traffic Checkpoints	10	marquees

Proposed Event Boundary

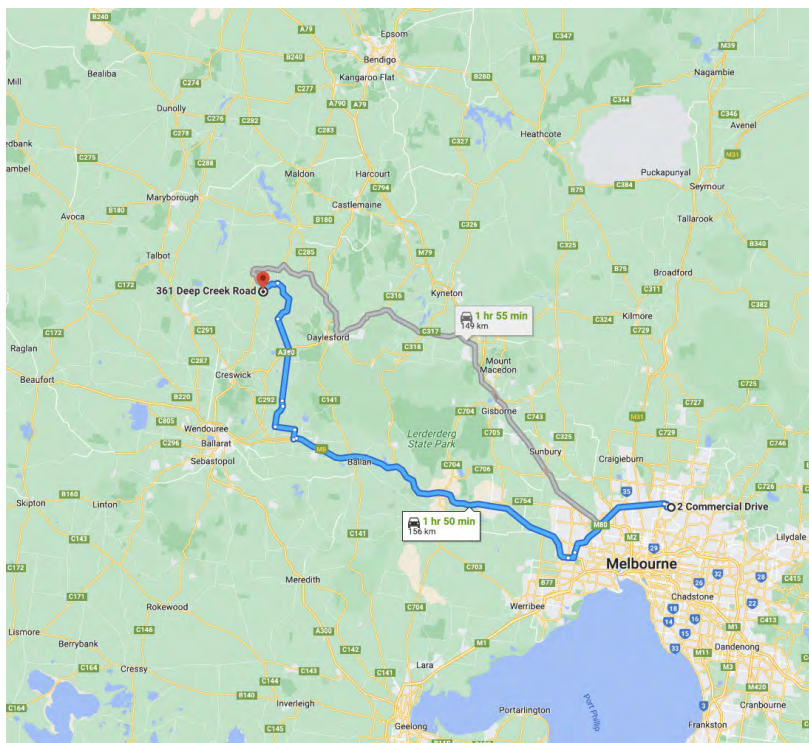
Following assessment of the site and completion of a site safety and environmental risk assessment (Appendix D), the most suitable location for the event was determined (Figure 3). This area, held on TP 592866P, contains the majority of the cleared flat land within the property which would be suitable for parking and camping, contains no existing streams or waterways, and has no areas of cultural sensitivity. The area also makes use of existing access roads and infrastructure, which would require minimal upgrade work to allow all weather driving conditions, and increases the separation of noise generating activities to existing residential dwellings along the site's southern and eastern boundaries.

The proposed area for parking and camping (refer site layout map, Appendix C) has been extensively modified as a result of the site's history of use for agricultural purposes, and consists of cleared pasture with scattered isolated significant trees and rocky outcrops. This area provides good camping conditions, ample space for parking and camping based on the anticipated attendance, and additional space available for overflow parking if needed.



Site Location

The land proposed to be used to stage the 2 degrees festival and related events is a land-locked 200 a of a large privately owned farm ('Stoney Valley') located at 361 Deep Creek Road, Campbelltown, approximately 150 kilometers (km) from Melbourne. The site is centrally located within Victoria, and can be accessed from most parts of the state. Figure 1 shows the location of the site and the main route proposed (grey) for patrons travelling from Melbourne.



Current Use

The site is on land zoned for farming under the hepburn Shire Planning Scheme, and is currently used scarcely for sheep grazing. The site is located within a scenic and

relatively isolated part of the Shire and is heavily screened by existing vegetation on all boundaries.

The main access is via Stoney Rises fire access track, which forms the site's western boundary.

Existing infrastructure within the event area includes a basic paddock track, perimeter and paddock fencing. Existing water borer, 2x 1ML (approximate) capacity dams, 2x 0.25ML (approximate) capacity dams, 1x 0.4ML (approximate) capacity dam, Photographs of the site showing existing conditions are provided in the Site map document.

Surrounding Area

The area selected for the event is a relatively isolated part of the Shire with few residential dwellings within a 3 km radius of the site. The area consists of cleared undulating farmland, forested hills and valleys, rocky outcrops, and scattered isolated dwellings. Figure 2 shows features of the site and surrounding area.

Details:

- Immediately north of the property is sparse farmland with 2 properties over 1km away. Further north is a large section of bushland with scattered clearings; all of this land is privately owned.
- Stoney Rises Fire access track adjoins the properties western boundary, which is lined with shrubs and sections contain excess shrubs and rocky terrain. Further east is Tuki Trout farm, owned by the family of the site owner. Beyond this is Crewswick-Newstead Road (C283) and sparse farmland.
- At the Tuki farm, 60 stoney rises road, Smeaton; there is a rocky valley with dense vegetation in a Bushfire management overlay.
- The entire site is surrounded by predominantly unmaintained fire access track.
- South of the festival site is more paddocks with no visible infrastructure, up until Williams Road.
- West of the site is a vast, barren and rocky space before reaching Joyce's creek.
- This unnamed creek and a number of ephemeral streams traverse the site south of the proposed event area
- The festival site is encapsulated within a large amphitheatre and features several smaller hill-bound sections, providing some protection from noise output and wind exposure.



Event Stakeholders

Consultation undertaken to date

The 2 degrees events team have undergone an inclusive approach to consultation, and will be meeting with all key stakeholders on a regular basis during the lead up to the event in November; as well as with Zeerust precluding in september/october. Further Consultation will include discussion with the owners of dwellings within a three kilometre radius of the event (whether occupied or vacant), interested persons, potential suppliers and service providers, and regulatory authorities.

Excluding contractors and direct organisational staff;
Consultation undertaken to date has included the following:

Name	Position/category
(the Jones' friend)	local resident on deep creek rd
Levi JF	Dja Dja Wurrung traditional owners corporation member
Robert Jones	Neighbour - co-owner of Tuki
Jan Jones	Neighbour - co-owner of Tuki
Paul Healy	Hepburn Shire Manager - works
Cr. Tim Drylie	hepburn Shire Council Mayor
James McInness	hepburn Shire Statutory Planner
Pauline Maltzis	hepburn Shire Acting Co-ordinator Statutory Planning
bronwyn Southee	hepburn Shire Manager Planning and Development
Robyn Hartmann	hepburn Shire Building administration Support

Paul White	hepburn Shire Municipal Building Surveyor
Callum Murphy	hepburn Shire Statutory Planner
Bree Milgate	hepburn Shire Events Manager
Name unrecalled	Clunes CFA
Name unrecalled	Local Police

Event artwork



FEATURING:

ADRIANA
AUSECUMA BEATS(LIVE)
BARNEY MCALL: PRECIOUS ENERGY(LIVE)
CLOUDY KU
C. FRIM
DJ LIFE
DJ PGZ B2B RATED M
IN2STELLAR
JUICY ROMANCE
LOURE(LIVE)
MERVE
MILLU
MOOPIE
OTOLOGIC
RIVER YARRA
TONI YOTZI
SUKI
SOPHIE MCALISTER
WAX'O PARADISO

ABODE - ACID CHESS CLUB - ADA &
OLYPSO - AFRODISIAC - BABYCINO B2B DJ
YASSAS - BABY G - BERTIE - BEX - BOYMEETS-
GIRL B2B SAM FANTASY - BUSHMASTER - COLETTE
CONNOR WALL - CONTACT FLAVOUR - DJ INGRID - DJ
LUV YOU - DJ MUM - DJ USB - DONALD'S HOUSE - ED
KENT - EMELYNE & KASSIE - FROU FROU - FLUX
HANDLE SOUNDSYSTEM - HAPTIC - HOOK TURN DJ
HYPER BINARY - IVAANA - JADE PATRICIA - JAZZ - JOSH
KEYS - KAYROY - LACHIE DORWARD - MABEL - MARSH
LONG - MASSIMO ACQUARO - MOE ALOHA - MOTHAFUNK
NEUROCRANK(ALLURE, DJ NETBURNER, NEBULA) - NICK SAW
POTASSIUM K - REV LON - RE:PERCUSSION - SLAMROSS
1000 - SNM - SPACE'D ENSEMBLE - STRANGE INTERAC-
TIONS - SYNAPSE - TWO STEPS - UNRESTRICTED PUR-
POSE - ZJOSO

WITH LIVE PERFORMANCES FROM:

BOHJASS
CLAPS
CLAUDETTE JUSTICE
FEM FANTASY
HYBRID MAN
SAN OF THE RAMBUTAN
ON-LY
ROB SIMONE BAND



2 Degrees Music and Arts Festival Site Overview and Plan

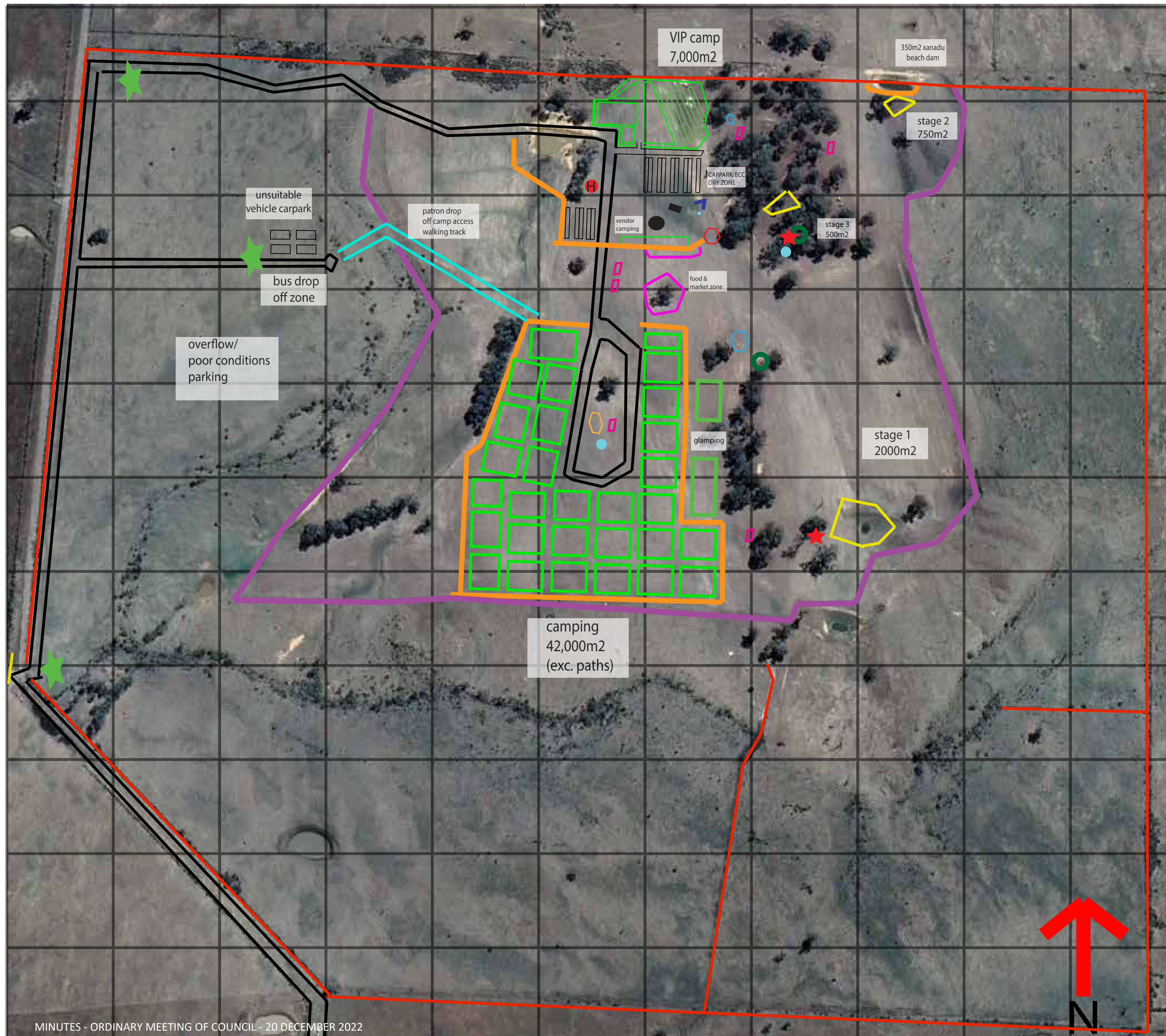
361 deep creek road, Cambelltown VIC 3364

Prepared by: Caleb Ostwald (2 degrees).

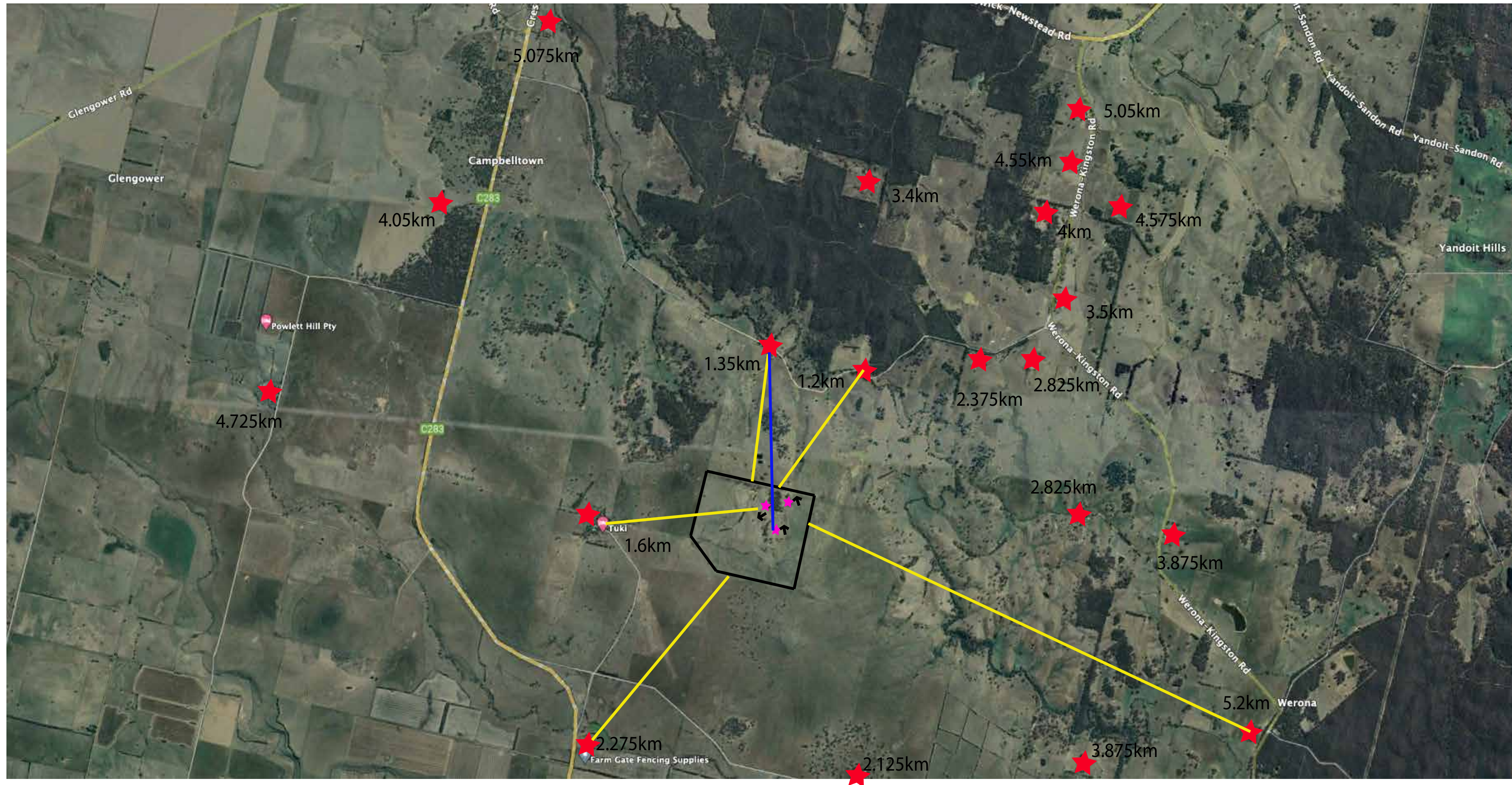
Scale: 1:3500 (guide, not exact)

legend:

- ★ bar
- rope fence
- stage & audience zone
- campgrounds
- existing fence line
- driveway/shared track
- ★ Traffic Control Points
- VIP ZONE
- atv storage
- H helipad
- Drinking water
- Emergency control centre (ECC)
- Staff zone/ extra supply storage
- General store & info centre
- first aid tents
- Showers
- toilet blocks
- car parks
- chillout lounge
- general event perimeter



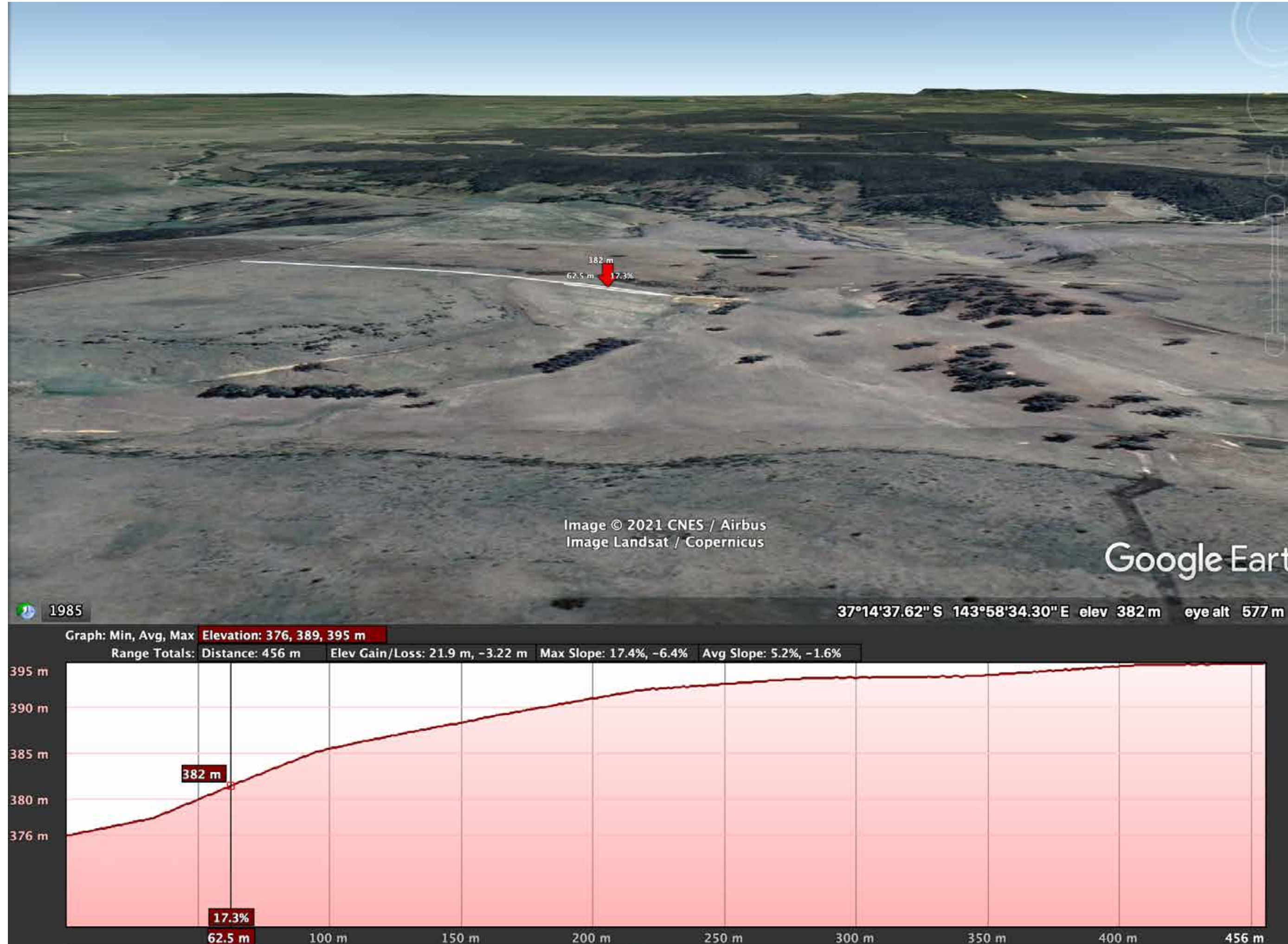
Property surrounds:



Access from Williams rd:



Access from Williams rd:



Depth Overviews:





Depth Overviews:



SE-view perspective:



Ngulumbarra stage (#1):

 = audience
 = stage



Ngulumbarra stage (#1):



Xanadu Beach Stage (#2):


- / = audience
- ★ = stage



Xanadu Beach stage (#2):



Rendezvous stage (#3):

 = audience
 = stage



campgrounds:

 = camping area



campgrounds:

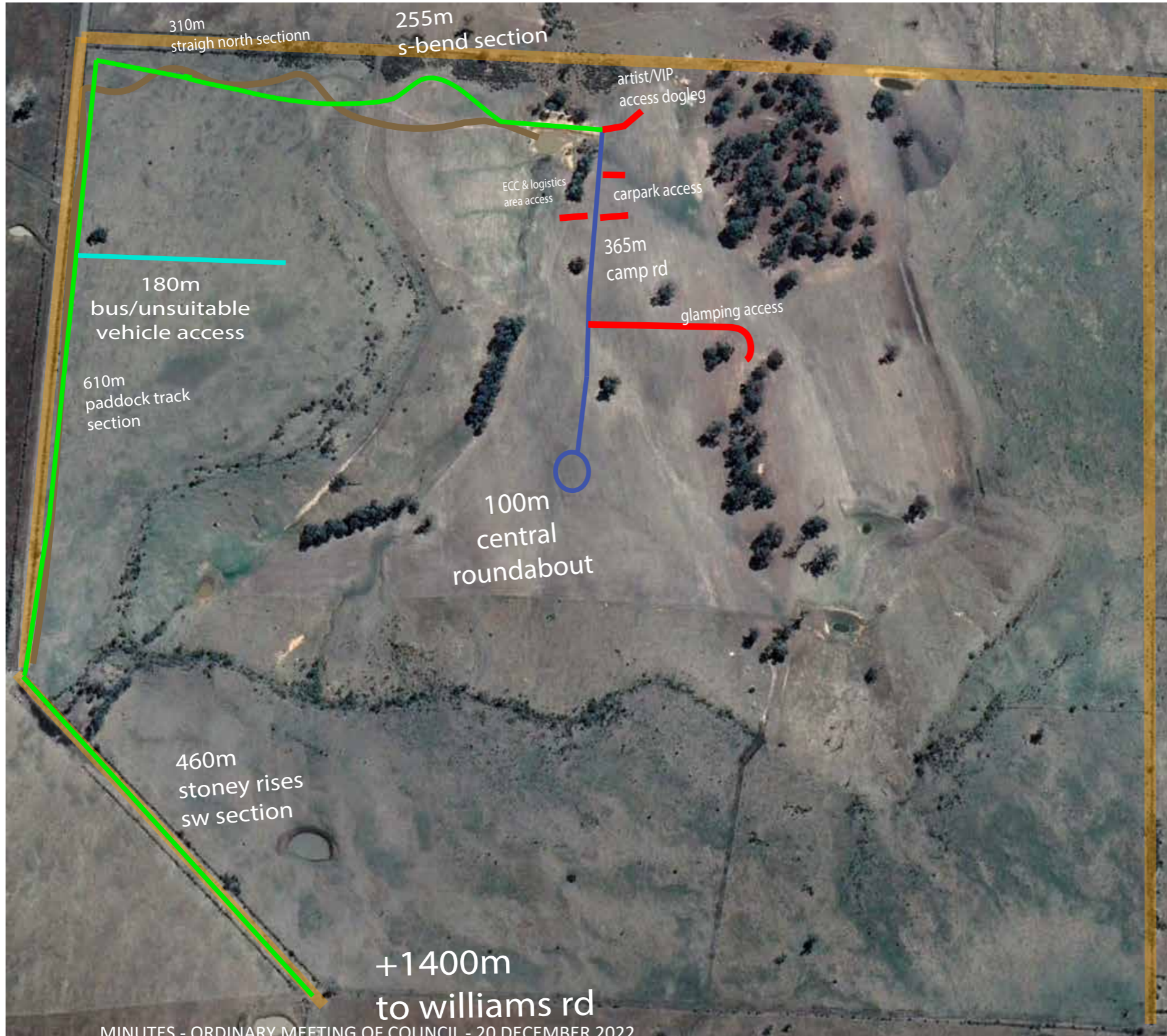


2 Degrees Music and Arts Festival Site Overview and Plan

361 deep creek road, Cambelltown VIC 3364

ATTACHMENT 11.4.7

scale:
1:5000



legend:

-  Fire access track (stoney rises and unnamed)
-  Proposed track (3km from Williams rd to base of dam)
-  existing paddock track
-  flat-track (minimal investment) to campsite
-  bus/unsuitable vehicle path
-  private track to Tuki
-  Tuki private (gravel) driveway
-  various site area access points

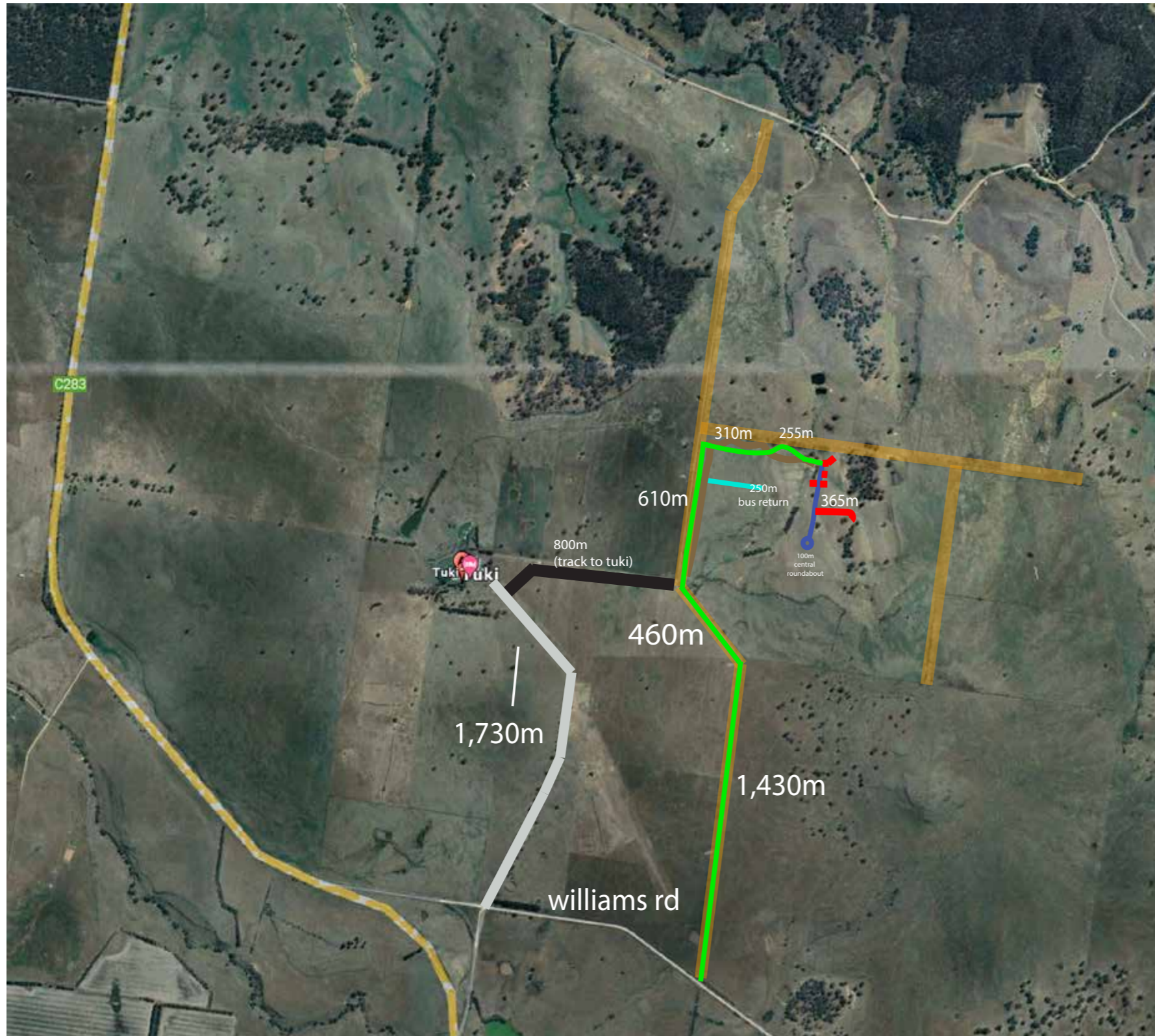
angled north-facing site view - site access focus -


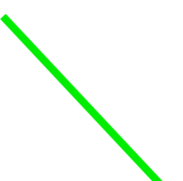






Scale
1:20,000



wide-view site plan - site access focus -

Scale ATTACHMENT 11.4.7
1:30,000



-  Fire access track
(stoney rises and unnamed)
-  Proposed track
(3km from williams rd to base of dam)
-  existing paddock track
-  flat-track (minimal investment) to campsite
-  bus return path
-  private track to Tuki
-  Tuki private (gravel) driveway
-  various site area access points

wide-view site plan - patron travel focus -

Scale
1:30,000



Roadworks schedule: Phase 1

clear & roll initial 1430m of stoney rises fire access track from williams road to site south-west junction.

overview of track:



specific points of interest:

access point from williams rd:



2 dams protruding onto track.



Roadworks schedule: Phase 2

clear & roll 460m of stoney rises fire access track at the site south-west junction; refurbish access point for access from Tuki track. Create direct site track access/ exit stoney rises at junction.

specific point of interest:

overview of track:



red lines indicate tuki access track entrance point to site.

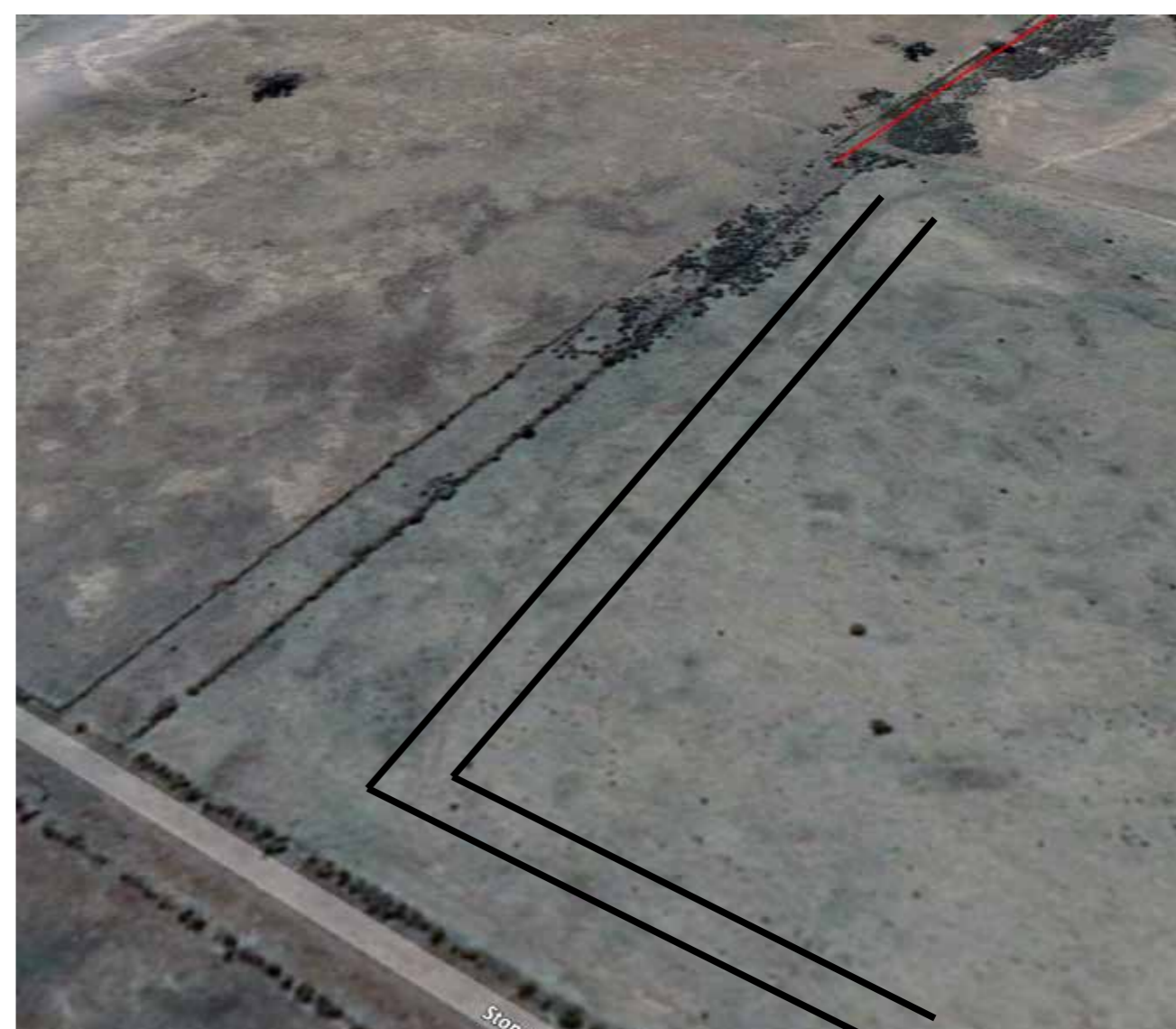


pink lines indicate approx. track changeover point directly onto site.

Roadworks schedule: Phase 3

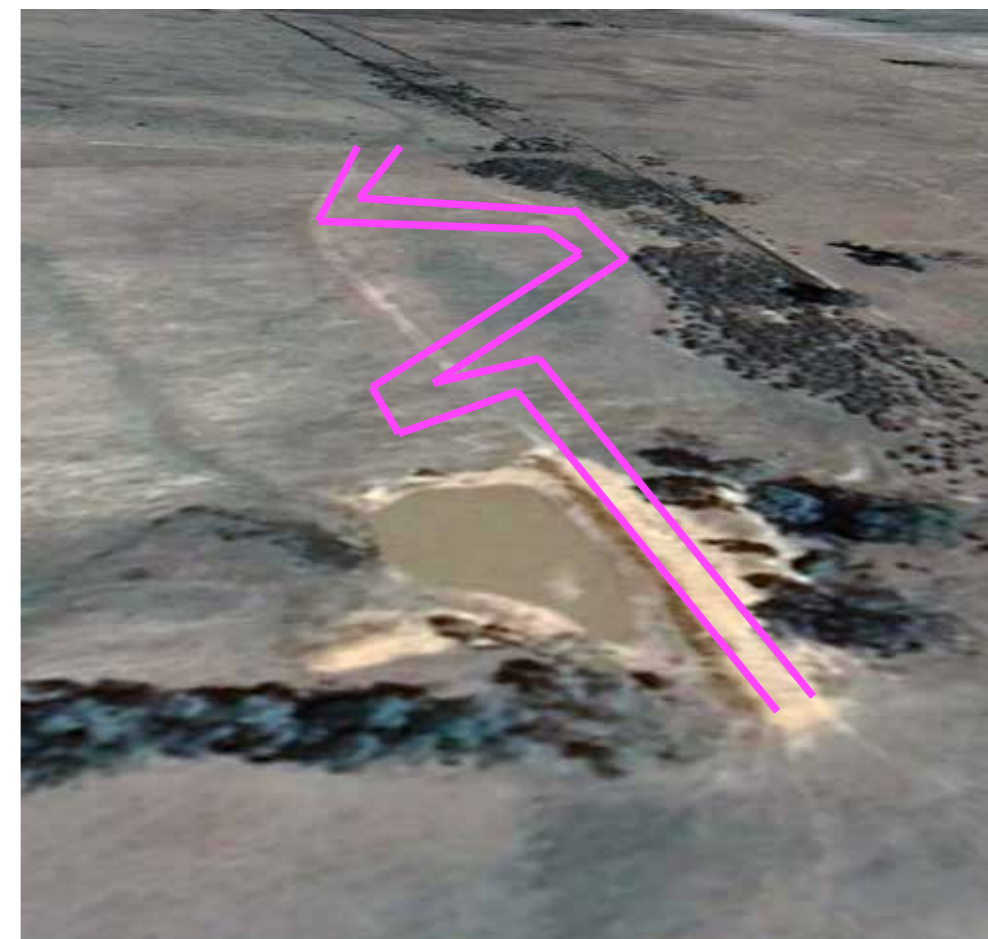
clear & roll 610m and 310m legs (west and north perimeter on-site track).

Mark out most effective option for checkpoint zone.



Roadworks schedule: Phase 4

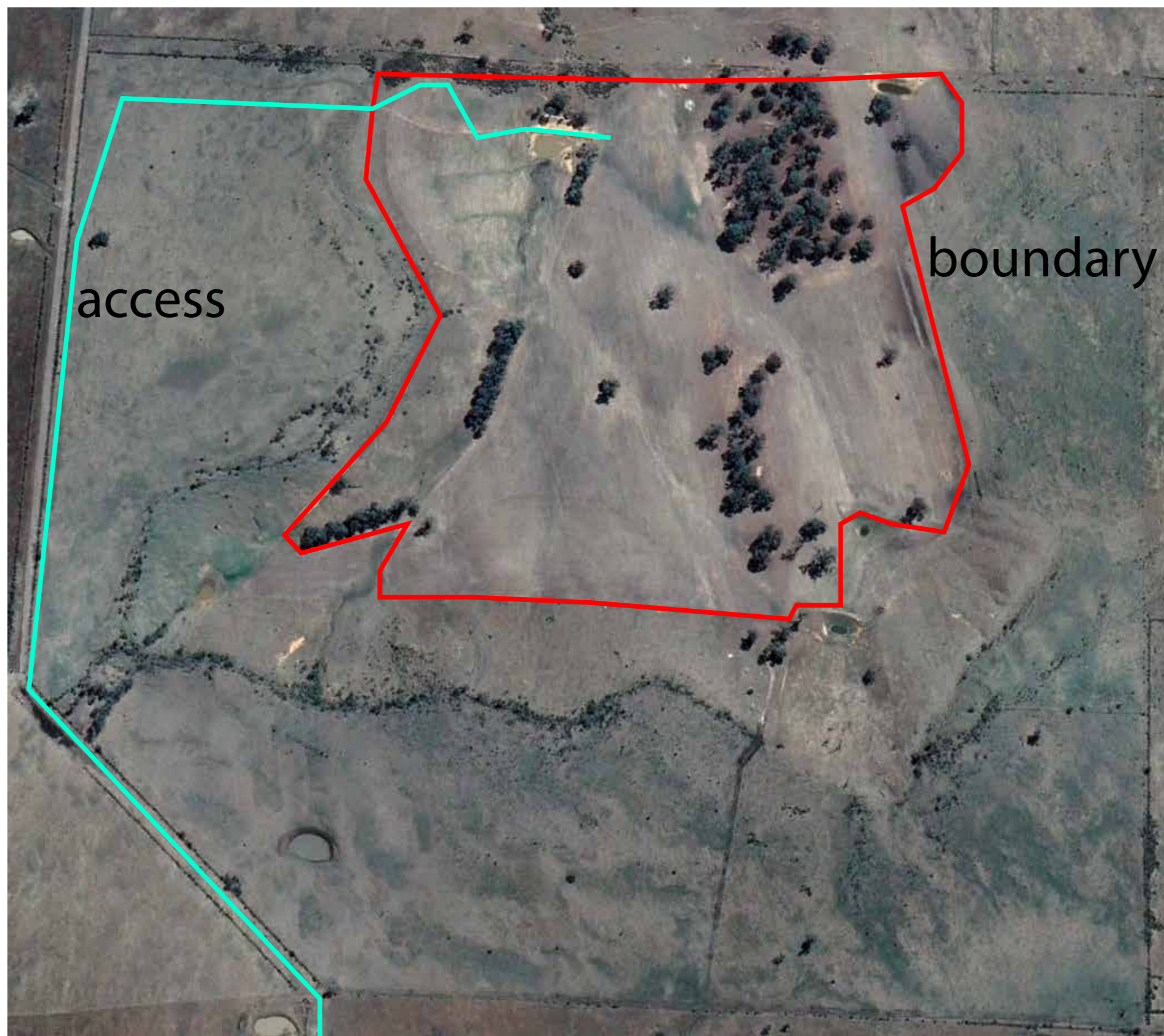
mark out and upgrade 255m s-bend track for the final leg of primary site access; which rests on a sloped hill face.



Roadworks schedule: Phase 5

mark out and tidy 365m campsite track for patrons. This also has a roundabout (approx 100m of track) for segmented campsite access and patron walking access during event.





access

boundary



WAVEFORM
ACOUSTICS

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www.waveformacoustics.com.au

Project – 2 Degrees Festival
Date – 11.5.22
22046
C Caleb Ostwald
E caleb@2degrees.co
P 0417 566 522

ACOUSTIC REPORT INFORMATION SHEET

Project

2 Degrees Festival

Prepared for

Caleb Ostwald

Prepared by

Rohan Barnes from Waveform Acoustics

REVISIONS REGISTER	Issue Date
Draft Acoustic Report	3.2.22
Final Acoustic Report	11.5.22

DOCUMENT REGISTER	Issue Date
Proposal	10.5.22
Letter of instruction	11.5.22

Waveform Acoustics has been engaged by Caleb Ostwald to provide an Acoustic Report in relation the proposed 2 Degrees Festival, in particular ensuring that the noise generated can be contained and will not negatively impact the surrounding Noise Sensitive Receivers.

In order to do this we have:

1. Reviewed the site plans.
2. Reviewed the event and equipment plans
3. Using Soundplan Noise Modelling software we have modelled the area that is going to be affected by the noise generated by the event.
4. Provided noise limits and measurement protocols for the event.
5. Provided a Noise Management Plan as per the requirements of the EPA's publication 2025.

As such we have determined that with strict application of the Noise Management Plan - the event can be run in such a way as to not adversely effect the neighbouring amenity.

As with most large outdoor events low frequency noise intrusion into the NSR will need to be managed as this type of noise while not typically being measured in the LAeq limit can still have a negative on the neighbouring properties.

Notwithstanding – it is our understanding that the event will overall be beneficial to the community.

Best Regards,



Rohan Barnes
Principal Consultant

2.0 – LEGISLATION & GUIDELINES

In the preparation of the report the following legislation and guidelines were used:

EPA Publication 2025 – Permit application requirements for outdoor entertainment venues and events

This publication details the noise regulation, permits requirements, processes for application and what the EPA must consider in the application process.

EPA publication 1826.4: 'Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues' (Noise Protocol).

This publication provides a protocol for the purpose of determining noise limits for new and existing commercial, industrial and trade premises and entertainment venues as defined by the Regulations. It sets the methodology for assessing the effective noise level to determine unreasonable noise under Regulations 118, 125 and 130. The measurement procedures of this Noise Protocol are also used to determine aggravated noise under Regulations 121, 127 and 131.

Environment Protection Regulations 2021

The objectives of these Regulations are to further the purposes of, and give effect to, the Environment Protection Act 2017 by imposing obligations in relation to environmental protection in Victoria.

State Environmental Protection General Environmental Duty 2021

New environment protection laws will mean that anyone engaging in an activity posing a risk of harm to human health and the environment, from pollution or waste, must manage that risk to prevent harm as far as reasonably practicable. This general environmental duty applies to all Victorians. It means you will need to proactively assess and manage the risks of harm from your activities. Eliminating or reducing risk is important because industry activities could impact - Noise – affecting people's sleep; communication, cognition and learning; domestic or recreational activities; tranquillity and enjoyment inside and outside

3.0 – 1826.4 NOISE LIMITS FOR OUTDOOR EVENTS

In the EPA's publication 1826.4, it states the following:

“Entertainment venues and events

- A. *Noise limits for music noise from entertainment venues and events*
1. *Noise limits – Outdoor entertainment venues and outdoor entertainment events*

(91) The noise limit for music noise from outdoor entertainment venues and for music noise from outdoor entertainment events during standard operating hours, as defined in Regulations 128 and 129 is –

- a. 65 dB(A) when the measurement point is located outdoors, within a noise sensitive area; and*
b. 55 dB(A) when the measurement point is located indoors, in a sensitive room within a noise sensitive area. “

This describes the noise limit for the festival, an outdoor entertainment event, to be 65dB(A) measured as an LAeq in a noise sensitive area outdoors, and 55dB(A) when measured indoors, inside a room of a noise sensitive area

As the outdoor entertainment event is happening outside of standard operating hours, a permit is required as per EPA's publication 2025.

4.0 – ACOUSTIC MODELLING AND NOISE LIMITS ATTACHMENT 11.4.7

The event is to be run with three stages operating.

We have used the following sound levels from each stage

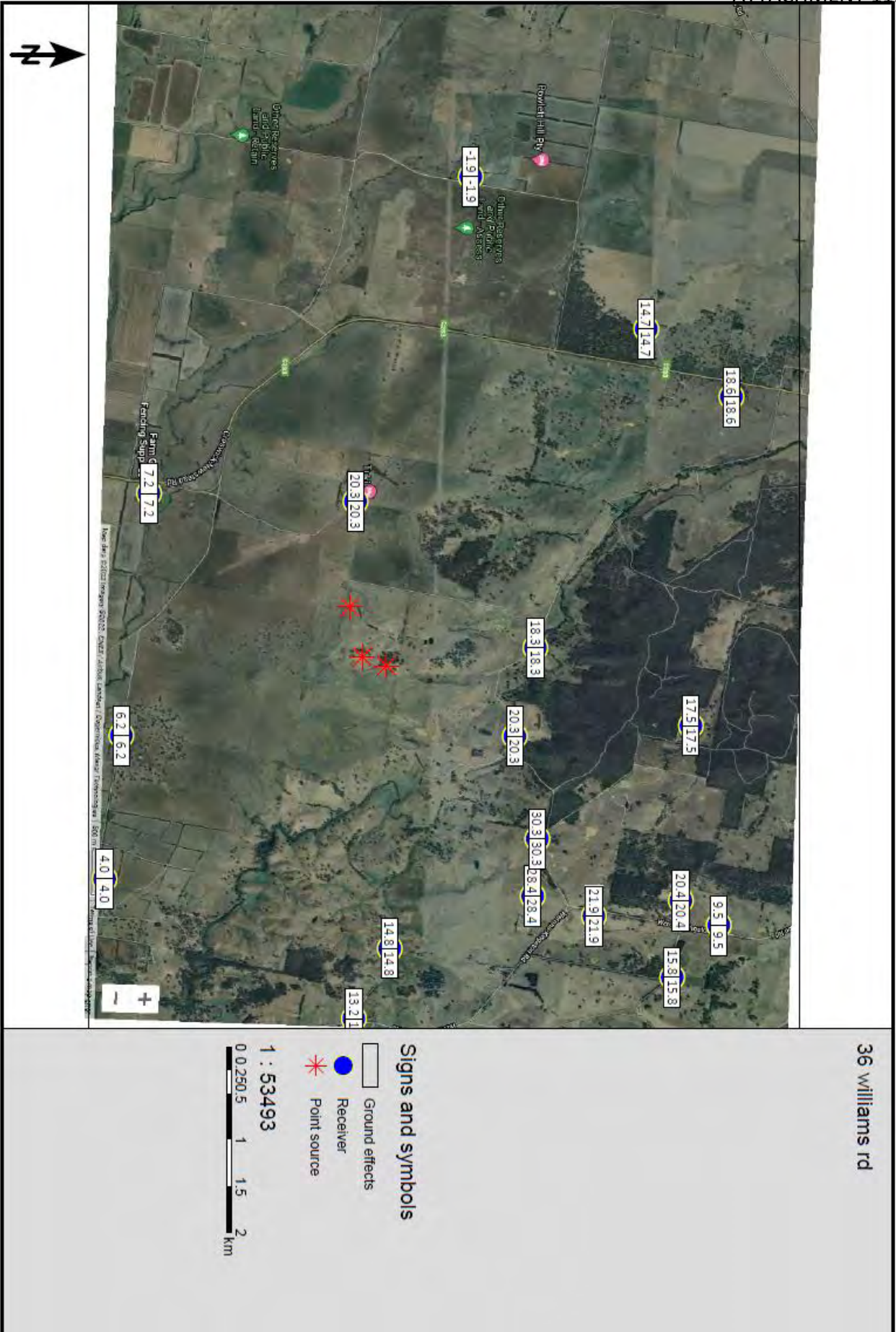
Frequency	63 Hz	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz
	110	109	106	104	103	102	100

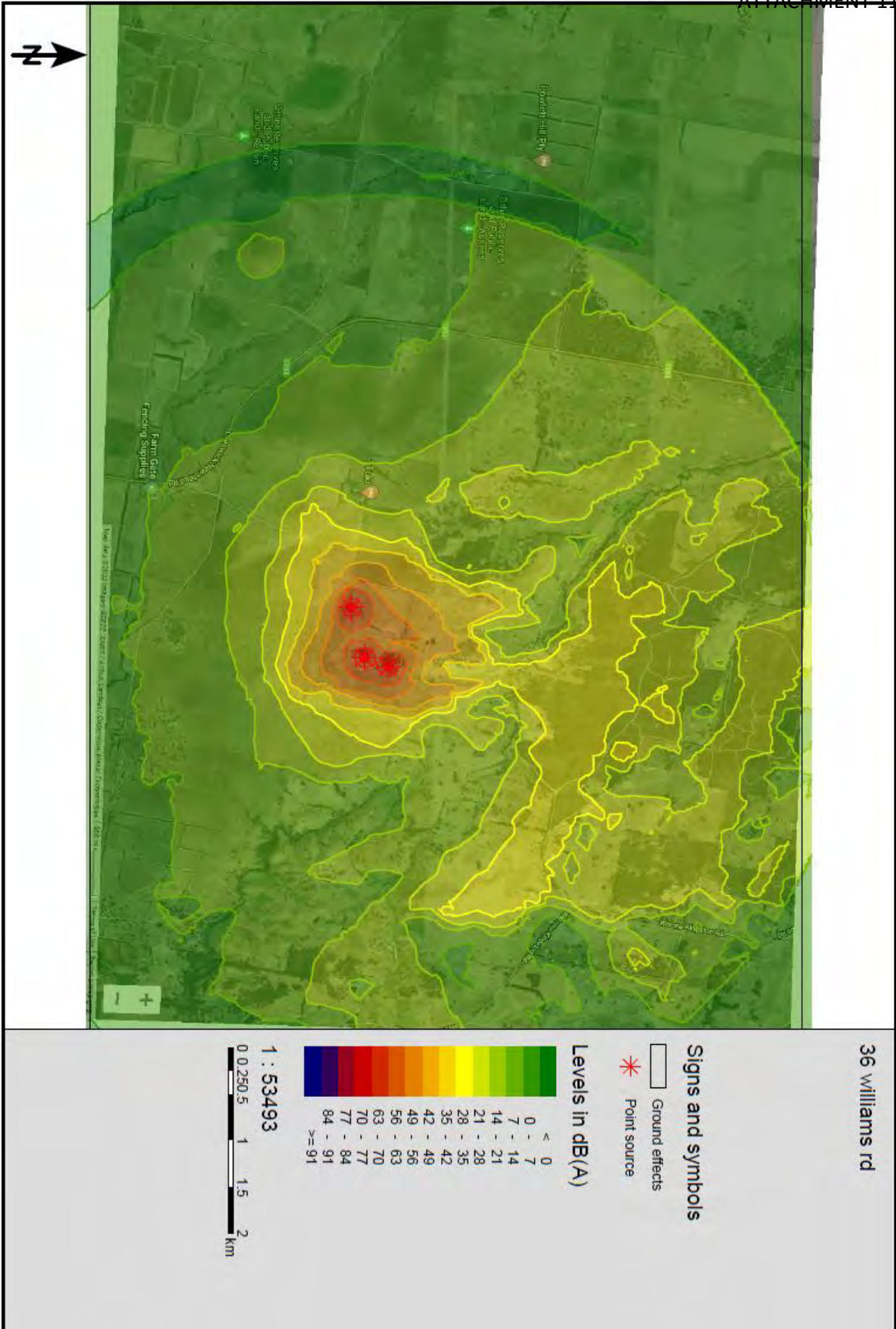
The results at the NSR are as follows:

No.	Receiver name	Level	
		Day	Night
1	19 Deep Creek Rd Werona	28.4	28.4
2	59 Heagneys Rd Werona Werona	15.8	15.8
3	60 Stoney Rises Road Smeaton	20.3	20.3
4	134 Werona Kingston Rd Werona	9.5	9.5
5	180 Heagney Track Campbeltown	17.5	17.5
6	202 Werona Kingston Rd Werona	20.4	20.4
7	273 Werona Kingston Rd Werona	21.9	21.9
8	372 Robinson Rd Werona	14.8	14.8
9	384 Deep Creek Rd Campbeltown	20.3	20.3
10	451 Deep Creek Rd Campbeltown	18.3	18.3
11	563 Werona Kingston Rd Werona	13.2	13.2
12	589 Williams Rd Werona	6.2	6.2
13	595 Williams Rd Werona	4.0	4.0
14	929 Lawrence Glengower Rd Campbel	-1.9	-1.9
15	1900 Creswick Newstead Rd Campbel	14.7	14.7
16	2000 Creswick Newstead Rd Campbel	18.6	18.6
17	2813 Creswick Newstead Rd Smeaton	7.2	7.2
18	Werona Kingston Rd Werona	30.3	30.3

Notes:

1. Modeling was based on:
 - a. Ground effect of 0.5
 - b. Topography provided by Google Maps
2. Modelling indicates that the noise level will be below the acceptable limits at the NSR.
3. Consideration will still need to be given to the moderation of bass levels particularly during the night period.





1.0 – COMPANY IN CONTROL OF EVENT:

2 Degrees Festival

2.0 – DESCRIPTION OF MUSIC AND ENTERTAINMENT ON SITE:

The type of music and entertainment on site will feature a range of DJs, live electronic music acts, as well as live bands. Genres expected to be at the festivals will range from Disco, Ambient lounge, Jazz, Techno, Electro, House, Funk & Soul, and World.

This type music and entertainment would be expected to quite diverse in terms of spectra, however – house music, electronic acts and DJs being present, we can expect a large amount of bass and sub-bass frequencies. Because of this, careful measures will be needed to mitigate noise from Noise Sensitive Receivers (NSR).

A schedule of acts expected to play at the event is listed in Appendix 3

3.0 – STAGE DIMENSIONS AND OREINTATION:

The stage layout will consist of three main stage areas. Stage 1 (stage and audience area of 5,500m²), will be situated towards the South East boundary, facing north, Stage 2 (stage and audience area of 3,500m²) will be close to the eastern boundary, facing north and Stage 3 (stage and audience area of approx. 3000m²) at the north east, facing North West. The audience will be to the north of each stage (see Appendix 1).

	Stage 1 (Ngulumbarra)	Stage 2 (Rendezvous)	Stage 3 (Xanadu Beach)
Size of stage and audience area	5,500m ²	3,500m ²	3,000m ²
Speaker Orientation	Speakers and subs, vertically stacked on either side of stage	Speakers and subs, vertically stacked on either side of stage	Speakers and subs, vertically stacked on either side of stage
Speaker Height & Dimensions	Riser: 1200mm x 1200mm x 400mm Total PA Height: 2450mm Total Height: 2850mm	Riser: 1000mm x 1000mm x 200mm Total PA Height: 2500mm Total Height: 2700mm	Riser: 1000mm x 1000mm x 200mm Total PA Height: 2200mm Total Height: 2400mm
Direction of speakers/Audience Location	Facing north/north west	Facing west/north west	Facing north west
Equipment Used	<ul style="list-style-type: none"> • 6 x Evo7E and 4 x F124 (funktion one system) • Psm 18's & Br121 Sub Booth monitors • 2x Technics 1210 • 4x Pioneer flagship CDJ 3000's • DJM 900 Nexus Mixer, 4 channels • Xone 92 mixer 	<ul style="list-style-type: none"> • 2 x Evo 6e's and 4 x F121's (funktion one system) • Psm 12's Booth monitors • 2x Technics 1210 • 1x Pioneer flagship CDJ 3000 • 2x Pioneer CDJ 2000 nexus • DJM 900 Nexus Mixer, 4 channels • Xone 92 mixer 	<ul style="list-style-type: none"> • 2x Res 4's and 4 x F121 (funktion one system) • Psm 12's Booth monitors • 2x Technics 1210 • 3x Pioneer flagship CDJ 3000's • DJM 900 Nexus Mixer, 4 channels • Xone 92 mixer

4.0 – CHARACTERISTICS OF NOISE PRODUCED:

The most prominent noise produced by the sound systems will be music, most notably a spectra of dance/house music with prominent bass frequencies.

5.0 – SOUND LEVELS AT STAGE:

While our modelling is based on the following levels at stage – this should be site verified during the soundcheck for the event at the NSR.

Frequency	63 Hz	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz
	110	109	106	104	103	102	100

6.0 – PREDICTED NOISE LEVELS AT NOISE SENSITIVE RECEIVERS:

No.	Receiver name	Level	
		Day	Night
		dB(A)	
1	19 Deep Creek Rd Werona	28.4	28.4
2	59 Heagneys Rd Werona Werona	15.8	15.8
3	60 Stoney Rises Road Smeaton	20.3	20.3
4	134 Werona Kingston Rd Werona	9.5	9.5
5	180 Heagney Track Campbeltown	17.5	17.5
6	202 Werona Kingston Rd Werona	20.4	20.4
7	273 Werona Kingston Rd Werona	21.9	21.9
8	372 Robinson Rd Werona	14.8	14.8
9	384 Deep Creek Rd Campbeltown	20.3	20.3
10	451 Deep Creek Rd Campbeltown	18.3	18.3
11	563 Werona Kingston Rd Werona	13.2	13.2
12	589 Williams Rd Werona	6.2	6.2
13	595 Williams Rd Werona	4.0	4.0
14	929 Lawrence Glengower Rd Campbel	-1.9	-1.9
15	1900 Creswick Newstead Rd Campbel	14.7	14.7
16	2000 Creswick Newstead Rd Campbel	18.6	18.6
17	2813 Creswick Newstead Rd Smeaton	7.2	7.2
18	Werona Kingston Rd Werona	30.3	30.3

7.0 – NOISE BARRIERS & CONTAINMENT MEASURES:

No physical barriers will be erected, however the natural terrain has been considered in the positioning of the stages to reduce exposure to Noise Sensitive Receivers.

8.0 – HOW NOISE AT NOISE SENSITIVE RECEIVERS WILL BE ASSESSED:

In order to maintain noise compliance, diligent noise monitoring needs to be implemented:

- Regular LAeq measurements (at least once during the day, evening and night period) at the boundaries of the closest NSR's, in particular the northern boundary closest to the nearest Noise Sensitive Receivers to ensure compliance
- Consideration may be given to setting a fixed noise logger at the NSR. Logging the measured levels so that they may be reported to the responsible authority if required
- If the LAeq measurements exceed the determined limits (listed in section 6.0), the sound engineer at each stage must be contacted immediately to reduce the volume of the sound systems
- Measure the LAeq again to ensure compliance is met after volume adjustment

9.0 – HOW NOISE AT THE SOURCE AND MIXING DESK WILL BE MONITORED

ATTACHMENT 11.4.7

A Sound Level Meter will be required at the mixing desk such that the sound engineer can reference levels during the festival.

10.0 – EQUIPMENT TO BE USED TO MONITOR NOISE AND THE RESPONSIBLE PERSONNEL

- Hand Held Sound Level Meter that gives Laeq figures
- Hand Held Sound Level Meter that enable octave band analysis
- Fixed Noise logger – such as a Ngara Noise Logger

11.0 – ENGAGEMENT PLAN WITH COMMUNITY

A letter explaining the impacts, benefits and potential drawbacks of the festival has been sent to nearby residents (see Appendix 2) to notify and help the community engage with the event.

12.0 – COMPLAINT HANDLING PROCEDURE:

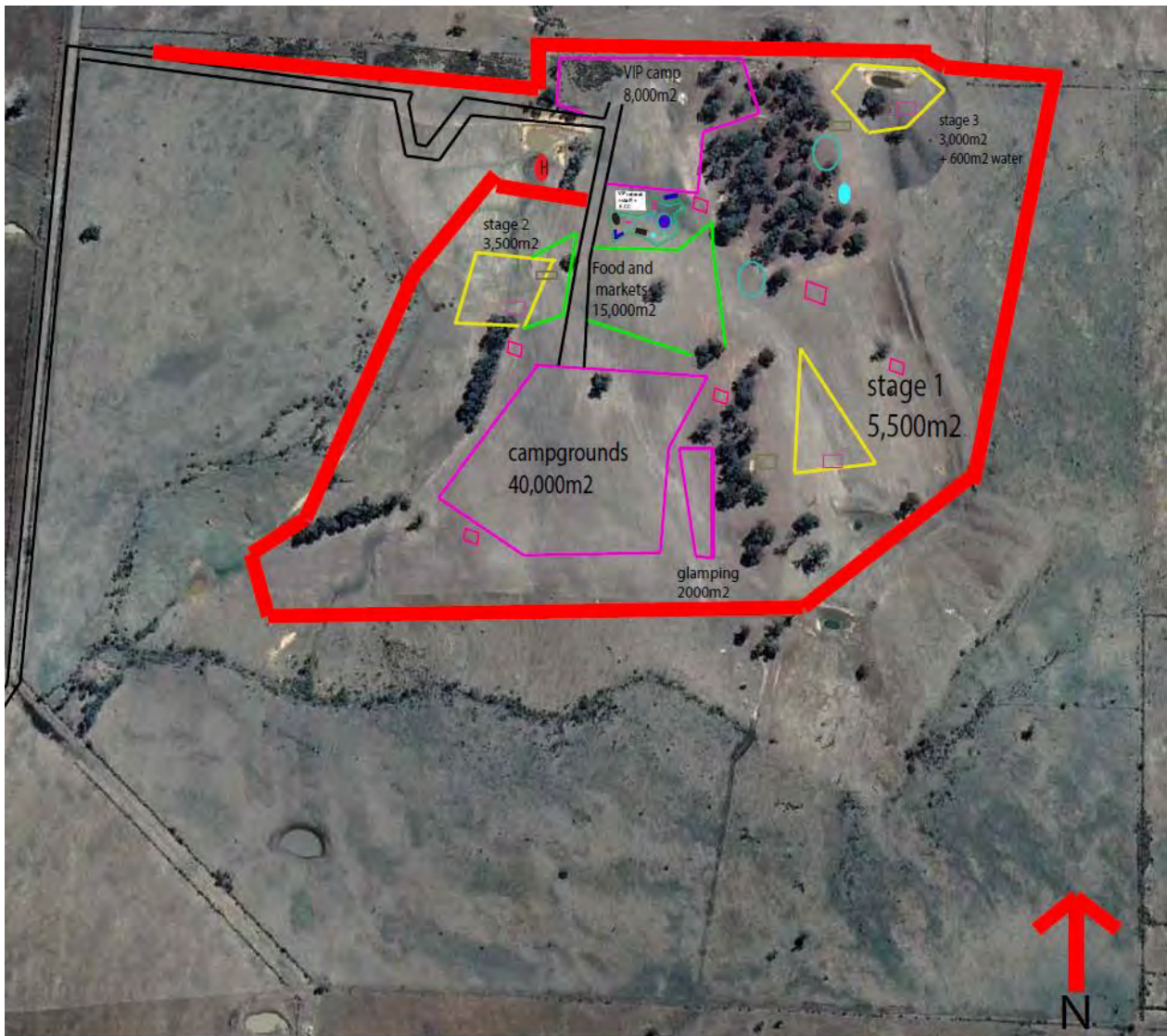
If complaints are received, then they should be logged as follows:

- Date and time of complaint
- How the complaint was made (phone, mail, in person)
- Contact details of complainant (if supplied)
- Location of the complainant (if supplied)
- Nature of the complaint
- Details of response or proposed follow up

13.0 – CONFIRMATION OF NOISE REGULATION COMPLIANCE

A report will be prepared at the conclusion of the event summarizing the noise from the event as follows:

- Relevant dates and times of all noise testing
- Brief information regarding the event – numbers attending, name, location and type of event.
- Times and locations where noise measurements were taken. These are to be included on a site plan –include any additional points that were tested during the event.
- Equipment and methods used to take measurements
- Compliance/non compliance with requirements.
- Reasons for any breaches, when they occurred, the duration and actions taken.
- Table showing noise measurements across the event and testing, including any comments relevant to the measurements.
- Complaints received – number, location and times received
- Relevant weather observations



Dear Resident,

We are writing to you in regards to a proposed event in Campbelltown, just off of Williams road near the Tuki Trout Farm & restaurant.

Firstly, we would like to ask not only for your involvement and support of the event, but foremost your consent and approval.

We have included as much of the relevant available information as possible and commit to continue to update you as further documents are completed, approved and finalised. However should you ever wish to see any further specific documentation, please feel free to contact us.

We truly appreciate you reading the outlined proposal and want to begin by thanking you for your time and consideration.

The proposed event is a **music, art and camping celebration** beginning on **Thursday the 3rd of March 2022** and ending **Sunday the 6th of March 2022**.

In organising this event, Melbourne based event and production company **2 Degrees Events Pty Ltd.** have been working closely with the property owners of 361 deep creek rd, Hepburn Shire Council, local emergency services such as CFA and police, Dja Dja Wurrung Land and Waters Aboriginal Corporation, and a number of local and Melbourne based contractors for food, operations and hiring services.

Across these four days, the event will predominantly showcase a range of local musical artists. We have three musical stages with on-going performances; however it will also include a large display of artist-run projects and installations. Other activities include a Welcome to Country ceremony, yoga, creativity workshops, and curated chill-out areas to relax and enjoy the surrounding environment. Attendees will be provided with on-site designated areas for camping as accommodation and a number of additional services such as on-site parking, food and beverage vendor options, bathroom facilities, lighting, drinking water, emergency services and first aid, optional breathalyzing tests.

Subject to COVID-19 restrictions, the event will host 1500 - 3000 attendees.

The organisers have to acknowledge and mention the incredible generosity, support, participation and willingness of the local contractors, hiring and emergency services but most importantly the property owners and Hepburn Shire Council.

The property at 361 deep creek rd was selected due to a number of reasons. It was most appropriate in relation to size, surface of the land for camping and temporary structures, breathtaking views and surroundings, and a highly-favourable distance and seclusion from neighbouring properties.

We would like to discuss two things in our letter to you.

- a) The potential personal impact and disruption this event may cause some nearby residents and businesses
- b) Your participation and involvement

A. The potential personal impact and disruption this event may cause some nearby residents and businesses

We acknowledge and understand that this event will have both positive and negative impacts on nearby residents and businesses. It is our mission and our aim to make this event as positive and as beneficial for all stakeholders whilst reducing all potential negative impacts to as minimal as possible.

Positive impacts:

- Economic growth for the surrounding areas and businesses.

Is it estimated that each festival goer will stop for a minimum of 1 - 4 times on a 4-5hr return road trip from Melbourne to Campbelltown. These stops will include stopping to use a restroom, topping up a fuel tank at least once, quick stops for coffee/snacks/drinks, light meals e.g. bakeries and fast food, sit down meals e.g. pub meals, purchasing groceries, bags of ice and alcohol, getting necessities from the chemist or walking into the local op-shop/clothing stalls. *Please see the expected economic impact chart in supporting documents.*

- Following on from ChillOut Festival, Daylesford

A large portion of our demographic are members of the queer community. We expect a reasonable number of chillout patrons to attend our festival the following weekend. This concurrent festival situation will be encouraging for patrons to remain in the shire; creating a strong economic impact; as they stay in accomodation, eat out, shop, etc.

- Opportunity for businesses inside the event.

We would love as much involvement from local businesses as possible. We are committed to hiring and offering as many opportunities as possible to members from local and neighbouring towns in the community. Opportunities such as RSL/Community tent bbq/food stall, coffee carts or food vendors from local producers, mobile food vendors or cafes/restaurants, operations jobs such as electrical engineers for generators and hiring services such as toilets, temporary fencing etc.

We will be employing the services of (through payment, volunteer programs or contracts); visual artists, music artists, cultural representatives, bar staff, security, covid marshals, event safety officers, Food vendors, First aid staff, Event Marshalls, Traffic Controllers, Police, CFA, Fire management planning consultants, Noise planning consultants, general store staff, event cleaners, patron support workers, stage builder and designer, Audio-visual staff, art curators and consultants.

- Tourism for the region

After the extreme and ongoing economic and tourism impacts the region has had, from bushfires to the current impact of COVID-19, we believe there is no better time than Summer/ early Autumn 2021-2022 to encourage eager Metropolitan residents to travel not only regionally but specifically to Hepburn. We aim to promote the festival as not just a destination but a stop on a potential road trip throughout the region. Attendees over this period will most likely have a few days to extend their stay and enjoy nearby towns and experiences. Not only will this showcase the beautiful surroundings of the area and possibly be the beginning of an on-going relationship where attendees wish to come back multiple times beyond this trip but it will sway the decisions and directions of many Melbournians eager to leave the city over the Summer & post-summer period, post lockdowns.

From early discussions with the council, we understand that associating the shire with arts, music and culture is something that they value, particularly with the queer-scene niche (chill-out festival is the following week). Things such as Chill-Out festival already demonstrate the interest in the area and this would only further assist with the region's alignment.

Negative impacts:

- **Traffic and road disruptions.**

There will be minor traffic changes to extremely low-traffic flow local roads surrounding the property. These changes include reduced speed zones, direction signage for attendees and a potential cue of cars directly outside of the festival. These disruptions should only impact areas immediately surrounding the property e.g. Williams Road. We have a number of resolutions e.g. traffic management plans, MOA forms with vic roads, traffic management volunteers and security, signage, safety plans and on-site parking in order to minimise the disruption of traffic to the bare minimum.

A detailed plan of changes in traffic conditions and noise impacts will be available for your own knowledge.

- **COVID-19 concerns between regional/metro.**

We understand that the proposed amount of attendees travelling to and from the event from Metropolitan areas and stopping in nearby towns is both a positive and daunting aspect. The COVID-19 lockdowns have created a significant divide between regional Victoria and we understand the importance of these restrictions. We have a complete COVIDSafe Event plan registered with the Victorian Government that will ensure the COVIDSafety of not only attendees time at the event but their interactions outside of the event. For further information in regards to our COVIDSafe plan and preventative measures e.g. negative tests, rapid on-site testing, temperature checks, COVID equipment and COVID Marshalls - please see supporting documents.

- **Noise impacts.**

We are working to ensure that we adhere to EPA noise regulations for music events. At this time we can notify immediate surrounding neighbours (properties around the perimeter of 361 deep creek rd) that there will be noise impacts. We have procedures such as noise monitoring at nominated locations in the surrounding vicinity that will take place during the event as per schedule laid out in the NMP (Noise Management plan), certain db restrictions to adhere to and assessments on the potential environmental impacts of the noise. Information regarding stage operation times is provided within the key event details. The proposed schedule running time is based on the standard structure of previous years and other Australian/International running times for Music Festivals.

However, given the seclusion of the site; We do not expect noise disruptions to impact surrounding neighbours.

This event is designed to be mutually beneficial for all stakeholders. Should you wish to, we would love for you to participate and be involved in any way possible. Opportunities for participation and involvement are:

- Feedback and input into the relevant details surrounding the event
- Suggestions of local businesses who would be interested in being involved - Attending/inviting friends, family, people from the area who you think this event might be of interest to. Should you or children, friends, family wish to attend, we are happy to offer free or discounted tickets.

We believe that this event would be an extremely special addition to the community. We have worked extremely hard to ensure that every single aspect is at the highest possible professional standard and look forward to making sure it has nothing but positive impacts and a successful outcome. We believe it will foster a wonderful relationship and kick start the much needed pathway for moving on with life post COVID-19. This event will benefit a range of severely impacted industries such as Music, Arts, Entertainment, Events and Tourism. We hope that it can be further welcomed by residents and look forward to hearing from you.

Kind Regards,
Caleb Ostwald
Director
2 Degrees Events Pty Ltd.
0417 566 522
caleb@2degrees.co

NGULUMBARRA			
THURS	FRI	SAT	SUN
	Synapse - 11am-1pm	Nick Saw - 11am-12.30pm	Kayroy - 11am-1pm
	Yeux - 1pm-3pm	Rev Lon - 12.30pm-2pm	colette - 1-3pm
	Jade Patricia - 3pm-4pm	Baby G - 2pm-3.30pm	Loure (live) - 3pm-4pm
	Welcome to Country - 4-4.30pm	Abode - 3.30pm-5pm	Adriana 4pm-6pm
	moopie 4.30pm-6.30pm	DJ PGZ b2b Rated M 5pm-7pm	Wax'o Paradiso 6pm-9pm
	Merve 6.30pm-8pm	Juicy Romance 7pm-8.30pm	
	Haptic 8pm-10pm	Fluxx 8.30pm-11pm	
	Hyper Binary 10pm-11.30pm	In2Stellar 11pm-12.30am	
	Marsh Long 11.30-12.30am	DJ Life 12.30-2am	
	Cloudy Ku 12.30am-1.30am	Millu 2-3am	
	C.FRIM 1.30-3am	Suki 3-4.30am	
	Slamross 1000 3am-4am	Strange Interactions 4.30am-5.30am	
		Sophie McAlister 5.30am-7am	

XANADU BEACH

THURS	FRI	SAT	SUN
			DJ Luv You - 6.30am-8am
			Repercussion - 8am-10pm
		Acid Chess Club - 11am-12.30pm	Bertie - 10am-12pm
	Mothafunk - 12pm-1.30pm	Donald's House - 12.30m-2.30pm	Moe Aloha - 12pm-2pm
	Josh Keys - 1.30pm-3pm	Fem Fantasy (Drag & Disco) - 2.30pm-5pm	Zjoso - 2pm-5pm
Ivaana - 3pm-5pm	dJ Ingrid - 3-5pm	Jazz - 5-6.30pm	
Unrestricted Purpose - 5-8pm	River Yarra 5-6.30pm	Toni Totzi 6.30pm-8.30pm	
	Otologic 6.30pm-8.30pm		

RENDEZVOUS

THURS	FRI	SAT	SUN
	Space'd Ensemble - 10am-1pm	Frou Frou 10am-12pm	Boymeetsgirl b2b Sam Fantasy- 11am-1pm
	Ed Kent - 1pm-2.30pm	Hook Turn DJ - 12pm-2 pm	Bex - 1pm-3pm
	Potassium K - 2.30pm-4pm	Two Steps - 2pm- 5pm	SNM 3pm-4pm
Contact Flavour 4.30pm-6pm	Hybrid Man (live) 4pm-5pm		Ausecuma Beats (live) -5-6pm
Rob Simone Band (live) - 6pm-7pm	Neurocrank (Allure, DJ Netburner, Nebula) 5pm-8pm	babycino B2B DJ Yassas 6pm- 7.30pm	
San Of The Rambutan (live) 7-8pm		Claudette Justice (live) - 7.30pm- 8.30pm	
DJ Mum 8pm-10.30pm	Emelyne & Kassie 8pm-10.30pm	Barney Mcall (live) 8.30pm-10pm	
Connor Wall - 10.30pm-11.30am	On-Ly (live) - 10.30pm-11.30pm	Bushmaster 10pm-12am	
Lachie Dorward - 11.30pm-12.30am	Bohjass (live) - 11.30pm-1am	DJ USB 12am-1.30am	
	Handle soundsystem 1-3am	Ada b2b olypso - 1.30am-3am	
	Mabel 3-4am	Claps (live) - 3am-4am	

Traffic Management Plan

Stoney Rises

Designed to the specifications of the 2 Degrees Music and Arts Festival
Nov 10-14, 2022; and any event of lesser capacity or risk held
At “Stoney Rises”, 361 deep creek road, Campbelltown VIC 3364.

Foreword

All parties involved with the organisation and undertaking of the “2 Degrees Music and Arts Festival” 2022 or any other event on “Stoney Rises” must be familiar with this document to be prepared and informed of traffic management processes on site. This document is dynamic and is constantly updated by the emergency planning committee and event organisation staff, as specific details become known and the strategies for traffic management develop.

LIVE DOCUMENT

Prepared by	Caleb Ostwald Email: caleb@2degrees.co mobile: 0412 766 505	Reviewed	01/06//2022
Contributors	Verve collective pty ltd 2 degrees events pty ltd	Version	Draft

Traffic Management Plan

ATTACHMENT 11.4.7

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Traffic Management Plan

ATTACHMENT 11.4.7

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Traffic Management Plan

Purpose of this Plan

Stoney Rises is a proposed festival site for the 2 degrees Festival and related events; managed by 2 degrees events pty ltd. No more than 6 events will happen each year; with a max pax of 3000. The festival is provided for public entertainment and is expected to be attended by between 2000-3000 people.

This Traffic Management Plan (TMP) outlines arrangements for the management of traffic and transport related issues associated with 2 degrees Festival 2022.

The primary objectives of the TMP are to:

- Identify the preferred transport route for patrons travelling from Melbourne
- Provide for the safe and efficient transport of event crew and contractors, contractors and service providers to and from the event
- Outline any proposed improvement works to roads and tracks leading to and within the venue
- Minimise disturbance to local road users associated with event related traffic
- Outline proposed road safety and directional traffic signage associated with the event.

Traffic management plan overview

The traffic management for 2 degrees and all events on site will incorporate the following plan; and will be adjusted accordingly to size and nature of the event.

Event and site managers will select personnel to fit the roles outlined in the event organisational structure seen below.

Volunteers and staff will be screened and undergo brief training for their designated roles.

Rosters, roles and further information pertinent to these will be developed closer to the dates of individual events.

Traffic Management Plan

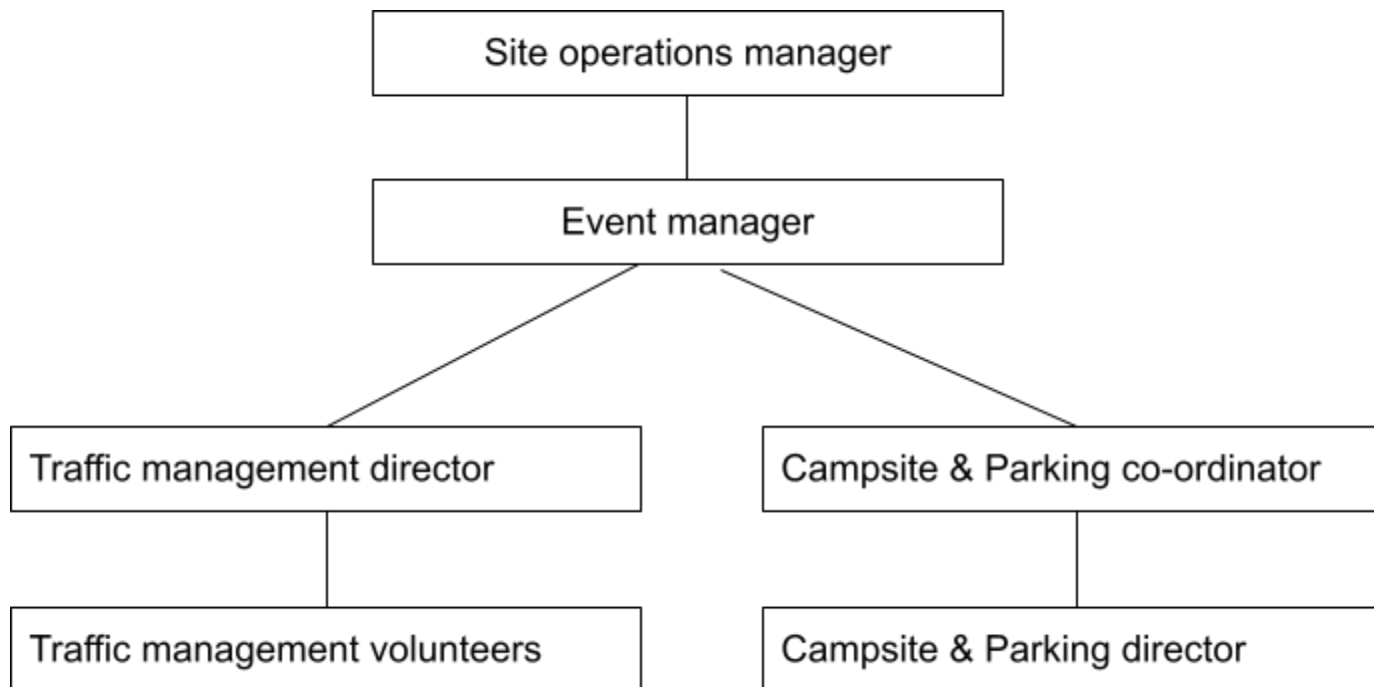
Space available on site allows for sufficient carparking space per patron, with variable parking strategies which can be activated depending on specific factors such as: weather events, patron numbers, etc.

Volunteer Roles

See stations represented by traffic controllers and volunteers in the traffic management plans in this document.

Event Organisational Structure

The following shows the organisational structure established for traffic management at stoney rises events:



Traffic Management Plan

Expected Traffic and Modes of Transport

Traffic movements to and from the festival site will be undertaken by a number of different event stakeholders associated with the planning, construction, operational, and clean up phases of the event.

Estimated attendance numbers associated with event stakeholders are shown in the table overleaf, based on data collected by the organisers from previous 2 degrees festivals:

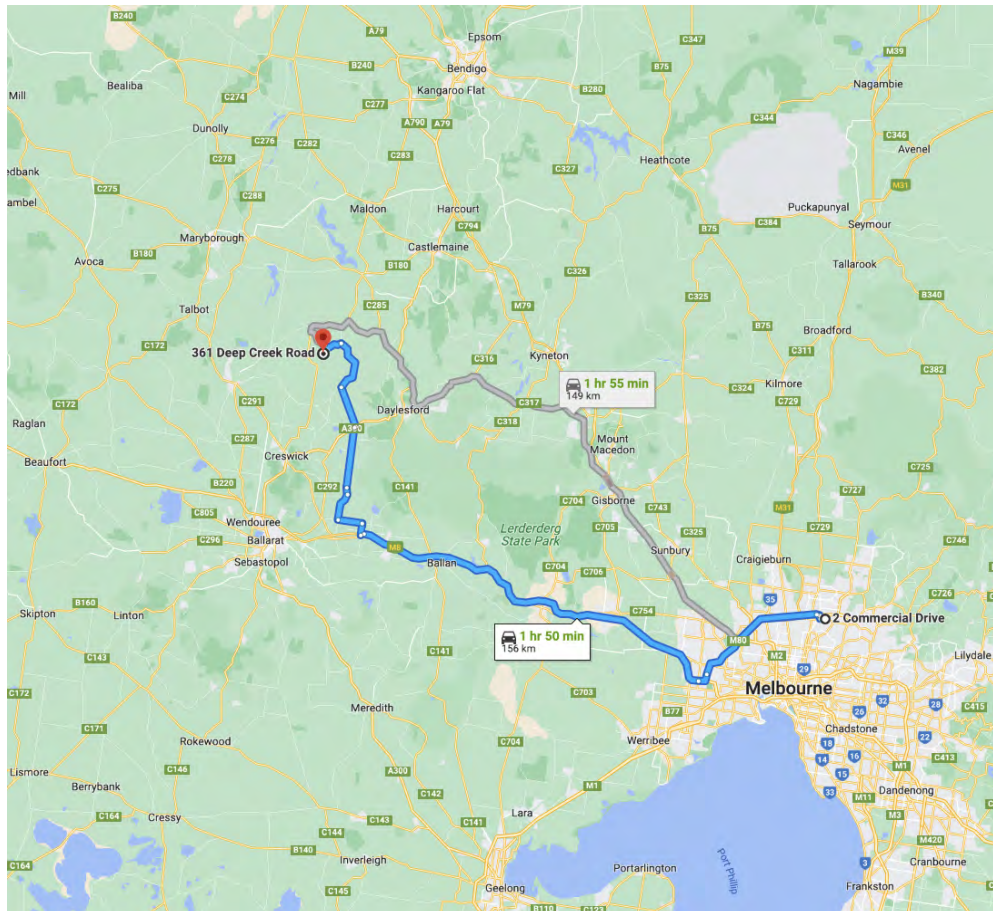
Stakeholder category	Anticipated numbers	Modes of Transport
Patrons	Between 2000-3,000 people are expected to attend the event, with 80% originating from Melbourne and travelling by car or light vehicle suitable for camping within the venue.	Car, campervan, light vehicle, charter bus.
Artists/talent	Around 5 international / interstate artists will be booked to play or perform at the event.	Plane
Construction workforce	Site establishment will occur over two month period prior to the commencement of the event. During this period workforce traffic would occur during normal working hours (i.e. 7:00am - 18:00, Monday to Saturday), with trucks or larger vehicles utilising the patrons access gate. In total, it is estimated there will be approximately 1 in-bound and outbound vehicle movements per day (i.e. 2 trips per day) over a five day period, equating to around 10 additional heavy vehicle movements on the network.	Small/medium trucks, vans,
Regulatory Authorities	Up to 20 representatives from various Agencies and Departments may require access to the site for inspection and reporting purposes. Inspections will generally be concentrated in the periods leading up to the event and immediately post the event, and will generally be undertaken by one to three persons via car.	Car/light vehicle
Stallholders	Between 15 to 40 stallholders will sell food, products and non-alcoholic beverages at the event. The exact number will be determined following selection of preferred stallholders. To promote local businesses and suppliers the organisers are offering free stalls for local businesses/suppliers that apply and are selected to participate in the event.	Car/light vehicle/van
Local residents/road users	No traffic count data for Williams Road has been identified to date, however anecdotal discussion with local residents and users of the road suggest it is low; in the order of 6-8 two way movements associated with cars.	Car/light vehicle.
Clean up teams	A clean team of up to twenty event crew and volunteers will be on site for around 7 days following the festival, to return the site to its former conditions in accordance with the 'leave no trace' policy for the event.	Light vehicle

Traffic Management Plan

Transport Route

The majority of patrons (approximately 80%) are expected to travel from Melbourne to attend the event. The image below shows the preferred transport route (grey via daylesford) and the main alternative route from Melbourne (blue).

This preferred route will be communicated as it will typically be slightly shorter; and encourage patrons to stop in Daylesford on the way to the event site.



Traffic Management Plan

Existing Road and Traffic Conditions on Williams Road

The site selected for the event is a rural farm located well away from built up urban or residential areas with few existing traffic movements on the majority of the local roads surrounding the event. No traffic count data for Gums Road has been identified to date, however anecdotal discussion with local residents and users of the road suggest it is low; in the order of 6 two way movements associated with local residents plus 4 to 6 additional movements (e.g. from tourists/day trippers).

Patrons (cars and other light vehicles)

Over the duration of the festival, an estimated range of between 1250 and 2,000 two-way light vehicle movements are expected associated with patrons entering and leaving the site, based on 5,000 patrons and best and worst case average occupancy rates ranging from 2.5 - 4 patrons per vehicle. Based on data collected from previous 2 degrees Festivals, the organisers are anticipating a high occupancy of around 3.5 patrons per car or better during 2022.

Parking Facilities

During site establishment, temporary construction facilities will include establishment of a vehicle parking area on site to accommodate the construction workforce and event deliveries. Parking spaces will be based on projected numbers for workforce and patrons, with a ratio of 1 car per person adopted for the construction workforce. In accordance with event staffing requirements, a minimum of 20 car parking spaces are proposed for construction crew and deliveries. For the event, a minimum of 1,200 vehicle spaces (including on-campsite allocated space) will be provided on site, based on an average occupancy of 2.5 patrons per vehicle.

Internal Tracks and Manoeuvring Areas

Patron's internal access and travel within the site will make use of an existing track which allows safe all-weather driving conditions and sufficient dimensions for emergency services vehicles. This track will have some upgrades done to increase it's overall quality and strength to accommodate for the volume of traffic.

Some additional internal tracks (those around the camping and parking areas) will be created and clearly delineated to facilitate safe and efficient transport vehicular and human within the site, and allow access to all parts of the camping areas by CFA personnel or vehicles if required. Establishment of these tracks will only minor earthworks with no vegetation removal required.

Traffic Management Plan

Provision will be made for the safe loading, unloading and parking of vehicles, including access to and around the camping areas. Turning circles or manoeuvring areas will be established with sufficient dimensions to permit safe and convenient manoeuvring for all vehicles (including CFA vehicles) such that they are able to enter and leave the site in a forward direction.

Stoney Rises Fire Access Track and Private Track Upgrades

In consultation with Alistair Jones, the property owner and civil construction business director; a series of upgrades will take place on the private property and fire access track; of which the Jones' family hold a 99 year lease on. After discussion with **Paul Healy**, any works to be completed on this track are considered minor and are to be undertaken by the property owner.

The following works are proposed:

- Removal of large rocks and other potential hazards
- Grading of flat sections for drainage
- Addition of gravel in vulnerable sections of the track
- S-bend refinement of track on the slope (average 10% grade) into primary site area.
- Rolling of uneven track sections; access lanes for buses and other vehicles; and car park sections.

Potential Transport Impacts

General traffic safety hazards

- Traffic hazards typically occur during:
 - pedestrian movement
 - vehicles reversing and manoeuvring
 - arrivals or departures
 - loading or unloading
 - mounting or dismounting from vehicles.

Issues raised by stakeholders

- Dust generation
- Potential for traffic to block access to roads by local residents including Traffic backing up on Williams Rd
- Potential damage to road surface associated with large number of vehicle movements.

Traffic Management Plan

Strategies to Reduce Potential Environmental Impacts

Reduce Travel Kilometres

The most effective means of reducing the overall environmental impact associated with greenhouse emissions from transport is to reduce travel kilometres and vehicle numbers. The site and proposed route have been selected taking into consideration travel kilometres and the preferred route provides the most direct route from Melbourne, and therefore the lowest potential greenhouse gas emissions associated with patron travel.

Increase Car Occupancy

High occupancy vehicles and car-pooling will be encouraged in event communications, and from anecdotal evidence, events on site are expected to have a high occupancy rate of around 3.5-4 patrons per vehicle. Estimated vehicle numbers using an average occupancy of 4 per car (best case) and 2 per car (worst case) shown in the table below.

Anticipated vehicles based on average occupancy rates

Occupancy rate per vehicle

	Occupancy rate per vehicle			
	Best case ←			→ Worst case
Patron attendance	4	3.5	3	2.5
3000	750	858	1000	1200
2000	500	572	667	800
1000	250	286	334	400

Encourage Mass Transit and Public Transport Options

Mass transit options will be encouraged to reduce overall traffic movements.

Traffic Management Plan

Offset Greenhouse Gas Emissions

2 degrees will ensure that every event will carbon-offset emissions. This may be through treecreds or an equivalent alternative.

Strategies to Reduce Potential Traffic Safety Impacts

On Site Checkpoint Processing Facility

To keep traffic moving into the site and prevent build of traffic on local roads, it is proposed to establish an onsite checkpoint processing area immediately inside the venue.

Safety Signage and Speed Restrictions

Local knowledge provided by residents during consultation undertaken to date, along with inspections of possible transport routes, indicates some parts of the surrounding road network include possible driving hazards to road users not familiar with the area (e.g. blind crest or windy corner combined by lack of signage).

To minimise the risk of accidents, speed controls and additional safety and directional signage are proposed for Williams Road, Stoney rises road and Creswick-Newstead road (see signage plan later in the document). The exact nature and placement of the signs will be discussed in consultation with Council and other relevant stakeholders including VicRoads and Victoria Police.

A summary of proposed controls is shown in Table 2.

Summary of Proposed Traffic Controls

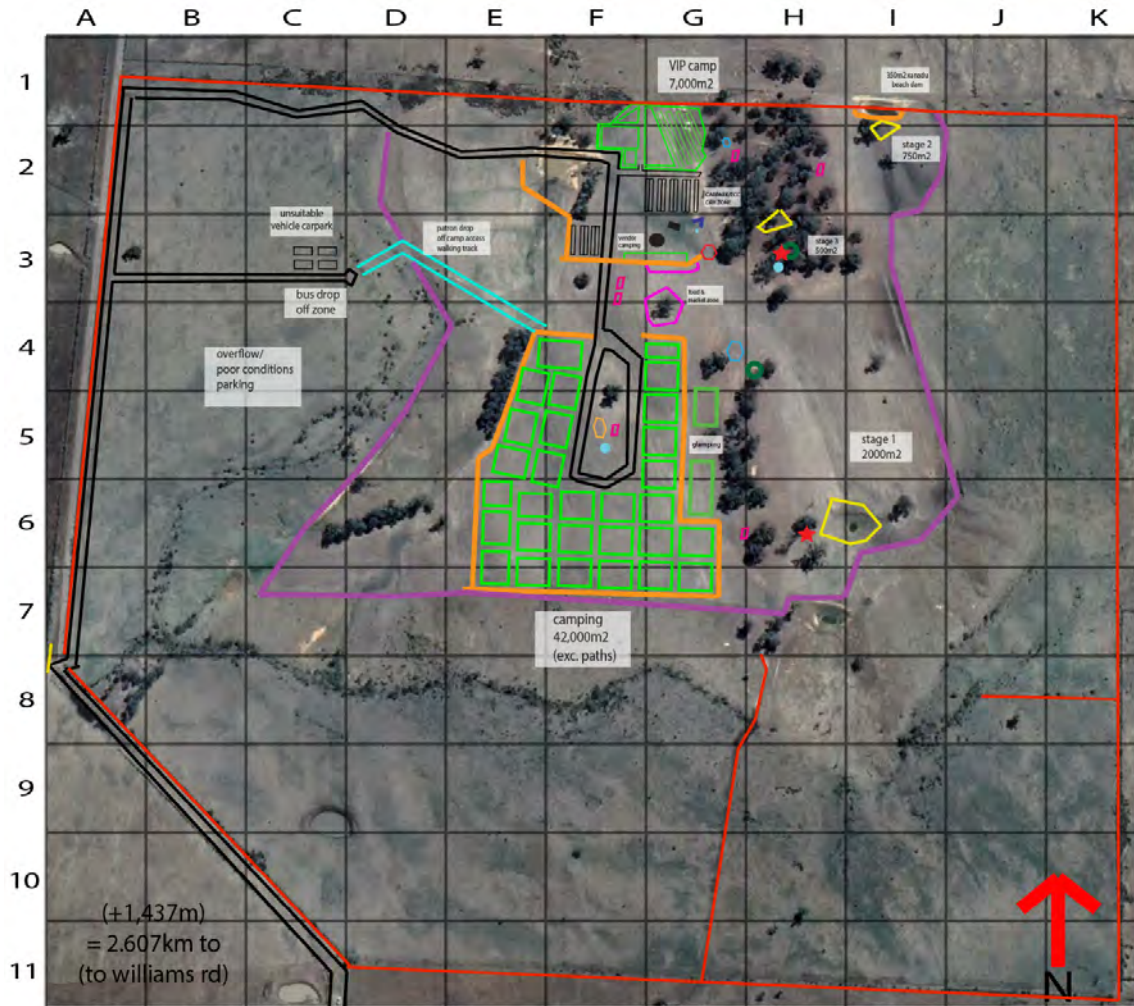
Control	Location	Purpose
Traffic crew	Traffic management crew will be stationed on Williams Rd, the checkpoint processing areas and car park areas during peak traffic periods to control traffic and enforce speed restrictions.	<ul style="list-style-type: none"> • Traffic flow management to minimise impacts • Reduce potential for impacts on road surface. • Reduce potential for traffic accidents.

Traffic Management Plan

Checkpoints	An onsite vehicle processing / checkpoint facility is where cars will be stopped, wristbands issues, and spot vehicle checks undertaken. The location of the checkpoint processing area is shown on the site layout map.	<ul style="list-style-type: none"> • Keep vehicles moving into the venue • Minimise delays for local road users.
Directional Signage	<p>Directional signage to be placed at appropriate locations, as per proposed map below.</p> <p>Signage to be left in place for the duration of the event and removed immediately following the event.</p>	<ul style="list-style-type: none"> • Safe and efficient transport of patrons accessing and leaving the venue. • Reduce traffic impacts on local road network. • Reduce inconvenience for local road users
Traffic signage/ Speed Restriction	<p>Adopt 40 kilometre speed restriction on Williams Rd with signage at entrance and along the road.</p> <p>Signage to be left in place for duration of event and removed immediately following the event.</p>	<ul style="list-style-type: none"> • Reduce potential for impacts on road surface. • Reduce potential for dust generation. • Reduce potential for traffic accidents.
Pre and post event survey of road surface	Undertake pre-and post-event survey of Williams Rd Lane and reinstate if degradation from original conditions has occurred.	<ul style="list-style-type: none"> • Video survey pre-event road conditions to provide a baseline from which to assess damage to road surface as a result of the event
Communications	Clear travel instructions will be provided to all patrons, along with road safety messaging and promotion of high occupancy vehicles	<ul style="list-style-type: none"> • Safe and efficient transport of patrons getting to and leaving the venue. • Reduce inconvenience for local road users

Traffic Management Plan

Site Map



2 Degrees Music and Arts Festival Site Overview and Plan

361 deep creek road, Cambelltown VIC 3364

Prepared by: Caleb Ostwald (2 degrees).

Scale: 1:3500
(guide, not exact)

legend:

- ★ bar
- campgrounds
- ★ Traffic Control Points
- helipad
- Staff zone/ extra supply storage
- Showers
- chillout lounge
- rope fence
- existing feneline
- VIP ZONE
- Drinking water
- General store & info centre
- toilet blocks
- general event perimeter
- stage & audience zone
- driveway/shared track
- atv storage
- Emergency control centre (ECC)
- first aid tents
- car parks

Traffic Management Plan

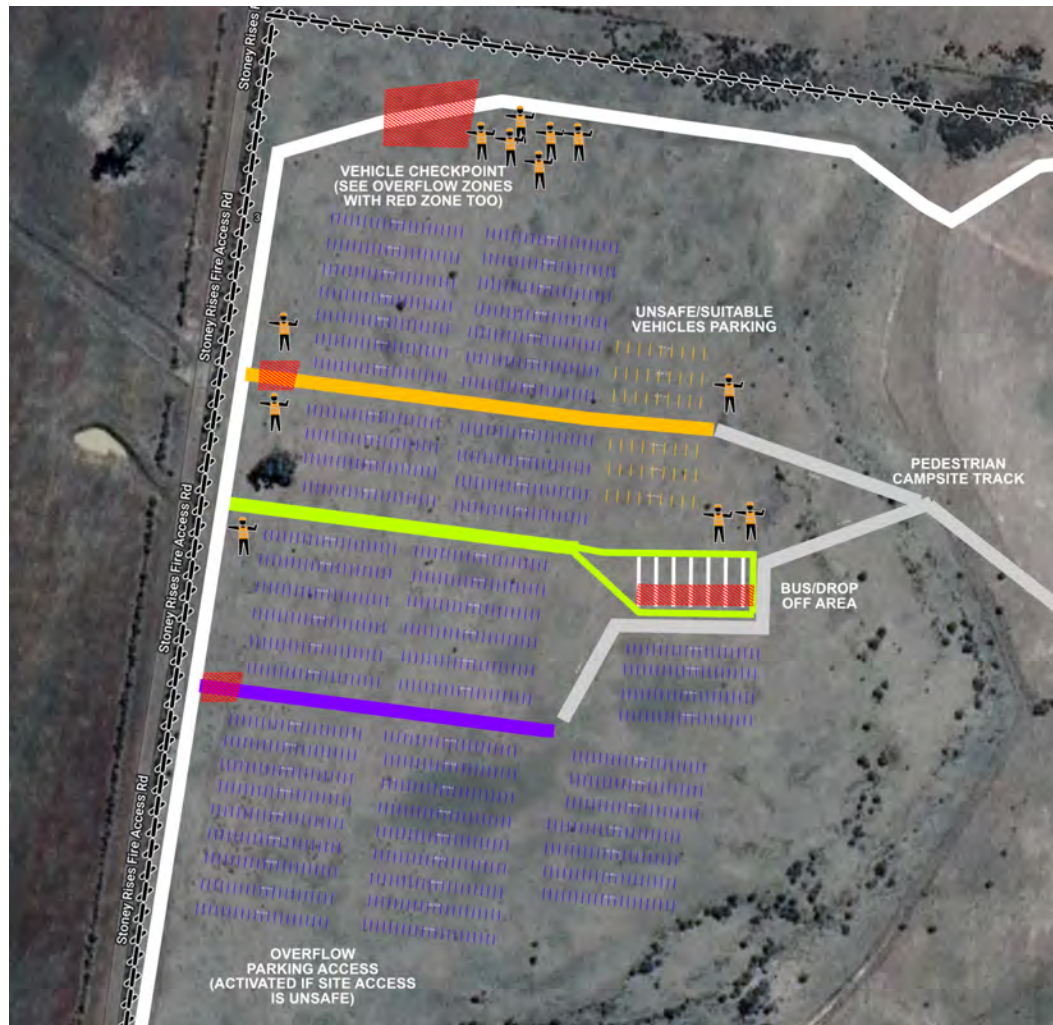
Public road signage overview:



Traffic Management Plan

Private track - Site entrance & checkpoints

Capacity for 1260 vehicles parked in the case of site access being voided for patron vehicles.



Traffic Management Plan

Campgrounds & Primary Parking



Traffic Management Plan

Reporting

The following performance indicators are proposed in relation to traffic and transport impacts:

- Number of vehicles
- Car occupancy per vehicle
- Modes of transport taken as a percentage of total transportation
- initiatives to encourage the use of sustainable transport options

Review and improvement

The Directors of 2 degrees events pty ltd are committed to implementing a continuous improvement philosophy for all activities associated with the 2 degrees festival. After each festival, management debriefs are conducted to evaluate the performance of incident management policies and operational responses. Opportunities for improvement are documented and workshopped to alter or develop new and effective policies and procedures to be given to staff for following festivals.

Performance against this plan will be included as part of this process.

Waste Management Plan

Stoney Rises

Designed to the specifications of the 2 Degrees Music and Arts Festival
Nov 10-14, 2022; and any event of lesser capacity or risk held
At “Stoney Rises”, 361 deep creek road, Campbelltown VIC 3364.

Foreword

All parties involved with the organisation and undertaking of the “2 Degrees Music and Arts Festival” 2022 or any other event on “Stoney Rises” must be familiar with this document to be prepared and informed of waste processes on site. This document is dynamic and is constantly updated by the emergency planning committee and event organisers, as specific details become known and the strategies for wastemanagement develop.

LIVE DOCUMENT

Prepared by	Caleb Ostwald Email: caleb@2degrees.co mobile: 0412 766 505	Reviewed	27/05/2022
Contributors	Verve collective pty ltd 2 degrees events pty ltd	Version	Draft

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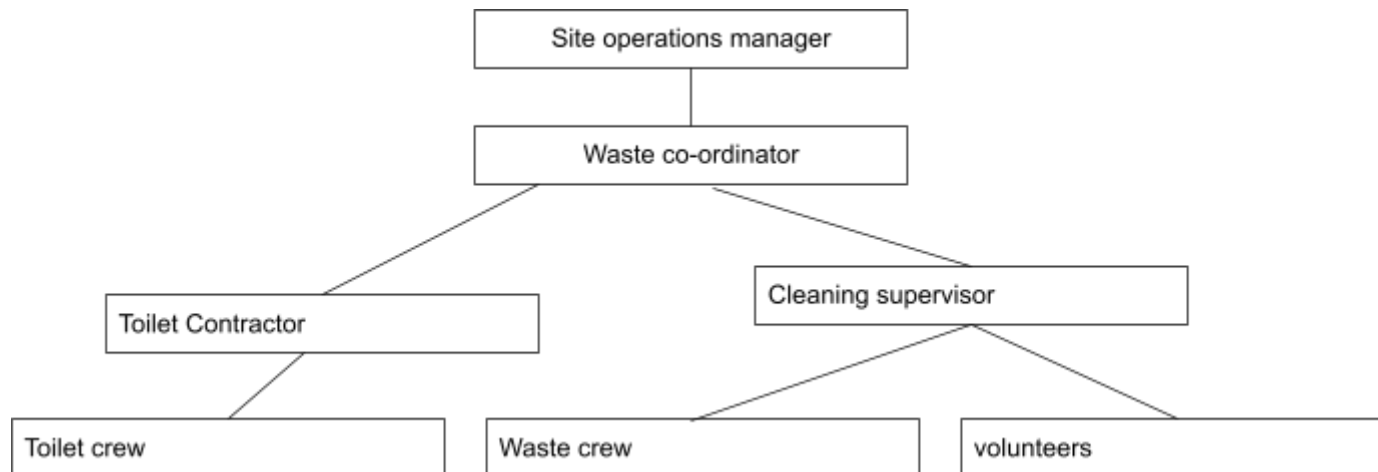
Our Commitment

We are committed to:

1. working towards achieving a carbon-negative footprint through sustainable operations & offsetting.
2. Utilising recycled, repurposed or locally produced/sourced materials and products for site operations and build.
3. Ensuring that we leave no trace of waste or damage on site and work towards site regeneration.
4. Accurately sorting and recovering over 80% of on-site generated waste.

Event Organisational Structure

The following shows the organisational structure established for cleaning and waste management for the event:



Training & Education

Ensuring that all staff, volunteers, vendors and relevant personnel are adequately trained and informed is critical to the success of an event. 2 degrees events pty ltd. will ensure that all relevant personnel are sufficiently up-to-date and aware of our sustainability goals, waste management systems and site processes. All staff will be given a detailed briefing on the event, required duties for their particular shift, key tasks and safety & emergency management.

2 degrees events pty ltd will ensure that all staff are suitably trained and qualified (where applicable) for tasks they will undertake.

Anticipated Waste Streams

Throughout the event; the key areas we expect waste to be generated are:

- **Introduced patron waste**
- **Food sales**
- **Site set-up.**

Below is an overview of all waste streams anticipated.

Bar

By running a zero-waste bar system (return cup deposit operation); and offering only kegged or bulk-bottled beverages; we have totally eliminated cans, glass and single use plastic from any sales.

Glass spirits bottles and other recyclable bar-specific materials will be separately contained and recycled post event.

Site set-up

In developing the site as a venue and for related events; waste will be generated in the forms of:

- Product packaging, primarily:
 - Soft plastics
 - Cardboard

- Organic waste
- Miscellaneous
- Wood
- Steel
- Electrical wire

Ensuring that there are appropriate pre-event waste management solutions on site is essential to avoiding cross-stream contamination and litter events.

A series of 240L and 500L bins will be purchased and remain on site permanently. Large skips will be hired and picked up once on-site waste has been sorted into the relevant skips.

Food Sales

Our food vendor range will be primarily plant-based; and all will be required to supply certified compostable packaging, cutlery and crockery; which will form the carbon aspect of our on-site organic composting system. In the instance which on-site composting is not practical for any given event on site; off-site composting will occur with Re-purpose it at their facility in Epping, VIC.

At the time of this document becoming available, the 2 degrees events management team are working to procure a range of/ a supplier of reusable crockery to use in a deposit-return scheme on site. Once this is developed, it will become the standard for all events on site.

Strictly no plastic items will be available to purchase from the trucks; including sauce dishes, plastic bottled soft drinks or water. **Canned** water and non-alcoholic drinks **may be sold**.

Food Vendor information sheet

- i. We will have a designated food truck area and will be hosting a range of plant-based and standard vans. Priority for sites goes to those local to the area, those affected by bushfires and COVID-19.
- ii. All Vendors must be STREAT accredited before being able to trade.
 1. COVIDSafe checks, vaccination certificate prior and upon entry.
 2. Pay site fee balance by October 10th, 2022.
 3. Strictly bump in on November 9th at your allocated bump in time.
 4. Sign-in at the ops centre to collect security passes for your staff and vehicle. A member of the event management team will show you to your allocated site.
 5. Cooperate with all directions and instructions given by the festival organisers, including site allocation and directives issued by the market manager.
 6. Comply with the requirements of the Food Act and CovidSafe and supply supporting documentation upon request.
 7. Have appropriate stall holder Public Liability Insurance cover up to Twenty Million dollars, a copy of which must be received by October 20th, 2022 and a hardcopy available to be viewed upon request.

8. All electrical equipment must be tested and tagged. The organiser will be supplying a generator and power distribution boards.
9. Store gas cylinders in a safe area and ensure that the cylinder has a current compliance stamp.
10. Take home any waste which cannot be recycled on site.
11. leave the site as clean as when the stall holder arrived.

Patron-introduced Waste

This stream has been identified as the largest generator of waste for any on-site activities. As such, education will be the primary point of reducing overall waste; whilst increasing the effectiveness of waste management and sorting on site.

Patrons will be informed of statistics and implications of various single use items being littered or their impacts in landfill; as well as the impacts of mis-sorting of recyclable items and the impacts of buying cheap camping equipment (and leaving it behind).

Amongst the campsite sections, approximately 15 x four-bin stations will be strategically placed. These bin locations will include one of each of the available on-site waste sorting categories:

Amongst the remainder of the site; we are forecasting another 10 bin stations situated where waste likely will be generated (stages, VIP zone, food zone, etc).

Cigarette butts and vapes are also expected to form a part of the waste and litter generated; so we will be offering free-of-charge small canisters for patrons to dispose of cigarette butts, and vape-specific micro-bins around the site.

Green waste, Aluminium, Landfill & Soft Plastics.

Glass is strictly prohibited and will not form part of the event waste.

We envision that; based on heavily accrued anecdotal data, patrons will continue to bring in soft-plastics for food consumption due to how readily available they are, and easy to consume.

We will work then, in tandem with this notion to provide the most effective waste management solution; instead of implementing a ban which will not serve as practical to implement.

However, we will implement a ban of the following items, (in addition to those marked unsafe in our event operations overview):

- Single use plastic cups, plates, bowls and cutlery.
- Polystyrene or non-recyclable plastic
- Pressurised cans
- Microplastics (glitter, etc)
- Glass
- Plastic Bags

We will communicate with the public that while **soft plastic packaging is strongly discouraged, if you bring food packed with it-keep it clean & use the bins provided so that we can recycle them.**

Camping equipment & salvageable items left behind will be sorted by cleanup volunteers to be repurposed or donated to charities or small businesses who can recycle the materials. These include: tents, tent pegs, gazebos and poles, couches, and chairs.

Logistics, First aid & related Waste

First aid, logistics and related site management sites will have a private waste system established; tying into the bulk waste-sorting at the end of any event and taken off-site by vendors where applicable.

Sharps disposal facilities will be available on site via request at the information tent or first aid.

Liquid waste generated from food vendors is required to be safely and properly disposed of by the vendor and removed from event site.

Environmental Considerations

Aspect	Activities	Potential Impact
Paper usage	Ticketing, marketing and event communications.	Depletion of non-renewable resources. Depletion of landfill space.
Waste generation	<p>Waste generated as a result of:</p> <ul style="list-style-type: none"> • Food and beverages stallholders • Purchasing and materials • Merchandise stallholders • Construction of stages and structures • Consumables brought in by attendees • Bottled water • Liquid waste (i.e. amenities) <p>A number of the above waste streams also may contain plastic, such as bottled water.</p>	<p>Depletion of landfill space;</p> <p>Waxed paper, polystyrene foam cups, and unmarked plastic cups cannot be recycled.</p> <p>Plastic lids, bottle caps, unmarked plastic, expanded plastics (e.g. polystyrene) heat treated glass and ceramic cannot be recycled.</p> <p>Production of plastic depletes oil resources and generates greenhouse gas emissions.</p> <p>Plastic in the environment is toxic and highly persistent.</p>
Energy	Power, lighting, staging & structures, stallholders, grounds and safety lighting.	Emission of greenhouse gases associated with burning of fossil fuels.
Transport	<p>Emissions associated with attendee travel to and from the event.</p> <p>Increased crowd and traffic associated with the event.</p>	<p>Emission of greenhouse gases associated with burning of fossil fuels.</p> <p>Temporary local pollution, traffic congestion, noise, and reduced amenity.</p>
Air quality	Human and vehicular transport on the site. Use of fuel generators.	Smoke / odours from cars and equipment can result in localised air quality impacts.
		Nuisance / or amenity impacts particularly sleep

Noise	Music and crowd noise.	disturbance.
Water quality	Inappropriate storage or disposal of hazardous wastes or dangerous goods. Poor equipment maintenance or inadequate containment or response leading to spills (e.g. generator oil).	Contamination of soil, ground or surface waters Degradation of local waterways. Damage to natural functioning of flood plains, riparian margins, and river systems.
litter	Large numbers of people attending events have potential to generate significant amounts of litter over a short period. Cups provided for drinking in large crowds and smoking can also result in excessive litter.	Creation of nuisance, such as offensive odour or windblown waste. Visual amenity impacts. Littered butts washed into waterways can increase water toxicity, be ingested by birds and fish, and block drainage systems.
Flora & fauna	Site access; site preparation; camping.	Damage or destruction to local habitat. Damage or destruction to protected or endangered species.

Waste Item Considerations

Common Considerations	Action	Suggested Ideal Option	Action being implemented by event
Plastic plates	Eliminate	Provide and wash reusable plates	Paper Plates or Biodegradable alternatives (organics bins)
Plastic cutlery	Eliminate	Provide and wash reusable plates	Replace with natural fibres such as wood or corn starch
plastic drinking cups	Eliminate	Provide and wash reusable cups Ask patrons to BYO cup	Replace with natural fibre products—un-waxed paper cups, PLA cups or other materials

Wax lined coffee cups	Eliminate	Provide and wash reusable cups Ask patrons to BYO cup	Replace with non-waxed versions which are commonly available
Stirring stick plastic	Eliminate	Provide and wash spoons or stirrers	Wooden sticks then collected for the organics bin
Coffee cup lids	Eliminate	Provide and wash reusable mugs	Collect for plastics bin (separate from cups) and provide only when requested
Promotional giveaways (balloons, stickers, etc.)	Eliminate	VET any giveaways and permit only subject to event promoter approval.	Natural fibre products only
Plastic straws	Eliminate	Replace with wheat straws	Replace with wheat straws
Single serve condiments (tomato sauce etc.)	Eliminate	Replace with bulk dispensers	Replace with bulk dispensers or compostable tubs.
Plastic carrier bags	Eliminate	Encourage patrons to bring a bag	Encourage patrons to bring a bag and offer soft plastic recycling.
Wax cardboard boxes	Eliminate	Non-waxed boxes	
Plastic Water Bottles	Eliminate	Provide a water dispenser or water refilling station Ask patrons to BYO water bottle	Ask patrons to BYO water bottle
Waste	Separate	Four bins at each station; waste, recycle, organic & soft plastics	Four bins at each station; waste, recycle, organic & soft plastics

Pre, During and Post Event Waste Operations Overview:

The objective of the waste management plan is to ensure the event operates with as small of a footprint as possible; in a

multi-dimensional sustainable practises framework.

Post event, the entire event site will be cleaned and inspected.

The post event cleaning crew will be supervised by the site operations manager and will be split into specific zone's to ensure areas are cleaned quickly. Volunteers on this duty will be joined by event staff to ensure the best outcomes.

WASTE MANAGEMENT PLAN - Pre Event Planning

Action

ORDER BINS (ADJUST QUANTITY WHERE APPLICABLE)

3,000 people x 8 meals (bought and BYO) = 6,000L green waste = 25 x 240L bins
 3,000 people x 12 cans + hard plastic (.1L per crushed can) = 9,000L = 38 x 240L bins
 3,000 people x 1L Soft plastics (mildly condensed) = 3000L = 26 x 120L bins
 3,000 people x 2.5L general waste = 7500L = 32 x 240L bins

5 cubic metre skip bin x 3
 10 cubic metre skip bin x 1
 6 cubic metre skip bin x 1 (for compost, pending on-site processing).

<p>This includes cigarette canisters, vape bins and section (bar, first aid, etc) specific bins.</p>
<p>ARRANGE WASTE TRANSFERS</p> <ul style="list-style-type: none"> - GREEN WASTE: on site or to Repurpose it facility (epping, vic) - ALUMINIUM: State-wide scrap (eaglemont, vic) - GENERAL WASTE: Local tip - HARD RUBBISH: repurposed on site or donated. - SOFT PLASTIC: redcycle, (vic) - HARD PLASTICS: tbd
<p>ARRANGE BIN LOCATION</p> <ul style="list-style-type: none"> - Consider where food and drink is available for purchase - Where large concentrations of attendees will occur - Most effective placements between campsites - entrances and exits of areas. <p>Place bins side by side (not back to back) and at least 14m apart.</p>
<p>ARRANGE WASTE SIGNAGE</p> <p>Informative signage at bin locations and around the site; optimise signage by using familiar language and design based on regular waste signage and the information communicated via social media, the website and other promotional outlets of the event.</p>
<p>COMMUNICATE SUSTAINABILITY VISION & GUIDELINES</p> <p>Inform all patrons, staff and relevant personnel of the waste guidelines, procedures and sustainability vision. Include facts of the impact of poor waste and sustainability considerations when it comes to attending a festival.</p>
<p>DEVELOP FOOD VENDOR & BAR WASTE STRATEGY</p> <p>Communicate with all vendors and bar staff of the relevant expectations of procedure and operations pertaining to reducing waste on site.</p>

<p>COMMUNICATE SUSTAINABILITY VISION & GUIDELINES</p> <p>Inform all patrons, staff and relevant personnel of the waste guidelines, procedures and sustainability vision. Include facts of the impact of poor waste and sustainability considerations when it comes to attending a festival.</p>
<p>INVESTIGATE ADDITIONAL WASTE AND FOOTPRINT-REDUCING STRATEGIES</p> <p>These include: the requirements of power on site and the best strategy relating to this with <i>Green Power Solutions</i>; Reducing transport requirements for materials and supplies, etc.</p>
<p>DEVELOP EVENT-SPECIFIC WASTE & SUSTAINABILITY ASSESSMENT FORM</p> <p>Develop this form to assess the waste and sustainability performance of the event.</p>
<p>ARRANGE TOILETS, SHOWERS AND WATER FOUNTAINS</p> <p>Ensure an appropriate amount of each are supplied. (SUPPLIED BY: <i>composting toilets vic</i>)</p>

WASTE MANAGEMENT PLAN - Bump In

Action	TIME	WHO	COMPLETE?
Brief all event staff/volunteers on this plan and site waste arrangements.	tbd	tbd	tbd
Position bins, ensuring all have waste stream signage.	tbd	tbd	tbd
Do a clean-up of the site immediately prior to the event.	tbd	tbd	tbd
Monitor stallholders and vendors as they set up, check they are aware of bin locations and what bin to place their common items in.	tbd	tbd	tbd

Remove stand-alone bins or group them into waste stations.	tbd	tbd	tbd
Ensure can-crushers are present with every recycling bin.	tbd	tbd	tbd
Setup toilets and showers as per the map. Ensure they're clean and supplies are available.	tbd	tbd	tbd

WASTE MANAGEMENT PLAN - During Event

Action	TIME	WHO	COMPLETE?
Monitor bins during the event.	tbd	tbd	tbd
Monitor recycling, soft plastic and bins to ensure they are not being contaminated. If there is contamination, remove the bin and replace it with a new bin to discourage further contamination.	tbd	tbd	tbd
Provide advice to event guests on where to place their waste. Ensure volunteers are assisting patrons on waste sorting by checking bin stations, visiting campsites, etc.	tbd	tbd	tbd
Make waste management announcements/reminders on the PA system (if being used at your event).	tbd	tbd	tbd
To avoid contamination of recycling bins, remove them before pack up commences.	tbd	tbd	tbd
Monitor toilets and showers	tbd	tbd	tbd

WASTE MANAGEMENT PLAN - Post Event

Action	TIME	WHO	COMPLETE?
Check bins for obvious contamination and rectify where practicable.	tbd	tbd	tbd
Complete litter clean-up of event area.	tbd	tbd	tbd
Collect bins and position them for pickup.	tbd	tbd	tbd
Sort co-mingled recycling (where applicable)	tbd	tbd	tbd
Count number of bins for each waste stream. Make sure you check how full the bins are and estimate the amount of waste in each bin so you get an accurate estimate of the waste at the event.	tbd	tbd	tbd
In your event evaluation report the amount of each type of waste your event generated.	tbd	tbd	tbd
Review: What went well? What can be improved for your next event?	tbd	tbd	tbd
Sort abandoned camping items and salvageable materials for reuse/donation.	tbd	tbd	tbd
Ensure waste of composting toilets is adequately removed or set up in a compost exclusion zone.	tbd	tbd	tbd

Required infrastructure (relevant)

The following infrastructure and consumables will be procured by 2 degrees events pty ltd for the event service providers and contractors. Where possible, materials will be sourced locally.

- Toilets, showers, hand basins and water fountains for the event
- 120L bins
- 240L bins
- 5-10cbm skip bins
- On site ATV's

Sanitary Facilities

The number of toilet facilities provided will be based on the following minimum requirements, with provision for 500 extra patrons for any events over 2000 patrons. Composting toilets utilising toilet paper and sawdust will be used; and where permitted will be processed on site. Alternatively, all waste will be processed offsite.

Minimum number of toilet facilities (based on industry guidelines)

Sanitary facilities	BCA Vic 102.4 requirements	Estimated attendance			
		500	1000	2000	3000
Male	<i>1 WC per 200 persons</i>	2	4	10	18
Female	<i>1 WC per 100 persons</i>	3	7	17	31
Disabled	<i>1 unisex disabled WC per 100 WC</i>	1	1	1	1
Wash hand basins	<i>1 wash basin per 150 persons</i>	4	8	19	24
Drinking fountains	<i>1 per 150 persons</i>	4	8	19	24

Cleaning

Cleaning services for the event will be provided by a cleaning crew which will predominantly involve volunteers and event staff. Toilet cleaners are staff employed by the contractor.

Services to be provided will include:

- Pre-event cleaning of the site during bump in.
- Continuous cleaning throughout the event
- Cleaning of 'back of house' areas including stages, food zones and artist camping areas
- Ensuring that each cubical is stocked with hand sanitizer and toilet paper.
- Post Event cleaning of the entire event site, considering the site's sustainability commitments.

Review

2 degrees events pty ltd, the owner of the site and all relevant parties are committed to implementing a strong sustainability and waste management plan and ideology for all activities on Stoney Rises/Valley site. After each event, the management team will debrief and evaluate the performance of the waste management procedures and sustainability of the event. This will aid the development of new and effective policies and procedures to be given to staff for following events.

Risk Management Plan

ATTACHMENT 11.4.7

Prepared for “Stoney Rises” entertainment venue;
The 2 degrees music and arts festival & all related events.

This risk management plan (and hazard identification) for the proposed site “stoney rises” at 361 deep creek road, Campbelltown 3364 is directly related to the event “2 degrees festival”; and serves as an overarching plan for events of the same, similar or reduced risk and setting.

Prepared by: Caleb Ostwald, 2 degrees events, pty ltd.

This document is live and evolving.

Risk Management Plan

ATTACHMENT 11.4.7

Please see below tables for: risk ranking matrix breakdown, likelihood definitions and consequence definitions.

LIKELIHOOD	RISK RANKING MATRIX				
HIGH	5	10	15	20	25
SIGNIFICANT	4	8	12	16	20
MODERATE	3	6	6	12	15
LOW	2	4	6	8	10
NEGLIGIBLE	1	2	3	4	5
CONSEQUENCE	NEGLIGIBLE	LOW	MODERATE	MAJOR	CATASTROPHIC

LIKELIHOOD DEFINITIONS	
A high likelihood	<ul style="list-style-type: none"> • It is expected to occur in most circumstances • There is a strong likelihood of the hazards reoccurring
A significant likelihood	<ul style="list-style-type: none"> • Similar hazards have been recorded on a regular basis • Considered that it is likely that the hazard could occur
A moderate likelihood	<ul style="list-style-type: none"> • Incidents or hazards have occurred infrequently in the past
A low likelihood	<ul style="list-style-type: none"> • Very few known incidents of occurrence • Has not occurred yet, but it could occur sometime
A negligible likelihood	<ul style="list-style-type: none"> • No known or recorded incidents of occurrence • Remote chance, may only occur in exceptional circumstance

CONSEQUENCE DEFINITIONS (including but not limited to)

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Catastrophic	<ul style="list-style-type: none"> • Multiple of single death • Costs to Event of up to \$20 million • International and National Media outrage
Major	<ul style="list-style-type: none"> • Serious health impacts on multiple or single persons or permanent disability. • Costs to Event between \$2 – \$5 million • National media outrage
Moderate	<ul style="list-style-type: none"> • More than 10 days rehabilitation required for injured persons • Costs to Event between \$100,000 and \$2 million • Local media and community concern
Low	<ul style="list-style-type: none"> • Injury to person resulting in lost time and claims • Costs to Event between \$10,000 and \$100,000 • Minor isolated concerns raised by stakeholders, customers
Negligible	<ul style="list-style-type: none"> • Persons requiring first aid • Costs to Event up to \$10,000 • Minimum impact to reputation

Site and Event Information:		
Site: Stoney Valley - 361 DEEP CREEK ROAD, CAMPBELLTOWN 3364 VIC	Site Director: Caleb Ostwald	Security: Minh Nguyen (arrowguard)
Date of Event 1: one night (tbd) ~ 15/09/22-17/10/22	Safety officer & Chief Warden: Eventiv - TBD	Site coordinators: Ruby Earl, Toby Howells
Date of Event 2 (2 degrees festival): 10/11/22-14/11/22	Medical: Mark Hollis (Guarded Group)	Stage management; Darcy Knorr, Bella Kocis

Risk Management Plan

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The chart below represents identified site-specific and event-related hazards, risks and considerations; as well as their likely implications and occurrences. Management approaches are outlined and the parties responsible for ensuring these responses.

#	hazard/ consideration	Consequence of the risk occurring/ implications	Risk rank	Likelihood of the risk occurring	Management approach	Responsible parties
1	budget over run	Moderate Negative program budget impact. Impact on future operations.	6	moderate	Administrate this control by management engaging in budget monitoring, review and control. Ensure project elements have been accurately costed and that the promoter has financial resources capable of meeting contingencies.	<i>Event Organiser</i>
2	COVID event restriction	Moderate Impact delivery on prescribed dates. Potential financial damages, public mistrust	3	negligible	Administrate this control by having in place a compliant WorkSafe / DOH COVID 19 Event Management Plan that is regularly updated to requirement. Have in place contingency arrangements to mitigate this risk.	<i>Event Organiser, Safety officer & Chief Warden</i>
3	COVID 19 – risk to Performers / crew	Moderate	6	Low	Administrate this control by having in place a COVID-19 management plan that performers will agree to follow as part of the engagement	<i>Event Organiser, Safety officer & Chief Warden,</i>

Risk Management Plan

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		could impact delivery on prescribed dates.			contract.	stage management
4	COVID 19 – risk to audience	Moderate would impact delivery, with potentially serious follow-on impacts to the public.	6	Moderate	Administrate this control by implementing the COVID-19 event management plan which includes strategies to minimise COVID transmission risk among the audience, including entry, session, and exiting. event. Standing requirements will be strictly complied with.	Event Organiser, Safety officer & Chief Warden, security
5	Reduced ticket sales take-up	Moderate Would impact on project financial returns, risking project viability	6	Moderate	Administrate this control by securing a strong ticket sales platform well in advance of event, and use Effective and structured marketing strategy to ensure wide market penetration.	Event Organiser
6	Impact of unexpected environmental event (e.g. thunderstorms)	Moderate Impacts include reduced financial returns; potential cancellation / postponement of event	6	Low	Administrate this control by ensuring that Project planning includes research of likelihood of adverse conditions, as well as programme contingencies.	Event organiser, site director, staff, security

Risk Management Plan

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7	COVID CONSIDERATION - Venue and Event Capacity	Negligible May exceed current social distancing guidelines; May increase covid risk exposure	1	negligible	Administrate this control by having Separate entry and exit points into the venue. Increase number of exits and entries available and ensure one way movement through the venue to toilets and catering.	Event Organiser, Safety officer & Chief Warden
8	COVID CONSIDERATION - Patron Behaviour / patron code of conduct	Negligible Patrons may not follow social distancing requirements. Not following instructions may increase covid exposure risk.	2	Low	Administrate this control by having a Patron code of conduct established and displayed at ticket purchase and venue entry. Current state guidelines are to be followed and Reinforce that compliance is respectful of the community.	Security, Site Director
9	COVID CONSIDERATION - Contact Tracing	Low Quick spread of Covid to patrons; Known source at tending the event	2	negligible	Administrate this control by having All names on tickets as per ID. Ticket details include contact tracing information required; All patrons could be tracked via ticketing platform.	Event Organiser, Safety officer & Chief Warden, Staff
10	Access and Egress Issues	Moderate May cause: Anxiety, frustration, Vehicle	6	moderate	Engineer this riskl by Developing a Pedestrian and Traffic management Plan and ensuring Clear signage to car-park entry and drop off areas. Event staff onsite to manage traffic flow.	Event organiser, Site director, traffic management

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		Accidents, Bodily Injury or Traffic Jams				
11	Alcohol and Drug issues	Moderate Unsafe, Riotous & disruptive behaviour may cause Bodily Injury and asset damage.	6	Low	Administrate this control by having a Security Plan to include bag checks at entry & observation of patron behaviour. Conditions of entry shown at ticket purchase & entry stating the event is drug free.	<i>Event organiser, security, medical</i>
12	Bomb Threat	Major Death / Injury if exploded, Trauma and Crowd Panic regardless of outcome.	5	negligible	Administrate this control by having Security Plan to include bag checks at entry & observation of patron behaviour. - Trained security guards onsite - Advice taken from local law enforcement	<i>Event organiser, site director, security</i>
13	Civil Disturbance	Low Dynamic of crowd - Crowd	4	Low	Administrate this control by employing a Security contractor trained to manage crowds. - Security briefed on potential risks during performances - Patron limit to conform to council guidelines - No entry/access signage erected	<i>Event organiser site director</i>

Risk Management Plan

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		surge may cause Bodily Injury and asset damage.				
14	Lack of Drinking Water	Moderate Dehydration, Water Shortage	6	low	Eliminate this risk by having Drinking water taps available in key locations - Staff and Performers to have access to water in their work locations onsite	<i>Event organiser</i>
15	Electrical	Major May cause Electrocutation that results in Death / Injury - Asset Damage	8	Low	Engineer this risk by having All equipment to be tested and tagged in accordance with AS3000: 2007 - All contractors and artists informed of their responsibility to the electrical safety of their equipment	Stage management, Safety officer, Staging Contractors
16	Facilities for people with disabilities	Low Inadequate facilities may cause Complaints from patrons, Barrier to accessing event and negative PR	2	negligible	eliminate this risk by having Adequate access available - Designated parking facilities for blue badge holders - Disabled toilets on site - Ramps to access any platforms or where stairs exist (conforming to building code)	<i>Event organiser, site director</i>

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17	Fall from Structure or Stage	Catastrophic Death / Injury - Asset Damage	10	low	Engineer this risk by having Safety barriers/handrails installed to structures where a fall risk exists Stage boundaries and stairs marked with tape Public not permitted onstage All structures to be engineered	Safety officer, staging contractors
18	Live electrical wires	Catastrophic May cause Electrocution or fire that results in Death / Injury - Asset Damage	10	Low	Engineer this risk by having Electrical elements installed by a qualified electrical contractor - Specific requirements in addition to AS/ NZS 3000:2007 Electrical installations Shows and Carnivals AS/NZS 3002:2002	Safety officer, staging contractors
19	local residents	Low Negative Publicity, Complaints and poor local relationships	4	Low	administrate this control by having a Schedule of events to be sent to all local residents prior to event - Resident Hotline to be setup so residents have direct line of communication during event	site director, event organiser

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20	Major Equipment Relocation	Moderate Carrying of large awkward items could cause Injury	6	Low	administrate this control by having All staff and contractors to receive site induction - Site Plans established and distributed prior to build - Trolleys to be used if needed, but must be accompanied	site director, site coordinators, safety officer
21	Manual Handling	Low Bodily Injury/ Musculoskeletal Disorder	6	moderate	substitute this risk by having Trolleys and mechanical lifting aids to be used whenever possible - Staff training to incorporate in instructions regarding manual handling & correct procedures	site director, site coordinators
22	Medical Emergency	Catastrophic Death / Injury, Delay in treatment, No access to emergency vehicles, Miscommunication to emergency services	10	low	substitute this risk by having - All relevant staff and contractors on radio - highly skilled medical staff available on site 24/7 - All staff and contractors receive site induction - Local hospitals and fire services advised of the event	Medical, Security, Safety Officer
23	Perimeter breach	Low Loss of income -	2	negligible	engineer this risk by having Security patrolling the perimeter of the site, and fencing where appropriate.	Security, Safety Officer, site director

Risk Management Plan

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		Injury/liability				
24	plant	Major Asset Damage or Death and Injury	8	Low	substitute this risk by having All contractors provide copies of the licences to the Site Manager - Only appropriate licensed and competent operators to be allowed to operate plant and equipment	Site coordinators, Safety Officer, machine contractors
25	Property and Asset Damage	Moderate Damaged property - Bodily Injury, Negative Publicity, Unnecessary Expense	6	Low	engineer this risk by having - Adequate numbers of security at all areas of the event - Hierarchy of control in place - Utilise CCTV if required	Security, event organiser
26	Public Liability	Major Payouts or legal action as a result of claims made against the event or contractors	8	Low	substitute this risk by having- All contractors hold effective levels of Public Liability Insurance. - All insurance and OH&S management documentation to be collected and checked over	Event organiser, site director, security
27	Rigging, Stages, Ground Stacked or Overhead Speaker and Overhead Lighting	Major Falling equipment, Falls from height, Structural failure of equipment, Incorrect assembly of	8	Low	engineer this risk by having barricades around the site to exclude public and unnecessary staff - Persons entering area below overhead work to wear hard hats - Install safety chains/ cables on all equipment	Rigging suppliers, stage management, site coordinators

Risk Management Plan

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		equipment - all may cause asset damage, death or injury.				
28	Sanitary Facilities	<p>Low</p> <p>Not enough toilets, Overflow of sewage or Water shortage - all may cause disease or poor PR.</p>	4	low	<p>substitute this risk by having Placement and maintenance of toilets calculated according to the attendee numbers expected</p> <ul style="list-style-type: none"> - More female than male toilets - provide all-gender toilets - Provide urinal spaces for males - Toilets constantly cleaned 	site coordinators, event organiser
29	Fire and Smoke	<p>Major</p> <p>- Death / Injury - Asset Damage - Crowd Panic.</p>	8	Low	<p>isolate this risk by having emergency assembly areas provided.</p> <p>Also provide Signage displayed about extinguishing cigarettes correctly, have Fire services aware of event, Fire extinguishers present with appropriate signage & Fire Blankets at food traders.</p>	site director, safety officer, security

Risk Management Plan

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30	Staff & Contractors working without necessary experience and training	Moderate Failures and accidents due to incorrect decisions & actions May cause Bodily Injury.	6	Low	substitute this risk by having Staff and contractors hired according to skills being suitable to requirements - Staff and contractors to undergo induction process - Staff and Contractors supervised by management at all times	Safety officer, event organiser
31	Sound levels	Low Complaints from local residents, Hearing injury to staff in close location to speakers	2	negligible	engineer this risk by having All sound equipment to conform to STEPPIN-2 - Security and On ground staff to be issued with noise cancelled headsets or earplugs - Resident hotline monitored and noise complaints investigated	site director, event organiser
32	Transport management	moderate Frustration, Vehicle Accidents may cause Death or Injury, Traffic Jams or dangerous Parking	6	Low	engineer this risk by having Traffic and Pedestrian Management Plan in Place - Appropriate signage erected on and near the site	site coordinators, traffic management
33	Slips Trips and Falls	Low Falling on rocks around	6	moderate	engineer this risk by having Serious trip and fall hazards identified and removed/treated to prevent injury - Staff trained in recognition and prevention	Event organiser, site director, security

Risk Management Plan

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		Injury, Asset Damage				
34	TV and Media	Moderate Negative Publicity	3	negligible	administrate this control by having a Publicity Manager engaged or appointed to be main liaison for all media enquiries and to speak on behalf of the event if required.	<i>site director, event organiser</i>
35	Unplanned activity on stage	Low Crowd Surge or Security becoming unable to contain crowd	4	Low	engineer this risk by having - Security Management Plan and Event Management Plan to detail show stop procedure - Production staff in ducted into show stop procedure and hierarchy of control	<i>site director, stage management, event organiser</i>
36	Waste Management	Low Build up of waste, Insufficient Bins may cause Biohazard or Insects and Rodents issues.	4	Low	engineer this risk by having Bins on site with indicators of different waste types. - Waste management contractor appointed and cleaners onsite for the event	<i>site director, event organiser</i>

Risk Management Plan

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37	Weather - extreme	Moderate Heat exposure, Lightning Strikes or Wet and cold exposure may Discomfort or Injury	6	Low	Administrate this control by communicating a disclaimer on event site regarding extreme weather; including recommending PPE is brought by attendees and staff. developing an Extreme Weather Policy and Contingency plan. Ensure Work at heights to cease when lightning risk exists and that Event Management monitors weather and lightning maps	site director, safety officer, security, medical
38	Weather - Hot	Moderate sunstrokem May cause Sunburn, Dehydration or sun stroke	6	Moderate	Administrate this control by communicating a disclaimer on event site regarding hot weather; including recommending PPE is brought by attendees and staff. developing an Extreme Weather Policy and Contingency plan. Including the following items: Contractors advised to provide their staff with sunscreen, Sunscreen available at Event Office, Free drinking water available, Sunscreen provided to all staff and contractors. Make shade available and Monitor the weather and plan for work to be conducted in the early or late hours of the day.	Safety officer, site director, event organiser
39	Delivery vehicles occupying a footpath to unload equipment	Moderate	6	low	Eliminate the hazard by reserving a parking bay close to the site or by creating an alternate pedestrian path using bollards and signage.	site director, site coordinators

Risk Management Plan

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	and the public walking onto the roadway.	Pedestrians may become injured due to hazard.				
40	Vehicles driving on public areas causing damage to the site or a collision with a person.	Major Moving vehicle could injure people	8	low	Administrative control advises the contractors that they will be met on site by the supervisor, that they are to drive at walking pace with hazard lights on. Delivery schedule developed and communicated to contractors. Vehicle path designated with witches hats and signage	Site director, site coordinators
41	Damage to the asset from the delivery of heavy equipment i.e generators, temporary toilets.	Low Cost to replace	4	Low	Administrative control pre advice to the contractors that they will be met on site by the supervisor. Event to ensure that there is rubber matting, ply boards or terra track available on site to assist in the deposit of heavy equipment.	Event Organiser, site director
42	Erection of temporary marquee causes an injury to contractor or member of the public.	Moderate Could injure several people	6	Low	Engineer the hazard by cordoning off the area with bollards and hazard tape. site director/s to monitor the area and ensure that the public are not entering the work space. Contractors abide by the Victorian Construction Regulations and work in accordance with Safe	site director, Contractors

Risk Management Plan

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					Working Method Statements.	
43	Gas bottle leak or explosion	Moderate injury	6	low	Administer this control by advising contractors and vendors of the Code of Practice for the Safe Use of LP Gas at Public Events in Victoria. Site inspection to ensure compliance. Also ban patrons from bringing gas bottles and related items.	safety officer
44	Member of the public injured by accessing equipment such as machinery, generators	Moderate	6	low	Engineer the hazard by making these areas inaccessible to the public using equipment such as pedestrian barriers, hazard tape, bollards, para webbing and warning signage. Keep equipment locked.	safety officer
45	Staking into the grassed areas and damaging a water pipe, gas main or electrical conduit. Injured contractor.	Moderate	3	negligible	Administer this control by ensuring that the underground services are identified on the site plan before the equipment is positioned. Dial before you Dig and transfer the information to your site plan. Arrange to have the underground services marked on the asset prior to bump in..	Event staff, site director

Risk Management Plan

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46	Temporary infrastructure blows away and causes injury to person or equipment	moderate	6	moderate	Eliminate this risk by ensuring that all light weight equipment is adequately weighted or harnessed. Administer the control by monitoring the wind speeds prior to and during the event.	Event organiser, site director
47	Person is hit by falling branch	moderate	6	moderate	Engineer the risk by ensuring all dangerous branches/trees are identified and removed prior to event.	Event organiser, site director
48	Performer unable to access a stage due to accessibility issue.	low	2	negligible	Eliminate the risk by requesting that a ramp is provided with the stage and that it is compliant with the Building Code of Australia.	staging contractors
49	Performer injures themselves when walking down stairs or ramp from stage	low	4	low	Eliminate the risk by installing a handrail.	staging contractors
50	People contract food poisoning at the event.	moderate	6	low	Administrate this control by ensuring that prior to the event; all food vendors have relevant food vendor permits. During the event, do spot checks to ensure that they are complying with the permits requirements.	site director, safety officer
51	Crowd crush injury if the site was	major	10	low	Administrate this control by developing a communication and evacuation plan.	Security, Safety Officer

Risk Management Plan

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	evacuated in an emergency.					
52	Person on site requires an ambulance but the ambulance is not able to access the site.	major	10	low	Administrate this control by identifying an emergency vehicle access path onto the site and ensuring that it stays clear of objects during the event.	Safety Officer, site director
53	Person receives a minor injury on site	negligible	5	high	Administrate this control by ensuring there are adequate qualified first aiders on site during the event.	medical, Safety officer
54	Small fire on site causes damage to equipment	moderate	6	low	Administrate this control by ensuring there are adequate fire extinguishers on the right site. Eliminate the risk of a larger fire by ensuring staff are trained in using fire extinguishers and that a Fire Management Plan and Emergency Response has been developed and approved by the CFA.	Safety Officer
55	Inappropriate behaviour from intoxicated person	negligible	4	significant	Administrate this control by ensuring responsible service of alcohol and security on site.	Security, Liquor Licensee

Stoney Rises Emergency Management Plan

Designed to the specifications of the 2 Degrees Music and Arts Festival
Nov 10-14, 2022; and any event of lesser capacity or risk.

Foreword

All parties involved with the organisation and undertaking of the “2 Degrees Music and Arts Festival” 2022 must be familiar with this document to be prepared for emergencies of all varying causes and degrees. This document is dynamic and is constantly updated by the emergency planning committee, as specific details become known and the strategies for emergency management develop.

NOT COMPLETE

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Contributors	Emergency Planning Committee	Version	Draft

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Section 1 - SCOPE AND GENERAL

1.1 SCOPE

This Guideline provides the framework and considerations for the preparation of an effective Emergency Management Plan for Public Events and Mass Gatherings not staged within buildings or structures. The Guideline does however, include those events which incorporate Temporary Structures as defined in the Building Regulations 2006, and existing buildings. Emergency procedures for these structures should be produced separately in accordance with A.S. 3745 - Emergency Control Organization and Procedures for Buildings, Structures and Workplaces;

Guidance relative to Events and Mass Gatherings is provided on the following considerations:

- the appointment of the emergency planning committee (EPC);
- the setting up of an emergency control organization (ECO);
- the role and authority of ECO personnel while executing their duties;
- the preparation of emergency plans and procedures;
- the requirements of an education and training program.

1.2 EXCLUSIONS

As stated above this Guideline does not apply to events staged in buildings or structures however it does include those events which incorporate Temporary Structures as defined in the Building Regulations 2006, and existing buildings. Emergency procedures for these structures should be produced separately in accordance with A.S. 3745 - Emergency Control Organization and Procedures for Buildings, Structures and Workplaces;

1.3 REFERENCED DOCUMENTS

AS 3745 Emergency control organization and procedures for buildings, structures and workplaces;

Safe and Healthy Mass Gatherings: A Health, Medical and Safety Planning Manual for Public Events - Emergency Management Australia

The Event Safety Guide – A Guide to Health, Safety and Welfare at Music and Similar Events - Health and Safety Executive

- Occupational Health and Safety (OHS) Act (VIC) 2004 & Regs. (2017)
- Australian / New Zealand Standard 3745:2010 - Planning for Emergencies in Facilities (As adapted for this environment)
- Australian / New Zealand Standard ISO/AS/NZS 31000:2018 - Risk Management Guidelines.
- Victorian Guidelines for Planning Safe Public Events (Vic Police 2018)
- Emergency Management Act 1986 & 2013
- Emergency Management Manual Victoria
- Health Act, 1958
- Workplace Injury Rehabilitation & Compensation Act 2013,
- City of Melbourne Emergency Management Arrangements (Ref. Melbourne CBD Safety Plan Version 4.0 June 2015)
- Ambulance Victoria - State Health Emergency Response Plan (SHERP)
- Department of Health (Vic) - Code of practice for running safer music festivals and events
- Guidelines from Victorian WorkCover Authority Victoria
- WorkSafe Guidance on Managing Major Events Safely
- Counter Terrorism Strategy 2018-2022- Vic Police.
- Active Armed Offender Guidelines for Crowded Places ANZCTC (2017)

1.4 DEFINITIONS

For the clarification on the terminologies used in this Guideline, the following definitions are provided:

Bottle - necks

Egress

The act or instance of leaving an enclosed space.

Emergency

Any incident that arises internally or from external sources, which may adversely affect persons or the community generally, and which requires an immediate response.

Emergency Co-ordination Centre (ECC)

A building, structure, room, or space dedicated for the effective facilitation of Emergency Procedures.

Emergency Control Organization (ECO)

A structured organization that will initiate an appropriate response to emergency situations.

Emergency Planning Committee (EPC)

A committee responsible for establishing an emergency plan, emergency response procedures and an ECO.

Exit

A doorway or gateway which provides egress to a road or open space:

Expanded Simple Abbreviations:

EMP	Emergency Management Plan
OHS	Occupational Health and Safety
EC	Event Control
ECO	Emergency Control Organisation
EMT	Emergency Management Team
IMT	Incident Management Team
VicPol	Victoria Police
FRV	Fire Rescue Victoria
AV	Ambulance Victoria
SES	State Emergency Services

SECTION 2 - ESTABLISHING THE PLAN

2.1 EMERGENCY PLANNING COMMITTEE (EPC)

2.1.1 Formation

- This EMP has been developed in consultation with representatives from the 2 Degrees Festival operations management Team with support and advice as required from, Victoria Police, Fire Rescue Victoria, Private Consultants and others.
- Representatives from 2 degrees events Pty Ltd. and external Stakeholders continually have input into this plan. The role of the Emergency Planning Committee is one of assistance and advice, to the Festival director and operations manager. Emergency Services Liaisons must have input on this committee, to ensure the event is as low risk as possible, the plan is effective, and it is compatible with the roles of the emergency services across all aspects of the 2 Degrees Music and Arts festival 2022.
- The Committee consists of the following persons:

Title/Organisation	Name	Phone
Safety Officer	Geordie Barker	At request
Security Director	Minh Nguyen	At request
Medical Director	Mark Hollis	At request
Festival director	Caleb Ostwald	At request
Safety, Risk and Emergency Management Consultant	Rodger Bryant	At request
Site Coordinator	Ruby Earl	At request
Site Coordinator	Toby Howells	At request

Liquor Licensee	Conor O'sullivan	At request
Festival Production director	Darcy Knorr	At request
Festival Production Manager	Bella Kocis	At request
Fire Rescue Victoria	Rodger Bryant	At request
Ambulance Victoria	tbd	Tbd
Local CFA - tbc	Tbd	Tbd
Victoria Police		At request

The objective of the EPC is to provide input and comment in relation to the following matters:

- (a) Any draft version or existing Emergency Plans and Emergency procedures for a proposed event or the same event staged previously;
- (b) Determine the requirement of an ECO (see below) and the required personnel with consideration of the size, nature and risk proposed by the event;
- (c) Establish the Chief Warden Group;
- (e) **Any particular risks or specific concerns outside the standard expectations.**

The full considerations and concerns of all stakeholder interests should be obtained and tabled for development of the Draft - Emergency Management Plan and/or event plan if necessary.

2.2 EMERGENCY CONTROL ORGANIZATION (ECO)

2.2.1 ECO structure

The ECO structure for 2 Degrees will be selected appropriate to the event and site characteristics in that generally, the size of the event may require, or not require, Zone Wardens or general Wardens. The ECO may consist of the following:

- (a) Chief Warden.
- (b) Deputy Chief warden.
- (c) Wardens (zone or area wardens)

A Chief Warden and Deputy Chief Warden will be assigned as a minimum. An up-to-date register of all ECO personnel must be tabled along with details of any relevant qualifications and/or training. We will continue to work closely with the EPC to develop the ECO structure.

2.2.2 Selection Criteria of Personal

Any person appointed to the ECO will:

- be physically capable of performing their duties for the duration of the event or adopt a documented process for change-over at a pre-determined time;
- have a position of authority and leadership capabilities qualities;
- have sound of judgement, good decision-making skills and be capable of remaining calm under pressure;
- be familiar with the full extent of their area of responsibility;
- have good communicate skills; and
- be adequately trained or skilled in a relevant area.

2.2.3 Chief Warden

The person selected to head the ECO, in addition to the above, should have sound knowledge of the event and site characteristics and good understanding of the roles and procedures of relevant Emergency Services. In some circumstances it may be appropriate to engage a member of the Emergency Services or a suitably trained and experienced person or agency to act as the Chief Warden.

The Chief Warden should be clearly identifiable to the attending emergency services or other personal by a White helmet, cap, vest or tabard. The item should be marked with the title "Chief Warden" in clearly legible writing of suitable dimensions.

It is the role of the Chief Officer to ensure that life safety takes precedence over event interests and property protection issues. The responsibilities of the Chief Warden include but are not limited to:

- Determine the nature of the emergency and initiate the appropriate action;
- Determine the appropriateness of a request for emergency services assistance;

- Effectively communicate the incident with all ECO members and wardens including events incorporating two-way radio communication;
- Initiate evacuation or partial evacuation and restrict entry to affected areas;
- Brief Emergency Services personnel upon arrival on the nature, location, of the emergency and any evacuation, and assist in any instruction issued by that authority. Where appropriate, the Chief Warden may delegate this requirement to the Deputy Chief Warden so as to maintain presence and control of the ECC.

2.2.4 Deputy Chief Warden

The Deputy Chief Warden must act on any direction issued by the Chief Warden and assume the responsibilities of the chief warden in his or her absence. The Deputy Chief Warden should be clearly identifiable to the attending emergency services or other personal by a White helmet, cap, vest or tabard. The item should be marked with the title “Deputy Chief Warden” in clearly legible writing of suitable dimensions.

2.2.5 Wardens

Wardens are engaged to ensure the life safety of occupants through incident prevention and emergency response. In some cases it may be appropriate to engage zone or area wardens to control a team of wardens. Wardens should be selected on the grounds of:

- Ability under emergency situations; and
- Reliability

The role and responsibility of the Wardens includes but is not limited to the following:

Zone/Area Wardens

- Implement emergency actions in accordance with the Emergency Management Procedure;
- Provide direction to wardens in respect to emergency actions in accordance with the Emergency Management Procedure;
- Commence evacuation if warranted;
- Communicate the nature, type and size of the emergency effectively with the Chief Wardens and indicate adopted actions. Provide updates and outcomes in appropriate time frames. This includes events that adopt two – way radio communication;
- Effectively act on instruction from the Chief Wardens;

Wardens

- Implement emergency actions in accordance with the Emergency Management Procedure;
- Effectively act on instruction from the Chief Wardens and Zone/Area Wardens;
- Communicate the nature, type and size of the emergency effectively with the Chief Wardens and/or Zone Warden and indicate adopted actions. Provide updates and outcomes in appropriate time frames. This includes events that adopt two – way radio communication;
- Search affected areas to ensure all persons have evacuated;
- Ensure orderly evacuation;
- Assist persons with disabilities;

ECO POSITION	IDENTIFICATION MEANS	Located
Chief Warden	tbc	tbc
Deputy Chief Warden	tbc	tbc
E.S.L.O.	tbc	tbc
EC Manager (Communications Officer)	tbc	tbc
Media Liaison	tbc	tbc
Area Wardens	tbc	tbc

2.3 EMERGENCY CO-ORDINATION CENTRE (ECC)

The 2 Degrees festival site will include an Emergency Co-ordination Centre (ECC) for the event. The ECC is a central point for the ECO to conduct any emergency procedure required during the event. It also provides a central point for attending emergency services or on-site wardens to gain or provide further information on the incident.

The ECC will be located in the most effective location within the site and will contain all information and equipment necessary for any emergency procedure. Measures will be taken to ensure back-up power and lighting are available at the ECC.

The ECC will be located at the VIP retreat site (see map).

2.4 DEVELOPING EMERGENCY PROCEDURES

2.4.1 General

Emergency procedures must be appropriate and specific to the nature, size, location, and site characteristics of the proposed event and encompass all possible emergencies relevant to their likelihood and consequence. Due to the broad range of possible scenarios associated with outdoor events, extra precautions are being put in place to ensure in-depth and effective EP's are in place.

2.4.2 Risk Management

The risks most commonly associated with emergency scenarios at outdoor public events similar to the 2 Degrees festival are:

Emergency types identified as having a potential to occur at the 2022 2 Degrees Festival event.
Not listed in priority order.

1. Active Shooter / Terrorist / Hostile vehicle
2. Assault /Armed Robbery
3. Bomb Threat
4. Civil Unrest / Protest/Riot
5. Crowd Congestion / Crowd Crush
6. Explosion
7. External Emergency
8. Fire (Installation or building within area)
9. Gas Leak/Chemical/Biological Hazard
10. Lost Person
11. Medical Incidents (includes Death on Site)
12. Power Failure/Isolation
13. Public Transport Interruption
14. Severe Weather (extremes)

- a. Heat Event / Wave
- b. Storm cell/lightning
- 15. Structural Damage to Temporary Facilities
- 16. Suspicious Package
- 17. Vehicle Collision (Specifically impact to any dedicated dining precinct)
- 18. Uncontrolled/Damaging Water Leak
- 19. Positive COVID-19 Test Result (Workers etc)
- 20. Bushfire

Note: Appendices contained at the back of this document can be used as a guide to assist in managing the above emergency situations. The Response Procedures are designed for assessment following the initial action undertaken by the ECO as a Do/Check – Checklist.

In an emergency situation, the standardised colour codes for notification, identification and response Installation may be used to identify the emergency. The table below is consistent with Australian Standards:

EMERGENCY	COLOUR
Fire and/or smoke	Red
Bomb threat	Purple
Medical emergency	Blue
Personal threat★	Black
Internal emergency †	Yellow
External emergency	Brown
Evacuation	Orange
★ For example, armed or unarmed persons threatening injury to others or to themselves	
† For example, failure or threat to essential services	

The procedures should account for the above occurrences and detail the response plan so as to minimise the likelihood and consequences of such incidents.

The Emergency Procedure's will be in a formal context and include written protocols and arrangements for the following:

2.4.3 Evacuation

The most likely evacuation scenario would be localised to a particular area of the overall venue rather than a general/full evacuation. Any decision to evacuate in part or in full will be undertaken, where possible, in a consultative approach.

In the event of a general evacuation of the site, persons should be directed to proceed to designated External Evacuation Assembly Areas as follows:

2.4.4 Considerations for Evacuations

Full Evacuation – This would require an evacuation of the Festival(s) sites due to circumstances where, to remain, would be an unacceptable risk to safety.

Partial Evacuation – This would require the removal of people from the affected Festival(s) location only and may result in disruption or cessation of the Festival(s).

Stay in Place Direction – There may be circumstances, external to the Festival(s), whereby to undertake any evacuation may expose spectators, participants and event personnel to unacceptable risks to safety. This direction may come from Emergency Services and may form part of a response to an incident in the near vicinity to surrounding townships.

Due to the nature of the Festival and any likely situation giving rise to an evacuation, it is anticipated that the two likely options would be a partial evacuation of an area immediately affected by an emergency (fire, illness etc) or a full evacuation of the Festival due to an immediate or imminent situation such as terror, fire, explosion etc.

2.4.5. Designated Assembly Areas

The primary Evacuation Assembly Areas for 2022 2 Degrees Festival are:

	Venue	Primary (Major evac)	Secondary (minor evac)
1	Stoney Rises/Valley 361 deep creek road, Campbelltown VIC 3364	Stoney Rises Far East paddock Flat, clear, non-used > 150,000m2 lot.	Main Stage – East area

2.4.6. First Aid – Static Locations

	Venue	Primary	Secondary
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1	361 deep creek road, Campbelltown VIC 3364 Music and Arts Festival	Food and Market Zone	Logistics Zone
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2.4.7. Emergency Services Entry/Access Points

See below for further discussion.

2.4.8. Emergency Services Assistance

The designated emergency services access/meeting points will vary depending on the type and location of the incident. In planning for 2022 2 Degrees Festival, consideration has been given to providing dedicated access points. These are identified on the various overlay plans for the event. Each Zone will have a clearly identified Emergency Service 'Meeting Point' identified on the various Plans.

2022 2 DEGREES FESTIVAL: EMERGENCY VEHICLE ACCESS POINTS

Area/Location	Access Points
Entire Festival	<p>Enter Williams Road then left onto Stoney rises road (Tuki driveway) via Creswick-Newstead road, or directly onto stoney rises road via Creswick-Newstead road.</p> <p>Follow signs on Tuki Driveway and veer right to event site junction; then follow track parallel to stoney rises fire access track and enter site to the right.</p>
Backup Route	Enter Williams Road as described above, however drive down to primary event entry (stoney rises fire access track). Follow track and signs until veering right and drive down into site.

Access around the site is suitable for most vehicles. Should emergency services be required, the chief warden will communicate with other wardens, security and event marshalls to prepare a direct line of access to the emergency site for the response vehicle.

This may include additional support from security or police to facilitate access/egress at certain times.

2.4.9. Communication

For the effective management of incident prevention and emergency scenarios, a two - way radio site communication system will be in place for continual communication between wardens, staff, security and the ECO. Protocols for the use of are being developed and will include the following information:

- Allocation of radios (names and roles etc);
- Designated emergency channels;
- Protocols for their use (or non - use) during the event;
- Protocols for their use during an emergency;
- Protocols for their use during evacuation.

2.4.10 Emergency Exits

Details and plans of all exit routes and paths of travel to exits, showing their location and dimensions must be provided in the procedure. All exits provided in the perimeter fences should be clearly shown along with exits from any structure or existing building. “Bottle necks” between different section of the event site should also be indicated for specialist consideration from the MFESB and/or Municipal Building Surveyor.

Consideration must be given to the characteristics of the land or area adjacent to the site that the exits discharge. Where exits discharge to a road or carriageway for example, due consideration must be given to traffic and crowd management to avoid injury to patrons or congested traffic conditions. Additionally, exits must not converge with, or discharge to an area which may affect the access or egress provisions of attending emergency services.

The use of oversized “EXIT” signage is an effective means of communicating the location of emergency exits not only to patrons but also staff, security, emergency services, and any other persons involved in the evacuation of patrons.

Due consideration must also be given to the evacuation of disabled persons in attendance.

A Gate Profile is being developed describing the type of gate and width of the opening off all entrance/exits.

2.5 Training and Education

2.5.1 General

A well conceived emergency procedure can only be effectively implemented if all members of the ECO and any other participant are well trained and briefed on their duties. It is therefore essential that all staff are provided with training and fully briefed on the emergency plans specific to the proposed event.

As mentioned above, the EPC should determine the effective delivery of training and education and, the professional qualifications and competency of those charged with the delivery of the training.

As a minimum, all ECO members and all other participants must be familiar with the following:

- The area, characteristics, layout of the zone or section of the event that they are directly responsible for. This does not however exempt them from a reasonable understanding of the areas they are not responsible for;
- All exits, evacuation routes, assembly areas, potential “bottle necks”, any cul de sac etc.
- The operation of and protocols for the use of communication equipment ranging from two-way radio and public announcements from stage and/or grounds;
- The location and type of all fire fighting equipment;
- All high risk elements in their zone or section and the procedure for the prevention or reduction in the likelihood of a specific incident;
- The operation of portable fire extinguishers, fire hose reels and fire blankets;

All occupants should be informed of the evacuation procedures along with the location of exits and assembly areas prior to, and during the event. Announcements can be made from stages where installed or roaming public announcements and the like.

2.5.2 Training

All ECO members may possibly undertake recognised training to fulfil the role they are appointed. Under Building Regulation 1105, the Municipal Building Surveyor may place a condition on the occupancy permit for the engagement of “safety officers” to be in attendance on the day of the event.

The safety training qualifications to be held by any person engaged as a safety officer in this case may be determined by the Chief Officer of the Metropolitan Fire and Emergency Services Board (MFESB); or any other appropriate body/course of training.

2.5.3 Testing the Plan

The EMP **may** be tested in the form of either a Desktop style scenario involving Emergency Services, 2022 2 Degrees Festival Management, Chief Warden, Deputy Chief Warden and ECO or if possible and appropriate, an Emergency Drill of the precincts. A decision on appropriate measures may be discussed and decided upon.

This chosen method should be designed to test both the plan and operational readiness of the event.

2.5.4 Emergency Response Policy

2022 2 Degrees Festival Team is committed to ensuring that best endeavours are undertaken to reduce the impact of any type of emergency that may occur during the activity, particularly reporting of any situation, in the dedicated precincts, through a timely, planned and suitably resourced response.

In preparing this plan the structure, duties, types of emergency, modes of operation were considered.

2.5.5 Risk Management

2022 2 Degrees Festival has undertaken an assessment of specific risks using the 2022 2 Degrees Festival Risk Management Framework prior to the event.

The Risk Assessment process seeks to identify emergency related events where the likelihood and consequence of any incidents that may occur require a planned response. It is on this basis that specific response procedures have been identified and prepared.

2.5.6 Emergency Resources

For 2022 2 Degrees Festival, suitable resourcing of First Responders (Wardens, First Aid etc) will be located throughout the precincts. The locations where these will be physically located will be determined and identified on the specific Precinct Plans.

3. Response

3.1.1 Initial Declaration of an Emergency

The Chief Warden, in consultation with Emergency Services and Area Wardens, will substantiate the seriousness and nature of an incident and if required declare an emergency. This declaration may require a full or partial evacuation of the Precinct or it may require that personnel remain where they are (shelter in place).

3.1.2 Reporting an incident

An emergency reporting phone number has been set up inside the Event Control (EC) to report all incidents, accidents or emergencies.

Methods of Reporting may include:

- 000 Calls
- Two way radio ○ From Security/Wardens ○ Emergency Service Personnel
- Call(s) direct to EC

EMERGENCY PHONE NUMBER: xxxxxx and xxxxxx

All 2022 2 Degrees Festival staff (Area Wardens) will be instructed to use a 2 Way Radio as the Primary method of reporting Incidents to the EC. Information required may include:

- Their name (the caller),
- Their exact location (use dining precinct number, street signs and dining venues); and
- A description of the emergency and action required.

If a call has already been placed to 000 they will be advised to note this as well.

All incidents, accidents and near misses involving staff (security/area wardens), contractors or patrons will be recorded using the 2022 2 Degrees Festival Incident Report Form/Process. The specific Area Warden will also be sent to the incident location to assist.

3.1.3 Responding to an emergency

Personnel may be alerted of an emergency by an alarm/siren, the Chief Warden, Emergency Services, a Public Address announcement, two-way radio announcement, text messaging or VMS screen messages.

Once alerted, personnel should:

- Remain at your location (unless advised otherwise)
- Prepare in case an evacuation is required in your precinct
- Await further instruction

Once informed to evacuate, personnel should

- Take instruction from the Chief Warden or Emergency Services
- Move calmly to any designated Assembly Area
- Use security to assist

Personnel may be allocated tasks by members of the ECO, please assist if safe to do so.

There may be a need to self-evacuate from an immediate area of danger within the specific Precinct prior to notification of an emergency. There should be no hesitation to move from a place of danger or potential danger.

Alert the EC on **xxxxxx and xxxxx** this is the case.

3.1.4 Recording incidents

It is vital that accurate details of actions taken, and decisions made throughout the activities and in particular in times of emergency are kept.

An Emergency log will be completed by the Communications Officer or Incident Logger, and all members of the ECO or stakeholders involved in the incident are advised to keep notes of their experience including time frames, actions, outcomes and witnesses. Information should be relayed back to the EC as an incident unfolds.

3.1.5 Responsibilities

The Chief Warden and/or Deputy Chief Warden have the responsibility of managing the emergency as it occurs until such time as it is handed over to the Control Agency.

The Chief Warden should:

- Move to the appropriate Command Post (EC or other) and put Chief Warden vest on
- Take control of the situation
- Make sure a log of the incident has been started

- Gather information to make an informed decision
- Notify & liaise with emergency services – may be delegated to Communications Officer
- Consider evacuation needs (entire site or partial site)
- Consider assembly areas (most appropriate)
- Ensure that there are sufficient resources to immediately attend to medical needs
- Communication messages (Two-way radios, PA System, phones, big screens)
- Brief & hand over to Emergency Services
- Update the Media Liaison Officer
- Ensure incident log is continually maintained
- Assist Emergency Services as required
- Be familiar with the contents of this plan
- Always keep a copy of this plan accessible

Once the emergency is terminated make an announcement of “ALL CLEAR, ALL CLEAR, ALL CLEAR” (may be delegated to Communications Officer) via 2 Way Radio or best available means.

During an emergency, the Deputy Chief Warden will be delegated tasks by the Chief Warden. This may include:

- Attending the incident site
- Communicating information back to the Chief Warden
- Arrange for Public Address announcements if directed by the Chief Warden
- Communicate with the Area Wardens to ascertain situation at designated assembly areas

3.1.6 Responsibilities of the Communications Officer

In the initial stages of an emergency the Communications Officer may:

- Receive and commence a log of emergency calls
- Notify the Chief Warden of the emergency

On direction from the Chief Warden the Communications Officer will:

- Notify the Deputy Chief Warden
- Begin and maintain a log of the incident
- Give instructions to each Area Warden/Area Warden
- Transmit instructions as required

Duties may also include:

- Notifying the appropriate emergency service
- Liaising with Contractors
- Establishing and maintaining communications between Chief Warden and the Area Wardens
- Communicating with Media Liaison Officer and media with regards to designated media liaison area
- Organising a debrief once the emergency has been terminated

3.1.7 Responsibilities of the Media Liaison Officer(s)

In the event of an emergency, there is an expectation that there will be media interest. All media enquiries directed to Sentry or received through the EC must be referred to the Communications Manager who will liaise directly with them.

During an emergency the Media Liaison Officer is responsible for:

- Moving to the designated Command Post (EC or other) and awaiting information from the Chief Warden or delegate
- Liaising with Government/Agency media officers
- Preparing briefing notes on any incidents
- Maintaining the reputation of the City of Melbourne

In case of emergency, an area for the Media Liaison Officer must be allocated with confirmation to the Communications Officer and emergency services as to the safety of the area. This area will depend on type and location of the incident. Notify the Communications Officer once this location is confirmed.

3.1.8 Responsibilities of Area Wardens

Area Wardens will be responsible for enacting any required Emergency Response in their specific Precinct or other designated area if not allocated to a particular Precinct. They will be supported by Security and other available resources.

Area Wardens are responsible for the evacuation of all patrons, contractors, and staff in their area. The Area may require evacuation if:

- An immediate danger exists in the area (notify the Chief Warden immediately of any decision)
- An instruction from the Chief Warden or their delegate
- A Public Address announcement
- An alarm or siren

Area Wardens are required to:

- Inform and instruct all wardens (ie security) in the area
- Delegate tasks
- Inform wardens of change of exit or assembly area
- Provide information to the Chief Warden
- Conduct inspections of the area prior to occupancy by patrons
- Access egress for patrons and pedestrians
- Identification of alternatives assembly areas
- Access egress for emergency services/vehicles
- Ensure the area is completely evacuated if safe to do so

- Immediately communicate/escalate issues to the EC

Area Wardens, if safe to do so, should ensure that all persons have been evacuated from their area. This includes checking all rooms, toilets, back of house areas etc.

Unless informed otherwise by a member of the ECO or emergency services, during an evacuation, wardens should inform all persons in their area as worded below:

“This is an emergency evacuation; it is not a drill. Please collect your personal belongings and move calmly away from the area. If possible, remember the COVID Safe Principles – Distancing, wearing of masks”

If any person refuses to leave, they should be asked firmly a second time and then report this situation (with names and locations if possible) to the EC once you reach the designated assembly area.

Once the area is evacuated, all Area Wardens should move to the designated assembly areas.

4. Recovery

4.1.1 Debrief of incidents

Following each emergency incident, a review and debrief must occur to assist with planning for the remaining event or future events. Depending on the nature and significance of the incidents, some will need to be reviewed in detail whereas, summary reports may be enough to provide ‘trend’ information on issues in other areas.

The full event debrief will involve representation from Golden Plains Shire, Emergency Services, the 2 Degrees management team and any other stakeholders as required.

4.1.2 EMP review

Every year, the event footprint may change with regards to the precinct perimeter, systems and personnel and therefore these changes need to be reflected in the EMP which will be reviewed annually.

4.1.3. Debrief updates

Each year, a thorough debrief is conducted to ensure action items and feedback are consolidated and completed. Feedback is received from all stakeholder groups and if relevant, consultant representatives.

Feedback from the previous year's event debrief will also be taken into consideration and updates made to the EMP as appropriate.

4.1.4 Duty to notify Victorian WorkCover Authority (VWA)

Section 38 of the Occupational Health & Safety Act (VIC) 2004 states the employer or selfemployed person must notify the Authority (VWA) immediately on 132 360 after becoming aware that an incident has occurred at a workplace under the management and control of the employer or self-employed person.

The Act also states that written notification to the Authority must occur within 48 hours after notification using a VWA Incident Notification Form.

- 1) This Part applies to an incident that results in:
 - (a) the death of a person; or
 - (b) a person requiring medical treatment within 48 hours of exposure to a substance; or
 - (c) a person requiring immediate treatment as an in-patient in a hospital; or
 - (d) a person requiring immediate medical treatment for:
 - (i) the amputation of any part of his or her body; or
 - (ii) a serious head injury; or
 - (iii) a serious eye injury; or
 - (iv) the separation of his or her skin from an underlying tissue (such as de-gloving or scalping); or
 - (v) electric shock; or (vi) a spinal injury; or
 - (vii) the loss of a bodily function; or
 - (viii) serious lacerations; or
 - (e) any other injury to a person or other consequence prescribed by the regulations.

- 2) This Part also applies to an incident that exposes a person in the immediate vicinity to an immediate risk to the person's health or safety through:
 - (a) the collapse, overturning, failure or malfunction of, or damage to, any plant that the regulations prescribe must not be used unless the plant is licensed or registered; or
 - (b) the collapse or failure of an excavation or of any shoring supporting an excavation; or
 - (c) the collapse or partial collapse of all or part of a building or structure; or
 - (d) an implosion, explosion or fire; or

- (e) the escape, spillage or leakage of any substance including dangerous goods (within the meaning of the Dangerous Goods Act 1985); or
- (f) the fall or release from a height of any plant, substance or object

***** A Confirmed COVID – 19 Case in a workplace is now also a reportable Incident
to
WorkSafe in line with this legislative requirement *****

APPENDICES

Appendix 1 – Active shooter / lone terrorist / hostile vehicle

SPVIAL CONSIDERATIONS

⇒ CODE BLACK

- ⇒ Initial Response Commands – Evacuate, Hide, Take Action
- ⇒ Does not only relate to a lone shooter. May be a different threat
- ⇒ Staff should not approach or attempt to apprehend the Offender(s)
- ⇒ Notify the EC if safe to do so. Do not make noise to attract attention
- ⇒ Security – Contain/lockdown areas if possible and safe to do so. Limit access to the offender.
- ⇒ Monitor on CCTV if available.
- ⇒ Notify Victoria Police and consider notifying surrounding areas if appropriate.
- ⇒ The main objective of Police is to save lives, and to achieve this Police may move past casualties to contain the threat.

Response – All Staff

- Evacuate if there is a safe path of travel
 - Leave personal belongings
 - Visualise an escape route before moving
 - Maintain concealment and call for help as soon as it is safe to do so
- Hide in a secure area preferably where you can lock the door
 - Stay out of sight and lock doors
 - Use whatever is available as a barrier (chairs, tables, doors, cabinets)
 - Silence your mobile phone and any TV's or radios. Remain silent
- Take Action only as a last resort, if your life is in imminent danger, act in a manner designed to preserve life. The Active Shooter Guidelines for Places of Mass Gathering recommends:
 - Acting as aggressively as possible
 - Throw an object (e.g. Chair) at the offender to distract and impair ➢ Yelling and committing to your actions

Response – Chief Warden

- Assess situation. Request CCTV coverage if available and retrieve any footage for review
- Lockdown areas and where possible restrict or deny access for the offender(s)
- Notify Victoria Police Liaison in the EC or Senior Officer on Duty
- Assume control in the EC
- Activate Communications Officer to commence Incident Log · Ascertain relevant information such as:
 - Description of Offender(s)
 - Current location of Offender(s) and direction and method of their escape ○ What weapons do they have?
 - How many public and staff are in the area? ○ Have hostage been taken? ○ Have any shots been fired?
 - Number and location or casualties?
- Ensure First Aid is ready to respond when safe to do so

- Communicate Hide or Shelter-in-Place procedures for staff and public on site
- Determine appropriate assembly area and coordinate evacuation, if appropriate
- Advise appropriate stakeholders
- Consider communicating to other Area Wardens in the area – remember the Offender(s) may also hear any announcements or two-ways calls made
- Restrict further access to the site (e.g. vehicles, gates, roads, etc.)
- Cordon off area as a crime scene
- Identify missing or injured persons and advise Emergency Services
- Keep Senior Management informed as necessary
- Give ‘All Clear’ on advice of Victoria Police · Debrief

Appendix 2 – Assault / Armed Robbery

SPECIAL CONSIDERATIONS

⇒ CODE BLACK

- ⇒ Comply with armed robber’s demands as far as practicable to try and defuse the situation
- ⇒ Staff should not approach or attempt to apprehend the Offender(s)
- ⇒ Use Security as a resource to assist in any assaults
- ⇒ Consider notifying surrounding buildings if appropriate
- ⇒ If injuries involved, refer Medical Emergency
- ⇒ ECO to be identified by high visibility vest

Response – First Person Able

- Immediately raise the alarm and notify EC
- Apply first aid to any injury if trained and safe to do so
- Attempt to retain all witnesses at the scene if safe to do so
- If situation becomes unsafe withdraw to assembly area
- Do not attempt to approach either an assailant or armed person, use Security as a resource

Response – Area Warden

- Assess the situation
- Advise the Chief Warden of any actions taken
- Seal off the area to preserve the Crime Scene and prevent anyone wandering into it
- Evacuate the area as necessary or on direction from the Chief Warden
- Do not attempt to approach either an assault or armed person, use Security as a resource
- Provide EC / Chief Warden with Situation Reports if safe to do so
- Marshal personnel and advise Chief Warden of missing and/or injured personnel
- Provide appropriate first aid if trained
- Once all clear is given, debrief

Response – Chief Warden

- Assess situation. Request CCTV coverage if available and retrieve footage for review
- Notify Victoria Police liaison in EC or Senior Officer on Duty
- Assume control of the EC
- Activate Communications Officer and commence Log of Incident · Ascertain relevant information such as:

- Description of offender(s) ○ Current locations of offender(s) ○ Direction offender(s) took when leaving and method of escape? ○ Where any weapons involved? ○ How many public or staff are in that area? ○ Have any hostages been taken?
- Have any shots been fired?
- Request deployment of additional personnel to cordon off area
- Ensure appropriate first aid is on route
- Consider implementing Shelter in Place procedures if required
- Determine appropriate assembly area and coordinate evacuations if appropriate
- Advise stakeholders as appropriate and inform Area Wardens of surrounding areas
- Consider cordoning off site as a crime scene
- Identify missing or injured persons and advise emergency services
- Keep Senior Management informed as necessary
- Give “All Clear” on advice from Police
- Debrief

Appendix 3 – Bomb Threat

SPECIAL CONSIDERATIONS

⇨ CODE BLACK

- ⇨ If evacuation is required, all persons should take their personal belongings with them to assist with identifying remaining objects, and doors and windows should be left open to mitigate the blast effect
- ⇨ If injuries involved, refer to Medical Emergencies
- ⇨ If an explosion occurs, refer to Explosion
- ⇨ Consider Assembly Areas – Entry and exit routs should not be used
- ⇨ Refer to Telephone Bomb Threat Checklist
- ⇨ ECO to be identified by high visibility vests

Response – Person Receiving Telephone Call

- Remain calm during the call
- Write down all the spoken details during the call
- Use the Bomb Threat Checklist instructions (Appendix 2) and ask the listed questions
- DO NOT HANG UP THE PHONE once the caller has hung up, write down all call details using the checklist instructions
- Contact the Chief Warden immediately via another phone – do not contact or speak to anyone else
- Remain at your post until the Deputy Chief Warden attends – do not hang up the phone

Response - Chief Warden

- Assess situation.
- Confirm the authenticity of the call
- Notify Victoria Police Liaison in the EC or Senior Officer on Duty
- Assume control in the EC
- Activate Communications Officer to commence incident log
- Request Deputy Chief Warden to attend location where call was received
- Deputy Chief to obtain completed Bomb Threat Checklist and any notes from call taker
- Call taker to remain with Deputy Chief should Police require them

- Confirm the exact location of threat
- In conjunction with the Police, arrange for a search to be conducted if safe to do so
- Request Police or Security to deploy additional personnel to cordon the area and provide assistance where required
- Arrange to have evacuation routes and Assembly Areas searched prior to any evacuation
- Coordinate evacuation, if appropriate
- Contingencies to consider during the incident:
 - o Crowd Safety, especially on-lookers
 - o Effect of protracted incident – darkness
 - o Crowds arriving to the site and crowd movement to and from Assembly Areas
 - o Vehicle movement into and out of the site during and after the incident
 - o Media response
- Advise stakeholders as appropriate
- Consider communicating to surrounding stakeholders
- Assist emergency services
- Keep Senior Management informed as necessary
- Give “All Clear” on advice of emergency services
- Debrief

Appendix 4 – Bomb Threat (Telephone Checklist)

To be used by call takers in the EC			
<ol style="list-style-type: none"> 1. KEEP CALM 2. DO NOT HANG UP the phone 3. Try and get the attention of another person to contact the EC 4. The Chief Warden will give you further instructions. Do NOT speak to anyone. 			
EXACT WORDING OF THREAT			
BOMB THREAT QUESTIONS			
1. When is the bomb going to explode?		5. What kind of bomb is it?	
2. Where did you put the bomb?		6. What will make the bomb explode?	
3. When did you put it there?		7. Did you place the bomb?	
4. What does the bomb look like?		8. Why did you place the bomb?	
CHEMICAL/BIOLOGICAL THREAT			
9. What kind of substance is it?		11. How will the substance be released?	
10. How much of the substance is there?		12. Is the substance liquid, powder or gas?	

OTHER QUESTIONS TO ASK			
13. What is your name?		15. What is your address?	
14. Where are you?			
CALLER'S VOICE			
16. Accent (Specify)		21. Manner (Calm, Emotional etc.)?	
17. Any impediment?		22. Did you recognise the voice?	
18. Voice (Loud, Soft)?		23. If so, who do you think it is?	
19. Speech (Fast, Slow)?		24. Was the caller familiar with the area?	
20. Diction (Clear, Muffled)?			
THREAT LANGUAGE			
25. Well spoken?	27. Irrational?	29. Message read by caller?	31. Other?
26. Incoherent?	28. Taped?	30. Abusive?	
BACKGROUND NOISE			
Street Noises	Aircraft	Music	Local Call
Household Noises	Voices	Machinery	Long Distance
CALLER DETAILS			
Gender of Caller?		Estimated age of caller?	
CALL DETAILS			
Date:		Time:	
Duration of call:		Number called:	
Recipient Name:		Recipient Signature:	
DO NOT HANG UP THE PHONE – EVEN IF THE CALLER HANGS UP			

Appendix 5 – Civil Unrest / Protest / Riot

SPECIAL CONSIDERATIONS
⇒ CODE YELLOW
⇒ ECO to be identified by high visibility vest
⇒ Consider notifying surrounding precincts / locations via EC

Response – Area Warden or First Person Able

- Notify the EC of the location and nature of the incident and requirement for Emergency Services
- Avoid confrontation, do not take issue with those involved
- Ensure that all immediate action to protect life and property is taken · Assist any injured if safe to do so

Response – Chief Warden

- Assess situation. Request CCTV coverage of area and retrieve footage for review.
- Notify Victoria Police Liaison in the EC or Senior Officer on Duty
- Assume control in the EC
- Activate Communications Officer to commence incident log
- Request Deputy Chief Warden or delegate to attend location, and provide situation reports if safe to do so
- Ensure additional Victoria Police and Security are deployed to assist with crowd management
- Attempt to identify demonstration / organisers
- Ensure site boundaries are advised to the demonstrators / organisers
- If incident occurs inside the Zone line, consider containing the group and/or restricting their access to, and egress from affected areas
- Ensure the Media Liaison Officer is aware
- Notify patrons and others of alternative access arrangements if required
- Obtain the following information;
 - The nature of the unrest / demonstration
 - Who is involved and how many?
 - Are there any injuries?
- Ensure First Aid is provided as appropriate and if safe to do so
- Advise stakeholders as appropriate, and consider communicating to surrounding locations
- Consider impact of incident on event activities
- Assist Police where required
- Keep Senior Management informed as necessary
- Give “All Clear” on advice of Police
- Debrief

Appendix 6 – Crowd Congestion/Crowd Crush**SPECIAL CONSIDERATIONS**⇒ **CODE BLACK**

⇒ ECO to be identified by high visibility vest

⇒ Consider notifying surrounding venues business / locations

Response – Area Warden or First Person Able

- Notify the EC of the location and nature of the incident and requirement for Emergency Services
- Use means available to gain attention and have people move away at the extremities
- Ensure that all immediate action to protect life is taken
- Assist any injured if safe to do so

Response – Chief Warden

- Assess situation. Request CCTV coverage of area
- Notify Victoria Police Liaison in the EC or Senior Officer on Duty
- Assume control in the EC until handover
- Activate Communications Officer to commence incident log
- Request Deputy Chief Warden or delegate to attend location, and provide situation reports if safe to do so
- Ensure additional Victoria Police and Security are deployed to assist with crowd management
- Attempt to identify particular cause
- Consider cessation of activity at location (ie; Installation)
- Ensure site boundaries are advised to stop people moving towards congested location
- Liaise with all key representatives in EC (particularly the Public Transport reps)
- Make key recommendations
- Ensure the Media Liaison Officer is informed
- Notify attendees and others of alternative access arrangements if required
- Obtain the following information;
 - The nature of the congestion/crush
 - Are there any injuries?
- Ensure First Aid is provided as appropriate and if safe to do so
- Consider impact of incident on event activities
- Assist Police where required
- Keep Senior Management informed as necessary
- Give “All Clear” on advice of Police
- Debrief

Appendix 7 – Explosion

SPECIAL CONSIDERATIONS**⇒ CODE YELLOW**

- ⇒ If injuries involved, refer Medical Emergency
- ⇒ If stored dangerous goods presents additional fire or explosion seek advice from FRV ⇒ Consider notifying surrounding locations
- ⇒ ECO to be identified by high visibility vest

Response – First Person Available

- Immediately raise alarm, notify the EC and advise the exact location and the extent of the damage and nature of the explosion
- Apply first aid if trained and if safe to do so
- Evacuate people in immediate danger if safe to do so
- Secure the scene (it may be a crime scene) if safe to do so
- Identify any witnesses, recording their name and details
- If situation becomes unsafe withdraw to assembly area
- Remain in assembly area until told to leave by the Chief Warden

Response – Area Warden**Affected Area**

- Assess situation
- Advise EC/Chief Warden of actions Assess area
- for secondary devices if safe to do so
- Evacuate as necessary or on directions of Chief Warden/Emergency Services
- Marshall personnel and advise Chief Warden of missing and/or injured personnel
- Provide appropriate first aid
- Advise when area is all clear
- Debrief
-

Unaffected Area – On Alert

- Standby for communication from Chief Warden
- Act on instruction from Chief Warden

On Evacuation

- Evacuate to appropriate assembly area
- Report on personnel to Chief Warden
- Advise of area all clear & Debrief

Response – Chief Warden

- Assess situation. Request CCTV coverage of area and retrieve footage for review.
- Notify Victoria Police Liaison in EC or Senior Officer on Duty
- Assume control in the EC
- Activate Communications Officer to commence incident log
- Consider potential secondary devices
- Request Deputy Chief Warden or delegate to attend location, take control, and provide situation reports if safe to do so
- Speak with FRV and Police to assess the need for rescue and evacuation
- Ensure first aid provided as appropriate and if safe to do so
- Confirm disposition of all affected personnel
- Determine appropriate assembly area if necessary
- Coordinate localised or site evacuation, if appropriate

- Advise stakeholders and surrounding area as appropriate
- Identify missing or injured persons
- Keep Senior Management informed as necessary
- Give “All Clear” on advice of emergency services · Debrief

Appendix 8 – External Emergency

CHEMICAL TRANSPORT ACCIDENT, CHEMICAL SPILL, GAS LEAK, ARMED EXTERNAL THREAT WITH REQUEST FOR SHELTER-IN-PLACE

SPECIAL CONSIDERATIONS

⇒ **CODE BROWN**

- ⇒ If injuries involved, refer Medical Emergency
- ⇒ Consider wind direction for effect on site
- ⇒ Consider notifying surrounding business / locations ⇒ ECO to be identified by high visibility vest

Response – Area Warden

Unaffected Area - On Alert

- Standby for communication from Chief Warden or EC
- Act on instruction from Chief Warden

On Evacuation

- Evacuate to appropriate assembly area designated by the Chief Warden
- Site report on personnel to Chief Warden
- Confirm when area is all clear
- Debrief

Response – Chief Warden

- Assess situation. Request CCTV coverage of area and retrieve footage for review.
- Notify Victoria Police Liaison in the EC or Senior Officer on Duty
- Assume control in the EC
- Activate Communications Officer to commence incident log
- Confirm exact location and potential impacts on public transport
- Assess threat to the event Sentry stakeholders, public and event activities
- Ensure first aid provided if required and safe to do so
- Confirm disposition of all personnel that may be affected
- Advise stakeholders as appropriate

- Determine appropriate assembly area or consider Shelter-in-Place
- Coordinate localised or Site evacuation, if required
- Identify missing or injured persons
- Advise emergency services of missing or injured persons
- Keep Senior Management informed as necessary
- Give “All Clear” on advice of emergency services
- Debrief

Appendix 9 – Gas Leak, Small Fire, Chemical or Biological Hazard

SPECIAL CONSIDERATIONS

CODE RED (Fire/Smoke)

- ⇒ Liaise with FRV Representative in EC
- ⇒ Remain upwind of suspected leaks/incidents to avoid exposure or inhalation of toxic fumes
- ⇒ Consider and isolate potential sources of ignition including engines, electrical switches, flames, flashing lights, naked lights, two-way radios and mobile phones
- ⇒ Consider shutting down air conditioning to prevent further spread of toxic fumes / gas
- ⇒ Consider notifying surrounding business / locations
- ⇒ In the case of Biological Hazard, the Department of Health is the Control Agency
- ⇒ ECO to be identified by high visibility vest

Note: All incidents involving the containment / leaking of hazardous materials must be considered as dangerous until the Control Agency declares the situation as being safe. To this end, it is a dangerous practice to utilise the body’s senses to identify a hazard.

The general rule of HazMat Safety is: If you are close enough to smell / feel / hear a problem then you are too close to the incident.

Response – First Person Able

- Immediately raise alarm, notify the EC of the location & nature of the incident
- Consider safety elements prior to entering the scene (e.g. gas inhalation, oxygen levels)
- Apply first aid if trained and if safe to do so
- Evacuate people in immediate danger if safe to do so
- Secure the scene if safe to do so
- Identify any witnesses, recording their name and details
- If situation becomes unsafe withdraw to assembly area
- Remain in assembly area until told to leave by a Chief Warden

Response – Area Warden**Affected Area**

- Assess situation
- Advise EC/Chief Warden of actions
- Evacuate as necessary or on directions of Chief Warden
- Marshall personnel and advise Chief Warden of missing and/or injured personnel
- Provide appropriate first aid
- All clear
- Debrief

Unaffected Area – On Alert

- Standby for communication from Chief Warden
- Act on instruction from Chief Warden

On Evacuation

- Evacuate to appropriate assembly area
- Site report on personnel to Chief Warden
- Confirm all clear
- Debrief

Appendix 9 Continued...**Response – Chief Warden**

- Assess situation. Request CCTV coverage of area and retrieve footage for review.
- Notify Victoria Police Liaison in the EC or Senior Officer on Duty
- Confirm FRV emergency services contact via Liaison Officers in EC
- Ensure communication lines stay open in the EC as per Communications Protocol
- Assume control in the EC
- Activate Communications Officer to commence incident log
- Request Deputy Chief Warden or allocated delegate to attend location, take control, and provide situation reports if safe to do so
- Secure the scene (it may be a crime scene)
- Ensure first aid provided as appropriate and if safe to do so
- Retain any Witnesses or obtain contact details of Witnesses
- Speak with FRV and Police to assess the need for rescue and evacuation or if Shelter-in-Place is required for anyone on site
- Co-ordinate safest entry route for FRV trucks
- Determine appropriate assembly area if necessary
- Coordinate localised or site evacuation, if appropriate
- Confirm disposition of all affected personnel
- Advise stakeholders as appropriate (i.e. Victorian WorkCover Authority)
- Identify missing or injured persons
- Assist emergency services

- Keep Senior Management informed as necessary
- Give “All Clear” on advice of emergency services
- Debrief

Appendix 10 – Lost Person Procedure

⇒ CODE BROWN

SPECIAL CONSIDERATIONS

- ⇒ If injuries involved, refer Medical Emergency
- ⇒ Use Security and Police in the area as a resource to assist
- ⇒ Maintain continuous communicate with the EC ⇒ ECO to be identified by high visibility vest

Lost Vulnerable Adult

If you receive a report of a lost vulnerable adult (possible mental or physical disabilities) or if you are approached by a vulnerable adult alone and without a parent or guardian follow the procedure below.

The following must first be established:

1. Name of the person
2. Age of person
3. Does the person have a disability i.e. mental, physical etc.
4. Who are they at the event with
5. Where and when last seen
6. Were any meeting points discussed
7. What is the person wearing / hair colour / height
8. Do they have a mobile phone
9. The likelihood of the person returning to home address
10. Has the home address been checked

The EC should be notified immediately on **xxxxxx and xxxxxxx** via two-way radio in order to distribute the report to all agencies. Ensure the information above is passed on to assist with identifying the vulnerable adult.

If you do not possess a phone or radio, please escort or arrange for the child or vulnerable adult to be escorted to the closest Sentry official and await further instructions.

Use event marshals, security and other staff around you to start looking for the adult as per the description. You should remain in that spot and offer reassurance to the lost person.

If the parent/guardians have not been found within 5 minutes, call the EC and request police presence to assistance.

If the adult is found, staff should monitor the lost persons reactions to ensure they recognises the responsible adult and is not distressed at going with the individual. *Note they may be distressed through the fright of the experience.*

Should officials have any reservations about releasing the found vulnerable adult they should request the EC to deploy police to assist.

Notify the EC again to confirm the adult is reunited with the responsible adult (parent or guardian).

Appendix 11 – Medical Emergency (including Death on site)

SPECIAL CONSIDERATIONS

⇨ CODE BLUE

- ⇨ Consider notifying surrounding business/locations if the emergency will impact their activity (e.g. Emergency vehicles, crime scene, etc)
- ⇨ ECO to be identified by high visibility vest
- ⇨ Regulators (& Coroner) will need to be notified if a death occurs on site

Response – Area Warden or First Person Able

- Stay Calm
- Immediately CALL the EC of the location and nature of the incident (Be mindful of broadcasting personal/private information on the two-way)
- Request medical support to the area. If affected person is able, walk them to First Aid location
- Assess any risks / hazards to others and advise Chief Warden
- Identify any witnesses, ask them to remain at the scene
- If able, remove to safe & secure area to provide privacy from on-lookers
- Continue to provide situation reports to the EC / Chief Warden
- If safe to do so, remain with the injured person and offer reassurance

Response – Chief Warden

- Assess situation. Request CCTV coverage of area and retrieve footage for review.
- Confirm contact with First Aid and Ambulance Victoria via Liaison Officers in EC
- Notify Victoria Police Liaison in the EC or Senior Officer on Duty
- Assume control in the EC
- Activate Communications Officer to commence incident log
- Direct Location Specific Area Warden to attend and facilitate access to Emergency Services Meeting Point

- Provide suitable resources (security/wardens etc.) to facilitate emergency service access to point of need (i.e. location of injured)
- Ensure local resources assist emergency responders to ensure security of equipment and personnel (i.e. potential theft of medical equipment)
- Request Deputy Chief Warden or allocated delegate to attend location, and provide situation reports if safe to do so
- Ascertain how many are injured and the nature of injuries / medical emergency
- Deploy additional Police and Security staff to secure the scene to protect evidence (it may be a crime scene) and prevent others from entering
- Retain any witnesses or obtain contact details of witnesses
- If there is any hazard associated with the incident which could cause further harm ensure that measures are taken to rectify
- Arrange for additional First Aid or Ambulance Victoria resources to attend and provide assistance to others in the vicinity or friends/relatives if applicable
- Liaise with Health Commander
- Assess the need for evacuation
- Determine appropriate assembly area if necessary
- Advise stakeholders as appropriate (i.e. Victorian WorkCover Authority)
- If Police indicate the Coroner should attend, arrange and assist as required (assist with entry to site)
- Keep Senior Management informed as necessary
- Give “All Clear” on advice of Police
- Debrief

Appendix 12 – Power Failure / Isolation

⇒ CODE YELLOW

SPECIAL CONSIDERATIONS

- ⇒ Determine if it is confined to a specific area/activity or city wide
- ⇒ If injuries involved, refer Medical Emergency
- ⇒ Determine if Permanent Power Supply or Temporary (Generator)
- ⇒ Access to PTV if city wide outages
- ⇒ ECO to be identified by high visibility vest

Response – Area Warden or First Able

- Notify the EC immediately
- Keep people away from effected area if hazardous **Response – Chief Warden**
- Establish whether power failure is entire site or locality due to generator interruption
- Assess situation. Request CCTV coverage of area and retrieve footage for review.
- Notify Victoria Police Liaison in the EC or Senior Officer on Duty
- If entire site, contact electrical power company immediately. Determine likely duration of power loss

- Deploy additional resources as required (Medical, Police, SES, Security) for crowd movement and management
- Assume control in the EC
- Activate Communications Officer to commence incident log
- Liaise with Public Transport Victoria regarding crowd movement
- Determine the extent of any damage
- Determine if there are any injured staff or patrons
- Ensure first aid provided as appropriate and if safe to do so
- Ensure affected areas are secured if possible to prevent others from entering
- Speak with Emergency Services to assess the need for barricading
- Communicate with effected Area Wardens for Situation Report
- Advise stakeholders as appropriate
- Contractors to be instructed to attend and assess infrastructure and to report on any concerns
- Remove non-essential staff from affected areas if possible
- Determine additional staffing requirements
- Determine additional lighting requirements
- Consult with all departments to consider possible consequences
- Assist Police as required
- Keep Senior Management informed as necessary
- Give “All Clear” on advice of Emergency Services
- Debrief

Appendix 13 – Public Transport Incident or Failure

Special Considerations

⇒ CODE YELLOW

- ⇒ If injuries involved, refer Medical Emergency
- ⇒ PTV in EC, direct liaison with station masters and Control room at Flinders Street Station
- ⇒ Use Security, Marshals and Police in the area as a resource to assist
- ⇒ Maintain continuous communicate with the EC
- ⇒ ECO to be identified by high visibility vest

Response – Chief Warden

- Assess situation. Request CCTV coverage of area and retrieve footage for review.
- Notify Victoria Police Liaison in the EC or Senior Officer on Duty
- Confirm issue with PTV Liaison in the EC

- Discuss if additional resources are required (Medical, Police, FRV, SES)
- Assume control in the EC
- Activate Communications Officer to commence incident log
- Determine (if any) the extent of any damage to infrastructure
- Ensure affected areas are secured if possible to prevent others from entering
- Liaise with Emergency Services to assess the need for assistance at stations or stops
- Liaise with Area Warden about communicating issue to patrons in each Precinct (forewarn patrons of delay)
- Advise stakeholders as appropriate
- Contractors to be instructed to secure / remove / modify any crowd control barriers and report on any concerns
- Remove non-essential staff from affected areas if possible
- Ensure continuous communication with PTV to get timely updates
- Determine additional staffing requirements
- Consult with all departments to consider possible consequences
- Assist Police as required
- Keep Senior Management informed as necessary
- Give “All Clear” on advice of Emergency Services
- Debrief

Appendix 14 – Storm, Flood or Earthquake (Natural Disaster)

⇨ CODE YELLOW

SPECIAL CONSIDERATIONS

- ⇨ Consider isolated services such as water, gas, electricity
- ⇨ If injuries involved, refer to Medical Emergency
- ⇨ Consider notifying surrounding business/locations
- ⇨ Consider ‘Shelter-in-Place’ to protect people from severe weather conditions. Options may include Undercover Car Parks, etc. ⇨ ECO to be identified by high visibility vest

Response – Chief Warden

- Assess situation. Request CCTV coverage of area and retrieve footage for review.
- Advise Area Wardens to remove any unsecured items, secure temporary structures per wind ratings
- Notify Victoria Police Liaison in the EC or Senior Officer on Duty
- Confirm emergency services contact via EC

- Discuss if additional resources are required (Medical, Police, FRV, SES)
- Assume control in the EC
- Activate Communications Officer to commence incident log
- Determine the extent of any damage
- Determine if there are any injured / trapped / deceased
- Ensure first aid provided as appropriate and if safe to do so
- Ensure affected areas are secured if possible to prevent others from entering
- Speak with Emergency Services to assess the need for evacuation or Shelter-inPlace
- Determine appropriate assembly area if necessary
- Coordinate localised or site evacuation, if appropriate
- Identify missing or injured persons
- Advise stakeholders as appropriate
- Contractors to be instructed to secure / remove / modify any affected infrastructure and to identify and report on any concerns
- Remove non-essential staff from affected areas if possible
- Determine additional staffing requirements
- Consult with all departments to consider possible consequences
- Assist Police as required
- Keep Senior Management informed as necessary
- Give “All Clear” on advice of Emergency Services
- Debrief

Appendix 15 – Structural Collapse

⇒ CODE YELLOW

SPECIAL CONSIDERATIONS

- ⇒ If injuries involved, refer to Medical Emergency
- ⇒ Determine if Permanent or Temporary structure ⇒ ECO to be identified by high visibility vest

Response – Area Warden or First Person Available

- Immediately notify the EC of the location and nature of the incident
- Assess any risks / hazards to others and advise Chief Warden
- Identify any injured and request medical assistance
- Identify any witnesses, ask them to remain at the scene
- If able, remove others to safety and secure the area to prevent any/further injury

- Continue to provide situation reports to the EC / Chief Warden

Response – Chief Warden

- Assess situation. Request CCTV coverage of area and retrieve footage for review.
- Notify Victoria Police Liaison in the EC or Senior Officer on Duty
- Confirm emergency services contact via Liaison Officers in EC
- Assume control in the EC
- Activate Communications Officer to commence incident log
- Request Deputy Chief Warden or allocated delegate to attend location, and provide situation reports if safe to do so
- Determine if anyone has been injured
- Ensure first aid provided by Event Aid and Ambulance Victoria as appropriate and if safe to do so
- Deploy additional Police and Security staff to secure the scene to protect evidence (it may be a crime scene) and prevent others from entering
- If there is any hazard associated with the incident which could cause further harm ensure that measures are taken to rectify
- Assess the need for evacuation
- Determine appropriate assembly area if necessary
- Coordinate localised evacuation, if appropriate
- Advise stakeholders as appropriate (i.e. Victorian WorkCover Authority)
- Assist Emergency Services as required
- The area is to remain isolated until deemed safe by relevant Authorities
- Keep Senior Management informed as necessary
- Debrief

Appendix 16 – Suspicious Package

SPECIAL CONSIDERATIONS

⇨ CODE PURPLE

- ⇨ On locating a suspect object, staff should not touch, cover, or remove it
- ⇨ The use of mobile phones and two-way radios in the vicinity of the suspect package should cease until the threat has been declared clear, as some improvised explosive devices (IED's) may be detonated by radio transmission
- ⇨ If evacuation is required, all persons should take their personal belongings with them to assist with identifying remaining objects
- ⇨ If in a building, doors and windows should be left open to mitigate the blast effect ⇨ Consider Assembly Areas – car parks should not be used or is 'Shelter-in-Place' safer?
- ⇨ Notify surrounding buildings
- ⇨ If injuries are involved, refer Medical Emergency
- ⇨ If an explosion occurs, refer Explosion
- ⇨ ECO to be identified by high visibility vests

Response – Area Warden

- Proceed to the location to assist in an initial search of the area only if safe to do so
- If a suspicious package is identified advise the EC / Chief Warden immediately
- Confirm that there are no additional suspect packages are in the area
- Seal off area to prevent anyone from wandering into it (Police & Security to assist)
- Evacuate the area as necessary or on directions of Chief Warden (Police & Security to assist)
- Advise Chief Warden of missing and/or injured personnel
- If trained, provide appropriate first aid · Once all clear has been given, debrief.

Response – Chief Warden

- Assess situation. Request CCTV coverage of area if available, and retrieve footage for review.
- Notify Victoria Police Liaison in EC or Senior Officer on Duty
- Assume control in the EC
- Activate Communications Officer to commence Incident Log
- Confirm the exact location
- In conjunction with the Police, arrange for a search to be conducted if safe to do so
- Request Police or Security to deploy additional personnel to cordon the area and provide assistance where required
- Arrange to have evacuation routes and Assembly Areas searched prior to any evacuation
- Coordinate evacuation, if appropriate
- Contingencies to consider during the incident:
- Crowd Safety, especially on-lookers
- Effect of protracted incident – darkness
- Potential secondary devices
- Crowds arriving to the site and crowd movement to, from and through Assembly Areas
- Vehicle movement into and out of the site during and after the incident
- Media response
- Advise stakeholders as appropriate
- Consider communicating to surrounding areas
- Assist emergency services
- Keep Senior Management informed as necessary
- Give “All Clear” on advice of emergency services
- Debrief

Appendix 17 – Vehicle Accident on Site (Precinct(s))**⇒ CODE YELLOW****SPECIAL CONSIDERATIONS**

- ⇒ If injuries involved, refer Medical Emergency
- ⇒ If cargo presents fire or explosion risk await Emergency Services
- ⇒ Isolate stormwater drains
- ⇒ Consider notifying surrounding business/locations ⇒ ECO to be identified by high visibility vest

Response – First Person Able

- Immediately raise alarm, notify the EC
- Turn off vehicle engine and apply brake, if safe to do so
- Exclude ignition sources including vehicles if safe to do so
- Apply first aid if trained and if safe to do so
- Evacuate people in immediate danger if safe to do so
- Keep others away
- If situation becomes unsafe withdraw to assembly area
- Remain in assembly area until told to leave by a Chief Warden or Emergency Services personnel

Response – Area Warden**Affected Area**

- Assess situation
- Advise EC of actions
- Evacuate as necessary or on directions of Chief Warden
- Marshall personnel and advise Chief Warden of missing and/or injured personnel
- Provide appropriate first aid
- All Clear
- Debrief

Unaffected Area – On Alert

- Standby for communication from Chief Warden
- Act on instruction from Chief Warden

On Evacuation

- Evacuate to appropriate assembly area
- Site report on personnel to Chief Warden
- Confirm area all clear
- Debrief

Response – Chief Warden

- Assess situation. Request CCTV coverage of area and retrieve footage for review.
- Notify Victoria Police Liaison in the EC or Senior Officer on Duty
- Assume control in the EC
- Activate Communications Officer to commence incident log
- Ensure first aid provided as appropriate
- Confirm disposition of all affected personnel
- Determine appropriate assembly area (consider wind direction) if necessary
- Coordinate localised or site evacuation, if appropriate
- Advise stakeholders as appropriate
- Identify missing or injured persons and advise emergency services
- Assist emergency services
- Keep Senior Management informed as necessary
- Give all clear on advice of emergency services
- Debrief

Appendix 18 - COVID-19 (Corona Virus) Implications or Considerations

An emergency may arise should any employee, visitor, supplier or staff within the workgroups/worksites, or having recently visited the worksites **has returned a Positive Test for COVID-19.**

Each employer has a legislated duty to ensure the workplace is safe and without risks to health and safety. This is to make sure that there are adequate facilities for staff welfare, safe systems of work and trained, competent and supervised personnel.

In a situation where a Positive test for COVID-19 has occurred associated with your workplace, you must inform your staff immediately.

Corona Virus Hotline

If you suspect you may have an immediate situation with the coronavirus disease (COVID-19) call the dedicated hotline – open 24 hours, 7 days.

Please keep Triple Zero (000) for emergencies only.

1800 675 398

WorkSafe Victoria require Positive COVID-19 Test results to be reported in accordance with Incident reporting Legislation:

Option A: Report Direct via web-based form:

[Report a confirmed positive case of COVID-19 in the workplace - WorkSafe](#)

Option B:

Call WorkSafe on 13 23 60

Moral Obligation

You should also inform other related businesses of the incident and the measures you have taken. The Chief Warden should coordinate liaison between the respective Area Wardens and where a business in the facility is not represented by a Warden, establish a point of contact.

Appendix 19 – Bushfire or Grassfire**SPECIAL CONSIDERATIONS****CODE RED (Fire/Smoke)**

- ⇒ Liaise with FRV Representative in EC
- ⇒ Remain upwind of suspected leaks/incidents to avoid exposure or inhalation of toxic fumes
- ⇒ Assembly zones located North as hot summer winds will be moving southernly and greatly reducing the risk of outbreaks moving north.
- ⇒ Consider contacting the pre-arranged emergency evacuation transport companies to relocate patrons.
- ⇒ Prioritise patron and staff safety over possessions and infrastructure.
- ⇒ Consider and isolate potential sources of ignition including engines, electrical switches, flames, flashing lights, naked lights, two-way radios and mobile phones
- ⇒ Consider notifying surrounding business / locations
- ⇒ ECO to be identified by high visibility vest

Note: In the case of any fire, patrons, staff and all others on site should be relocated to the evacuation assembly zones outlined on the map. EC to consider which site is most appropriate, ie; low risk or localised fire, relocate to internal zones. Or in the case of a Major threat, pre-assemble on both internal assembly areas before moving to the far north.

The general rule of HazMat Safety is: If you are close enough to smell / feel / hear a problem then you are too close to the incident.

ADDITIONAL MEASURES TO PREVENT IGNITIONS WHICH MAY RESULT IN GRASSFIRES:

- Bonfires, open flames and gas cooking will be banned. This ban will be enforced by staff and security.

- Steve, the property owner will be mowing the properties fields approximately 3 weeks before the event, to restrict grass height and fire risk.
- Smoking zones will be restricted to stages and banned on walkways in proximity to trees, car parks and other ignition sources.
- Clear, informative signs will be placed around the site instructing smoking and non-smoking zones.
- Car parks and campgrounds where cars can park are situated on the highest level of importance

Response – First Person Able

- Immediately raise alarm, notify the EC of the location & nature of the incident
- Consider safety elements prior to entering the scene (e.g. gas inhalation, oxygen levels)
- Evacuate people in immediate danger if safe to do so
- Secure the scene if safe to do so
- If situation becomes unsafe withdraw to assembly area
- Remain in assembly area until told to leave by a Chief Warden

Response – Area Warden

Affected Area

- Assess situation
- Advise EC/Chief Warden of actions
- Evacuate as necessary or on directions of Chief Warden
- Marshall personnel and advise Chief Warden of missing and/or injured personnel
- Provide appropriate first aid
- All clear
- Debrief

Unaffected Area – On Alert

- Standby for communication from Chief Warden
- Act on instruction from Chief Warden

On Evacuation

- Evacuate to appropriate assembly area
- Site report on personnel to Chief Warden
- Confirm all clear
- Debrief

Response – Chief Warden

- Assess situation. coverage of area and retrieve footage for review.

- Notify Victoria Police Liaison in the EC or Senior Officer on Duty
- Confirm FRV emergency services contact via Liaison Officers in EC
- Ensure communication lines stay open in the EC as per Communications Protocol
- Assume control in the EC
- Activate Communications Officer to commence incident log
- Request Deputy Chief Warden or allocated delegate to attend location, take control, and provide situation reports if safe to do so
- Secure the scene (it may be a crime scene)
- Ensure first aid provided as appropriate and if safe to do so
- Retain any Witnesses or obtain contact details of Witnesses
- Speak with FRV and Police to assess the need for rescue and evacuation or if Shelter-in-Place is required for anyone on site
- Co-ordinate safest entry route for FRV trucks
- Determine appropriate assembly area if necessary
- Coordinate localised or site evacuation, if appropriate
- Confirm disposition of all affected personnel
- Advise stakeholders as appropriate (i.e. Victorian WorkCover Authority)
- Identify missing or injured persons
- Assist emergency services
- Keep Senior Management informed as necessary
- Give “All Clear” on advice of emergency services
- Debrief

Appendix 20 – Emergency Announcement Scripts

SET 1 – (EXAMPLE) EMERGENCY ANNOUNCEMENTS

All announcements will be confirmed by the Chief Warden prior to being broadcasted.

Emergency Announcements:

1. Your Attention Please: You are not in any immediate danger, for your safety we need to stop the event temporarily and clear the area. Please assist us by following the directions of our Wardens to the nearest safe exit.
2. *We are expecting severe windstorms very soon.* Please ensure all loose items are put away and fastened down. Beware of flying objects. All operators of equipment affected by high wind should exercise their emergency response in line with plans now. Thank you for your cooperation.
3. *We are expecting severe electrical storms very soon.* Those able to leave the Area now should do so. Please follow the directions of our Wardens to the nearest exit. For those remaining Please shelter within buildings where possible and avoid trees and opens spaces. Thank you for your cooperation.

SET 2 – WARDEN / PA / Hand Held Megaphone

The below scripts are to be used as a reference, all messaging will be confirmed by the Chief Warden prior to being broadcasted.

Alert Announcement

1. Your Attention Please, Your Attention Please: We are currently addressing an issue. You are not in any immediate danger, please stay where you are and wait for further instructions

Evacuation Announcement

2. Your Attention Please, Your Attention Please: This is an emergency evacuation, please gather your belongings and move calmly away from the affected area. Please follow the directions of our Wardens to the nearest assembly area.

All Clear

3. Your Attention Please, Your Attention Please: Emergency Services have declared the emergency All Clear, All Clear, All Clear. You may return to the previous activity.

Appendix 21 – Contact List

(MASTER CONTACT LIST BEING FORMULATED)

Appendix 22 – Maps / Plans (Overall & Area Specific including Descriptions of each Area and Precinct – Infrastructure Overlay etc & Includes the Site CCTV Coverage Overlay)

Site map is to scale, other sections shown have been drawn to scale and expanded for viewing on this document.

Appendix 23 – Event Cancellation, Cessation Criteria – Decision Matrix

Trigger Point #	Consideration Criteria		Decision Timing	Action Required/Escalation Consideration(s)	Decided by:
------------------------	-------------------------------	--	------------------------	--	--------------------

ATTACHMENT 11.4.7

<p>1</p>	<p>Code Red Fire Danger Rating</p>	<p>Consider Cancellation</p>	<p>Monitoring from 14 Days Prior (15/12/2022)</p>	<p>On becoming apparent: Contact and convene 2 Degrees Management Team Meeting / Potential for Standing up EMT Liaise with Emergency Service Agency Management Activate Communications Strategy</p>	<p>Cancellation – Decided by Caleb Ostwald, Rodger Bryant, Jayden Ostwald and Ruby Earl following Advice from Emergency Services</p>
<p>2</p>	<p>Extreme Fire Danger Rating</p>	<p>Consider Cancellation</p>	<p>As above</p>	<p>As Above</p>	<p>Cancellation – Decided by Caleb Ostwald, Rodger Bryant, Jayden Ostwald and Ruby Earl following Advice from Emergency Services</p>
<p>3</p>	<p>Heatwave Threshold Predicted to exceed 30°C (Dept. of Health) Heat Event Day 1 Heat Event Day 2 Heat Event Day 3 /Heatwave Declaration</p>	<p>Consider Cancellation</p>	<p>Close monitoring of predictors (websites above)</p>	<p>As Above</p>	<p>Cancellation – Decided by Caleb Ostwald, Rodger Bryant, Jayden Ostwald and Ruby Earl following Advice from Emergency Services</p>

4	Heatwave Threshold Predicted to exceed 30°C (Dept. of Health) on any one day only	Consider additional contingencies	Monitor in lead up to and during Event period	Close liaison with key stakeholders Decide whether to meet & discuss implications with Dept Health and / or Emergency Services Consider additional measures (water stations etc)	Cancellation – Decided by Caleb Ostwald, Rodger Bryant, Jayden Ostwald and Ruby Earl following Advice from Emergency Services
5	Severe Fire Danger Rating	Liaise with Agencies	Monitoring from 14 Days Prior (15/12/2022)	As Above	Cancellation – Decided by Caleb Ostwald, Rodger Bryant, Jayden Ostwald and Ruby Earl following Advice from Emergency Services
6	Forecast thunderstorm with high wind and rainfall (possibility of hail / lightning) expected to exceed 15mm in any one hour of the event time frame	Consider Cancellation	Monitoring from 7 Days Prior (22/12/2022)	As Above	Cancellation – Decided by Caleb Ostwald, Rodger Bryant, Jayden Ostwald and Ruby Earl following Advice from Emergency Services
7	Predicted Thunderstorm asthma event (a consideration)	Consider additional contingencies	Monitoring from 7 Days Prior (22/12/2022)	As Above	Cancellation – Decided by Caleb Ostwald, Rodger Bryant, Jayden Ostwald and Ruby Earl following Advice from Emergency Services

<p>8</p>	<p>Regulatory Direction (ie Chief Health Officer Direction / State Government Direction)</p>	<p>Cancellation</p>		<p>Commence Crisis Communications etc</p>	<p>Cancellation by External Regulator</p>
<p>9</p>	<p>Underway - Cessation/Cancellation (i.e.; due to commencement of/ existing fire; Significant Incident [i.e. Crowd Crush; Terrorism incident etc.)</p>	<p>Consider additional contingencies</p>	<p>During Event Period</p>	<p>As Above + Any additional measures i.e.; Emergency Procedures</p>	<p>Cancellation – Decided by Caleb Ostwald, Rodger Bryant, Jayden Ostwald and Ruby Earl following Advice from Emergency Services</p>
<p>10</p>	<p>Show Stop Required Circumstance that gives rise to the cessation of one or more Festival Elements (water body issues, property damage, art or stage damage, etc)</p>	<p>Consider additional contingencies</p>	<p>During Event Period</p>	<p>As Above + Any additional measures i.e.; Emergency Procedures</p>	<p>Cancellation – Decided by Caleb Ostwald, Rodger Bryant, Jayden Ostwald and Ruby Earl following Advice from Emergency Services</p>

Appendix 24 – Precinct Emergency Information and Characteristics

Area Warden Detail Pack – Information - See event plan for current information. Final version of all plans will contain consolidated appendix with all event information.

Appendix 25 – HEAT MANAGEMENT PLAN

Introduction

According to the 2019 State Heat Health Plan, the Bureau of Meteorology defines a

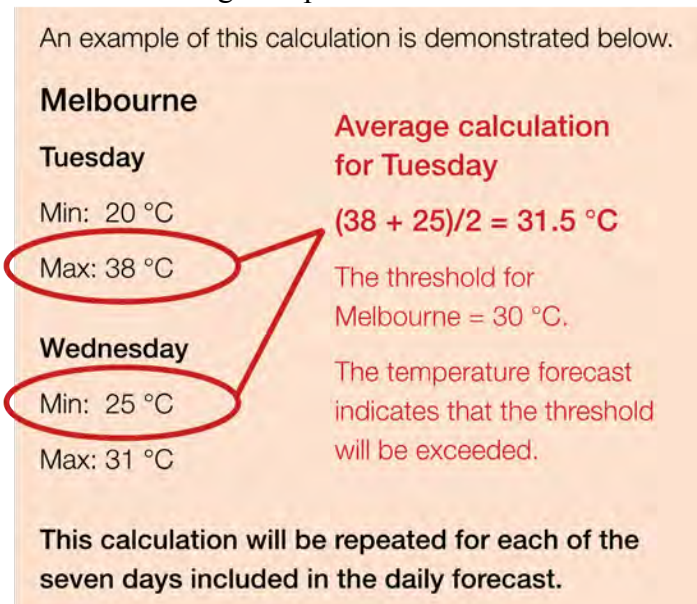
Extreme heat occurs when the forecast average temperature on any day exceeds the predetermined heat health temperature threshold in a Victorian weather forecast district.

A **heatwave** involves three or more consecutive days of extreme heat.

Identifying extreme heat and heatwaves

Extreme heat and heatwaves are identified when the average temperature (as forecast by the Bureau of Meteorology) reaches or exceeds the predetermined heat health temperature thresholds for a Victorian weather forecast district. Heat health temperature thresholds are the average temperature above which substantial increases in mortality in weather forecast districts can be expected.

Figure 1: Calculating the forecast average temperature



The Risks

Power failure can lead to the loss of air conditioning systems, a loss of telecommunications, traffic signal failures, and traffic congestion.

Heat events may cause an **increase in the demand for drinking water concurrently with a reduction in water pressure resulting from reduced water production due to power failure.**

All agencies with a role in protecting infrastructure must take action to prepare for and to protect these services during a heat event.

Resources and reference materials reviewed

1. Emergency Management Victoria's - State Heat Plan (Victoria)2014 (Current as at writing) (In particular Sec. 5.1.4 Readiness Planning – Mass Gathering considerations)
2. Department of Health – Heat Health Alert System (<https://www2.health.vic.gov.au/public-health/environmental-health/climateweather-and-public-health/heatwaves-and-extreme-heat/heat-health-alerts>)
3. Department of Human Services – Heatwave Planning Guide
4. City of Melbourne CBD Safety Plan
5. Sports Medicine Temperature Guidance Material – Sports Medicine Australia
6. Sports Medicine Australia Hot Weather Guidelines – Factors to consider before cancelling or modifying a ‘sporting event’
7. Various websites referenced throughout the Plan

Actions underway or to be undertaken

1. Continuous monitoring of respective websites for current and forecast conditions
<http://www.bom.gov.au/australia/heatwave/index.shtml#heatwave-forecasts> (3+ Days forecast of Heatwave predictions)
http://www.bom.gov.au/info/thermal_stress/index.shtml#apparent
<http://www.bom.gov.au/vic/observations/melbourne.shtml> (Latest weather updates – Issued every 10 mins)
<http://www.weatherzone.com.au/vic/melbourne/melbourne>
2. Subscribed to Heatwave Alert System (Department of Health) – <http://www.health.vic.gov.au/environment/heatwaves-alert.htm>
3. Maintenance of records (data) containing 7 Day forecast temperatures

Appendix 26 – Emergency Information and Characteristics

See event plan for current information.

Contact List

Emergency Contact Numbers

(External to on site resources)

Ambulance/Police/FRV – 000

Major Bushfire Information & Updates – 1800 679 737

Air Quality: <https://www.epa.vic.gov.au/for-community/airwatch>

Victorian Workcover Authority - 1800 136 089

[Environment Protection Authority \(EPA\)](#) - 131 555

Poison Information - 13 11 26

Flood Warnings – (BOM) – 1300 659 219

State Emergency Service - 13 25 00

RACV - 13 72 28

Traffic and Travel Information

Vic Roads Tel: 13 11 70

Telecommunication problems:

- For [Telstra](#)-related problems, visit their website or call 132 203 for faults/damage to Telstra property or call 132 299 for business-only technical support

- For [Optus](#)-related problems, visit their website or call 1300 307 937
- For [Vodafone](#)-related problems, visit their website or call 1300 650 410

Condition Monitoring

In the lead up to 2022 2 Degrees Festival and for the duration of the activities(s), the following websites will be monitored for conditions that may be evolving and likely to have some form of impact upon the Event.

Vic Emergency - Fire Warnings & Current Fires

<http://emergency.vic.gov.au/respond/>

Bureau of Meteorology – VIC Weather Warnings & Forecast

[Victorian 7-day Forecasts \(bom.gov.au\)](#)

<http://www.bom.gov.au/vic/warnings/>

<http://www.bom.gov.au/forecasts/graphical/public/vic> <http://www.bom.gov.au/vic>

EPA Air Quality

<https://www.epa.vic.gov.au/for-community/airwatch>

Doc code: 22/13332 Sect 55 2022-07-28
Your ref: PLN22/0172

28th July 2022

Julie Brown
Planning Officer
Hepburn Shire Council
P.O. Box 21
DAYLESFORD VIC 3460

Dear Julie,

Application for Planning Permit, Use and development of land for a place of assembly, 361 Deep Creek Road Campbelltown.

We refer to your letter received 6th July 2022 and advise that in accordance with Section 56(1)(a) of the Planning and Environment Act, this Authority has no objection to the issue of a planning permit.

Yours faithfully,



Casey Boucher
Senior Officer Planning

GMW Ref: PP-22-00790
Doc ID: A4458512

Hepburn Shire Council
Planning Department
shire@hepburn.vic.gov.au

12 August 2022

Dear Sir and/or Madam,

Planning Permit Application - Place of Assembly

Application No. PLN22/0172
Applicant: 2 Degrees Events Pty Ltd
Location: 361 Deep Creek Road CAMPBELLTOWN VIC 3364
 V 8271 F 172 CA 49A Campbelltown
 V 8271 F 172 CA 49B Campbelltown
 V 8271 F 172 CA 49F Campbelltown
 V 8271 F 172 CA 49G Campbelltown

Thank you for your letter and information received 9 August 2022 in accordance with Section 55 of *the Planning and Environment Act 1987*.

Goulburn-Murray Water's (GMW's) areas of interest are surface water and groundwater quality, use and disposal. GMW requires that development proposals do not impact detrimentally on GMW's infrastructure and the flow and quality of surface water and groundwater. Applicants must ensure that any required water supplies are available from an approved source.

Based on the information provided and in accordance with Section 56 (b) of *the Planning and Environment Act 1987*, Goulburn-Murray Water has no objection to this planning permit being granted subject to the following conditions:

1. A 30 metre exclusion zone which is free from all camping and event infrastructure must be maintained alongside waterways during each festival.
2. Pedestrian and vehicle access over waterways must be in accordance with the requirements of the North Central Catchment Management Authority.
3. A sufficient number of portable toilets must be provided to cater for the maximum expected event attendance and camping activities. Wastewater from all portable toilets and showers must be emptied as required during and following the festival at an EPA approved facility. Any toilet or shower facility that reaches capacity, must cease to be used. There must be no on-site discharge of wastewater from toilet or shower facilities, either to land or to waterways.

4. All portable toilet and shower facilities must be located at least 100m from waterways during their period of use and must be removed from the site following the festival.
5. No litter or other waste material is to be discarded to the any waterways during or following the festival and all waste and litter must be cleared from the site after the festival.

If you require further information please e-mail planning.referrals@gmwater.com.au or contact 1800 013 357.

Yours sincerely

Ranine McKenzie
STATUTORY PLANNING PARTNER
Per: (original signed by Loretta Mulla)



cfa.vic.gov.au

Our patron, Her Excellency the Honourable Linda Dessau AC, Governor of Victoria

CFA Fire Prevention and Preparedness
8 Lakeside Drive Burwood East Vic 3151
Email: firesafetyreferrals@cfa.vic.gov.au

CFA Ref: 15000-77019-121999
RA Ref: PLN22/0172

3 November 2022

Julie Brown
Hepburn Shire Council
po box 21
DAYLESFORD 3460

Dear 15000,

CONDITIONAL CONSENT FOR OPEN-AIR PUBLIC EVENT

Application No: Pln22/0172
Site Address: 361 Deep Creek Road, Campbelltown
Purpose: Use and development of land for a place of assembly

I refer to your letter dated 17 AUGUST 2022 seeking comments from CFA acting as a Referral Authority pursuant to Section 52 of the *Planning and Environment Act 1987* on the above application.

CFA does not object to the grant of a permit for the event subject to the following conditions being attached to any permit which may be issued, and a copy of the permit being forwarded to CFA.

– Start of Conditions –

Emergency management plan & fire management plan required

1. The event organiser is to engage a person who is suitably qualified in emergency management planning to prepare an emergency management plan and separate fire management plan to the satisfaction of the Responsible Authority.
2. The emergency management plan must include/address the following areas (but is not limited to):
 - Bushfire/Grassfire related matters
 - Contains appropriate procedures for:
 - How the bushfire threat will be monitored

- Implementing cancellation/postponement of the event on days where the Fire Danger Rating will be:
 - Extreme (unless with the written consent of CFA)
 - Catastrophic.
 - Any other particular trigger points for action (such as a forecast Fire Danger Ratings, Total Fire Ban etc)
 - When a bushfire threatens the site – including the trigger for sheltering in place or evacuation (as appropriate).
 - After the bushfire threat passes.
 - Details on evacuating staff, talent and event attendees from the site (if required)
 - Details on assembly of those on site and sheltering in place (if required).
 - Fire response related matters
 - Details of the response arrangements for any fire or other emergency that may occur within the site.
3. The fire management plan must include/address the following areas (but is not limited to):
- The location and proposed specifications/standards of:
 - all emergency assembly areas
 - carparking areas
 - vehicle access paths
 - emergency vehicle access paths – if different to the above.
 - any on-site firefighting resources and equipment. Including when those resources may be increased or decreased based on the timing of the event and forecast Fire Danger Ratings.
 - Any fire breaks or fuel management proposed.
 - Any other proposed treatments identified in the risk assessment.
 - A clear description of any variation to the additional fire mitigation measures specified in condition <insert permit condition number to condition 7 of this response> of this permit.
4. Unless with the consent of CFA, a draft version of the emergency management plan and fire management plan must be provided to the Responsible Authority and firesafetyreferrals@cfa.vic.gov.au (ATTN: Commander – CFA District 15) for comment no less than 3 months prior to the date of the event.
5. A final version of the emergency management plan and fire management plan must be provided to the Responsible Authority for endorsement as part of the permit no less than 40 days prior to the event date. A copy of the emergency management plan must also be provided to firesafetyreferrals@cfa.vic.gov.au (ATTN: Commander – CFA District 15) for record keeping purposes.
6. The event must be run in accordance with the endorsed emergency management plan and fire management plan at all times to the satisfaction of the Responsible Authority.

Additional fire mitigation measures

7. Unless with the written consent of CFA and otherwise stipulated in the endorsed emergency management plan or endorsed fire management plan, the following fire mitigation measures must be met:
- a. no pyrotechnics or fires in the open air are permitted.
 - b. emergency vehicle access and egress routes within the site are to be clearly marked, be a width of not less than 5.4 metres and must meet the following specifications:
 - constructed to a standard so that it is accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable width.
 - The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50 metres.
 - Dips must have no more than 1 in 8 (12%) (7.1 degrees) entry and exit angle.
 - There must be no obstructions for at least 4.0 m vertically.
 - c. emergency vehicle access must be provided around the full perimeter of the event.
 - d. emergency assembly areas are to be graded to mineral earth or grass maintained to less than 50 mm in height.
 - e. all grass on the property must be slashed or mown to not exceed 100 mm in height.
 - f. camping areas must be:
 - separated into clearly identifiable blocks.
 - within 30 m of an area of emergency vehicle access.
 - g. carparking areas must be blocks of no more than 30 cars and separated from blocks by at least 10 m.
 - h. Food vendors, display stalls, market stalls and other providers are not to have their stalls/tents/vans or other temporary or permanent structures within a distance of not less than six (6) metres of each other.

– End of Conditions –

Further Comments

- The conditions above are required to be met prior to each event.
- CFA requests that a copy of any permit and a copy of any notice given under section 64 or 65 of the Act be sent to CFA pursuant to section 66 of the Act.

If you would like to discuss this response or and planning permit related matter in more detail, please don't hesitate to contact Andrew Ganey (Bushfire Planning Advisor) on 03 9262 8754.

For clarification on any aspect of the emergency management planning or fire management planning for the event, please don't hesitate to contact Luke Kneebone (Commander - CFA District 15) on 03 5329 5582

Yours sincerely,



Andrew Ganey
Bushfire Planning Advisor
Fire Risk, Research & Community Preparedness



Department of Environment,
Land, Water and Planning

ATTACHMENT 11.4.11

402-406 Mair Street
Ballarat, VIC 3350
03 5336 6856

Our ref: SP480979
Your ref: PLN22/0172

21 September 2022

Julie Brown
Statutory Planning Officer
Hepburn Shire Council
PO BOX 21
Daylesford VIC 3460

Dear Ms Brown,

Application: PLN22/0172

Proposal: Use and development of land for a place of assembly

Location: 361 Deep Creek Road, CAMPBELLTOWN

I refer to an email from the proponent dated 31 August 2022, responding to the Department of Environment, Land, Water and Planning's (DELWP) request for information dated 2 August 2022.

DELWP has considered the above application in accordance with Section 52 of the *Planning and Environment Act 1987*.

It appears the place of assembly plan does not impact native vegetation. On that basis, DELWP does not object to the granting of the planning permit and recommend the following conditions being included in the permit.

1. Prior to the event an Environmental Management Plan (EMP) must be prepared in consultation with the responsible authority and approved by the responsible authority.
2. Any changes to the design, parking and spectator areas, services and auxiliary logistics areas will require DELWP's review to ensure no impact on native vegetation and the changes do not trigger a permit under Clause 52.17 of the Planning Scheme.
3. Earth works must not encroach Tree Protection Zones.

For any further queries, please do not hesitate to contact me on 0409 135 603 or contact us by email to grampians.planning@delwp.vic.gov.au.

Yours sincerely

EZAZ SHEIKH

Senior Planning and Approvals Program Officer
Grampians Region

TOWN PLANNING REFERRALS

ENGINEERING CONDITIONS

Application No	:	PLN22 - 0172
File	:	10587P
Property No	:	10587
Address of Land	:	361 Deep Creek Road, Campbelltown
Description	:	Festival

1. Stormwater Drainage

- All stormwater discharged from the subject land shall be connected to the legal point of discharge to the satisfaction of the Responsible Authority. No concentrated stormwater shall drain or discharge from the land to adjoining properties.

2. Road Upgrade Works

- It is the responsibility of this permit holder(s) to construct and maintain the unmaintained/unmade Stoney Rises Fire Access Road from a maintained road network (i.e. from the intersection of Williams Road to the subject land to the satisfaction of Responsible Authority.
- Prior to the commencement of use, the road shall be formed, drained and surfaced in accordance with detailed plans and specifications prepared by the Land Owner/s and approved by the Responsible Authority.
- The road shall be designed and constructed to relevant Australian and VicRoads standards and in accordance with the requirements of Infrastructure Design Manual (IDM) and IDM standard drawing SD600.
- Road shall comprise of;
 - 7.0m pavement width comprising;
 - Minimum 200mm compacted depth class 3 20mm FCR sub-base
 - Minimum 100mm compacted depth class 2 20mm FCR base
 - Or
 - 300mm compacted depth approved gravel sub base
 - Table drains and culverts including pipe culverts at road intersections as required
- The developer shall prepare all documents required for obtaining approval from Dja Dja Wurrung Clans Aboriginal Corporation for road works and submitted to the Responsible Authority for forwarding them to the Dja Dja Wurrung Clans Aboriginal Corporation. All costs incurred in complying with the Dja Dja Wurrung Clans Aboriginal Corporation requirements shall be borne by the developer.
- The future maintenance of Stoney Rises Fire Access Road shall be the responsibility of the land user until Hepburn Shire council declares the road as part of its maintained network.

3. Access

- Vehicle access/crossing to the land is to be located, constructed and maintained to the satisfaction of the Responsible Authority.
- Prior to the occupation the following will be constructed for approval.
 - Vehicle access/crossing is to be constructed in accordance with Infrastructure Design Manual Standard Drawing SD 255 or to approval of responsible authority.
 - Vehicle access/crossing to the land shall be located so that adequate sight distance is achieved to comply with Australian Standard AS2890.1:2004 Section 3.2.4 and as specified in Ausroad's Guide to Road Design Part 4A Section 3.4 - 'Sight Distance at Property Entrance'.
 - Minimum 10.0m and 9.0m clearance shall be maintained from any road intersection and between adjacent crossovers respectively.
 - Any proposed vehicular crossing shall have satisfactory clearance to any side-entry pit, power or Telecommunications pole, manhole cover or marker, or street tree. Any relocation, alteration or replacement required shall be in accordance with the requirements of the relevant Authority and shall be at the applicant's expense.
- The final location and construction of the vehicle crossing is to be approved by the Responsible Authority via a "Consent to Work within the Road Reserve", prior to the undertaking of works.

4. Carparking

- Before construction works start associated with the provision of carparking, detailed layout plans demonstrating compliance with AustRoads Publication 'Guide to Traffic Engineering Practice: Part 11 Parking', Australian Standard "AS2890: Parking Facilities" and to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The plans must be drawn to scale with dimensions.
- Before the use or occupation of the development starts, the area(s) set aside for parking of vehicles and access lanes as shown on the endorsed plans must be:
 - a) surfaced with an all-weather surface and treated to prevent dust;
 - b) drained in accordance with an approved drainage plan;
 - c) provision for vehicles to pass on driveways and
 - d) constructed and completed to the satisfaction of the Responsible Authority.
 - e) Allow for turning movements of delivery vehicle
- Where the boundary of any car space, access lane or driveway adjoins a footpath or a garden area, a kerb or a similar barrier shall be constructed to the satisfaction of Responsible Authority

5. All works must construct and complete prior to commencement of use.

6. All costs incurred in complying with the above conditions shall be borne by the permit holder.

Prepared by: Ashley Goad – Engineering Development Officer

Date: 08/08/2022

Note to planner: The Developer needs to be aware of the requirements for obtaining a LUAA prior to constructing the road additionally it's likely that a type B LUAA is required, and significant contribution amount would be required to be paid to Dja Dja Wurung Clans Aboriginal Corporation. Furthermore the report submitted by the developer proposes to only slash and clear the road way this would not meet minimum requirements they also describe that they have similar access to the Rainbow Serpent festival site however that site is directly accessed by a gravel road that's maintained by the local shire council.

12 A HEALTHY, SUPPORTED, AND EMPOWERED COMMUNITY

12.1 ROUND TWO COMMUNITY GRANTS 2022/2023

Go to 01:38:40 in the meeting recording to view this item.

DIRECTOR COMMUNITY AND DEVELOPMENT

In providing this advice to Council as the Manager Community Life, I Fran Fogarty have no interests to disclose in this report.

ATTACHMENTS

- Nil

EXECUTIVE SUMMARY

The Community Grants Program 2022/2023 aligns with the Council Plan and is one of the mechanisms used to support the strength and resilience of the community. The provision of financial assistance to groups and organisations is provided to stimulate community connections and build community capacity. Eligible community groups can access funds in four rounds annually across five categories that support a range of community needs. Round 2 opened 21 September 2022 and closed 19 October 2022. Eleven applications were received. Five successful applications are recommended for Round 2, totalling \$11,987.91 in funding. The successful applicants are included in Table 1. The grant monies awarded will support community projects worth \$27,564.91 in total.

OFFICER'S RECOMMENDATION

That Council:

1. *Awards Round Two Community Grant Program funding totalling \$11,987.91 supporting community projects worth \$27,564.91 to applicants in the following categories:*

Category A

Project	Community group	Grant requested
Cooking for Wellbeing School	Health Foods Australia	\$2500
Community Development and Training	Daylesford Table Tennis Association	\$2000

Category C

Project	Community group	Grant requested
Monitoring the Canopy Crossings in Wombat State Forest	Eco Warriors Australia	\$2500

Category D

Project	Community Group	Grant requested
Dharma School Bike Program	Daylesford Dharma School	\$2487.91

Playgroup and Toy Library	Trentham Playgroup	\$2500

MOTION

That Council:

- Awards Round Two Community Grant Program funding totalling \$11,987.91 supporting community projects worth \$27,564.91 to applicants in the following categories:*

Category A

Project	Community group	Grant requested
Cooking for Wellbeing School	Health Foods Australia	\$2500
Community Development and Training	Daylesford Table Tennis Association	\$2000

Category C

Project	Community group	Grant requested
Monitoring the Canopy Crossings in Wombat State Forest	Eco Warriors Australia	\$2500

Category D

Project	Community Group	Grant requested
Dharma School Bike Program	Daylesford Dharma School	\$2487.91
Playgroup and Toy Library	Trentham Playgroup	\$2500

Moved: Cr Don Henderson

Seconded: Cr Jen Bray

Carried

Voted for: Cr Brian Hood, Cr Don Henderson, Cr Jen Bray, Cr Juliet Simpson, Cr Lesley Hewitt, Cr Tessa Halliday and Cr Tim Drylie

Voted against: Nil

Abstained: Nil

BACKGROUND

The Hepburn Shire Council Community Grants Program 2022/2023 awards funding on a quarterly basis to eligible not for profit community groups or organisations for the benefit of the Hepburn Shire Community.

The Community Grants Program has five (5) categories that support a range of community needs. These include:

- A. Active and Engaged Communities (including Welcome to New Residents Sessions in Round 1) - up to \$2,500
- B. Quality Community Infrastructure (including Small Equipment) - up to \$2,500
- C. Sustainable Environments – up to \$2,500
- D. Childrens Programs – up to \$2,500
- E. Charitable Purposes (available in Round 3) - up to \$2,000

The overall annual program budget is \$65,000. Categories A-C are funded through the Community Grants Program Fund of \$45,000 (including \$3,000 for New Resident Sessions). Category D is funded through the Children’s Program Fund of \$10,000. Category E is funded through the Charitable Purposes Fund of \$10,000, of which a maximum of \$2,000 can be awarded per Council ward.

Community Grants Round 2 opened on 21 September 2022 and closed 19 October 2022

Key program dates are as follows:

Round 1	
Round opens:	22 June 2022
Round closes:	20 July 2022
Council meeting:	20 September 2022
Round 2	
Round opens:	21 September 2022
Round closes:	19 October 2022
Council meeting:	20 December 2022
Round 3	
Round opens:	25 January 2023
Round closes:	22 February 2023
Council meeting:	18 April 2023
Round 4	
Round opens:	31 March 2023
Round closes:	28 April 2023
Council meeting:	21 June 2023

KEY ISSUES

Officers implemented the communications plan for Round 2 of Community Grants prior to the round opening. This included Hepburn Life and social media posts.

Applications opened on 21 September 2022 and closed 19 October 2022. During this time Council officers promoted the opportunity to community groups across the Shire and advertised publicly through both printed and digital platforms. All applicants were encouraged to contact the grants officer to discuss their application. Applicants were required to consider any potential implications of the pandemic on the delivery of their project as part of their application. Applications were reviewed by an assessment panel of three (3) Council officers and one (1) community member. Following the initial online assessment process, a meeting was held where all applications were further reviewed by the panel and recommendations for funding agreed.

Applications received for Round 2 of the Community Grants Program 2022/2023

Eleven (11) applications were received in Round 2 of the 2022/2023 Community Grants Program. The assessment panel recommends funding the following applications based on eligibility, alignment to the Program Guidelines and Assessment Criteria.

Recommended Distribution of Funds

Table 1: Summary of Projects recommended for full funding

Grant Category	Applicant	Funding Requested	Total Value of Project	Project Name	Project Description	Additional Comments
D	Daylesford Dharma School	\$2,487.91	\$7,987.91	Dharma School Bike Program	The Daylesford Dharma School Bike Program aims to provide bike activity, education, safety, and wellbeing benefits for Grades three-six students.	The program objective is for children to become competent and confident to ride safely and independently on roads, create healthy exercise habits and reduce vehicle dependence. Recommended for full funding.
A	Health	\$2,500	\$5,900	Cooking for	A shire wide	The project, which

	Futures Australia Ltd.			Wellbeing School	Cooking for Wellbeing School co-designed with the community and Masters of Dietetics students delivered in partnership with the Neighbourhood Houses.	<p>has identified a need for such programs through community consultation, aims to cover a range of topics, including; 'healthy eating on a budget', 'cooking for sustainability' and 'garden to plate'.</p> <p>This project has strong links to the Municipal Public Health and Wellbeing Action Plan (Priority Area 2: Increase Healthy Eating).</p> <p>Recommended for full funding.</p>
D	Trentham Playgroup	\$2,500	\$2,500	Playgroup and Toy Library	Re-establish and improve the Trentham Playgroup and a toy library.	<p>Aiming to deliver two days per week of after school childcare and a weekend playgroup.</p> <p>A much-needed asset and initiative in the township with the displacement of current services.</p> <p>Recommended for full funding.</p>
A	Daylesford Table Tennis Association	\$2,000	\$2,543	Community Development and Training	Ten weeks of professional table tennis tuition for a variety of age	The program aims to improve social connection and increase interest in social sporting

					groups. Under 12's, 12-18's, adult beginners, and adult intermediates.	opportunities by reducing barriers to access. Recommended for full funding.
C	Eco Warriors Australia Inc.	\$2,500	\$8,632	Monitoring the Canopy Crossings in Wombat State Forest	Introduce solar-powered fauna monitoring cameras to monitor the use of canopy bridges in the Wombat State Forest.	Canopy bridges are important to arboreal mammals such as the endangered Southern Greater Glider and threatened Brush-tail Phascogale. Monitoring the canopy bridges ensures that are promoting native wildlife and not pest species. Recommended for full funding.

POLICY AND STATUTORY IMPLICATIONS

Council Plan 2021-2025

A healthy, supported, and empowered community

2.2 Increase the availability and accessibility of services in the Hepburn Shire area to support liveability, health, and wellbeing.

2.5 Improved mental wellbeing within the community.

A resilient, sustainable and protected environment

1.2 Prioritise environmental management, protection and regeneration.

1.5 Protect and regenerate the natural resources of the Shire including soils, water and ecological systems from both current and future threats.

A healthy, supported and empowered community

2.2 Increase the availability and accessibility of services in the Hepburn Shire area to support liveability, health, and wellbeing.

2.3 Optimise the use of public spaces to increase participation and community connection.

GOVERNANCE ISSUES

The implications of this report have been assessed in accordance with the requirements of the Victorian Charter of Human Rights and Responsibilities.

SUSTAINABILITY IMPLICATIONS

The Community Grants Program supports projects by volunteer community groups. The focus of these projects is to strengthen community resilience and connection, promote sustainability and to assist in the implementation of community priorities.

FINANCIAL IMPLICATIONS

There is a total annual budget across all four rounds of Community Grants Program of \$65,000. The amount that is recommended for Round 2 is \$11,987.91.

	Submitted	Ineligible	Withdrew	Eligible	Total Funding available	Total Funds requested
Round 1	11	4	0	7	\$65,000	\$15,969
Round 2	11	1	0	10	\$49,031	\$11,987.91

RISK IMPLICATIONS

All applicants are required to identify how project risk and safety issues will be managed and this formed part of the assessment process. Insurance, not-for-profit-status and ABNs are checked to determine eligibility. Applicants were asked to supply COVID Safe Plans where appropriate. All successful applicants are required to sign grant terms and conditions prior to receiving the grant allocation. Council monitors the receipt of acquittals and follow up any outstanding acquittals.

COMMUNITY AND STAKEHOLDER ENGAGEMENT

Community Grants Round 2 Community Plan was implemented via Facebook posts, Hepburn Life, by email and direct contact with community groups. Council officers also offered one-on-one phone and email support to applicants during the application process. All applicants were encouraged to contact Council for support and advice during the application process.

13 DIVERSE ECONOMY AND OPPORTUNITY

13.1 CRESWICK TRAILS - INSTRUMENTS OF AGREEMENT

Go to 01:44:03 in the meeting recording to view this item.

DIRECTOR INFRASTRUCTURE AND DELIVERY

In providing this advice to Council as the Project Manager, I Alison Breach have no interests to disclose in this report.

ATTACHMENTS

1. Nil

EXECUTIVE SUMMARY

The purpose of this report is for Council to consider the required Instruments of Agreement for the Creswick Trails project that will be built on land that is formally managed by three organisations being Parks Victoria, DELWP and HVP Plantations.

OFFICER'S RECOMMENDATION

That Council:

- 1. Notes the requirement from Land Managers Parks Victoria, DELWP and HVP Plantations to enter into an Instrument of Agreement with Council for the use of land associated with the Creswick Trails.*
- 2. Delegates authority to the Chief Executive Officer to negotiate the terms of the Instruments of Agreement with Land Managers Parks Victoria, DELWP and HVP Plantations, and execute the agreements.*
- 3. Receives a status update from the Chief Executive Officer once the Instruments of Agreement have been finalised.*

MOTION

That Council:

- 1. Notes the requirement from Land Managers Parks Victoria, DELWP and HVP Plantations to enter into an Instrument of Agreement with Council for the use of land associated with the Creswick Trails.*
- 2. Delegates authority to the Chief Executive Officer to negotiate the terms of the Instruments of Agreement with Land Managers Parks Victoria, DELWP and HVP Plantations, and execute the agreements.*
- 3. Receives a status update from the Chief Executive Officer once the Instruments of Agreement have been finalised.*

Moved: Cr Don Henderson

Seconded: Cr Tim Drylie

Carried

Voted for: Cr Brian Hood, Cr Don Henderson, Cr Jen Bray, Cr Juliet Simpson, Cr Lesley Hewitt, Cr Tessa Halliday and Cr Tim Drylie

Voted against: Nil

Abstained: Nil

BACKGROUND

The Creswick Trails will be built on land that is formally managed by three organisations - Parks Victoria, DELWP and HVP Plantations. These organisations are described as Land Managers.

Land managers must give permission in the form of an Instrument of Agreement for construction and management of the Creswick Trails on their land tenure.

An Instrument of Agreement can take the form of a lease, licence, committee of management or other negotiated agreement type.

Instruments of Agreement must be in place before construction of the Creswick Trails can commence.

KEY ISSUES

Instrument of Agreement Negotiations

Negotiations have been underway to formalise the conditions associated with the Instruments of Agreement for each land manager since 2020 with more intense discussion in the past eight months. Finalisation of the Instruments of Agreement could not take place until it was clear that the Creswick Trails would be constructed through release of the construction tender.

Area of Agreement

The area of agreement for each of the Instruments of Agreement is no greater than 15 meters to either side of the centreline of the constructed trails. This area forms a construction and management corridor. The constructed trail is understood to be the alignment that has been previously agreed with each land manager and is the subject of the permitting and procurement processes.

Upon signing of the Instrument of Agreement, the corridor will be the land that Council has land manager permission to construct trails and undertake management activities within. Anything outside this corridor will remain the responsibility of the land manager and would require additional permissions to undertake construction or management activities within.

The areas for each land manager are highlighted below and are still being finalised with each land manager but will not be more than what is listed below:

- Parks Victoria – centreline of the trail and up to 15 metres either side
- DELWP – centreline of the trail and 10 metres either side
- HVP Plantations – centreline of the trail and 10 metres either side.

These areas represent the maximum area for the Instrument of Agreement.

Instrument Type and Duration

Each land manager has identified the type of Instrument of Agreement that suits their organisation's needs:

- Parks Victoria – Lease with the duration TBC
- DELWP – Licence for an initial 20 years
- HVP Plantations – Licence for an initial 10 years.

In the case of Parks Victoria and DELWP, appointing Council as the Committee of Management for the land is the ultimate goal as it would give Council the most autonomy and permit use of the land for mountain bike trails for the foreseeable future.

Appointing Council as the Committee of Management over the land in question is not possible in the first instance as the land currently known as the Creswick Regional Park has not been formally gazetted as a Regional Park. Gazettal is the responsibility of DELWP and this is underway. This process can take several years hence the need for an interim agreement.

The duration of the Instrument of Agreement will be negotiated to the maximum length of time allowed by legislation and the internal policy of each organisation. Options to renegotiate and extend each Instrument of Agreement are included in each document.

Instrument Costs and Conditions

The costs for each Instrument of Agreement are calculated annually with each organisation's listed below:

- Parks Victoria – \$1 per calendar year
- DELWP – TBC but expected to be \$1 per calendar year
- HVP Plantations – \$1 per calendar year.

Additional costs mandated by each Instrument of Agreement include for Council to maintain \$20,000,000 of public liability insurance and for Council to assume the maintenance requirements of the Creswick Trails. Council currently meets the insurance requirements.

Other conditions nominated in the Instruments of Agreement include:

- Council must assume responsibility for maintenance of the Creswick Trails Network within the corridor nominated by the Instrument of Agreement.

- All events proposed for the Creswick Trails be governed by a separate permitting process by Council and land managers. This currently takes place and will continue.
- Land managers must be involved in and give permission for the placement of signage on the trails network.
- Council must permit land managers to undertake routine inspections of their land.
- Council must adhere to all relevant fire and site safety requirements including maintaining a safe worksite through application of best practice OH&S policy compliance.
- Council recognises HVP Plantation’s right to actively undertake forestry activities on the land.
- Council acknowledges that the Creswick Trails within HVP Plantation’s land tenure may be damaged or destroyed in connection with plantation operations and it is Council's responsibility to undertake repairs at no cost to HVP Plantations.
- Parks Victoria requires additional documentation to include Environmental Management Plan (complete), Rehabilitation Plan, Operational Management Plan (Complete) and Maintenance Plan (Complete). The outstanding plan can be created in parallel to construction activities.

Legal Advice

Officers have sought and will continue to seek legal advice through Maddocks Lawyers regarding the negotiation and finalisation of the Instruments of Agreements. To date, officers are satisfied that the proposed Instruments of Agreement are acceptable and appropriate.

Maintenance of the Creswick Trails

As part of receiving permission to construct the Creswick Trails, Council must commit to ongoing maintenance of the trails and associated infrastructure. To manage this, the “Creswick Trails and Hammon Park Trailhead Operational Environment Management and Emergency Management Plan” has been created.

This document clearly identifies definitions, activities, frequencies, roles, responsibilities and tasks associated with maintaining the Creswick Trails.

Appropriate maintenance is imperative to maintaining the safety, usability and functionality of the trails network.

The “Creswick Trails and Hammon Park Trailhead Operational Environment Management and Emergency Management Plan” identifies that the Creswick Trails will be managed by a group formed from representatives from land managers (Parks Victoria, DELWP and HVP Plantations), VOGA, Djarra, Goldfields Track Association and Emergency Services. This group would be the hub for communication about the Creswick Trails and would review maintenance, management and activities within

the network. Council would retain the final and ultimate say over the Creswick Trails Network.

Delegation of Authority to Enter into Instruments of Agreement

Negotiations to finalise the Instruments of Agreement have been progressing actively in the past eight months. Given the complexity of the agreements and the need for agreement between Council and land managers, availability of legal counsel and availability of key staff within land management organisations it has not been possible to finalise the Instruments for the December 2022 Ordinary Meeting of Council.

Given that the Instruments of Agreement are required to begin construction of the Creswick Trails, negotiations will continue across December 2022 as well as January/February 2023. Construction is expected to begin in February/March 2023. This tight timeline means that there may not be time to bring the final Instruments of Agreement to Council before the next Council Meeting in February 2023. To avoid construction of the Creswick Trails being delayed due to the scheduling of Council meetings, it is proposed that Council delegate the responsibility for signing the Instruments of Agreement on behalf of Council to the Chief Executive Officer.

POLICY AND STATUTORY IMPLICATIONS

Council Plan 2021-2025

A resilient, sustainable and protected environment

1.3 Transition to ecologically sustainable and accountable tourism.

A healthy, supported, and empowered community

2.3 Optimise the use of public spaces to increase participation and community connection.

GOVERNANCE ISSUES

The implications of this report have been assessed in accordance with the requirements of the Victorian Charter of Human Rights and Responsibilities.

SUSTAINABILITY IMPLICATIONS

There are no sustainability implications associated with this report.

FINANCIAL IMPLICATIONS

Signing the formal Instrument of Agreement would commit Council to paying \$1 annually to each land manager for rent of the area and maintaining the Creswick Trails Network.

The maintenance of the Creswick Trails Network will be the responsibility of Council.

RISK IMPLICATIONS

A signed Instrument of Agreement is required to begin construction of the Creswick Trails Network.

Construction activities are expected to begin in February/March of 2023.

COMMUNITY AND STAKEHOLDER ENGAGEMENT

There are no community or stakeholder engagement implications associated with this report.

14 A DYNAMIC AND RESPONSIVE COUNCIL

14.1 HIGH VOLTAGE TRANSMISSION LINE SETBACK POLICY

Go to 01:47:30 in the meeting recording to view this item.

DIRECTOR COMMUNITY AND DEVELOPMENT

In providing this advice to Council as the Acting Manager Strategic Planning, I Damien Kennedy have no interests to disclose in this report.

ATTACHMENTS

1. High Voltage Transmission Line Setback Council Policy Draft [**14.1.1** - 6 pages]

EXECUTIVE SUMMARY

A draft High Voltage Transmission Line Setback Policy has been prepared for consideration by Council for adoption. The proposed High Voltage Transmission Line Setback Policy incorporates the recently adopted energy infrastructure setback recommendations handed down in the Australian Energy Infrastructure Commissioner's 2021 Annual Report. It is recommended that Council adopt the policy.

OFFICER'S RECOMMENDATION

That Council adopts the setback policy for high-voltage transmission lines to provide guidance and information for energy infrastructure providers, operators, community members and other relevant stakeholders.

MOTION

That Council adopts the setback policy for high-voltage transmission lines to provide guidance and information for energy infrastructure providers, operators, community members and other relevant stakeholders.

Moved: Cr Jen Bray

Seconded: Cr Don Henderson

Carried

Voted for: Cr Brian Hood, Cr Don Henderson, Cr Jen Bray, Cr Juliet Simpson, Cr Lesley Hewitt, Cr Tessa Halliday and Cr Tim Drylie

Voted against: Nil

Abstained: Nil

BACKGROUND

Hepburn Shire forms part of the Department of Environment, Land, Water and Planning's Western Victoria Renewable Energy Zone (REZ). It is one of six zones in their REZ Development Plan which earmarks potential projects across the State to

achieve Victoria’s renewable energy transformation. If approved, the proposed Nyaninyuk Wind Farm will be the first renewable energy project of significant scale in the shire.

The proposed Western Renewable Link and Victoria to NSW Interconnector West (VNI West) transmission projects and prospective renewable energy projects highlight the need for Council to adopt a position on the location of transmission infrastructure in proximity to sensitive uses such as dwellings.

The Australian Energy Infrastructure Commissioner (AEIC) has considered the need for setbacks between transmission infrastructure and nearby existing land uses in his past two annual reports. The Commissioner released his 2021 Annual Report which provides amended setback recommendations:

- A transmission line that is 66kV or less than 220kV should have a minimum setback distance of 100 metres from a residence
- A transmission line that is greater than 220kV should have a minimum setback distance of 200 metres.
- A transmission line that is 500kV should have a minimum setback distance of 300 metres.

KEY ISSUES

A proposed High Voltage Transmission Line Setback Policy has been drafted to recognise the AEIC recommendations, as well as considerations under the Hepburn Planning Scheme.

The new policy will be actively considered when determining and making submissions that involve high voltage transmission lines. The consequential actions for Council in response to a non-compliance with this policy will be considered on a project-by-project basis.

With respect to the proposed Western Renewables Link project, an assessment by Moorabool Shire Council indicated many dwellings are situated within 300 metres of the proposed route. A number of these are in the Kingston – Newlyn – Mount Prospect area within Hepburn Shire. The following tables provides a summary of the number of dwellings in proximity to the proposed transmission line route:

Estimated dwelling distance from proposed transmission line route	No. of dwellings
< 100 metres	3
101-200 metres	5
201-300 metres	10

Source: AusNet Interactive Route Map [Interactive map](#) | JBSG | Community Analytics ([caportal.com.au](#))

Council acknowledges the importance of renewable energy projects and is supportive of the transition to renewable energy. However, there are serious concerns regarding the impacts of the infrastructure on shire communities. Hepburn Shire has a strong local identity connected with agriculture, the natural environment and as a nationally significant tourism destination, and unsightly transmission lines crossing the landscape directly conflicts with the visual amenity and liveability of our communities. There are also impacts on private land due to transmission line easements and access tracks that may restrict current and future growth and land use, particularly for the agricultural properties in our shire.

The proposed policy has been developed in response to the current lack of government sanctioned and peer reviewed research regarding appropriate setback distances from high-voltage transmission lines. It will apply to the transmission line corridor and any associated infrastructure such as terminal stations.

Updated recommendations were made by the AEIC in his 2021 Annual Report that address the differences in design and governance of renewable energy projects across Australian state and territories, which consider the potential effects of high voltage transmission lines on human health, visual amenity, and peaceful enjoyment of private property. The AEIC recommendations provide a framework for a consistent approach and expectations for governments, industry, and the community, towards achieving more equitable community outcomes and driving technological improvements across the energy market, which the policy is based on.

The Commissioner has relied on a range of available evidence to support his recommendations, including his previous investigations into planning approvals for renewable energy facilities. For wind energy facilities, no go zones and setbacks have been prescribed in planning policy that enable landowners to veto the location of turbines. The AEIC has been persuaded by a range of evidence from project experience, investigations and planning policy but has confirmed that this work is still in progress and further direction may arise because of environmental impact studies for major transmission projects currently being developed.

Energy Grid Alliance, a community-based organisation interested in renewable energy, has also published a High-Voltage Transmission Line Setback Policy supported by a range of references including Victorian planning policies, international and interstate inquiries, and best practice guidelines for the renewable energy industry. Energy Grid's policy references a range of investigations undertaken by the AEIC into renewable energy planning processes, site selection and landowner negotiations.

The AEIC's has also identified a recommended setback distance between large-scale renewable energy projects and a materially populated township or city boundary. This was considered for Hepburn's policy but requires further investigation as it was intended to apply specifically to renewable energy projects and not transmission projects. Transmission projects may need to connect to existing terminal stations

located within industrial or other non-residential sites close to urban areas e.g., Ballarat Terminal Station.

Moorabool Shire Council has adopted a similar policy to this proposed setback policy. To ensure a consistent approach between the two local government areas, the information contained in this report is based on Moorabool's work.

POLICY AND STATUTORY IMPLICATIONS

Council Plan 2021-2025

A resilient, sustainable and protected environment

1.1 Adapt to and mitigate climate change to reach net-zero community emissions by 2030.

Embracing our past and planning for the future

3.2 Embrace and enhance the existing character of our towns and rural settings through community inclusive strategic planning to strengthen planning controls on growth and development

Council policies are important for supporting the strategic direction of local government and guiding the decision-making process. They set some parameters for decision-making and make the organisation's 'thought processes' predictable and transparent. Policies are not binding in the way that legislation and local law are and often reflect a value that the council holds. A policy can be an expression of Council's intent on behalf of the community and send a message to other levels of government about a desirable outcome such as that sought in the proposed policy – to minimise the impact of transmission on dwellings by applying appropriate setbacks.

GOVERNANCE ISSUES

The implications of this report have been assessed in accordance with the requirements of the Victorian Charter of Human Rights and Responsibilities.

SUSTAINABILITY IMPLICATIONS

The adoption of this policy will contribute to more sustainable development of transmission line projects that address the environmental, social, and economic impacts of this infrastructure on the shire communities.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

RISK IMPLICATIONS

The level of risk to Council in making decisions and recommendations that reference this policy is low. Council's decision-making role in relation to transmission projects is limited under planning legislation and limited to secondary consents under an Incorporated Document that will be approved by the Minister for Planning if a transmission project is approved by the State Government. Other decision makers will need to consider Council's policy through the planning approval processes that are required following the release of the Minister's recommendation on an Environmental Effects Statement.

COMMUNITY AND STAKEHOLDER ENGAGEMENT

The policy is expected to be favourably received by communities potentially impacted by large-scale transmission projects, such as the Western Renewables Link and VNI West, as a clear indication of Council's position on the siting of transmission infrastructure in proximity to residences.

POLICY NUMBER:	XX (C)
NAME OF POLICY:	HIGH VOLTAGE TRANSMISSION LINE SETBACK POLICY
DATE OF NEXT REVIEW:	December 2023
DATE APPROVED:	<Insert date adopted by Council>
RESPONSIBLE OFFICER:	Director Community & Development
REFERENCES:	<i>Planning & Environment Act 1987</i> Hepburn Planning Scheme Council Plan 2021 – 2025 including Municipal Public Health and Wellbeing Plan

Service Performance Principles as defined in section 106 of the Local Government Act 2020

Service performance principles

(1) A Council must plan and deliver services to the municipal community in accordance with the service performance principles.

(2) The following are the service performance principles—

(a) services should be provided in an equitable manner and be responsive to the diverse needs of the municipal community;

(b) services should be accessible to the members of the municipal community for whom the services are intended;

(c) quality and costs standards for services set by the Council should provide good value to the municipal community;

(d) a Council should seek to continuously improve service delivery to the municipal community in response to performance monitoring;

(e) service delivery must include a fair and effective process for considering and responding to complaints about service provision.

INTRODUCTION

The purpose of the High Voltage Transmission Line Setback Policy is to define the acceptable setback distance from high voltage transmission lines to dwellings and other sensitive receptors in Hepburn Shire. The policy provides guidance and information for energy infrastructure proponents, operators, community members and other relevant stakeholders.

SCOPE

Hepburn Shire is within the Department of Environment, Land, Water and Planning's Western Victoria Renewable Energy Zone (REZ). It is one of six zones in their REZ Development Plan (Directions Paper published February 2021), which earmarks potential projects across the state to achieve Victoria's renewable energy transformation. The existing and prospective renewable energy infrastructure projects highlight a requirement for Council to adopt a policy position on transmission infrastructure.

The policy has been developed using Victorian planning policy objectives and strategies for renewable energy, as well as the most recent energy infrastructure setback recommendations handed down in the Australian Energy Infrastructure Commissioner's 2021 Annual Report (published 21 July 2022). The Commissioner's recommendations have been referred to here for their status as the foremost Australian standard for governments across all jurisdictions to consider when developing energy infrastructure policy.

It is important to note that this is the policy statement for Hepburn Shire only.

This policy will be actively considered when determining and making submissions on projects that involve high voltage transmission lines. The consequential actions of Council in response to a non-compliance with this policy will be considered on a project-by-project basis.

POLICY

While Hepburn Shire Council acknowledges the importance of renewable energy projects and is supportive of the transition to renewable energy, Council has justifiable concerns regarding the significant impacts of energy infrastructure on the community. There is increasing anecdotal evidence and autonomous research suggesting a potential connection between adverse health impacts and long-term radiation exposure from high voltage energy infrastructure.

Hepburn Shire has a strong local identity associated with picturesque farmland and distinctive nature-based assets that hold significant landscape and community value. Unsightly transmission infrastructure traversing these landscapes directly conflicts with Hepburn's visual amenity and livability. Likewise, private land impacts due to transmission line easements and access tracks may unnecessarily restrict current and future growth and land use; particularly for agricultural properties, which is an industry of local specialisation.

Council specifically seeks to limit the potential impacts on visual amenity, existing and future land uses, as well as adverse impacts on human health resulting from EMF emissions characteristics of high voltage transmission infrastructure.

The current policy has been developed in response to the current lack of government sanctioned and peer reviewed research regarding appropriate setback distances from high voltage transmission lines.

The Australian Energy Infrastructure Commissioner (AEIC) has made recommendations to address the differences in design and governance of renewable energy projects across Australian states and territories. They acknowledge and seek to mitigate potential adverse impacts of renewable energy infrastructure, including high voltage transmission lines, on human health, visual amenity, and peaceful enjoyment of private property. The recommendations provide a framework for a consistent approach and expectations for governments, industry, and the community, towards achieving more equitable community outcomes and driving technological improvements across the energy market.

1. High Voltage Transmission Line Setback Policy

Hepburn Shire Council adopts the following objective and strategies of the Victoria Planning Provisions' Renewable Energy Clause 19.01-2S.

Objective

To promote the provision of renewable energy in a manner that ensures appropriate siting and design considerations are met.

Strategies

- Facilitate renewable energy development in appropriate locations.
- Consider the economic and environmental benefits to the broader community of renewable energy generation while also considering the need to minimise the effects of a proposal on the local community and environment.

Hepburn Shire Council also adopts recommendations 5.2.9.5 and 5.2.15 of the Australian Energy Infrastructure Commissioner's 2021 Annual Report, which nominates the minimum setback distances listed below between residences and proposed overhead transmission lines, including associated infrastructure such as terminal stations. The recommendation states that the setback distance should be measured from the edge of the overhead transmission line easement to the residence.

- A transmission line that is 66kV or less than 220 kV should have a setback distance of 100 metres.
- A transmission line that is 220kV or greater and less than 500kV should have a setback distance of 200 metres.
- A transmission line that is 500kV or greater should have a setback distance of 300 metres.
- Transmission lines should also be set back from public roads, with the suggested setback distance measured as the tower height plus 20 metres.

Note: Hepburn Planning Scheme Clause 53.13 Renewable Energy Facility (Other Than Wind Energy Facility) contains application requirements and decision guidelines.

DEFINITIONS

The following terms are referred to in the policy.

Term	Definition
Council	Hepburn Shire Council
Council Staff	Includes permanent and temporary full-time and part-time council employees, and contractors and consultants while engaged by Council.

Term	Definition
The Act	<i>Local Government Act 1989</i>
AEIC	Australian Energy Infrastructure Commissioner
DELWP	Department of Environment, Land, Water & Planning
REZ	Renewable Energy Zone
kV	Kilovolt
EMF	Electro-Magnetic Field
Setback distance	Required minimum distance between renewable energy infrastructure and an established residence or sensitive use
High voltage	High voltage is defined as a voltage > 1000 volts for alternating current, or at least 1500 volts for direct current
Sensitive receptors	Places where people reside for extended periods, such as schools, hospitals and aged care facilities

FURTHER INFORMATION

Any enquiries about the High Voltage Transmission Line Setback Policy should be directed to the Manager Strategic Planning.

IMPLEMENTATION

The policy will be made available on council's website together with council's current policies. The policy will be relevant consideration for development approvals involving high voltage transmission lines and key external parties involved in renewable energy project will be informed of its adoption. Council's planning staff will be briefed on the relevance and applicability of the policy.

REVIEW

The High Voltage Transmission Line Setback Policy will be reviewed every second year or sooner if required by legislation or organisational changes.

The officer responsible for the review of this policy is the Director Community & Development.

14.2 RECORDS OF COUNCILLOR ATTENDANCE - DECEMBER 2022

Go to 01:55:32 in the meeting recording to view this item.

DIRECTOR ORGANISATIONAL SERVICES

In providing this advice to Council as the Coordinator Governance, I Dannielle Kraak have no interests to disclose in this report.

ATTACHMENTS

1. Record of Councillor Attendance - Pre-Council Meeting Briefing - 20 September 2022 [**14.2.1** - 1 page]
2. Record of Councillor Attendance - Councillor Briefing - 27 September 2022 [**14.2.2** - 5 pages]
3. Record of Councillor Attendance - Councillor Briefing - 4 October 2022 [**14.2.3** - 4 pages]
4. Record of Councillor Attendance - Councillor Briefing - 11 October 2022 [**14.2.4** - 4 pages]
5. Record of Councillor Attendance - Pre-Council Meeting Briefing - 18 October 2022 [**14.2.5** - 1 page]
6. Record of Councillor Attendance - Councillor Briefing - 25 October 2022 [**14.2.6** - 4 pages]
7. Record of Councillor Attendance - Councillor Briefing - 8 November 2022 [**14.2.7** - 5 pages]
8. Record of Councillor Attendance - Councillor Briefing - 15 November 2022 [**14.2.8** - 5 pages]
9. Record of Councillor Attendance - Pre-Council Meeting Briefing - 22 November 2022 [**14.2.9** - 1 page]
10. Record of Councillor Attendance - Councillor Briefing - 29 November 2022 [**14.2.10** - 5 pages]
11. Record of Councillor Attendance - Councillor Briefing - 6 December 2022 [**14.2.11** - 5 pages]
12. Record of Councillor Attendance - Disability Advisory Committee - 7 February 2022 [**14.2.12** - 2 pages]
13. Record of Councillor Attendance - Disability Advisory Committee - 16 May 2022 [**14.2.13** - 2 pages]
14. Record of Councillor Attendance - Disability Advisory Committee - 15 August 2022 [**14.2.14** - 2 pages]
15. Record of Councillor Attendance - LGBTIQ A+ Advisory Committee - 4 April 2022 [**14.2.15** - 2 pages]
16. Record of Councillor Attendance - LGBTIQ A+ Advisory Committee - 5 September 2022 [**14.2.16** - 2 pages]
17. Record of Councillor Attendance - Municipal Public Health and Wellbeing Plan External Working Group - 5 May 2022 [**14.2.17** - 3 pages]
18. Record of Councillor Attendance - Municipal Public Health and Wellbeing Plan External Working Group - 19 May 2022 [**14.2.18** - 3 pages]
19. Record of Councillor Attendance - Municipal Public Health and Wellbeing Plan External Working Group - 29 September 2022 [**14.2.19** - 3 pages]

20. Record of Councillor Attendance - Gender Equity Advisory Committee - 14 September 2022 [**14.2.20** - 4 pages]
21. Record of Councillor Attendance - Gender Equity Advisory Committee - 5 October 2022 [**14.2.21** - 4 pages]
22. Record of Councillor Attendance - Gender Equity Advisory Committee - 9 November 2022 [**14.2.22** - 4 pages]
23. Record of Councillor Attendance - Mineral Springs Reserve Advisory Committee - 19 September 2022 [**14.2.23** - 3 pages]
24. Record of Councillor Attendance - Mineral Springs Reserve Advisory Committee - 10 October 2022 [**14.2.24** - 3 pages]
25. Record of Councillor Attendance - Public Art Advisory Committee - 3 October 2022 [**14.2.25** - 2 pages]

EXECUTIVE SUMMARY

The purpose of this report is for Council to receive and note Records of Councillor Attendance.

OFFICER'S RECOMMENDATION

That Council receives and notes the Records of Councillor Attendance as detailed in the report.

MOTION

That Council receives and notes the Records of Councillor Attendance as detailed in the report.

Moved: Cr Juliet Simpson

Seconded: Cr Tim Drylie

Carried

Voted for: Cr Brian Hood, Cr Don Henderson, Cr Jen Bray, Cr Juliet Simpson, Cr Lesley Hewitt, Cr Tessa Halliday and Cr Tim Drylie

Voted against: Nil

Abstained: Nil

BACKGROUND

Council's Governance Rules, chapter 6 section 102.1, require that:

If there is a meeting of Councillors that:

1. *is scheduled or planned for the purpose of discussing the business of Council or briefing Councillors;*
2. *is attended by at least one member of Council staff; and*

3. *is not a Council meeting, Delegated Committee meeting or Community Asset Committee meeting*

the Chief Executive Officer must ensure that a summary of the matters discussed at the meeting are:

- a. tabled at the next convenient Council meeting; and*
b. recorded in the minutes of that Council meeting.

To fulfill this requirement and promote transparency, records of councillor attendance are kept where the above definition is met and brought to Council for noting, as attached.

KEY ISSUES

The following records of Councillor attendance are reported:

Date	Meeting/Committee Name	Location
20 September 2022	Pre-Council Meeting Briefing	Council Chambers
27 September 2022	Councillor Briefing	Council Chambers
4 October 2022	Councillor Briefing	Council Chambers
11 October 2022	Councillor Briefing	Council Chambers
18 October 2022	Pre-Council Meeting Briefing	Council Chambers
25 October 2022	Councillor Briefing	Council Chambers
8 November 2022	Councillor Briefing	Council Chambers
15 November 2022	Councillor Briefing	Council Chambers
22 November 2022	Pre-Council Meeting Briefing	Council Chambers
29 November 2022	Councillor Briefing	Council Chambers
6 December 2022	Councillor Briefing	Council Chambers
7 February 2022	Disability Advisory Committee	Trentham Neighbourhood Centre
16 May 2022	Disability Advisory Committee	The Warehouse, Clunes
15 August 2022	Disability Advisory Committee	Trentham Neighbourhood Centre
4 April 2022	LGBTIQA+ Advisory Committee	Council Chambers

5 September 2022	LGBTIQA+ Advisory Committee	Trentham Neighbourhood Centre
5 May 2022	Municipal Public Health & Wellbeing Plan External Working Group	Council Chambers
19 May 2022	Municipal Public Health & Wellbeing Plan External Working Group	Council Chambers
29 September 2022	Municipal Public Health & Wellbeing Plan External Working Group	Virtual
19 September 2022	Mineral Springs Reserve Advisory Committee	The Mayors Room, Town Hall
10 October 2022	Mineral Springs Reserve Advisory Committee	Council Chambers
14 September 2022	Gender Equity Advisory Committee	79A Raglan Street, Daylesford
5 October 2022	Gender Equity Advisory Committee	79A Raglan Street, Daylesford
9 November 2022	Gender Equity Advisory Committee	79A Raglan Street, Daylesford
3 October 2022	Public Art Advisory Committee	PAG, Raglan Street Daylesford

POLICY AND STATUTORY IMPLICATIONS

The report full fills Council's requirements under the Governance Rules.

GOVERNANCE ISSUES

The implications of this report have been assessed in accordance with the requirements of the Victorian Charter of Human Rights and Responsibilities.

SUSTAINABILITY IMPLICATIONS

The inclusion of the attached records of Councillor attendance in the Council Agenda and their availability to the public will increase awareness of the activities of Council and promote community involvement in decision making at Council level.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

RISK IMPLICATIONS

If records of Councillor attendance are not included in the Public Agenda at a Council Meeting, Council would be in breach of its Governance Rules as adopted on the 16 August 2022.

COMMUNITY AND STAKEHOLDER ENGAGEMENT

Using Council's adopted Community Engagement Framework, International Public Participation Consultation, this report presents information via the Council Agenda.

▶ RECORD OF COUNCILLOR ATTENDANCE

MEETING	Pre- Council Meeting Briefing	DATE	Tuesday, September 20, 2022
LOCATION	<input checked="" type="checkbox"/> Council Chamber <input checked="" type="checkbox"/> Video Conference <input type="checkbox"/> Other: Click or tap here to enter text.:	TIME	2:30pm
COUNCILLORS PRESENT	<input checked="" type="checkbox"/> Cr Jen Bray <input checked="" type="checkbox"/> Cr Tim Drylie <input checked="" type="checkbox"/> Cr Tessa Halliday <input checked="" type="checkbox"/> Cr Don Henderson <input checked="" type="checkbox"/> Cr Lesley Hewitt <input checked="" type="checkbox"/> Cr Brian Hood <input checked="" type="checkbox"/> Cr Juliet Simpson		
OFFICERS PRESENT	<input checked="" type="checkbox"/> CEO – Bradley Thomas <input checked="" type="checkbox"/> Director Infrastructure and Delivery – Bruce Lucas <input checked="" type="checkbox"/> Director Organisational Services – Andrew Burgess <input checked="" type="checkbox"/> Director Community and Development – Natalie Walker Others (Position Title and Name): Manager Statutory Planning and Building – Rick Traficante Coordinator Statutory Planning – Wallie Cron Manager Community Life – Fran Fogarty Manager Economic Development and Recreation – Kendall Sinclair Interim Coordinator Economic Development – Sue La Greca Manager Financial Services – Kathy Fulton Manager Governance and Risk – Rebecca Smith Click or tap here to enter text.		

MATTERS CONSIDERED

Agenda attached – CM Reference: DOC/22/57921

CONFLICT OF INTEREST DISCLOSURES

Declared by	Item being considered	Time left meeting	Time Returned
Cr Don Henderson	Item 12.1 – Community Grants	3:34pm	3:36pm

NOTES:

<Record late arrivals or early departures>

RECORD COMPLETED BY

Other:
 Rebecca Smith, Manager Governance and Risk

Signed: 

▶ RECORD OF COUNCILLOR ATTENDANCE

MEETING	Councillor Planning Briefing	DATE	Tuesday, September 27, 2022
LOCATION	<input checked="" type="checkbox"/> Council Chamber <input checked="" type="checkbox"/> Video Conference <input type="checkbox"/> Other: Click or tap here to enter text.:	TIME	10:15am – 3:45pm
COUNCILLORS PRESENT	<input checked="" type="checkbox"/> Cr Jen Bray <input checked="" type="checkbox"/> Cr Tim Drylie <input checked="" type="checkbox"/> Cr Tessa Halliday <input checked="" type="checkbox"/> Cr Don Henderson <input checked="" type="checkbox"/> Cr Lesley Hewitt <input checked="" type="checkbox"/> Cr Brian Hood <input checked="" type="checkbox"/> Cr Juliet Simpson		
OFFICERS PRESENT	<input checked="" type="checkbox"/> CEO – Bradley Thomas <input checked="" type="checkbox"/> Director Infrastructure and Delivery – Bruce Lucas <input checked="" type="checkbox"/> Director Organisational Services – Andrew Burgess <input checked="" type="checkbox"/> Director Community and Development – Natalie Walker Others (Position Title and Name): Acting Manager Strategic Planning – Damien Kennedy Environment and Planning Manager – Kim Duong Project Manager – Maria Caruda Project Coordinator – Jacqueline Pertz Community and Stakeholder Liaison – Helen Kennedy Community and Stakeholder Liaison – Abbie Sutton Manager Financial Services – Kathy Fulton Manager Projects – Ben Grounds Financial Business Partner – Carlo Manitta Coordinator Statutory Planning – Wallie Cron Manager Statutory Planning ad Building – Rick Traficante Acting Coordinator Governance – Dannielle Kraak Planning Applicant – Tracey Bridges		

MATTERS CONSIDERED

Agenda attached – CM Reference: DOC/22/59606

OR

List matters considered:

[Click or tap here to enter text.](#)

CONFLICT OF INTEREST DISCLOSURES

Declared by	Item being considered	Time left meeting	Time Returned
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

▶ RECORD OF COUNCILLOR ATTENDANCE

Choose an item.

Click or tap here to enter text.

Click or tap here to enter text.

Click or tap here to enter text.

NOTES:

<Record late arrivals or early departures>

RECORD COMPLETED BY

- Director Organisational Services – Andrew Burgess
- Director Infrastructure and Delivery – Bruce Lucas
- Director Community and Development – Natalie Walker
- CEO – Bradley Thomas

Other:

Acting Coordinator Governance – Dannielle Kraak

Signed:



Tuesday 27 September 2022
Council Chamber, 76 Vincent Street Daylesford VIC 3460
10:15am – 3:45pm

Councillors, I advise that I have assessed the following information in the briefing papers and associated attachments as being confidential information.

The information is considered to be confidential information under section 3(1) of the Local Government Act 2020 because it is Council business information, being information that would prejudice Council's position in commercial negotiations if prematurely released (Section 3(1)(a)).

BRADLEY THOMAS

CHIEF EXECUTIVE OFFICER

INVITED:	Councillors	Councillor Jen Bray, Birch Ward Councillor Tim Drylie, Creswick Ward Councillor Tessa Halliday, Cameron Ward Councillor Don Henderson, Creswick Ward Councillor Lesley Hewitt, Birch Ward Councillor Brian Hood, Coliban Ward Councillor Juliet Simpson, Holcombe Ward
	Officers	Bradley Thomas – Chief Executive Officer Andrew Burgess – Director Organisational Services Bruce Lucas – Director Infrastructure and Delivery Natalie Walker – Director Community and Development
CHAIR:		Councillor Tim Drylie - Mayor Bradley Thomas – Chief Executive Officer

APOLOGIES:

No	Time	Type	Agenda Item	Presenter	Page No
1.1	10:15am	External Presentation	Acciona Energia Briefing on Nyaninyuk Wind Farm	Environment & Planning Manager Project Manager Project Coordinator Community & Stakeholder Liaison	3
1.2	11:00am	Report	Finance and Projects Carry Forward Review (part 1)	Manager Financial Services Manager Projects Financial Business Partner	5
	12:00pm		Lunch		
	12:30pm	Report	Finance and Projects Carry Forward Review (part 2)	Manager Financial Services Manager Projects Financial Business Partner	
1.3	2:00pm	Briefing Only	PA 3495 109 McDonalds Road, Clunes – Temporary Placement of a 40 foot shipping container	Coordinator Statutory Planning	22
	3:00pm		Break		

	3:15pm	Report	Finance and Projects Carry Forward Review (part 3)	Manager Financial Services Manager Projects Financial Business Partner	
2	3:45pm	Close of Meeting			37

RECORD OF COUNCILLOR ATTENDANCE

MEETING	Councillor Briefing	DATE	Tuesday, October 04, 2022
LOCATION	<input checked="" type="checkbox"/> Council Chamber <input checked="" type="checkbox"/> Video Conference <input type="checkbox"/> Other: Click or tap here to enter text.:	TIME	10:26pm – 12:45pm
COUNCILLORS PRESENT	<input checked="" type="checkbox"/> Cr Jen Bray <input checked="" type="checkbox"/> Cr Tim Drylie <input checked="" type="checkbox"/> Cr Tessa Halliday <input checked="" type="checkbox"/> Cr Don Henderson <input checked="" type="checkbox"/> Cr Lesley Hewitt <input checked="" type="checkbox"/> Cr Brian Hood <input checked="" type="checkbox"/> Cr Juliet Simpson		
OFFICERS PRESENT	<input checked="" type="checkbox"/> CEO – Bradley Thomas <input checked="" type="checkbox"/> Director Infrastructure and Delivery – Bruce Lucas <input checked="" type="checkbox"/> Director Organisational Services – Andrew Burgess <input checked="" type="checkbox"/> Director Community and Development – Natalie Walker Others (Position Title and Name): Communications Officer – Maria Abate Interim Coordinator Economic Development – Sue La Greca Manager Economic Development and Recreation – Kendall Sinclair Manager Waste, Facilities and Community Safety – Simon Mennie Coordinator Health and Community Safety – Lisa Sparks Manager Information and Communication Technology – Chris Whyte Manager Planning and Building – Rick Traficante		

MATTERS CONSIDERED

Agenda attached – CM Reference: DOC/22/60566

OR

List matters considered:

As per agenda

CONFLICT OF INTEREST DISCLOSURES

Declared by	Item being considered	Time left meeting	Time Returned
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

NOTES:

Meeting started 11 minutes late @ 10:26am

☐ RECORD OF COUNCILLOR ATTENDANCE

Cr Halliday attended virtually

RECORD COMPLETED BY

- Director Organisational Services – Andrew Burgess
- Director Infrastructure and Delivery – Bruce Lucas
- Director Community and Development – Natalie Walker
- CEO – Bradley Thomas

Other:

Governance Admin Officer – Brigitte Longmore

Signed:



Tuesday 4 October 2022
Daylesford Town Hall, 76 Vincent Street Daylesford
10:15am – 12:45pm

Councillors, I advise that I have assessed the following information in the briefing papers and associated attachments as being confidential information.

The information is considered to be confidential information under section 3(1) of the Local Government Act 2020 because it is Council business information, being information that would prejudice Council's position in commercial negotiations if prematurely released (Section 3(1)(a)).

BRADLEY THOMAS

CHIEF EXECUTIVE OFFICER

INVITED:	Councillors	Councillor Jen Bray, Birch Ward Councillor Tim Drylie, Creswick Ward Councillor Tessa Halliday, Cameron Ward Councillor Don Henderson, Creswick Ward Councillor Lesley Hewitt, Birch Ward Councillor Brian Hood, Coliban Ward Councillor Juliet Simpson, Holcombe Ward
	Officers	Bradley Thomas – Chief Executive Officer Andrew Burgess – Director Organisational Services Bruce Lucas – Director Infrastructure and Delivery Natalie Walker – Director Community and Development
CHAIR:		Councillor Tim Drylie - Mayor Bradley Thomas – Chief Executive Officer

APOLOGIES:

No	Time	Type	Agenda Item	Presenter	Page No
1.1	10:15am	Report	Annual Report 2021/2022	Communications Officer Communications Officer	5
1.2	10:45pm	Report	Consideration of Extended Outdoor Dining Arrangements	Interim Coordinator Economic Development Manager Economic Development and Recreation Manager Waste, Facilities and Community Safety Coordinator Health and Community Safety	103
1.3	11:15am	Discussion	ICT Strategy Update	Director Organisational Services Manager ICT	126
1.4	11:45am	Briefing Only	2 Degrees Festival 2022	Manager Planning and Building	135
1.5	12:15pm	Discussion	Councillor "Burning Issues" Discussion, Executive Issues Update and External Committees Update	Chief Executive Officer	151
2	12:45pm		Close of Meeting		152

RECORD OF COUNCILLOR ATTENDANCE

MEETING	Councillor Briefing	DATE	Tuesday, October 11, 2022
LOCATION	<input checked="" type="checkbox"/> Council Chamber <input checked="" type="checkbox"/> Video Conference <input type="checkbox"/> Other: Click or tap here to enter text.:	TIME	10:15am - 1:45pm
COUNCILLORS PRESENT	<input checked="" type="checkbox"/> Cr Jen Bray <input checked="" type="checkbox"/> Cr Tim Drylie <input type="checkbox"/> Cr Tessa Halliday <input checked="" type="checkbox"/> Cr Don Henderson <input type="checkbox"/> Cr Lesley Hewitt <input checked="" type="checkbox"/> Cr Brian Hood <input checked="" type="checkbox"/> Cr Juliet Simpson		
OFFICERS PRESENT	<input checked="" type="checkbox"/> Acting CEO – Bruce Lucas <input checked="" type="checkbox"/> Acting Director Infrastructure and Delivery – Tristan May <input checked="" type="checkbox"/> Director Organisational Services – Andrew Burgess <input checked="" type="checkbox"/> Director Community and Development – Natalie Walker Others (Position Title and Name): Acting Manager Strategic Planning – Damien Kennedy Principal, Hornsby & Co – Rachel Hornsby Manager Governance and Risk – Rebecca Smith Acting Coordinator Governance – Dannielle Kraak		

MATTERS CONSIDERED

Agenda attached – CM Reference: DOC/22/61820

OR

List matters considered:

[Click or tap here to enter text.](#)

CONFLICT OF INTEREST DISCLOSURES

Declared by	Item being considered	Time left meeting	Time Returned
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

NOTES:

Apologies:

Cr Lesley Hewitt on leave

Chief Executive Officer – Bradley Thomas on leave

☒ RECORD OF COUNCILLOR ATTENDANCE

RECORD COMPLETED BY

- Director Organisational Services – Andrew Burgess
- Acting Director Infrastructure and Delivery – Tristan May
- Director Community and Development – Natalie Walker
- Acting CEO – Bruce Lucas

Other:

Dannielle Kraak- Acting Coordinator Governance

Signed: 

Tuesday 11 October 2022
Daylesford Town Hall, 76 Vincent Street Daylesford
10:15am – 1:45pm

Councillors, I advise that I have assessed the following information in the briefing papers and associated attachments as being confidential information.

The information is considered to be confidential information under section 3(1) of the Local Government Act 2020 because it is Council business information, being information that would prejudice Council's position in commercial negotiations if prematurely released (Section 3(1)(a)).

BRADLEY THOMAS

CHIEF EXECUTIVE OFFICER

INVITED:	Councillors	Councillor Jen Bray, Birch Ward Councillor Tim Drylie, Creswick Ward Councillor Tessa Halliday, Cameron Ward Councillor Don Henderson, Creswick Ward Councillor Lesley Hewitt, Birch Ward Councillor Brian Hood, Coliban Ward Councillor Juliet Simpson, Holcombe Ward
	Officers	Bradley Thomas – Chief Executive Officer Andrew Burgess – Director Organisational Services Bruce Lucas – Director Infrastructure and Delivery Natalie Walker – Director Community and Development
CHAIR:		Councillor Tim Drylie - Mayor Bradley Thomas – Chief Executive Officer

APOLOGIES:

No	Time	Type	Agenda Item	Presenter	Page No
1.1	10:15am	Report	Hepburn Affordable Housing Strategy and Action Plan - Draft Project and Engagement Plan	Acting Manager Strategic Planning Principal, Hornsby & Co	4
1.2	11:00am	Report	Council Briefing and Meeting dates for 2023	Manager Governance and Risk Acting Coordinator Governance	11
1.3	11:15am	Discussion	Councillor and Executive Hot Issues	Executive	
	11:45am		Lunch		
1.4	12:15pm		Councillor Only Workshop 10 Organisational Priorities	Councillors	
2	1:45pm		Close of Meeting		15

RECORD OF COUNCILLOR ATTENDANCE

MEETING	Pre-Council Meeting Briefing	DATE	Tuesday, October 18, 2022
LOCATION	<input checked="" type="checkbox"/> Council Chamber <input checked="" type="checkbox"/> Video Conference <input type="checkbox"/> Other: Click or tap here to enter text.:	TIME	2:30pm – 3:50pm
COUNCILLORS PRESENT	<input checked="" type="checkbox"/> Cr Jen Bray <input checked="" type="checkbox"/> Cr Tim Drylie <input checked="" type="checkbox"/> Cr Tessa Halliday <input checked="" type="checkbox"/> Cr Don Henderson <input type="checkbox"/> Cr Lesley Hewitt <input checked="" type="checkbox"/> Cr Brian Hood <input checked="" type="checkbox"/> Cr Juliet Simpson		
OFFICERS PRESENT	<input type="checkbox"/> CEO – Bradley Thomas <input checked="" type="checkbox"/> Acting CEO – Bruce Lucas <input checked="" type="checkbox"/> Acting Director Infrastructure and Delivery – Tristan May <input checked="" type="checkbox"/> Director Organisational Services – Andrew Burgess <input checked="" type="checkbox"/> Director Community and Development – Natalie Walker Others (Position Title and Name): Coordinator Health and Community Safety – Lisa Sparkes Manager Governance and Risk – Rebecca Smith		

MATTERS CONSIDERED

Agenda attached – CM Reference: DOC/22/63903

CONFLICT OF INTEREST DISCLOSURES

Declared by	Item being considered	Time left meeting	Time Returned
Cr Tim Drylie	General Business – application for leave	3:01pm	3:02pm

NOTES:


Cr Lesley Hewitt and CEO Bradley Thomas on leave

RECORD COMPLETED BY

- Acting CEO – Bruce Lucas
- Acting Director Infrastructure and Delivery – Tristan May
- Director Organisational Services – Andrew Burgess
- Director Community and Development – Natalie Walker

Other:

Manager Governance and Risk – Rebecca Smith

Signed: 

RECORD OF COUNCILLOR ATTENDANCE

MEETING	Councillor Planning Briefing	DATE	Tuesday, October 25, 2022
LOCATION	<input checked="" type="checkbox"/> Council Chamber <input checked="" type="checkbox"/> Video Conference <input type="checkbox"/> Other: Click or tap here to enter text.:	TIME	10:15am – 3:05pm
COUNCILLORS PRESENT	<input checked="" type="checkbox"/> Cr Jen Bray <input checked="" type="checkbox"/> Cr Tim Drylie <input checked="" type="checkbox"/> Cr Tessa Halliday <input checked="" type="checkbox"/> Cr Don Henderson <input type="checkbox"/> Cr Lesley Hewitt <input checked="" type="checkbox"/> Cr Brian Hood <input checked="" type="checkbox"/> Cr Juliet Simpson		
OFFICERS PRESENT	<input type="checkbox"/> CEO – Bradley Thomas <input checked="" type="checkbox"/> Acting CEO – Bruce Lucas <input checked="" type="checkbox"/> Acting Director Infrastructure and Delivery – Tristan May <input checked="" type="checkbox"/> Director Organisational Services – Andrew Burgess <input checked="" type="checkbox"/> Director Community and Development – Natalie Walker Others (Position Title and Name): Acting Manager Strategic Planning – Damien Kennedy Administration Support Strategic Planning – Jack Morales Stakeholder Engagement Specialist, AusNet – Tanya Waterson Property Transaction Manager, AusNet – Paul Ower Head of Infrastructure, AusNet – Jamahl Waddington Real Estate Valuer, AusNet – Darren Evans Statutory Planner – Lipi Patel Manager Planning and Building – Rick Traficante Strategic Planner – Caroline Reisacher Coordinator Statutory Planning – Wallie Cron Applicant, PLN22/0158 – Nick Jay Objector, PLN22/0158 – Sandra & Barry Mahar Objector, PLN22/0158 – Lynne O’Neill Supporter, PLN22/0158 – Clinton Steele Applicant, PLN22/0171 – John Hannagan Supporter, PLN22/0171 – Warren Keighran Supporter, PLN22/0171 – Tino Filippelli Objector, PLN22/0171 – Bev Grenda Objector, PLN22/0171 – Teresa Daws Objector, PLN22/0171 – Peter Overton Objector, PLN22/0171 – John Marshall Objector, PLN22/0171 – Peter O’Mara Objector, PLN22/0171 – Bret Luckman Objector, PLN22/0171 – Rod Farrington		

MATTERS CONSIDERED

Agenda attached – CM Reference: DOC/22/64896

OR

List matters considered:

As per agenda

RECORD OF COUNCILLOR ATTENDANCE

CONFLICT OF INTEREST DISCLOSURES

Declared by	Item being considered	Time left meeting	Time Returned
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

NOTES:

Cr Hewitt on leave

Meeting ran 20 minutes overtime

RECORD COMPLETED BY

- Acting CEO – Bruce Lucas
- Acting Director Infrastructure and Delivery – Tristan May
- Director Organisational Services – Andrew Burgess
- Director Community and Development – Natalie Walker

Other:

Governance Administration Officer – Brigitte Longmore

Signed:



Tuesday 25 October 2022
Daylesford Town Hall, 76 Vincent Street Daylesford
10:15am – 2:45pm

Councillors, I advise that I have assessed the following information in the briefing papers and associated attachments as being confidential information.

The information is considered to be confidential information under section 3(1) of the Local Government Act 2020 because it is Council business information, being information that would prejudice Council's position in commercial negotiations if prematurely released (Section 3(1)(a)).

BRUCE LUCAS

ACTING CHIEF EXECUTIVE OFFICER

INVITED:	Councillors	Councillor Jen Bray, Birch Ward Councillor Tim Drylie, Creswick Ward Councillor Tessa Halliday, Cameron Ward Councillor Don Henderson, Creswick Ward Councillor Lesley Hewitt, Birch Ward Councillor Brian Hood, Coliban Ward Councillor Juliet Simpson, Holcombe Ward
	Officers	Bruce Lucas – Acting Chief Executive Officer Andrew Burgess – Director Organisational Services Tristan May – Acting Director Infrastructure and Delivery Natalie Walker – Director Community and Development
CHAIR:		Councillor Tim Drylie – Mayor Bruce Lucas – Acting Chief Executive Officer
APOLOGIES:		Councillor Lesley Hewitt (on leave) Bradley Thomas – Chief Executive Officer (on leave)

No	Time	Type	Agenda Item	Presenter	Page No
1.1	10:15am	Discussion	Ausnet Briefing on Western Renewables Link	Stakeholder Engagement Specialist Property Transaction Manager Head of Infrastructure	4
1.2	11:00am	Report	PLN 22/0158 4 Camp Street, Trentham – Use and Development of two dwellings on a single allotment and two lot subdivision of land.	Statutory Planner Manager Planning & Building	5
	12:30pm		Lunch		
1.3	1:00pm	Report	PLN 22/0171 – 32 Main Road, Hepburn Springs - Eight (8) lot subdivision of land and associated vegetation removal	Manager Planning & Building	60
1.4	2:00pm	Report	Land Capacity and Demand & Rural Activity Zone Assessment reports	Acting Manager, Strategic Planning Strategic Planner	186
2	2:45pm		Close of Meeting		213

RECORD OF COUNCILLOR ATTENDANCE

MEETING	Councillor Briefing	DATE	Tuesday, November 08, 2022
LOCATION	<input checked="" type="checkbox"/> Council Chamber <input checked="" type="checkbox"/> Video Conference <input type="checkbox"/> Other: Click or tap here to enter text.:	TIME	9am – 3:30pm
COUNCILLORS PRESENT	<input checked="" type="checkbox"/> Cr Jen Bray <input checked="" type="checkbox"/> Cr Tim Drylie <input checked="" type="checkbox"/> Cr Tessa Halliday <input checked="" type="checkbox"/> Cr Don Henderson <input checked="" type="checkbox"/> Cr Lesley Hewitt <input checked="" type="checkbox"/> Cr Brian Hood <input checked="" type="checkbox"/> Cr Juliet Simpson		
OFFICERS PRESENT	<input checked="" type="checkbox"/> CEO – Bradley Thomas <input checked="" type="checkbox"/> Director Infrastructure and Delivery – Bruce Lucas <input checked="" type="checkbox"/> Director Organisational Services – Andrew Burgess <input checked="" type="checkbox"/> Director Community and Development – Natalie Walker Others (Position Title and Name): Chair, Audit and Risk Committee – Linda McNeill Manager Governance and Risk – Rebecca Smith Manager Financial Services – Kathy Fulton Senior Accountant – Blake Paget Manager Projects – Ben Grounds Project Manager – Alison Breach Artisan Agriculture Facilitation Specialist – Sharon Hebbard Coordinator Economic Development and Visitor Economy – Hugh Fitzpatrick Manager Economic Development and Recreation – Kendall Sinclair Manager Community Life – Fran Fogarty Public Art Officer – Richard Holt		

MATTERS CONSIDERED

Agenda attached – CM Reference: DOC/22/67892

OR

List matters considered:

As per agenda

CONFLICT OF INTEREST DISCLOSURES

Declared by	Item being considered	Time left meeting	Time Returned
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

▶ RECORD OF COUNCILLOR ATTENDANCE

NOTES:

<Record late arrivals or early departures>

RECORD COMPLETED BY

- Director Organisational Services – Andrew Burgess
- Director Infrastructure and Delivery – Bruce Lucas
- Director Community and Development – Natalie Walker
- CEO – Bradley Thomas

Other:

Governance Admin Officer – Brigitte Longmore

Signed:



Tuesday 8 November 2022
Daylesford Town Hall, 76 Vincent Street Daylesford
9:00am – 2:30pm

Councillors, I advise that I have assessed the following information in the briefing papers and associated attachments as being confidential information.

The information is considered to be confidential information under section 3(1) of the Local Government Act 2020 because it is Council business information, being information that would prejudice Council's position in commercial negotiations if prematurely released (Section 3(1)(a)).

BRADLEY THOMAS

CHIEF EXECUTIVE OFFICER

INVITED:	Councillors	Councillor Jen Bray, Birch Ward Councillor Tim Drylie, Creswick Ward Councillor Tessa Halliday, Cameron Ward Councillor Don Henderson, Creswick Ward Councillor Lesley Hewitt, Birch Ward Councillor Brian Hood, Coliban Ward Councillor Juliet Simpson, Holcombe Ward
	Officers	Bradley Thomas – Chief Executive Officer Andrew Burgess – Director Organisational Services Bruce Lucas – Director Infrastructure and Delivery Natalie Walker – Director Community and Development
CHAIR:		Councillor Tim Drylie - Mayor Bradley Thomas – Chief Executive Officer

APOLOGIES:

No	Time	Type	Agenda Item	Presenter	Page No
1.1	9:00am	Report	Recommendations from the Audit and Risk Committee meeting held on 12 September 2022 and Biannual Presentation from the Chair	Chair, Audit and Risk Committee Manager Governance and Risk	5
1.2	9:30am	Report	Quarterly Finance Reports - Quarter 1 2022/2023	Director Organisational Services Senior Accountant	41
	10:30am		Break		
1.3	10:45am	Report	Finance and Projects Carry Forward Review	Manager Financial Services Manager Projects Financial Business Partner	78
1.4	11:15am	Discussion	MAV Regional Groupings Review Options Paper	Manager Governance and Risk	89
1.5	11:45am	Discussion	Award of contract HEPBU.2022.101 Creswick Trails Mountain Bike Network Trails Construction	Project Manager Manage Projects	110

1.6	12:00pm	Report	Artisan Agriculture Project Update	Artisan Agriculture Facilitation Specialist Coordinator Economic Development and Visitor Economy Manager Economic Development and Recreation	125
	12:30pm	Break			
1.7	1:00pm	Briefing Only	Fish Traps Art Installation	Manager Community Life Public Art Officer	137
1.8	1:30pm	Discussion	Councillor "Burning Issues" Discussion, Executive Issues Update and External Committees Update	Chief Executive Officer	143
1.9	2:00pm	Report	Councillor representation on Committees, Boards and External Bodies	Coordinator Governance	144
2	2.30pm	Close of Meeting			148

▶ RECORD OF COUNCILLOR ATTENDANCE

MEETING	Councillor Briefing	DATE	Tuesday, November 15, 2022
LOCATION	<input checked="" type="checkbox"/> Council Chamber <input checked="" type="checkbox"/> Video Conference <input type="checkbox"/> Other: Click or tap here to enter text.:	TIME	10:24am - 2:30pm
COUNCILLORS PRESENT	<input checked="" type="checkbox"/> Cr Jen Bray <input checked="" type="checkbox"/> Cr Tim Drylie <input checked="" type="checkbox"/> Cr Tessa Halliday <input checked="" type="checkbox"/> Cr Don Henderson <input checked="" type="checkbox"/> Cr Lesley Hewitt <input checked="" type="checkbox"/> Cr Brian Hood <input checked="" type="checkbox"/> Cr Juliet Simpson		
OFFICERS PRESENT	<input checked="" type="checkbox"/> CEO – Bradley Thomas <input checked="" type="checkbox"/> Director Infrastructure and Delivery – Bruce Lucas <input checked="" type="checkbox"/> Director Organisational Services – Andrew Burgess <input checked="" type="checkbox"/> Director Community and Development – Natalie Walker Others (Position Title and Name): Manager Operations – Tristan May Managing Director, Central Highlands Water – Jeff Hayden General Manager Capital Delivery – Stephen Answerth Grants and Corporate Reporting Officer – Kelly Lewis Director Community and Development – Natalie Walker Manager Economic Development and Recreation – Kendall Sinclair Coordinator Sport and Active Recreation – Kathie Schnur Manager Governance and Risk – Rebecca Smith Acting Coordinator Governance – Dannielle Kraak		

MATTERS CONSIDERED

Agenda attached – CM Reference: DOC/22/69182

OR

List matters considered:

As per agenda

CONFLICT OF INTEREST DISCLOSURES

Declared by	Item being considered	Time left meeting	Time Returned
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

NOTES:

☐ RECORD OF COUNCILLOR ATTENDANCE

Meeting started 10 mins late

RECORD COMPLETED BY

- Director Organisational Services – Andrew Burgess
- Director Infrastructure and Delivery – Bruce Lucas
- Director Community and Development – Natalie Walker
- CEO – Bradley Thomas

Other:

Governance Admin Officer – Brigitte Longmore

Signed:



Tuesday 15 November 2022
Daylesford Town Hall, 76 Vincent Street Daylesford
10:15am – 2:30pm

Councillors, I advise that I have assessed the following information in the briefing papers and associated attachments as being confidential information.

The information is considered to be confidential information under section 3(1) of the Local Government Act 2020 because it is Council business information, being information that would prejudice Council's position in commercial negotiations if prematurely released (Section 3(1)(a)).

BRADLEY THOMAS

CHIEF EXECUTIVE OFFICER

INVITED:	Councillors	Councillor Jen Bray, Birch Ward Councillor Tim Drylie, Creswick Ward Councillor Tessa Halliday, Cameron Ward Councillor Don Henderson, Creswick Ward Councillor Lesley Hewitt, Birch Ward Councillor Brian Hood, Coliban Ward Councillor Juliet Simpson, Holcombe Ward
	Officers	Bradley Thomas – Chief Executive Officer Andrew Burgess – Director Organisational Services Bruce Lucas – Director Infrastructure and Delivery Natalie Walker – Director Community and Development
CHAIR:		Councillor Tim Drylie - Mayor Bradley Thomas – Chief Executive Officer

APOLOGIES:

No	Time	Type	Agenda Item	Presenter	Page No
1.1	10:15am	Presentation	Central Highlands Water Presentation	Managing Director - Central Highlands Water General Manager Capital Delivery	5
1.2	11:15am	Report	Annual Plan 2022/2023 - Quarter 1 Progress Report	Director Organisational Services Grants and Projects Officer	6
1.3	11:45am	Report	Corporate Performance Report 2022/2023 - Quarter 1	Director Organisational Services Grants and Projects Officer	25
1.4	12:15pm	Report	Off Leash Dog Exercise Pilot Project	Director Infrastructure and Delivery	90
	12.45pm		Lunch Break		
1.5	1:15pm	Report	Central Highlands Tourism Working Group Update	Director Community and Development Manager Economic Development and Recreation	95

1.6	1:45pm	Briefing Only	2022/2023 Aquatics Season	Manager Economic Development and Recreation Coordinator Sport and Active Recreation	99
1.7	2:00pm	Discussion	Statutory Meeting Pre-Briefing Discussion	Manager Governance and Risk	105
2			Close of Meeting		106

▶ RECORD OF COUNCILLOR ATTENDANCE

MEETING	Pre-Council Meeting Briefing	DATE	Tuesday, November 22, 2022
LOCATION	<input checked="" type="checkbox"/> Council Chamber <input checked="" type="checkbox"/> Video Conference <input type="checkbox"/> Other: Click or tap here to enter text.:	TIME	2:30pm – 3:40pm
COUNCILLORS PRESENT	<input checked="" type="checkbox"/> Cr Jen Bray <input checked="" type="checkbox"/> Cr Tim Drylie <input checked="" type="checkbox"/> Cr Tessa Halliday <input checked="" type="checkbox"/> Cr Don Henderson <input checked="" type="checkbox"/> Cr Lesley Hewitt <input checked="" type="checkbox"/> Cr Brian Hood <input checked="" type="checkbox"/> Cr Juliet Simpson		
OFFICERS PRESENT	<input checked="" type="checkbox"/> CEO – Bradley Thomas <input checked="" type="checkbox"/> Director Infrastructure and Delivery – Bruce Lucas <input checked="" type="checkbox"/> Director Organisational Services – Andrew Burgess <input checked="" type="checkbox"/> Director Community and Development – Natalie Walker Others (Position Title and Name): Manager Projects – Ben Grounds Project Manager, Creswick Trails – Alison Breach Manager Governance and Risk – Rebecca Smith Manager Financial Services - Kathy Fulton		

MATTERS CONSIDERED

As per Council Meeting agenda

CONFLICT OF INTEREST DISCLOSURES

Nil.

NOTES:

Nil.

RECORD COMPLETED BY

Manager Governance and Risk – Rebecca Smith



Signed:

▶ RECORD OF COUNCILLOR ATTENDANCE

MEETING	Councillor Planning Briefing	DATE	Tuesday, November 29, 2022
LOCATION	<input checked="" type="checkbox"/> Council Chamber <input checked="" type="checkbox"/> Video Conference <input type="checkbox"/> Other: Click or tap here to enter text.:	TIME	10:15am – 4:15pm
COUNCILLORS PRESENT	<input checked="" type="checkbox"/> Cr Jen Bray <input checked="" type="checkbox"/> Cr Tim Drylie <input checked="" type="checkbox"/> Cr Tessa Halliday <input checked="" type="checkbox"/> Cr Don Henderson <input checked="" type="checkbox"/> Cr Lesley Hewitt <input checked="" type="checkbox"/> Cr Brian Hood <input checked="" type="checkbox"/> Cr Juliet Simpson		
OFFICERS PRESENT	<input checked="" type="checkbox"/> CEO – Bradley Thomas <input checked="" type="checkbox"/> Director Infrastructure and Delivery – Bruce Lucas <input type="checkbox"/> Director Organisational Services – Andrew Burgess <input checked="" type="checkbox"/> Director Community and Development – Natalie Walker Others (Position Title and Name): Acting Manager Strategic Planning – Damien Kennedy Stakeholder Engagement Specialist, AusNet – Tanya Waterson Statutory Planner – Julie Lancashire Manager Statutory Planning and Building – Rick Traficante Statutory Planner – Julie Brown Coordinator Statutory Planning – Wallie Cron Planning Administration – Holly Hatfield		

MATTERS CONSIDERED

Agenda attached – CM Reference: DOC/22/72614

OR

List matters considered:

As per agenda

CONFLICT OF INTEREST DISCLOSURES

Declared by	Item being considered	Time left meeting	Time Returned
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

NOTES:

<Record late arrivals or early departures>

RECORD OF COUNCILLOR ATTENDANCE

RECORD COMPLETED BY

- Director Organisational Services – Andrew Burgess
- Director Infrastructure and Delivery – Bruce Lucas
- Director Community and Development – Natalie Walker
- CEO – Bradley Thomas

Other:

Dannielle Kraak

Signed:



Tuesday 29 November 2022
Daylesford Town Hall, 76 Vincent Street Daylesford
10:15am – 4:15pm

Councillors, I advise that I have assessed the following information in the briefing papers and associated attachments as being confidential information.

The information is considered to be confidential information under section 3(1) of the Local Government Act 2020 because it is Council business information, being information that would prejudice Council's position in commercial negotiations if prematurely released (Section 3(1)(a)).

BRADLEY THOMAS

CHIEF EXECUTIVE OFFICER

INVITED:	Councillors	Councillor Jen Bray, Birch Ward Councillor Tim Drylie, Creswick Ward Councillor Tessa Halliday, Cameron Ward Councillor Don Henderson, Creswick Ward Councillor Lesley Hewitt, Birch Ward Councillor Brian Hood, Coliban Ward Councillor Juliet Simpson, Holcombe Ward
	Officers	Bradley Thomas – Chief Executive Officer Andrew Burgess – Director Organisational Services Bruce Lucas – Director Infrastructure and Delivery Natalie Walker – Director Community and Development
CHAIR:		Councillor Brian Hood - Mayor Bradley Thomas – Chief Executive Officer

APOLOGIES:

No	Time	Type	Agenda Item	Presenter	Page No
1.1	10:15am	External Presentation	AusNet briefing on Western Renewables Link project	Stakeholder Engagement Specialist	5
1.2	11:00am	Briefing Only	High Voltage Transmission Line Setback Policy	Acting Manager Strategic Planning	6
1.3	11:30am	Report	PA 3529 29 Smith Street Daylesford - Five (5) lot subdivision, removal of vegetation, and associated works	Manager Statutory Planning and Building Director Community and Development Statutory Planner	15
	12:30pm		Lunch		
1.4	1:00pm	Presentation	PLN 22/0172 – 361 Deep Creek Road, Campbelltown – Use and Development of land for place of assembly	Manager Statutory Planning and Building	251
1.5	2:00pm	Presentation	PLN 22/0046 - 1 Ajax Road, Daylesford - 2 lot subdivision	Manager Statutory Planning and Building	616
	3:00pm		Break		

1.6	3:15pm	Discussion Presentation	PA 3150 - 49 Griffith Track, Guildford - Use and development of land for a dwelling and shed including site cut greater than 1m in depth and associated works	Manager Statutory Planning and Building	696
2	4:15pm		Close of Meeting		820

RECORD OF COUNCILLOR ATTENDANCE

MEETING	Councillor Briefing	DATE	Tuesday, December 06, 2022
LOCATION	<input checked="" type="checkbox"/> Council Chamber <input checked="" type="checkbox"/> Video Conference <input type="checkbox"/> Other: Click or tap here to enter text.:	TIME	9am – 4:10pm
COUNCILLORS PRESENT	<input checked="" type="checkbox"/> Cr Jen Bray <input checked="" type="checkbox"/> Cr Tim Drylie <input checked="" type="checkbox"/> Cr Tessa Halliday <input checked="" type="checkbox"/> Cr Don Henderson <input checked="" type="checkbox"/> Cr Lesley Hewitt <input checked="" type="checkbox"/> Cr Brian Hood <input checked="" type="checkbox"/> Cr Juliet Simpson		
OFFICERS PRESENT	<input checked="" type="checkbox"/> CEO – Bradley Thomas <input checked="" type="checkbox"/> Director Infrastructure and Delivery – Bruce Lucas <input checked="" type="checkbox"/> Director Organisational Services – Andrew Burgess <input checked="" type="checkbox"/> Director Community and Development – Natalie Walker Others (Position Title and Name): Manager Governance and Risk – Rebecca Smith Acting Governance Advisor – Sally Lister Property Officer – Karen Menne Coordinator Facilities – Victoria O’Halloran Manager Waste, Facilities & Community Safety – Simon Mennie Executive Manager, Belgravia – Damian Gorman Manager, Belgravia – Karen Golden CEO, Belgravia – Nick Cox Manager Economic Development and Recreation – Kendall Sinclair Coordinator Economic Development and Visitor Economy – Hugh Fitzpatrick Events Officer – Bridgette O’Brien Manager Community Life – Fran Fogarty Inclusion Officer – Brett Dunlop Community Development Officer – George Martin		

MATTERS CONSIDERED

Agenda attached – CM Reference: DOC/22/74297

OR

List matters considered:

As per agenda

CONFLICT OF INTEREST DISCLOSURES

Declared by	Item being considered	Time left meeting	Time Returned
Cr Hewitt	1.2 - Nominations for the Community Awards 2023	N/A, Cr Hewitt did not complete the form for the nominee that she had a conflict with. No need to leave the briefing	N/A

RECORD OF COUNCILLOR ATTENDANCE

Cr Halliday	1.2 - Nominations for the Community Awards 2023	As above, Cr Halliday did not complete the form for the nominee that she had a conflict with. No need to leave the briefing	N/A
		Click or tap here to enter text.	Click or tap here to enter text.

NOTES:

Meeting ended 35 mins overtime at 4:10pm

RECORD COMPLETED BY

- Director Organisational Services – Andrew Burgess
- Director Infrastructure and Delivery – Bruce Lucas
- Director Community and Development – Natalie Walker
- CEO – Bradley Thomas

Other:

Governance Administration Officer – Brigitte Longmore

Signed:



Tuesday 6 December 2022
Daylesford Town Hall, 76 Vincent Street Daylesford
9:00am – 3:35pm

Councillors, I advise that I have assessed the following information in the briefing papers and associated attachments as being confidential information.

The information is considered to be confidential information under section 3(1) of the Local Government Act 2020 because it is Council business information, being information that would prejudice Council's position in commercial negotiations if prematurely released (Section 3(1)(a)).

BRADLEY THOMAS

CHIEF EXECUTIVE OFFICER

INVITED:	Councillors	Councillor Jen Bray, Birch Ward Councillor Tim Drylie, Creswick Ward Councillor Tessa Halliday, Cameron Ward Councillor Don Henderson, Creswick Ward Councillor Lesley Hewitt, Birch Ward Councillor Brian Hood, Coliban Ward Councillor Juliet Simpson, Holcombe Ward
	Officers	Bradley Thomas – Chief Executive Officer Andrew Burgess – Director Organisational Services Bruce Lucas – Director Infrastructure and Delivery Natalie Walker – Director Community and Development
CHAIR:		Councillor Brian Hood - Mayor Bradley Thomas – Chief Executive Officer

APOLOGIES:

No	Time	Type	Agenda Item	Presenter	Page No
1.1	9:00am	Discussion	Councillor "Burning Issues" Discussion, Executive Issues Update and External Committees Update	Chief Executive Officer	5
1.2	9:30am	Discussion	Nominations for the Community Awards 2023	Manager Governance and Risk Coordinator Governance Acting Governance Advisor Governance Administration Officer	6
	10.30am	Break			
1.3	10:45am	Report	Hepburn Bathhouse & Spa - New Lease Proposal	Property Officer Coordinator Facilities Manager Waste, Facilities & Community Safety	81
	12.15pm	Break			
1.4	12:45pm	Discussion	Sale of the Rex	Director Infrastructure and Delivery	260

1.5	1:30pm	Report	IWD Honour Roll Inductees	Manager Economic Development and Recreation Coordinator Economic Development and Visitor Economy Events Officer	261
1.6	2:00pm	Discussion	Disability Action Plan 2023-2026	Manager Community Life Inclusion Officer	268
1.7					
1.8	3:15pm	Report	Round Two Community Grants 2022/2023	Manager Community Life Acting Community Development Officer	301
2	3.35pm	Close of Meeting			313

RECORD OF COUNCILLOR ATTENDANCE

MEETING	Disability Advisory Committee	DATE	Monday, February 07, 2022
LOCATION	<input type="checkbox"/> Other: Trentham Neighbourhood Centre:	TIME	11.30am-2.30pm
COUNCILLORS PRESENT	<input type="checkbox"/> Cr Lesley Hewitt		
OFFICERS PRESENT	Coordinator Community Partnerships - Rosalie Hastwell Inclusion Officer - Brett Dunlop Coordinator Early Years and Healthy Communities - Kate Procter		

MATTERS CONSIDERED

Agenda attached – CM Reference: DOC/22/20729

OR

List matters considered:

Click or tap here to enter text.

CONFLICT OF INTEREST DISCLOSURES

Declared by	Item being considered	Time left meeting	Time Returned
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

NOTES:

<Record late arrivals or early departures>

RECORD COMPLETED BY

Inclusion Officer - Brett Dunlop

Signed: B Dunlop

Disability Advisory Committee – Agenda



Date: 7th February 2022

Time: 11:30 – 2.30 pm

Location: Trentham

Chair: Cr Lesley Hewitt

Facilitator: Kate Procter: Coordinator Early Years and Healthy Communities
Brett Dunlop: Inclusion Officer

Attendees: Cr Mayor Lesley Hewitt, Andrew Brown, Darren Manning, David Moten, Fiona Porter, Lainey Curr, Peter Waters, Kaylene Howell, Steve Kelly, Kate Procter, Fran Fogarty, Brett Dunlop

Guest Presenters: Alison Breach

1. Apologies:

2. Acknowledgement of custodians of the land

3. Minutes of the previous meeting

4. Actions arising from previous meeting:

- Alison Breach: Update on the Creswick Trails Project including the Changing Places Facility

5. Individual Reports:

6. General Business

7. Requests for next meeting:

Next Meeting: Monday, 9th May 2022, Clunes



▶ RECORD OF COUNCILLOR ATTENDANCE

MEETING	Disability Advisory Committee	DATE	Monday, May 16, 2022
LOCATION	<input type="checkbox"/> Other: The Warehouse, Clunes:	TIME	11.30am-2.30pm
COUNCILLORS PRESENT	<input type="checkbox"/> Cr Lesley Hewitt		
OFFICERS PRESENT	Manager Community Life – Fran Fogarty Inclusion Officer – Brett Dunlop Administration Officer – George Martin		

MATTERS CONSIDERED

Agenda attached – CM Reference: DOC/22/25967

OR

List matters considered:

Click or tap here to enter text.

CONFLICT OF INTEREST DISCLOSURES

Declared by	Item being considered	Time left meeting	Time Returned
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

NOTES:

<Record late arrivals or early departures>

RECORD COMPLETED BY

Other:

Inclusion Officer – Brett Dunlop

Signed: B Dunlop

Agenda

Disability Advisory Committee Meeting, 16 May 2022

11.30am-2.30pm, The Warehouse (Ulumbarra Room), 36 Fraser St, Clunes

Attendance

	INVITED	APOLOGIES
Cr. Lesley	Hewitt (Chair)	
Andrew	Brown	
John	Condon	
Lainey	Curr	
Graham	Downey	
Kaylene	Howell	
Steve	Kelly	
Darren	Manning	
David	Moten	
Fiona	Porter	
Peter	Waters	
Brett	Dunlop (Facilitator)	
Rosalie	Hastwell (Coordinator)	

1. Acknowledgement of traditional custodians

Hepburn Shire Council acknowledges the Dja Dja Wurrung as the Traditional Owners of the lands and waters on which we live and work. On these lands, Djaara have performed age-old ceremonies of celebration, initiation, and renewal. We recognise their resilience through dispossession, and it is a testament to their continuing culture and tradition, which is strong and thriving. We also acknowledge the neighbouring Traditional Owners, the Wurundjeri to our South East and Wadawurrung to our South West and pay our respect to all Aboriginal peoples, their culture, and lore. We acknowledge their living culture and the unique role they play in the life of this region.

2. Minutes of previous meeting, 7 February 2022
3. Actions arising from previous meeting
4. Report back on DAC contributions to Council's Aquatic Strategy
5. Process for community feedback on Council's decision to sell The Rex
6. Process for planning International Day of People With Disability, 3 December
7. Overview of new Council strategies seeking community feedback:
Positive Ageing, Early Years, Youth, and Arts & Culture Strategies (identify areas relevant to our Disability Access and Inclusion Plan)

LUNCH

8. Review of the current Disability Access and Inclusion Plan 2018-2022
9. Developing the new Disability Access and Inclusion Plan 2022-2026
10. Reports from Members

Next meeting: Monday 15 August at 79A Raglan Street Daylesford, 11.30am-2.30pm

RECORD OF COUNCILLOR ATTENDANCE

MEETING	Disability Advisory Committee	DATE	Monday, August 15, 2022
LOCATION	<input type="checkbox"/> Other: Trentham Neighbourhood Centre:	TIME	11.30am-2.30pm
COUNCILLORS PRESENT	<input type="checkbox"/> Cr Lesley Hewitt		
OFFICERS PRESENT	Inclusion Officer – Brett Dunlop		

MATTERS CONSIDERED

Agenda attached – CM Reference: DOC/22/56839

OR

List matters considered:

Click or tap here to enter text.

CONFLICT OF INTEREST DISCLOSURES

Declared by	Item being considered	Time left meeting	Time Returned
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

NOTES:

<Record late arrivals or early departures>

RECORD COMPLETED BY

Other:

Inclusion Officer – Brett Dunlop

Signed: B Dunlop

AGENDA

▶ DISABILITY ADVISORY COMMITTEE

Date: 15 August 2022
Time: 11.30am-2.30pm
Location: Trentham Neighbourhood Centre, 56 High Street, Trentham
Chair: Cr L Hewitt

AGENDA ITEMS:

1. ACKNOWLEDGEMENT OF CUSTODIANS OF THE LAND

2. ATTENDEES

Committee Members: Andrew Brown, John Condon, Graham Downey, Kaylene Howell, Steve Kelly, Darren Manning, David Moten

Hepburn Shire Council Representatives: Cr Leslie Hewitt, Rosalie Hastwell, Brett Dunlop

3. APOLOGIES

Peter Waters, Lainey Curr, Fiona Porter

4. MINUTES OF THE PREVIOUS MEETING

5. ACTIONS ARISING FROM PREVIOUS MEETING

5.1. POLICY 19 / FOOTPATH TRADING

6. OTHER ITEMS OF BUSINESS

6.1. DISABILITY ACCESS & INCLUSION PLAN 2023-2026

6.1.1 Victoria's Disability Plan 2022-2025

6.1.2 Council Plan 2021-2025

6.1.3 Council Strategies or Action Plans (relevant to disability access & inclusion)

6.1.4 Review Range and Balance of Priorities (What is missing?)

7. NEXT MEETING

11.30am-2.30pm, 14 November 2022, in Creswick – venue to be confirmed

Agenda, LGBTIQ+ Advisory Committee - meeting #1

Monday 4 April 2022, 10am-12noon

Council Chambers, Town Hall, 76 Vincent Street Daylesford

Members

INVITED			RSVP
Cr. Jen	Bray (Chair)	Councillor and Deputy Mayor	Accepted
Belinda	Brain		Accepted
Lyall	Brooks	(Joining by video for Item 2)	Apology
Ian	McKnight		Accepted
Tass	Mousaferiadis		Accepted
Max	Primmer		Accepted
Dean	Whelan		Accepted
Brett	Dunlop	Inclusion Officer	Accepted
Rosalie	Hastwell	Community Partnerships Coordinator	Accepted

1. Acknowledgement of Country [10.00am]

Hepburn Shire Council acknowledges the Dja Dja Wurrung as the Traditional Owners of the lands and waters on which we live and work. On these lands, Djaara have performed age-old ceremonies of celebration, initiation, and renewal. We recognise their resilience through dispossession, and it is a testament to their continuing culture and tradition, which is strong and thriving.

We also acknowledge the neighbouring Traditional Owners, the Wurundjeri to our South East and Wadawurrung to our South West and pay our respect to all Aboriginal peoples, their culture, and lore. We acknowledge their living culture and the unique role they play in the life of this region.

2. Welcome to members and introductions [10.05am]

3. Induction of community representative members (5 mins per item) [10.20am]

- o The role of Advisory Committees in Hepburn Shire Council
- o Terms of reference
- o Conduct of members
- o Protocols for effective communication
- o Making recommendations to Council
- o Guiding documents

MORNING TEA [10.50am]

4. Confirming meeting dates, times and locations for 2022 [11.10am]

5. Recruiting more members to enhance diversity and representation [11.20am]

6. Suggestions of priority issues this Committee could advise on in 2022 [11.40am]

CLOSE [12 noon]

Next meeting/s: 6 June, 5 September, 5 December (TBC)

▶ RECORD OF COUNCILLOR ATTENDANCE

MEETING	LGBTIQA+ Advisory Committee	DATE	Monday, September 05, 2022
LOCATION	Other: Trentham Neighbourhood Centre	TIME	10am-12noon

COUNCILLORS

PRESENT Cr Tessa Halliday

OFFICERS PRESENT Others (Position Title and Name):
 Inclusion Officer – Brett Dunlop

MATTERS CONSIDERED

Agenda attached – CM Reference: DOC/22/52550

OR

List matters considered:

Click or tap here to enter text.

CONFLICT OF INTEREST DISCLOSURES

Declared by	Item being considered	Time left meeting	Time Returned
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

NOTES:

<Record late arrivals or early departures>

RECORD COMPLETED BY

Other:

Inclusion Officer – Brett Dunlop

Signed: B Dunlop

AGENDA

▶ LGBTIQA+ ADVISORY COMMITTEE

Date: 5 September 2022
Time: 10am-12noon
Location: Trentham Neighbourhood Centre, 56 High Street, Trentham
Chair: Cr Tessa Halliday

AGENDA ITEMS:

1. ACKNOWLEDGEMENT OF COUNTRY

2. ATTENDEES

Community Members: Belinda Brain, Lyall Brooks, Grace Lee, Ian McKnight, Tass Mousaferiadis, Trish Power, Max Primmer, Dean Whelan

Council Representatives: Cr Tessa Halliday, Brett Dunlop

3. APOLOGIES

Jac Nancarrow (Member), Anne Marie Banting (Member), Rosalie Hastwell (Council)

4. MINUTES OF THE PREVIOUS MEETING

That the Committee adopts the minutes of the previous meeting held on 4 July.

5. ACTIONS ARISING FROM PREVIOUS MEETING

5.1. WELCOME TO CHAIR, CR TESSA HALLIDAY, AND NEW MEMBERS

5.2. RAINBOW ACCREDITATION

5.3. REVIEW PRIORITY AREAS

5.4. POTENTIAL COLLABORATIONS

Explore avenues to work collaboratively with other Advisory Committees.

6. OTHER ITEMS OF BUSINESS

6.1. SYMBOLS OF PRIDE - CONSULTATION

6.2. ACTION PLAN

6.3. CALENDAR OF LGBTIQA+ EVENTS

7. NEXT MEETING

Monday 5 December, 10am-12noon, venue TBC.

▶ RECORD OF COUNCILLOR ATTENDANCE

MEETING	Municipal Public Health and Wellbeing External Working Group	DATE	Thursday, May 05, 2022
LOCATION	<input checked="" type="checkbox"/> Council Chamber <input type="checkbox"/> Video Conference <input type="checkbox"/> Other: Click or tap here to enter text.:	TIME	1PM
COUNCILLORS PRESENT	<input type="checkbox"/> Cr Jen Bray <input type="checkbox"/> Cr Tim Drylie <input type="checkbox"/> Cr Tessa Halliday <input type="checkbox"/> Cr Don Henderson <input checked="" type="checkbox"/> Cr Lesley Hewitt <input type="checkbox"/> Cr Brian Hood <input type="checkbox"/> Cr Juliet Simpson		
OFFICERS PRESENT	<input type="checkbox"/> CEO – Bradley Thomas <input type="checkbox"/> Director Infrastructure and Delivery – Bruce Lucas <input type="checkbox"/> Director Organisational Services – Andrew Burgess <input type="checkbox"/> Director Community and Development – Leigh McCallum Others (Position Title and Name): Coordinator Early Years and Healthy Communities – Kate Procter Health and Wellbeing Officer – Tamara Patterson		

MATTERS CONSIDERED

Agenda attached – CM Reference: DOC/22/19347

OR

List matters considered:

- Review of draft Health and wellbeing action plan

CONFLICT OF INTEREST DISCLOSURES

Declared by	Item being considered	Time left meeting	Time Returned
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

NOTES:

Cr. Halliday was an apology, Cr. Hewitt attended in place

RECORD COMPLETED BY

- CEO – Bradley Thomas
- Director Infrastructure and Delivery – Bruce Lucas
- Director Organisational Services – Andrew Burgess
- Director Community and Development – Natalie Walker

Other:

Click or tap here to enter text.

▶ RECORD OF COUNCILLOR ATTENDANCE

Signed:

Hepburn Shire Council
Municipal Public Health & Wellbeing Plan (MPHWP)

Working Group

Agenda

Date: ~~Thursday 21 April 2022~~ (Rescheduled to 5 May 2022)

Time: 2.30pm to 4.30pm

Location: Council Chambers, Daylesford Town Hall and Teams

Chair: Cr Lesley Hewitt (Cr Tessa Halliday on leave)

Action Recorder: Tamara Patterson – Hepburn Shire Council

Invitees:

Kate Procter – Hepburn Shire Council

Chrissy Austin – Creswick Neighbourhood Centre

Lana de Kort – Clunes Neighbourhood House

Shelley Bowen – Health Futures Australia

Taletha Rizio – Central Highlands Rural Health

Shane Richardson – Central Highlands Rural Health

Rosie Thomas – Department of Health

Melissa Deutscher – Central Highlands Primary Care Partnership

Danny Liversidge – Daylesford Neighbourhood Centre

Apologies:

Fran Fogarty – Hepburn Shire Council

Tania Sawyer – Trentham Neighbourhood Centre

Kate Diamond-Keith – Women's Health Grampians

Katherine Cape – Central Highlands Primary Care Partnership

Time	Item	Presenter
2.30pm	Buffering	Chair
2.35pm	Acknowledgement of Country	Chair
	Welcome	Chair
2.40pm	Apologies	Chair
	Introduction of attendees	Chair/all
2.45pm	Background and Terms of Reference	Tamara Patterson
2.55pm	Municipal Public Health and Wellbeing Plan 2021-2025	Tamara Patterson
3.05pm	Municipal Public Health and Wellbeing Plan – Action Plan review	Kate Procter
3.35pm	Break	Chair/all
4.25pm	Next meeting	Chair

RECORD OF COUNCILLOR ATTENDANCE

MEETING	Municipal Public Health and Wellbeing External Working Group	DATE	Tuesday, May 10, 2022
LOCATION	<input checked="" type="checkbox"/> Council Chamber <input type="checkbox"/> Video Conference <input type="checkbox"/> Other: Click or tap here to enter text.:	TIME	1PM
COUNCILLORS PRESENT	<input type="checkbox"/> Cr Jen Bray <input type="checkbox"/> Cr Tim Drylie <input type="checkbox"/> Cr Tessa Halliday <input type="checkbox"/> Cr Don Henderson <input checked="" type="checkbox"/> Cr Lesley Hewitt <input type="checkbox"/> Cr Brian Hood <input type="checkbox"/> Cr Juliet Simpson		
OFFICERS PRESENT	<input type="checkbox"/> CEO – Bradley Thomas <input type="checkbox"/> Director Infrastructure and Delivery – Bruce Lucas <input type="checkbox"/> Director Organisational Services – Andrew Burgess <input type="checkbox"/> Director Community and Development – Leigh McCallum Others (Position Title and Name): Coordinator Early Years and Healthy Communities – Kate Procter Health and Wellbeing Officer – Tamara Patterson		

MATTERS CONSIDERED

Agenda attached – CM Reference: DOC/22/19347

OR

List matters considered:

- Review of draft Health and wellbeing action plan

CONFLICT OF INTEREST DISCLOSURES

Declared by	Item being considered	Time left meeting	Time Returned
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

NOTES:

Cr. Halliday was an apology, Cr. Hewitt attended in place

RECORD COMPLETED BY

- CEO – Bradley Thomas
- Director Infrastructure and Delivery – Bruce Lucas
- Director Organisational Services – Andrew Burgess
- Director Community and Development – Natalie Walker

Other:

Click or tap here to enter text.

☐ RECORD OF COUNCILLOR ATTENDANCE

Signed:

Hepburn Shire Council
Municipal Public Health & Wellbeing Plan (MPHWP)

Working Group

Agenda

Date: ~~Thursday 21 April 2022~~ (Rescheduled to 5 & 10 May 2022)

Time: 2.30pm to 4.30pm

Location: Council Chambers, Daylesford Town Hall and Teams

Chair: Cr Lesley Hewitt (Cr Tessa Halliday on leave)

Action Recorder: Tamara Patterson – Hepburn Shire Council

Invitees:

Kate Procter – Hepburn Shire Council

Chrissy Austin – Creswick Neighbourhood Centre

Lana de Kort – Clunes Neighbourhood House

Shelley Bowen – Health Futures Australia

Taletha Rizio – Central Highlands Rural Health

Shane Richardson – Central Highlands Rural Health

Rosie Thomas – Department of Health

Melissa Deutscher – Central Highlands Primary Care Partnership

Danny Liversidge – Daylesford Neighbourhood Centre

Apologies:

Fran Fogarty – Hepburn Shire Council

Tania Sawyer – Trentham Neighbourhood Centre

Kate Diamond-Keith – Women's Health Grampians

Katherine Cape – Central Highlands Primary Care Partnership

Time	Item	Presenter
2.30pm	Buffering	Chair
2.35pm	Acknowledgement of Country	Chair
	Welcome	Chair
2.40pm	Apologies	Chair
	Introduction of attendees	Chair/all
2.45pm	Background and Terms of Reference	Tamara Patterson
2.55pm	Municipal Public Health and Wellbeing Plan 2021-2025	Tamara Patterson
3.05pm	Municipal Public Health and Wellbeing Plan – Action Plan review	Kate Procter
3.35pm	Break	Chair/all
4.25pm	Next meeting	Chair

▶ RECORD OF COUNCILLOR ATTENDANCE

MEETING	Municipal Public Health and Wellbeing Action Plan Working Group	DATE	Thursday, September 29, 2022
LOCATION	<input type="checkbox"/> Council Chamber <input type="checkbox"/> Video Conference <input checked="" type="checkbox"/> Other: MS Teams:	TIME	1:30pm
COUNCILLORS PRESENT	<input type="checkbox"/> Cr Jen Bray <input type="checkbox"/> Cr Tim Drylie <input checked="" type="checkbox"/> Cr Tessa Halliday <input type="checkbox"/> Cr Don Henderson <input type="checkbox"/> Cr Lesley Hewitt <input type="checkbox"/> Cr Brian Hood <input type="checkbox"/> Cr Juliet Simpson		
OFFICERS PRESENT	<input type="checkbox"/> CEO – Bradley Thomas <input type="checkbox"/> Director Infrastructure and Delivery – Bruce Lucas <input type="checkbox"/> Director Organisational Services – Andrew Burgess <input type="checkbox"/> Director Community and Development – Leigh McCallum Others (Position Title and Name): Kate Proctor – Early and Middle Years Co-ordinator George Martin – Health and Wellbeing Officer		

MATTERS CONSIDERED

Agenda attached – CM Reference: DOC/22/63315

OR

List matters considered:

Click or tap here to enter text.

CONFLICT OF INTEREST DISCLOSURES

Declared by	Item being considered	Time left meeting	Time Returned
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

NOTES:

<Record late arrivals or early departures>

RECORD COMPLETED BY

- CEO – Bradley Thomas
- Director Infrastructure and Delivery – Bruce Lucas
- Director Organisational Services – Andrew Burgess
- Director Community and Development – Leigh McCallum

Other:

Kathleen Burns

☐ RECORD OF COUNCILLOR ATTENDANCE

Signed:

Municipal Public Health and Wellbeing Action Plan Working Group

Thursday, 29 September @ 1:30PM

MS Teams

Attendees Cr. Tessa Halliday | Kate Procter | George Martin | Melissa Deutscher | Jane Measday | Rosie Thomas | Chrissy Austin | Tania Sawyer |

Apologies

AGENDA

Item	Owner	Time
1. Welcome & Acknowledgement of Country	Chair	1:35
2. External Evidence for Action Plan reporting	Kate Procter	1:40
3. Close of Meeting	Chair	3:30

ACTION ITEMS

Owner	Description	Due Date
1.		
2.		
3.		
4.		
5.		

Next Meeting:

▶ RECORD OF COUNCILLOR ATTENDANCE

MEETING	Gender Equity Advisory Committee	DATE	Wednesday, September 14, 2022
LOCATION	<input type="checkbox"/> Council Chamber <input type="checkbox"/> Video Conference <input checked="" type="checkbox"/> Other: 79A Raglan Street, Daylesford : MS Teams	TIME	
COUNCILLORS PRESENT	<input type="checkbox"/> Cr Jen Bray <input type="checkbox"/> Cr Tim Drylie <input type="checkbox"/> Cr Tessa Halliday <input type="checkbox"/> Cr Don Henderson <input checked="" type="checkbox"/> Cr Lesley Hewitt <input type="checkbox"/> Cr Brian Hood <input type="checkbox"/> Cr Juliet Simpson		
OFFICERS PRESENT	<input type="checkbox"/> CEO – Bradley Thomas <input type="checkbox"/> Director Infrastructure and Delivery – Bruce Lucas <input type="checkbox"/> Director Organisational Services – Andrew Burgess <input type="checkbox"/> Director Community and Development – Leigh McCallum Others (Position Title and Name): Coordinator Early Years and Healthy Communities – Kate Procter Health and Wellbeing Officer – George Martin		

MATTERS CONSIDERED

Agenda attached – CM Reference: DOC/22/57463

OR

List matters considered:

- Gender Impact Assessments on Current Strategies

CONFLICT OF INTEREST DISCLOSURES

Declared by	Item being considered	Time left meeting	Time Returned
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

NOTES:

<Record late arrivals or early departures>

RECORD COMPLETED BY

- CEO – Bradley Thomas
- Director Infrastructure and Delivery – Bruce Lucas
- Director Organisational Services – Andrew Burgess
- Director Community and Development – Natalie Walker

Other:

Click or tap here to enter text.

☐ RECORD OF COUNCILLOR ATTENDANCE

Signed:

Gender Equity Advisory Committee

Wednesday, 14 September @ 10AM

MS Teams

Attendees Cr. Lesley Hewitt | Kate Procter | George Martin | Mika Padiaditis | Sue
 Dyson | Maia Irell | Maree Grenfell

Apologies Lindy Churches | Lynda Poke | Devon Taylor

AGENDA

Item	Owner	Time
1. Welcome & Acknowledgement of Country	Chair	10:05
2. Apologies & Housekeeping	Chair	10:10
3. Actions from previous meeting	Chair	10:15
Further information sent to members including:		
1. Send GIA Template to committee members		
2. Send Sustainable Hepburn Strategy to committee members		
4. Sustainable Hepburn Strategy	Maree Grenfell	10:20
5. One-year review of GEAC; 28 September	Kate Procter	10:50
6. Arising issues from members	Chair	11:15
7. Close of Meeting	Chair	11:30

ACTION ITEMS

Owner	Description	Due Date
1.		
2.		
3.		

▶ MEETING AGENDA

4. _____

5. _____

Next Meeting/s:

- One-year review workshop, 28 September
- Next GEAC meeting Wednesday, 9 November @ 5PM

RECORD OF COUNCILLOR ATTENDANCE

MEETING	Review of the Gender Equality Advisory Committee	DATE	Wednesday, October 05, 2022
LOCATION	<input type="checkbox"/> Council Chamber <input type="checkbox"/> Video Conference <input checked="" type="checkbox"/> Other: 79A Raglan Street, Daylesford:	TIME	
COUNCILLORS PRESENT	<input type="checkbox"/> Cr Jen Bray <input type="checkbox"/> Cr Tim Drylie <input type="checkbox"/> Cr Tessa Halliday <input type="checkbox"/> Cr Don Henderson <input checked="" type="checkbox"/> Cr Lesley Hewitt <input type="checkbox"/> Cr Brian Hood <input type="checkbox"/> Cr Juliet Simpson		
OFFICERS PRESENT	<input type="checkbox"/> CEO – Bradley Thomas <input type="checkbox"/> Director Infrastructure and Delivery – Bruce Lucas <input type="checkbox"/> Director Organisational Services – Andrew Burgess <input type="checkbox"/> Director Community and Development – Leigh McCallum Others (Position Title and Name): Kate Proctor – Early and Middle Years Co-ordinator George Martin – Health and Wellbeing		

MATTERS CONSIDERED

Agenda attached – CM Reference: DOC/22/63333

OR

List matters considered:

Click or tap here to enter text.

CONFLICT OF INTEREST DISCLOSURES

Declared by	Item being considered	Time left meeting	Time Returned
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

NOTES:

<Record late arrivals or early departures>

RECORD COMPLETED BY

- CEO – Bradley Thomas
- Director Infrastructure and Delivery – Bruce Lucas
- Director Organisational Services – Andrew Burgess
- Director Community and Development – Leigh McCallum

Other:

Kathleen Burns

☐ RECORD OF COUNCILLOR ATTENDANCE

Signed:

Review of the Gender Equality Advisory Committee

Date Wednesday 5th October 2022

Location: 79A Raglan Street, Daylesford

Attendees Jane Measday | Cr. Lesley Hewitt | Kate Procter | George Martin | Devon Taylor | Lindy Churches | Lynda Poke | Maia Irell | Sue Dyson

Apologies Mika Padiaditis

AGENDA

Item	Owner	Time
1. Welcome and Introductions Summary of the intent of Council and why the review	Cr. Hewitt	9:35- 9:45
2. The purpose of the meeting and role of the facilitator The purpose of the meeting is to review the individual and shared objectives of the group and recommend a format for the group going forward that maximises the value and outcomes of the shared effort. <ul style="list-style-type: none"> • Democratic process • Listening and learning • Building on shared strengths • Mind sets required 	Jane Measday	9:45-9:50
3. What's in it for you, us and the community? <ul style="list-style-type: none"> • Small group activity and discussion to identify our individual and shared interest in gender equality • Agreement on purpose and benefits weigh costs • How does the purpose align with the objectives of current TOR ? 	All	9:50-10:30
4. Morning Tea	All	10:30 -10:50
5. What is the best fit for the new purpose? <ul style="list-style-type: none"> • A time to reflect on what has worked and what we learned through hindsight? • What would we change in the TOR? 	Jane	10:50 -11:20
6. What is the recommended format? <ul style="list-style-type: none"> • A look at the limitations and opportunities in current structures • What will work in terms of frequency, timing and membership 	Jane and Kate	11:20- 11:45

▶ MEETING AGENDA

	<ul style="list-style-type: none">• What do we recommend as a group?	
7.	Next Steps and Questions	Kate
8	Lunch	All

ACTION ITEMS

	Owner	Description	Due Date
1.			
2.			
3.			
4.			
5.			

RECORD OF COUNCILLOR ATTENDANCE

MEETING	Gender Equality Advisory Committee	DATE	Wednesday, November 09, 2022
LOCATION	<input type="checkbox"/> Council Chamber <input type="checkbox"/> Video Conference <input checked="" type="checkbox"/> Other: 79A Raglan Street, Daylesford:	TIME	
COUNCILLORS PRESENT	<input type="checkbox"/> Cr Jen Bray <input type="checkbox"/> Cr Tim Drylie <input type="checkbox"/> Cr Tessa Halliday <input type="checkbox"/> Cr Don Henderson <input checked="" type="checkbox"/> Cr Lesley Hewitt <input type="checkbox"/> Cr Brian Hood <input type="checkbox"/> Cr Juliet Simpson		
OFFICERS PRESENT	<input type="checkbox"/> CEO – Bradley Thomas <input type="checkbox"/> Director Infrastructure and Delivery – Bruce Lucas <input type="checkbox"/> Director Organisational Services – Andrew Burgess <input type="checkbox"/> Director Community and Development – Leigh McCallum Others (Position Title and Name): Kate Proctor – Coord Early Years & Healthy Communities. George Martin – Health & Wellbeing Officer. Sue Dyson. Lynda Poke. Lindy Churches. Mika Padiaditis. Tom McCarthy. Wendy Holland. Damien Kennedy.		

MATTERS CONSIDERED

Agenda attached – CM Reference: DOC/22/70227

OR

List matters considered:

Click or tap here to enter text.

CONFLICT OF INTEREST DISCLOSURES

Declared by	Item being considered	Time left meeting	Time Returned
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Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

NOTES:

<Record late arrivals or early departures>

RECORD COMPLETED BY

- CEO – Bradley Thomas
- Director Infrastructure and Delivery – Bruce Lucas
- Director Organisational Services – Andrew Burgess
- Director Community and Development – Leigh McCallum

☐ RECORD OF COUNCILLOR ATTENDANCE

Other:

Kathleen Burns

Signed:

Gender Equality Advisory Committee

Date: 9/11/2022 @ 5PM

Location: MS Teams

Attendees Cr. Lesley Hewitt (Chair) | Kate Procter | George Martin | Sue Dyson | Lynda
 Poke | Lindy Churches | Mika Padiaditis | Devon Taylor | Tom McCarthy |
 Wendy Holland | Damien Kennedy

Apologies Maia Irell |

AGENDA

Item	Owner	Time
1. Welcome & Acknowledgement	Chair	5:05PM
2. Apologies & Housekeeping	Chair	5:10PM
3. Affordable Housing	Damien Kennedy	5:15PM
4. Glenlyon Recreation Reserve Masterplan consultation	Tom McCarthy	5:40PM
5. Issues arising from members	All	6:20PM
6. Close of meeting	Chair	6:30PM

ACTION ITEMS

Owner	Description	Due Date
1.		
2.		
3.		
4.		
5.		

▶ MEETING AGENDA

Next Meeting:

-

▶ RECORD OF COUNCILLOR ATTENDANCE

MEETING	Reserve Fund Discussion with Mineral Springs Reserve Advisory Committee	DATE	Monday, September 19, 2022
LOCATION	<input type="checkbox"/> Council Chamber <input checked="" type="checkbox"/> Video Conference <input checked="" type="checkbox"/> Other: The Mayors Room	TIME	
COUNCILLORS PRESENT	<input type="checkbox"/> Cr Jen Bray <input type="checkbox"/> Cr Tim Drylie <input type="checkbox"/> Cr Tessa Halliday <input type="checkbox"/> Cr Don Henderson <input type="checkbox"/> Cr Lesley Hewitt <input type="checkbox"/> Cr Brian Hood <input checked="" type="checkbox"/> Cr Juliet Simpson		
OFFICERS PRESENT	<input type="checkbox"/> CEO – Bradley Thomas <input checked="" type="checkbox"/> Director Infrastructure and Delivery – Bruce Lucas <input type="checkbox"/> Director Organisational Services – Andrew Burgess <input type="checkbox"/> Director Community and Development – Leigh McCallum Others (Position Title and Name): Paulette Pleasance – EA to Director Infrastructure and Delivery Sean Ludeke – Coordinator Parks and Open Space Simon Mennie – Manager Waste, Facilities and Community Safety Karen Menne – Property Officer Manny Pasqualini – Sustainability Officer Brett Dunlop – Inclusion Officer		

MATTERS CONSIDERED

Agenda attached – CM Reference:

NOTES:

RECORD COMPLETED BY

- CEO – Bradley Thomas
- Director Infrastructure and Delivery – Bruce Lucas
- Director Organisational Services – Andrew Burgess
- Director Community and Development – Leigh McCallum

Other:

Paulette Pleasance



Signed:

MINERAL SPRINGS RESERVE ADVISORY COMMITTEE

Monday 19 September – The Mayors Room – 1.00pm – 3.00pm

Attendees: Cr Juliet Simpson, Bruce Lucas, Bill Guest, Lisa Rodier, Nathan Lundmark, Brenden Loton, Sean Ludeke, Paulette Pleasance,

Guests: Simon Mennie – Manager Waste, Facilities and Community Safety
 Manny Pasqualini – Sustainability Officer
 Karen Menne – Property Officer
 Brett Dunlop – Inclusion Officer

No	Time	Agenda Item	Presenter
1	1.00pm	<p>Welcome and Apologies</p> <p>ACKNOWLEDGEMENT OF TRADITIONAL OWNERS</p> <p>Hepburn Shire Council acknowledges the Dja Dja Wurrung as the Traditional Owners of the lands and waters on which we live and work. On these lands, Djaara have performed age -old ceremonies of celebration, initiation and renewal. We recognise their resilience through dispossession, and it is a testament to their continuing culture and tradition, which is strong and thriving.</p> <p>We also acknowledge the neighbouring Traditional Owners, the Wurundjeri to our Southeast and the Wadawurrung to our South West and pay our respect to all Aboriginal peoples, their culture, and lore. We acknowledge their living culture and the unique role they play in the life of this region.</p>	Cr Juliet Simpson
2	1.05pm	Adoption of Minutes –20 June 2022	Cr Juliet Simpson
3	1.10pm	Proposed Installation of EV Charging Station at HMSR	Manny Pasqualini Karen Menne

▶ AGENDA

4	1.20pm	Bathroom Lease Update	Simon Mennie Karen Menne
5	1.30pm	Briefing from Inclusion Officer	Brett Dunlop
6	1.50pm	Budget Discussion – Items for inclusion in 2023/24 Budget	Bill Guest
7	1.50pm	Central Springs Bore Investigation Report	Sean Ludeke
8	2.00pm	Land Managers Update	Sean Ludeke
9	2.10pm	Caretakers Cottage Update	Paulette
10	2.20pm	Next Field Trip	All
11	2.45pm	General Business <ul style="list-style-type: none"> • Borealis Feedback • Next meeting 	All
		Meeting Close	
Attachments Sent with Agenda <ul style="list-style-type: none"> • Minutes – 20 June 2022 • Action Register – June 2022 			
Next meeting – TBC - Monday 10 October 2022 – Council Chambers			

▶ RECORD OF COUNCILLOR ATTENDANCE

MEETING	Mineral Springs Reserve Advisory Committee	DATE	Monday, October 10, 2022
LOCATION	<input checked="" type="checkbox"/> Council Chamber <input checked="" type="checkbox"/> Video Conference <input type="checkbox"/> Other: The Daylesford Town Hall	TIME	
COUNCILLORS PRESENT	<input type="checkbox"/> Cr Jen Bray <input type="checkbox"/> Cr Tim Drylie <input type="checkbox"/> Cr Tessa Halliday <input type="checkbox"/> Cr Don Henderson <input type="checkbox"/> Cr Lesley Hewitt <input type="checkbox"/> Cr Brian Hood <input checked="" type="checkbox"/> Cr Juliet Simpson		
OFFICERS PRESENT	<input type="checkbox"/> CEO – Bradley Thomas <input type="checkbox"/> Director Infrastructure and Delivery – Bruce Lucas <input type="checkbox"/> Director Organisational Services – Andrew Burgess <input type="checkbox"/> Director Community and Development – Leigh McCallum Others (Position Title and Name): Tristan May – Acting Director Infrastructure and Delivery Paulette Pleasance – EA to Director Infrastructure and Delivery Sean Ludeke – Acting Manager Operations Simon Fishlock – Acting Coordinator Parks and Open Space		

MATTERS CONSIDERED

Agenda attached – CM Reference:

NOTES:

RECORD COMPLETED BY

- CEO – Bradley Thomas
- Director Infrastructure and Delivery – Bruce Lucas
- Director Organisational Services – Andrew Burgess
- Director Community and Development – Leigh McCallum

Other:

Paulette Pleasance



Signed:

MINERAL SPRINGS RESERVE ADVISORY COMMITTEE

Monday 10 October – Council Chambers – 1.00pm – 3.00pm

Attendees: Cr Juliet Simpson, Tristan May, Bill Guest, Lisa Rodier, Nathan Lundmark,
 Brenden Loton, Sean Ludeke, Paulette Pleasance,

Guests: David Hale (RMCG)

Apology: Bruce Lucas

No	Time	Agenda Item	Presenter
1	1.00pm	<p>Welcome and Apologies</p> <p>ACKNOWLEDGEMENT OF TRADITIONAL OWNERS</p> <p>Hepburn Shire Council acknowledges the Dja Dja Wurrung as the Traditional Owners of the lands and waters on which we live and work. On these lands, Djaara have performed age -old ceremonies of celebration, initiation and renewal. We recognise their resilience through dispossession, and it is a testament to their continuing culture and tradition, which is strong and thriving.</p> <p>We also acknowledge the neighbouring Traditional Owners, the Wurundjeri to our Southeast and the Wadawurrung to our South West and pay our respect to all Aboriginal peoples, their culture, and lore. We acknowledge their living culture and the unique role they play in the life of this region.</p>	Cr Juliet Simpson
2	1.05pm	Adoption of Minutes –19 September 2022	Cr Juliet Simpson
3	1.10pm	<p>Budget Inclusions for 2023/24</p> <ul style="list-style-type: none"> • Central Springs Masterplan/Management Plan • Bore Investigation Report 	

AGENDA

4	1.30pm	Caretakers Cottage Update	Paulette
5	1.45pm	HMSR Bank Stabilisation Landscape & Path Improvement	Bill Guest
6	2.00pm	Update on Mineral Springs Strategic Masterplan	David Hale (RMCG)
7	2.40pm	Next Field Trip <ul style="list-style-type: none"> • Jubilee Lake 	Paulette
8	2.50pm	General Business <ul style="list-style-type: none"> • Borealis Feedback 	All
		Meeting Close	
<p>Attachments Sent with Agenda</p> <ul style="list-style-type: none"> • Minutes – 19 September 2022 • Action Register – 7 October 2022 			
<p>Next meeting – 12 December 2022 – Council Chambers</p>			

RECORD OF COUNCILLOR ATTENDANCE

MEETING Public Art Advisory Committee **DATE** Monday, October 03, 2022

LOCATION Council Chamber **TIME**
 Video Conference
 Other: PAG, Raglan St Daylesford and on line:

COUNCILLORS PRESENT Cr Jen Bray Cr Tim Drylie Cr Tessa Halliday Cr Don Henderson
 Cr Lesley Hewitt Cr Brian Hood Cr Juliet Simpson

OFFICERS PRESENT CEO – Bradley Thomas
 Director Infrastructure and Delivery – Bruce Lucas
 Director Organisational Services – Andrew Burgess
 Director Community and Development – Leigh McCallum
 Others (Position Title and Name):
 Manager Community Life – Fran Fogarty
 Public Art Officer – Richard Holt
 Inclusion Officer – Brett Dunlop

MATTERS CONSIDERED

Agenda attached – CM Reference: DOC/22/61293

CONFLICT OF INTEREST DISCLOSURES

Declared by	Item being considered	Time left meeting	Time Returned
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Choose an item.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

NOTES:

<Record late arrivals or early departures>

RECORD COMPLETED BY

- CEO – Bradley Thomas
- Director Infrastructure and Delivery – Bruce Lucas
- Director Organisational Services – Andrew Burgess
- Director Community and Development – Natalie Walker

Other:

Public Art Officer – Richard Holt

Signed:

Public Art Advisory Committee

Date: 3 October 2022 (1PM)

Location: PAG Daylesford, 79 Raglan St, Daylesford (or online via Teams link)

Attendees Cr Tessa Halliday (chair), Tess Brady, Ian Head, Rebecca Russell, Richard Holt (HSC Public Art Officer), Fran Fogarty (HSC, Manager Community Life), Brett Dunlop (HSC, Inclusion Officer)

Apologies Kim Percy, Craig Barrett, Brad Hooper, Sue Walker

AGENDA

	Item	Owner	Time
1.	Acknowledgment of Country	Chair	2 min
2.	Introductions	All	10 min
3.	Update: Arts & Culture Strategy / Public Art Policy	RH	20 min
4.	Update: The Drop	RH	10 min
5.	Update: Fish Traps	RH	10 min
6.	Briefing from Inclusion Officer	Chair	10 min
7.	Committee Terms and Acknowledgements	Chair	10 min
8.	Other Business	Chair	5 min
9.	Future Meetings & Meeting Close	Chair	3 min

ACTION ITEMS

	Owner	Description	Due Date
1.			
2.			
3.			
4.			
5.			

15 GENERAL BUSINESS

15.1 GENERAL BUSINESS

Cr Jen Bray declared a general conflict of interest in relation to item 15.1 General Business as it was in consideration to her leave and left the meeting at 7:27pm

Go to 01:56:24 in the meeting recording to view this item.

RECOMMENDATION

That Council grants Cr Jen Bray a leave of absence from 21 December 2022 to 30 January 2023 inclusive, noting that Cr Bray will be an apology for Briefings and Council Meetings that may be scheduled during her leave.

MOTION

That Council grants Cr Jen Bray a leave of absence from 21 December 2022 to 30 January 2023 inclusive, noting that Cr Bray will be an apology for Briefings and Council Meetings that may be scheduled during her leave.

Moved: Cr Don Henderson

Seconded: Cr Tessa Halliday

Carried

Voted for: Cr Brian Hood, Cr Don Henderson, Cr Juliet Simpson, Cr Lesley Hewitt, Cr Tessa Halliday and Cr Tim Drylie

Voted against: Nil

Abstained: Nil

Cr Jen Bray returned to the meeting at 7:28pm

16 CONFIDENTIAL ITEMS

16.1 CLOSURE OF MEETING TO MEMBERS OF THE PUBLIC

Go to 7:28 in the meeting recording to view this item.

Pursuant to section 66(1) of the *Local Government Act 2020* (the Act) Council or delegated committee must keep a meeting open to the public unless the Council or delegated committee considers it necessary to close the meeting to the public because a circumstance specified in subsection (2) applies.

The circumstances detailed in section 66(2) of the Act are:

- a) the meeting is to consider confidential information; or
- b) security reasons; or
- c) it is necessary to do so to enable the meeting to proceed in an orderly manner.

RECOMMENDATION

That in accordance with sections 66(1) and 66(2)(a) of the Local Government Act 2020, the meeting to be closed to members of the public for the consideration of the following confidential items:

1.1 SALE OF THE REX - 49–51 VINCENT STREET AND 8 DUKE STREET DAYLESFORD

This agenda item is confidential information for the purposes of section 3(1) of the Local Government Act 2020:

- *Because it is Council business information, being information that would prejudice Council's position in commercial negotiations if prematurely released (section 3(1)(a)); and*
- *It is private commercial information, being information provided by a business, commercial or financial undertaking that— (i) relates to trade secrets; or (ii) if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage (section 3(1)(g)) and*
- *These grounds apply because the agenda concerns the progress of ongoing contractual negotiations that would, if prematurely released, diminish the strength of Councils position in those negotiations.*

1.2 CONFIDENTIAL CONTRACTUAL MATTER

This agenda item is confidential information for the purposes of section 3(1) of the Local Government Act 2020:

- *Because it is private commercial information, being information provided by a business, commercial or financial undertaking that— (i) relates to trade secrets; or (ii) if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage;*
- *The ground applies because negotiations are still ongoing.*

1.3 HEPBURN BATHHOUSE & SPA - NEW LEASE PROPOSAL

This agenda item is confidential information for the purposes of section 3(1) of the Local Government Act 2020:

- *Because it is Council business information, being information that would prejudice Council's position in commercial negotiations if prematurely released (section 3(1)(a));*
- *It is private commercial information, being information provided by a business, commercial or financial undertaking that— (i) relates to trade secrets; or (ii) if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage (section 3(1)(g)); and*
- *These grounds apply because the agenda concerns the progress of ongoing contractual negotiations that would, if prematurely released, diminish the strength of Councils position in those negotiations.*

1.4 HEPBU.RFT 2022.175 - CRESWICK BOWLING GREEN REDEVELOPMENT TENDER EVALUATION

This agenda item is confidential information for the purposes of section 3(1) of the Local Government Act 2020:

- *Because it is Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released*
- *The ground applies because Council will negotiate a tender contract variation with the preferred contractor.*

1.5 NOMINATIONS FOR THE INTERNATIONAL WOMEN'S DAY HONOUR ROLL

This agenda item is confidential information for the purposes of section 3(1) of the Local Government Act 2020:

- *Because it is personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs;*
- *The ground applies because the successful nominations to the Heather Mutimer Honour Roll details the proposed nominees for Council approval, and if released would unfairly expose the nominees to the community and their names which is intended to be announced at the International Women's Day Event in March 2023.*

1.6 NOMINATIONS FOR THE COMMUNITY AWARDS 2023

This agenda item is confidential information for the purposes of section 3(1) of the Local Government Act 2020:

- *Because it is personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs;*
- *The ground applies because if the item were to be discussed publicly, the nominees for the Community Awards will unfairly be released prior to Council making a decision and it is proposed that will be announced at the Community Awards and Civic Ceremony.*

1.7 COMENSURA CONTRACT EXTENSION

This agenda item is confidential information for the purposes of section 3(1) of the Local Government Act 2020:

- *Because it is Council business information, being information that would prejudice Council's position in commercial negotiations if prematurely released (section 3(1)(a)); and*
- *It is private commercial information, being information provided by a business, commercial or financial undertaking that— (i) relates to trade secrets; or (ii) if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage (section 3(1)(g)) and*
- *These grounds apply because the agenda concerns the progress of ongoing contractual negotiations that would, if prematurely released, diminish the strength of Councils position in those negotiations.*

1.8 CEO KEY PERFORMANCE INDICATORS – 2022/2023

This agenda item is confidential information for the purposes of section 3(1) of the Local Government Act 2020:

- *Because it is personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs;*
- *The ground applies because it relates to the employment and contract of the Chief Executive Officer.*

MOTION

That in accordance with sections 66(1) and 66(2)(a) of the Local Government Act 2020, the meeting to be closed to members of the public for the consideration of the following confidential items:

1.1 SALE OF THE REX - 49–51 VINCENT STREET AND 8 DUKE STREET DAYLESFORD

This agenda item is confidential information for the purposes of section 3(1) of the Local Government Act 2020:

- *Because it is Council business information, being information that would prejudice Council's position in commercial negotiations if prematurely released (section 3(1)(a)); and*
- *It is private commercial information, being information provided by a business, commercial or financial undertaking that— (i) relates to trade secrets; or (ii) if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage (section 3(1)(g)) and*
- *These grounds apply because the agenda concerns the progress of ongoing contractual negotiations that would, if prematurely released, diminish the strength of Councils position in those negotiations.*

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- *Because it is private commercial information, being information provided by a business, commercial or financial undertaking that— (i) relates to trade secrets; or (ii) if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage;*
- *The ground applies because negotiations are still ongoing.*

1.3 HEPBURN BATHHOUSE & SPA - NEW LEASE PROPOSAL

This agenda item is confidential information for the purposes of section 3(1) of the Local Government Act 2020:

- *Because it is Council business information, being information that would prejudice Council's position in commercial negotiations if prematurely released (section 3(1)(a));*
- *It is private commercial information, being information provided by a business, commercial or financial undertaking that— (i) relates to trade secrets; or (ii) if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage (section 3(1)(g)); and*
- *These grounds apply because the agenda concerns the progress of ongoing contractual negotiations that would, if prematurely released, diminish the strength of Councils position in those negotiations.*

1.4 HEPBU.RFT 2022.175 - CRESWICK BOWLING GREEN REDEVELOPMENT TENDER EVALUATION

This agenda item is confidential information for the purposes of section 3(1) of the Local Government Act 2020:

- *Because it is Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released*
- *The ground applies because Council will negotiate a tender contract variation with the preferred contractor.*

1.5 NOMINATIONS FOR THE INTERNATIONAL WOMEN'S DAY HONOUR ROLL

This agenda item is confidential information for the purposes of section 3(1) of the Local Government Act 2020:

- *Because it is personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs;*
- *The ground applies because the successful nominations to the Heather Mutimer Honour Roll details the proposed nominees for Council approval, and if released would unfairly expose the nominees to the community and their names which is intended to be announced at the International Women's Day Event in March 2023.*

1.6 NOMINATIONS FOR THE COMMUNITY AWARDS 2023

This agenda item is confidential information for the purposes of section 3(1) of the Local Government Act 2020:

- *Because it is personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs;*
- *The ground applies because if the item were to be discussed publicly, the nominees for the Community Awards will unfairly be released prior to Council making a decision and it is proposed that will be announced at the Community Awards and Civic Ceremony.*

1.7 COMENSURA CONTRACT EXTENSION

This agenda item is confidential information for the purposes of section 3(1) of the Local Government Act 2020:

- *Because it is Council business information, being information that would prejudice Council's position in commercial negotiations if prematurely released (section 3(1)(a)); and*
- *It is private commercial information, being information provided by a business, commercial or financial undertaking that— (i) relates to trade*

secrets; or (ii) if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage (section 3(1)(g)) and

- *These grounds apply because the agenda concerns the progress of ongoing contractual negotiations that would, if prematurely released, diminish the strength of Councils position in those negotiations.*

1.8 CEO KEY PERFORMANCE INDICATORS – 2022/2023

This agenda item is confidential information for the purposes of section 3(1) of the Local Government 2020:

- *Because it is personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs;*
- *The ground applies because it relates to the employment and contract of the Chief Executive Officer.*

2. That Council suspends standing orders until 7:40pm.

Moved: Cr Don Henderson

Seconded: Cr Lesley Hewitt

Carried

Voted for: Cr Brian Hood, Cr Don Henderson, Cr Jen Bray, Cr Juliet Simpson, Cr Lesley Hewitt, Cr Tessa Halliday and Cr Tim Drylie

Voted against: Nil

Abstained: Nil

The meeting closed to the public at 7:29pm for the hearing of confidential items and did not reopen to the public.

The Confidential Meeting opened at 7:40pm.

The Council determined to release the following information to the public on these items as detailed below.

1.1 SALE OF THE REX - 49–51 VINCENT STREET AND 8 DUKE STREET DAYLESFORD MOTION

That Council:

1. *Approves the acceptance of the offer received from the Preferred Proponent, Edward & Malinka Comelli and David & Yuge Bromley and/or Nominee, in the EOI in accordance with the Evaluation Report;*
2. *Authorises the execution of the Contract of Sale by the Chief Executive Officer as per the signed contract received from the Preferred Proponent;*

3. *Authorises the use of the proceeds of the sale to pay the remainder of The Rex Purchase Loan and any excess funds to be placed in a financial reserve for contribution towards solutions of staffing accommodation and community facilities that were to be included in the Hepburn Hub; and*
4. *Pursuant to Section 125(2) of the Local Government Act 2020, determines that the Chief Executive Officer should publicly communicate the relevant pertinent details of the sale and this resolution to the extent necessary to give effect to it.*
5. *Acknowledges the two petitions tabled at the beginning of tonight's public meeting and requests the Chief Executive Officer to write to the head petitioners to provide an appropriate response.*

Moved: Cr Lesley Hewitt

Seconded: Cr Don Henderson

Carried

Voted for: Cr Brian Hood, Cr Don Henderson, Cr Jen Bray, Cr Juliet Simpson, Cr Lesley Hewitt, Cr Tessa Halliday and Cr Tim Drylie

Voted against: Nil

Abstained: Nil

1.2 CONFIDENTIAL CONTRACTUAL MATTER

The item to remain confidential as it is Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released. This information will remain confidential until documentation has been signed

1.3 HEPBURN BATHHOUSE & SPA - NEW LEASE PROPOSAL

The item to remain confidential as it is Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released. This information will remain confidential until documentation has been signed

1.4 HEPBU.RFT 2022.175 - CRESWICK BOWLING GREEN REDEVELOPMENT TENDER EVALUATION

The item to remain confidential as it is Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released. This information will remain confidential until documentation has been signed

1.5 NOMINATIONS FOR THE INTERNATIONAL WOMEN'S DAY HONOUR ROLL

The item to remain confidential due to personal information, being information which if released would result in the unreasonable disclosure of information about

any person or their personal affairs and the premature release prior to the Heather Mutimer International Women's Day Honour Roll Civic Reception in March 2023. The successful nominees will be announced at the event.

1.6 NOMINATIONS FOR THE COMMUNITY AWARDS 2023

The item to remain confidential due to personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs and the premature release prior to the Community Awards and Citizenship Ceremony Event on 25 January 2023. The successful nominees will be announced at the event.

1.7 COMENSURA CONTRACT EXTENSION

The item to remain confidential as it is Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released. This information will remain confidential until documentation has been signed

1.8 CEO KEY PERFORMANCE INDICATORS – 2022/2023

The item to remain confidential as it is personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs.

17 **CLOSE OF MEETING**

The Meeting closed to the public at 7:29pm. The Confidential Meeting closed at 9:04pm.