

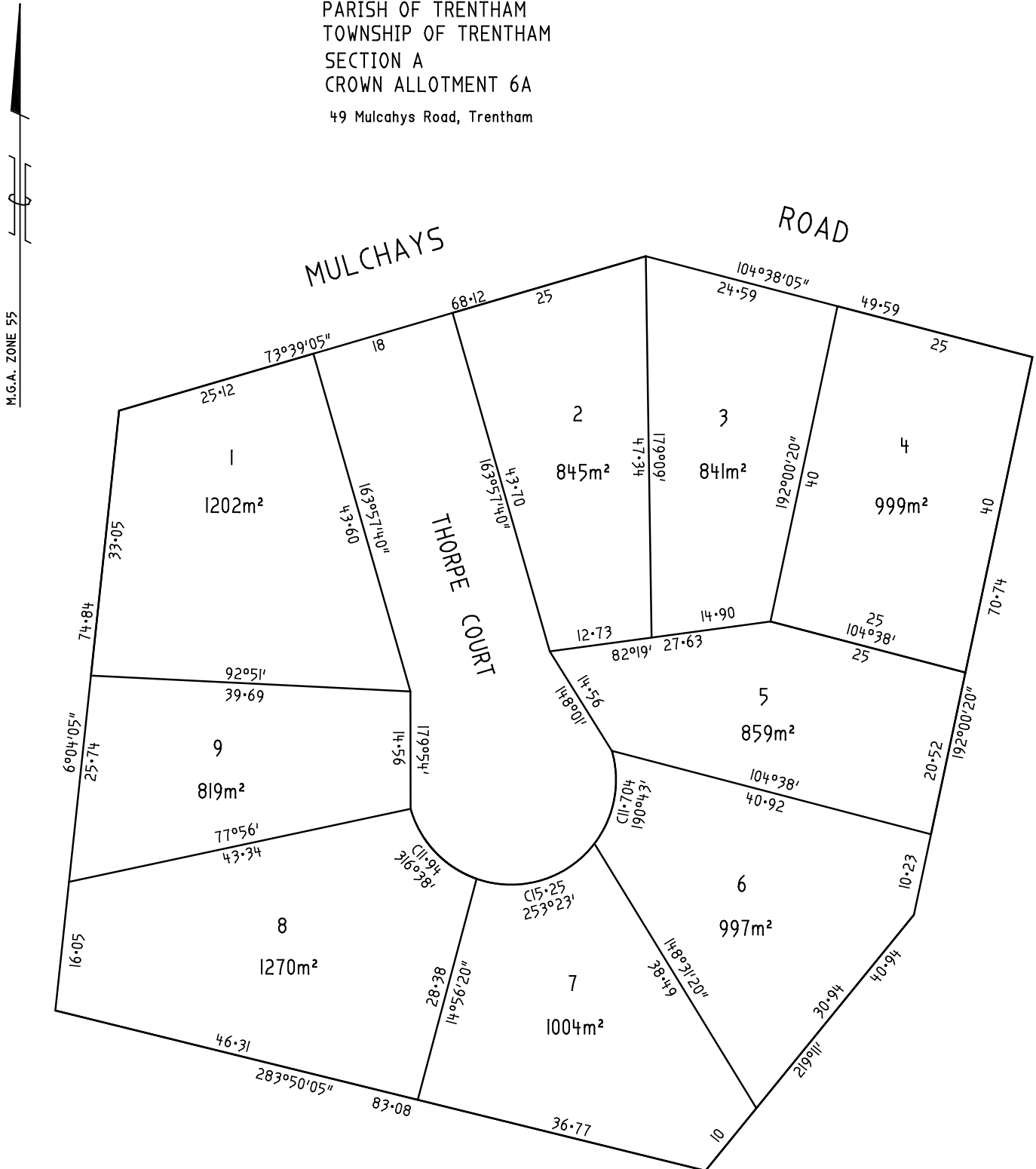
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PLAN OF PROPOSED SUBDIVISION

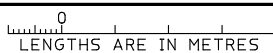
ATTACHMENT 8.1.1

PARISH OF TRENTHAM
 TOWNSHIP OF TRENTHAM
 SECTION A
 CROWN ALLOTMENT 6A
 49 Mulcahys Road, Trentham



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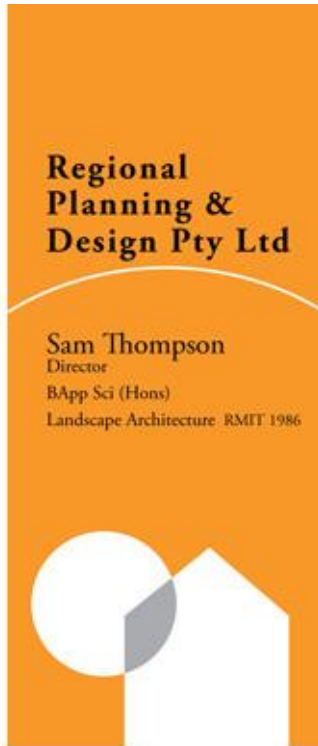
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ORIGINAL SHEET
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SHEET 1

JAMES PATRICK WALSH / VER:1



Bushfire Management Statement



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**49 Mulcahys Road
Trentham
Ref No 21.193**

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	Issued as a draft for discussion	12/7/2023	CFA
B	Issued as a draft	27/7/2023	Client
C	Issued as a final version	10/1/2024	Client

1 SUMMARY

Summary	
Proposal	9 Lot Subdivision Four lots are within the BMO
Date of site visit:	28 th June 2023
Broad landscape setting (Technical Guide Planning Permit Applications – Bushfire Management Overlay)	3
Access requirements can be met	Dwellings to be located within 30 m of the existing and proposed roads
Water Supply Requirements	5,000 litres in non combustible tanks for Lots 2, 3 and 4
Defendable Space requirements can be met	BAL 12.5 within property boundaries for the proposed Lots 2, 3 and 4. 10 m defendable space is to be provided between building envelopes and adjacent modified vegetation for lots 5,6,7,8 and 9
Proposed BAL construction level	BAL 12.5 for the dwellings on proposed Lots 2, 3 and 4. BAL 29 for Lots 5 to 9
Is native vegetation removal required:	No, only planted vegetation

2 INTRODUCTION

This Bushfire Management Statement (BMS) has been prepared to enable James Iles 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 subdivision at 49 Mulcahy Road Trentham

Methodology

The BMS is in two parts

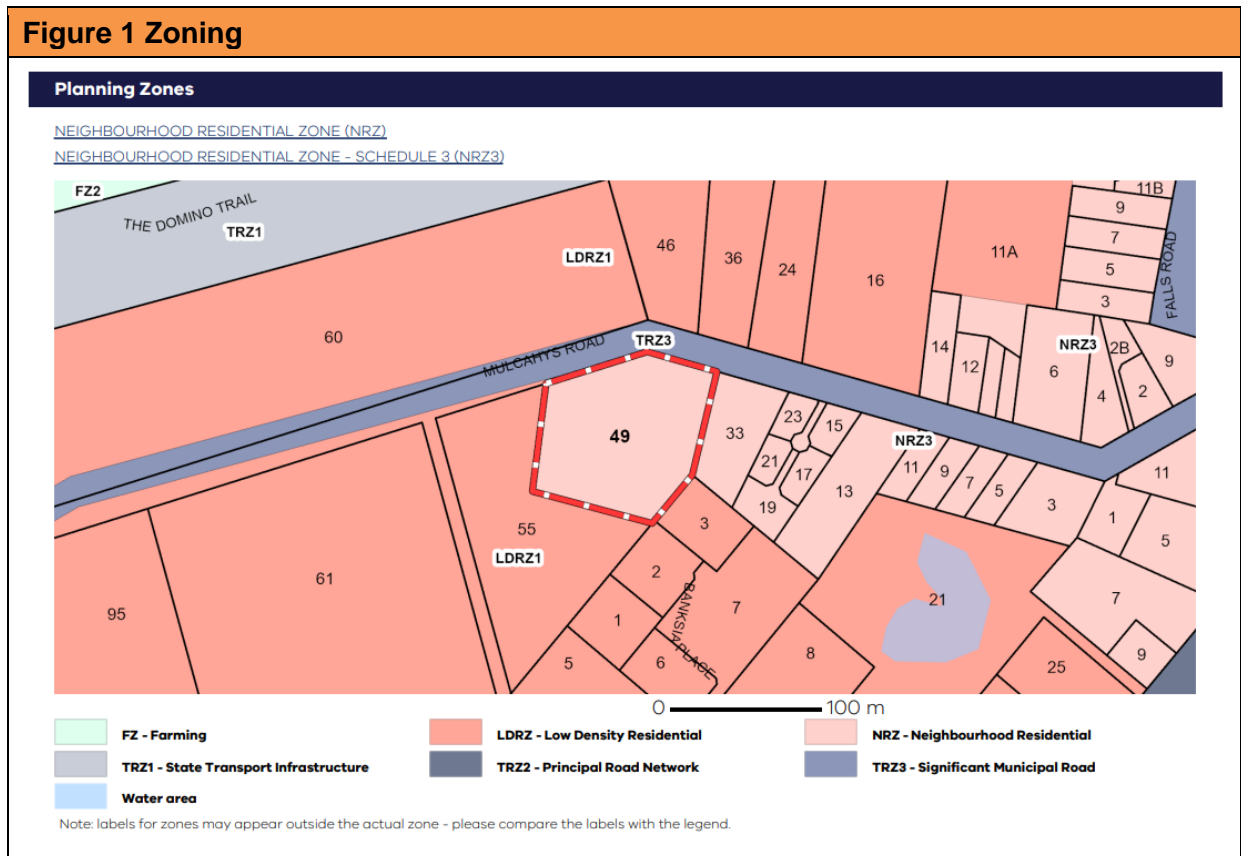
Part 1 Site description, hazard assessment and locality description

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

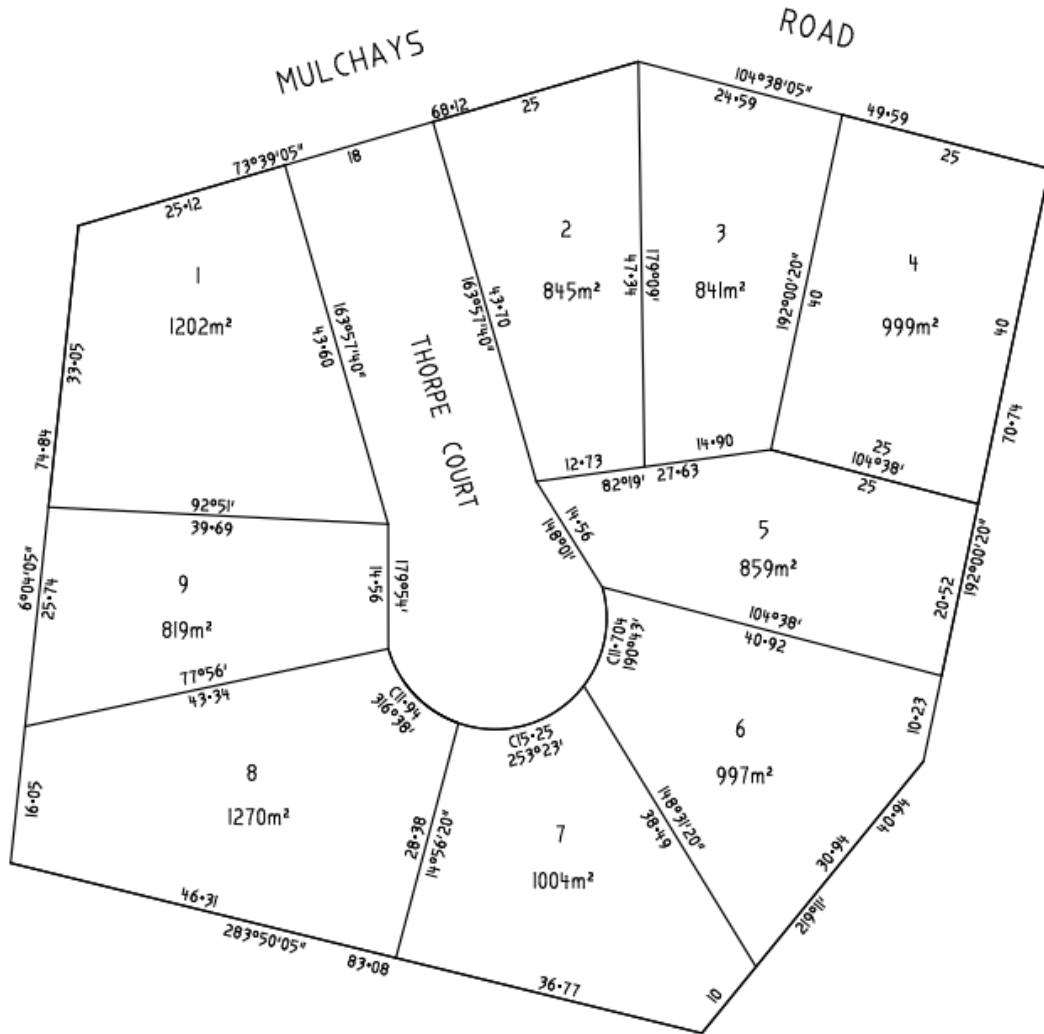
Clause Number	Name
32.09	Neighbourhood Residential Zone
44.06	Bushfire Management Overlay
53.02	Planning for Bushfire
42.01	Environmental Significance Overlay (ESO 1)
13.05-1	Bushfire planning strategies and principles

Figure 1 Zoning



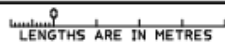
PLAN OF PROPOSED SUBDIVISION

PARISH OF TRENTHAM
 TOWNSHIP OF TRENTHAM
 SECTION A
 CROWN ALLOTMENT 6A
 49 Mulchays Road, Trentham



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JAMES PATRICK WALSH / VERIFIED

ORIGINAL SHEET
 SIZE: A3

SHEET 1

4 LOCATION

The site is located on the western edge of the town of Trentham (See Figure 2). There is forest beyond managed land to the north and north west. To the east and west of the site are dwellings with managed gardens and grassland. To the south are areas of developing residential land beyond which are areas of forest.

The site could be vulnerable to long runs of fire from the north west and south west following a wind change, which often occurs on high fire risk days in summer. This is described in further detail in the Bushfire Hazard Landscape Assessment.

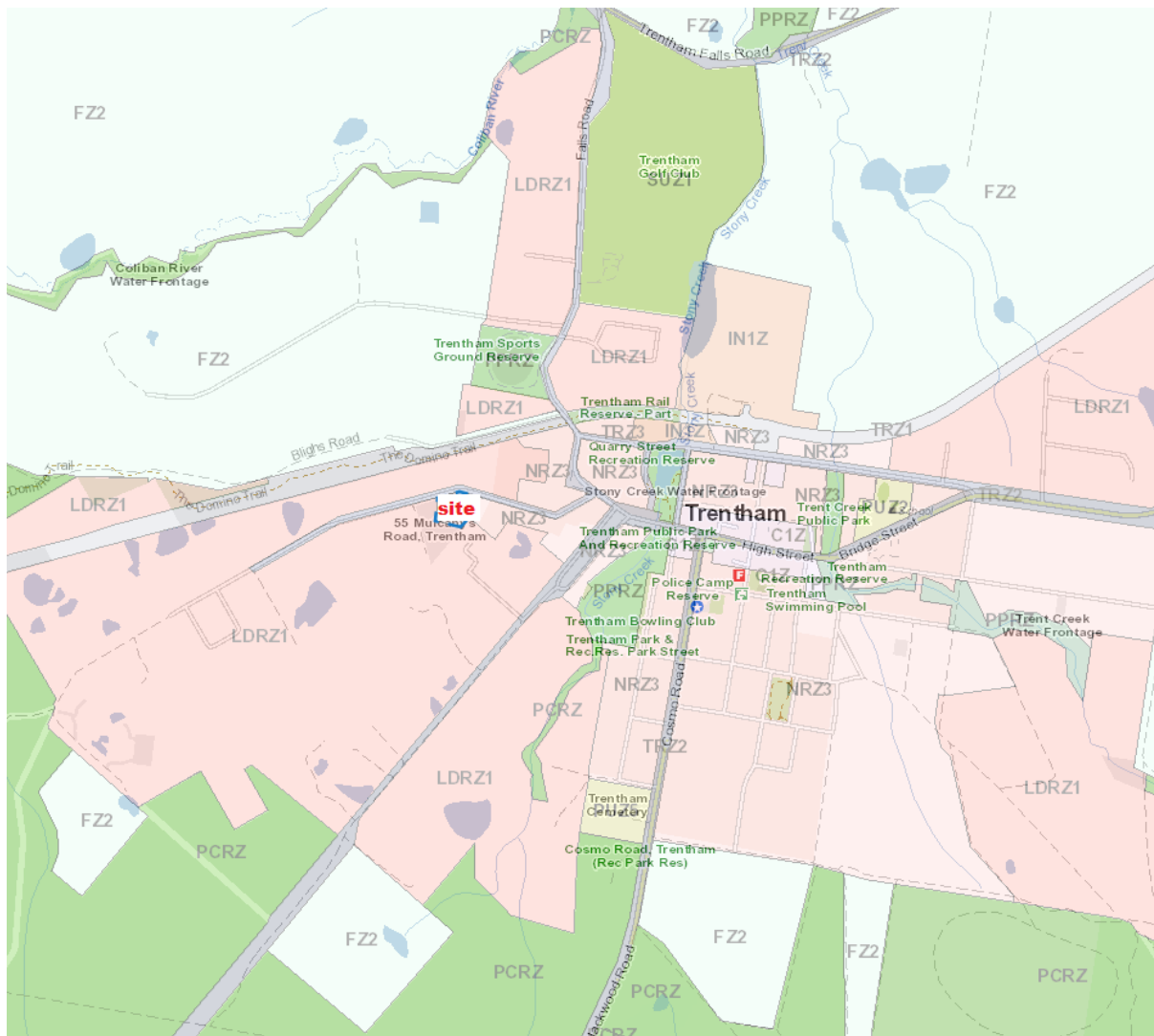


FIGURE 2 LOCATION

5 SITE DESCRIPTION

Site shape, dimensions, size , existing use and buildings and works	
The shape of the site is:	Irregular
The dimensions of the site are:	See Figure 3
The site has a total area of:	1 HA
The current use of the site is	Residential
The buildings or works located on the site are:	One existing dilapidated house and sheds (see photos 1 to 3)
Site topography	The site slopes gently to the north east on 1 to 2 degree slopes.
Site vegetation	There are unmanaged shrubs and trees around the dwelling (photos 1 to 3) and slashed grassland in the south and eastern parts of the site (photos 4 and 5)
Services and infrastructure	The site will be connected to mains electricity and water.

House Photo



Photo 1 Looking north west to the existing house

Site Photos



Photo 2 Looking south to an existing shed in the north west part of the site



Photo 3 Looking north to shed in the central part of site

Site Photos



Photo 4 Looking south east across grassland in the eastern part of the site



Photo 5 Looking south across grassland in the north eastern part of the site

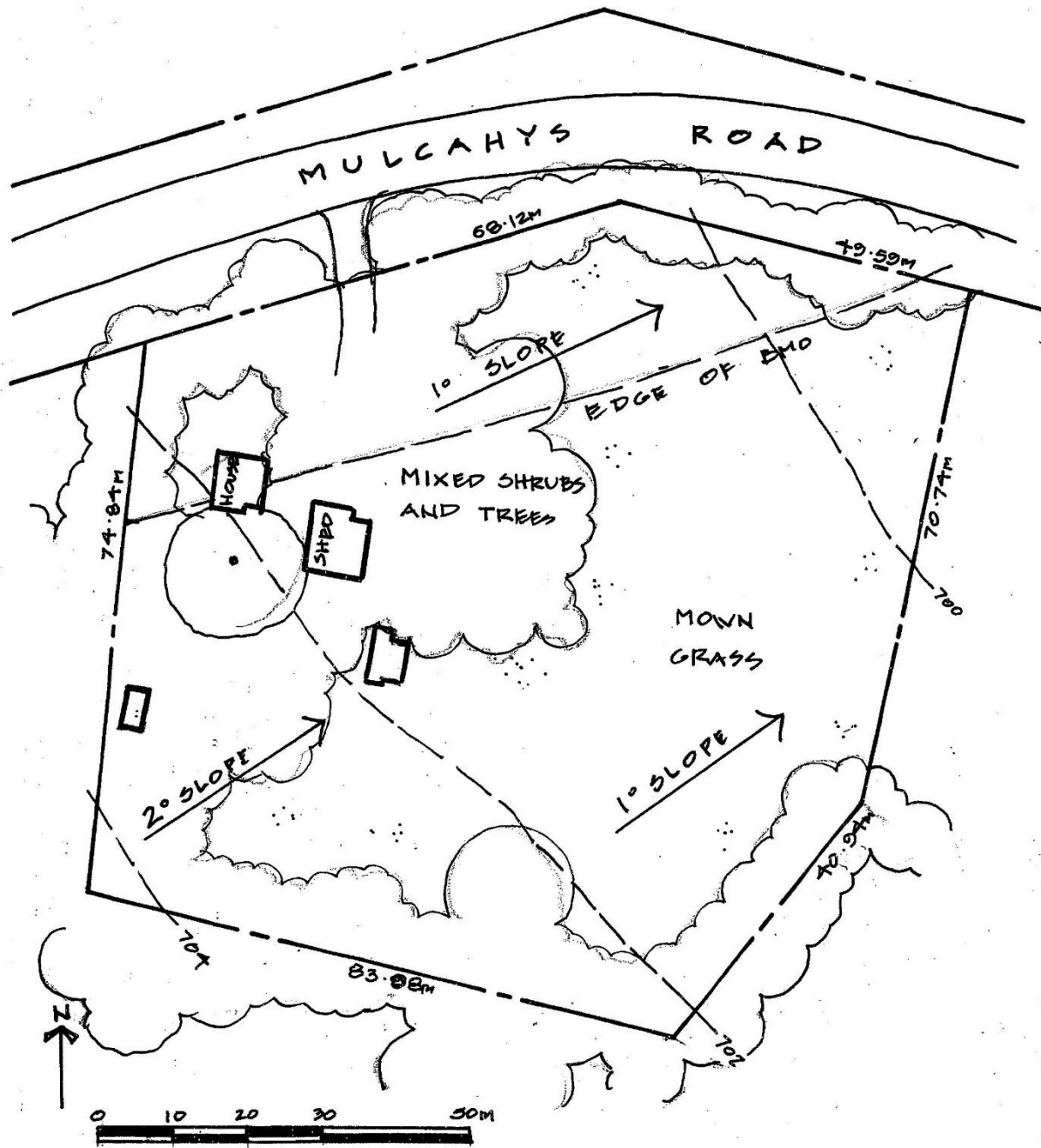


FIGURE 3 EXISTING CONDITIONS PLAN



FIGURE 4 EXISTING CONDITIONS AERIAL PHOTO

6 ACCESS

Vehicle access to the site is from Mulchays Road on the north boundary (photos 6 and 7) This joins the Trentham - Kyneton Road 500 metres to the east.

Access Photos



Photo 6 Looking east along Mulchays Road near site entry



Photo 7 Looking west along Mulchays Road near site entry

7 BUSHFIRE HAZARD SITE ASSESSMENT

As shown in Figure 5 and described in Appendix 1, within the 150 metre assessment area there is managed low threat vegetation to the east on lots that are currently being developed (photos 10 and 11) and managed grassland beyond modified vegetation to the south and west of the site (Photos 13 and 14). To the north and north east are managed gardens (Photo 12). There is modified vegetation to the immediate south and west. Although this vegetation is small in area, it is connected to forest via windbreaks to the south west and could burn in a bushfire (photos 15, 16 and 17). To the north is forest beyond grassland (photo 18 and 19)



FIGURE 5 150 METRE ASSESSMENT PLAN

Surrounding Landscape Photos



Photo 10 Looking south east across managed grassland to the east of site



Photo 11 Looking east across developing residential land to the east of site

Surrounding Landscape Photos



Photo 12 Looking north across managed land to the north of the site beyond Mulcahys Rd



Photo 13 Looking south east across managed grassland to the south east of the site

Surrounding Landscape Photos



Photo 14 Looking south west across grassland to the south west of site



Photo 15 Looking south east across modified vegetation to the west of the site

Surrounding Landscape Photos



Photo 16 Looking south west across modified vegetation to the south immediate west of site



Photo 17 Looking south across modified vegetation to the immediate south of the site

Surrounding Landscape Photos



Photo 18 Looking west towards forest along Blighs Road 130 metres to the north of the site



Photo 19 Looking south west through forest along the Domino Trail to the 120 metres to the north west of the site

9 BUSHFIRE HAZARD LANDSCAPE ASSESSMENT

The site has extensive areas of forest to the north west and south west beyond grassland and corresponds to Broader Landscape Type 3 as assessed in accordance with Broader Landscape Type 3 as assessed in accordance with the *Technical Guide, Planning Permit Applications – Bushfire Management Overlay* (DTPLI, 2017). On a broad landscape scale this increases the fire risk to the site as on high fire danger days there are often strong northerly 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 (more than 20 kilometres) from both the north west and south west to affect the site. It is following the south west wind changes when fire can cause greatest life and house loss. The areas of vegetation to the east of the site are less likely to form part of a long rapidly moving bushfire as winds from the east are generally cooler than from the west. A spot fire could start to the east of the site and burn slowly towards the site. The established residential areas to the east will also reduce the effects of a bushfire from this direction

There are sufficient areas of stringy bark forest (particularly to the north west) to cause significant spotting and ember attack (embers can easily travel more than one kilometer), Ember attack causes highest house loss in bushfires

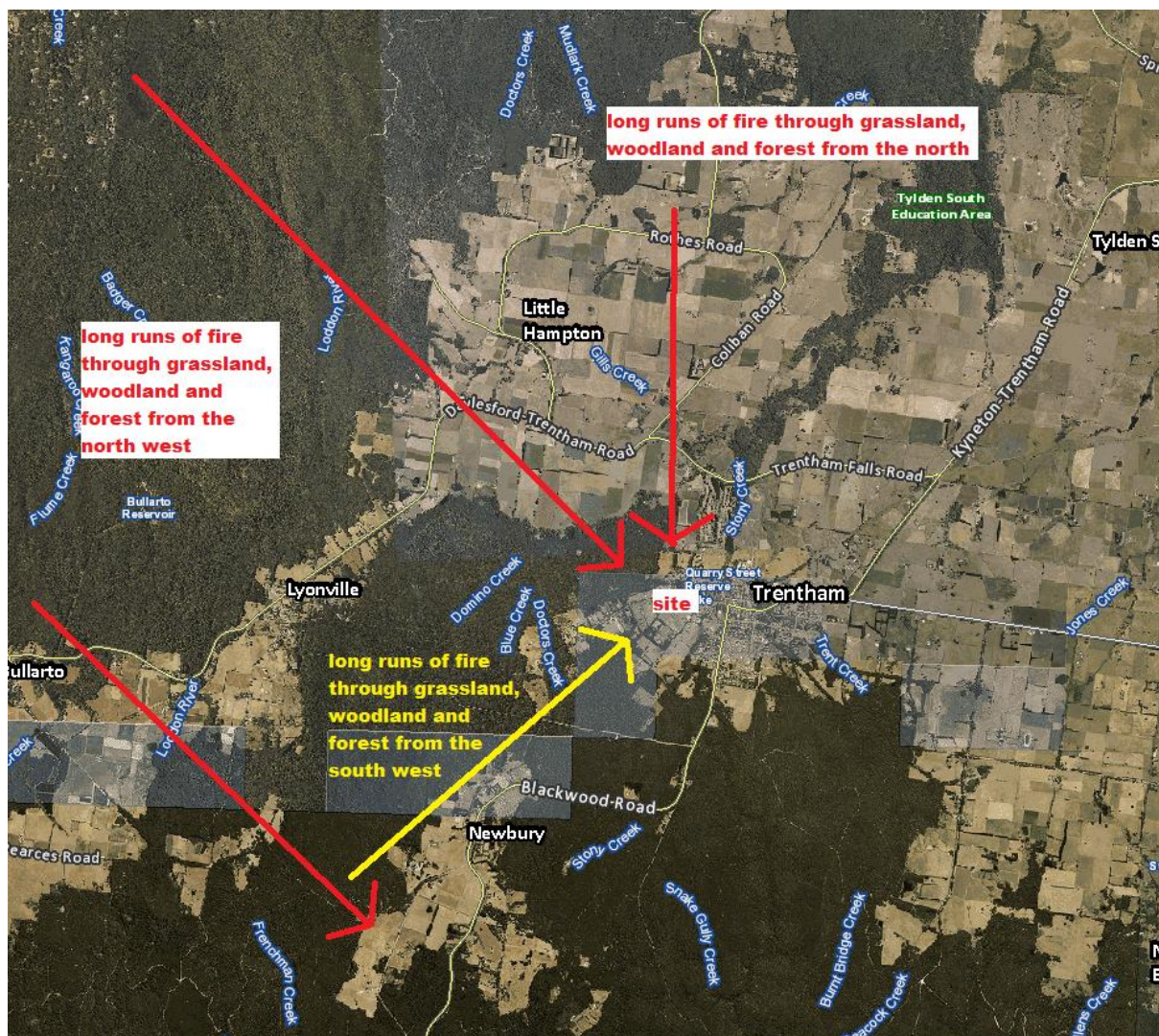


FIGURE 6 BUSHFIRE CONTEXT PLAN

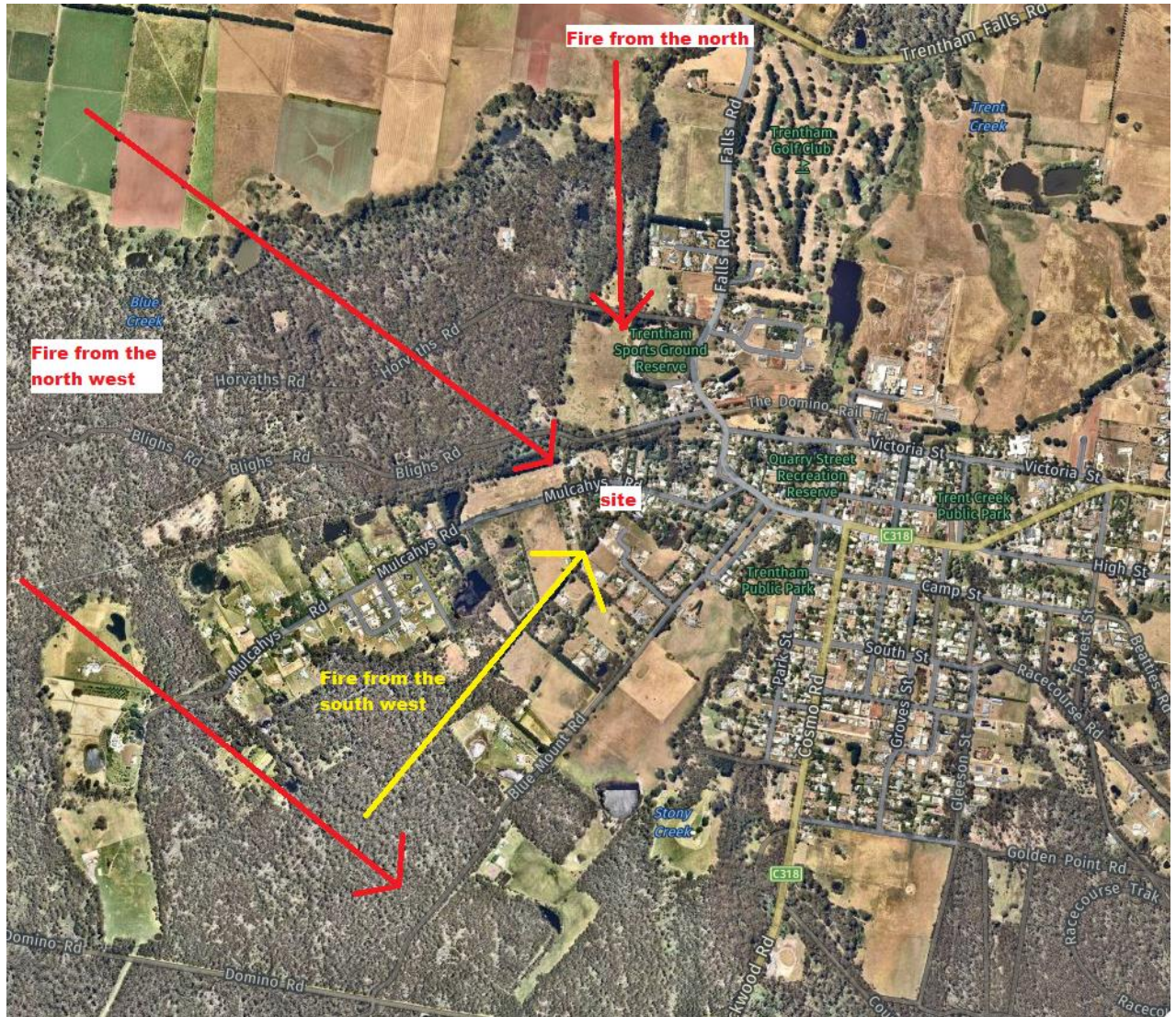


FIGURE 7 BUSHFIRE LOCAL CONTEXT PLAN

As shown in Figures 7 and 8, the fragmentation of fuels within 1 kilometre of the site will reduce the intensity of an approaching fire front. The modified vegetation to the south west is connected to forest via windbreaks and could ignite following a south west wind change.



FIGURE 8 BUSHFIRE NEIGHBOURHOOD CONTEXT PLAN

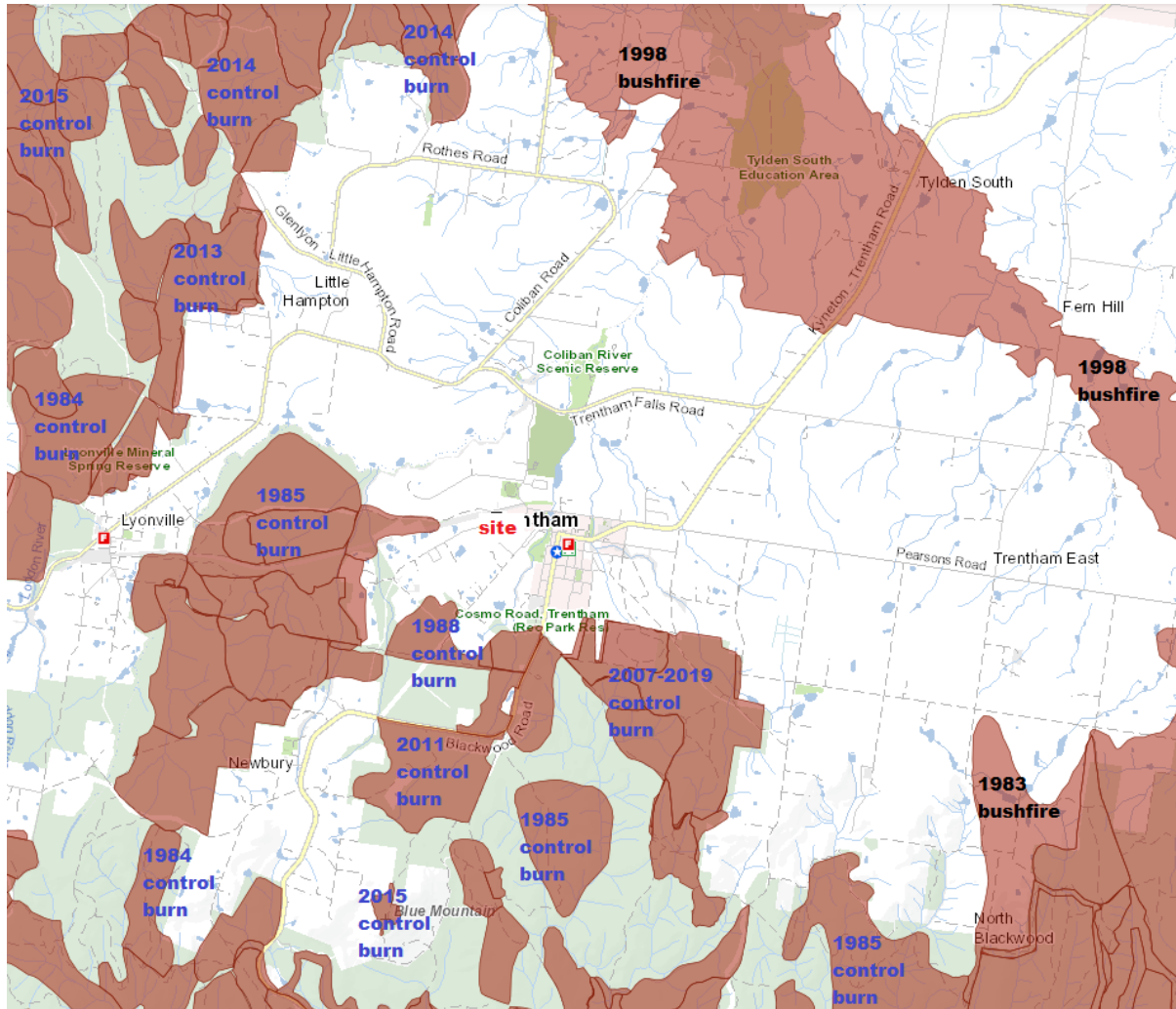
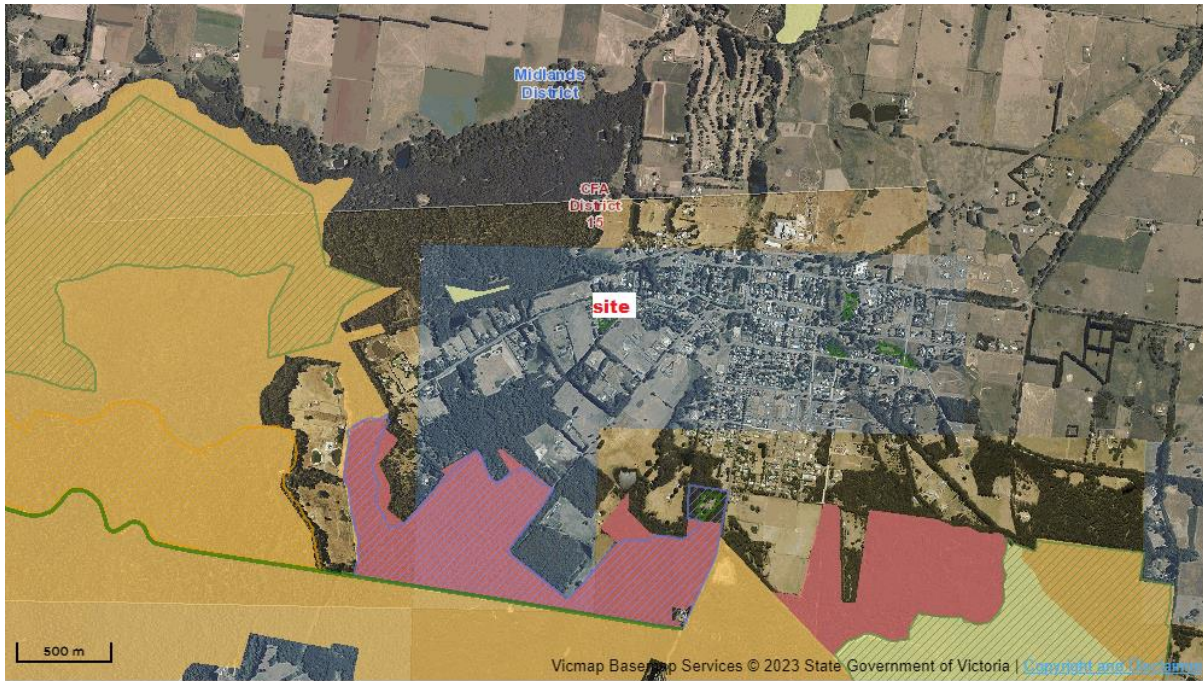


FIGURE 9 BUSHFIRE HISTORY MAP

The Fire History Map above shows significant fires have occurred to the around the site in 1998 and 1983. There have been extensive fuel reduction burns to the south and west which will help reduce the risk. There are also planned burns to the north west and west in 2023 to 2024 (See Figure 10 on the following page). It is worth noting surrounding public land is designated as a Bushfire Moderation Zone which aims to reduce the fuel load and fire risk in forest.



Legend

Strategic Fuel Breaks

-  2022-23 Non Burning Treatment - Strategic Fuel Breaks
-  2023-25 Non Burning Treatment - Strategic Fuel Breaks
-  2022-25 Non Burning Treatment - Other Mechanical Treatments

Planned Burns

-  2022-2023
-  2023-2024
-  2024-2025

Fire Management Zones

-  1 - Asset Protection Zone
-  2 - Bushfire Moderation Zone
-  3 - Landscape Management Zone
-  4 - Planned Burn Exclusion Zone
-  Fire History
-  CFA District Boundaries
-  DELWP District Boundaries

FIGURE 10 FUEL MANAGEMENT ZONES AND PLANNED BURNS

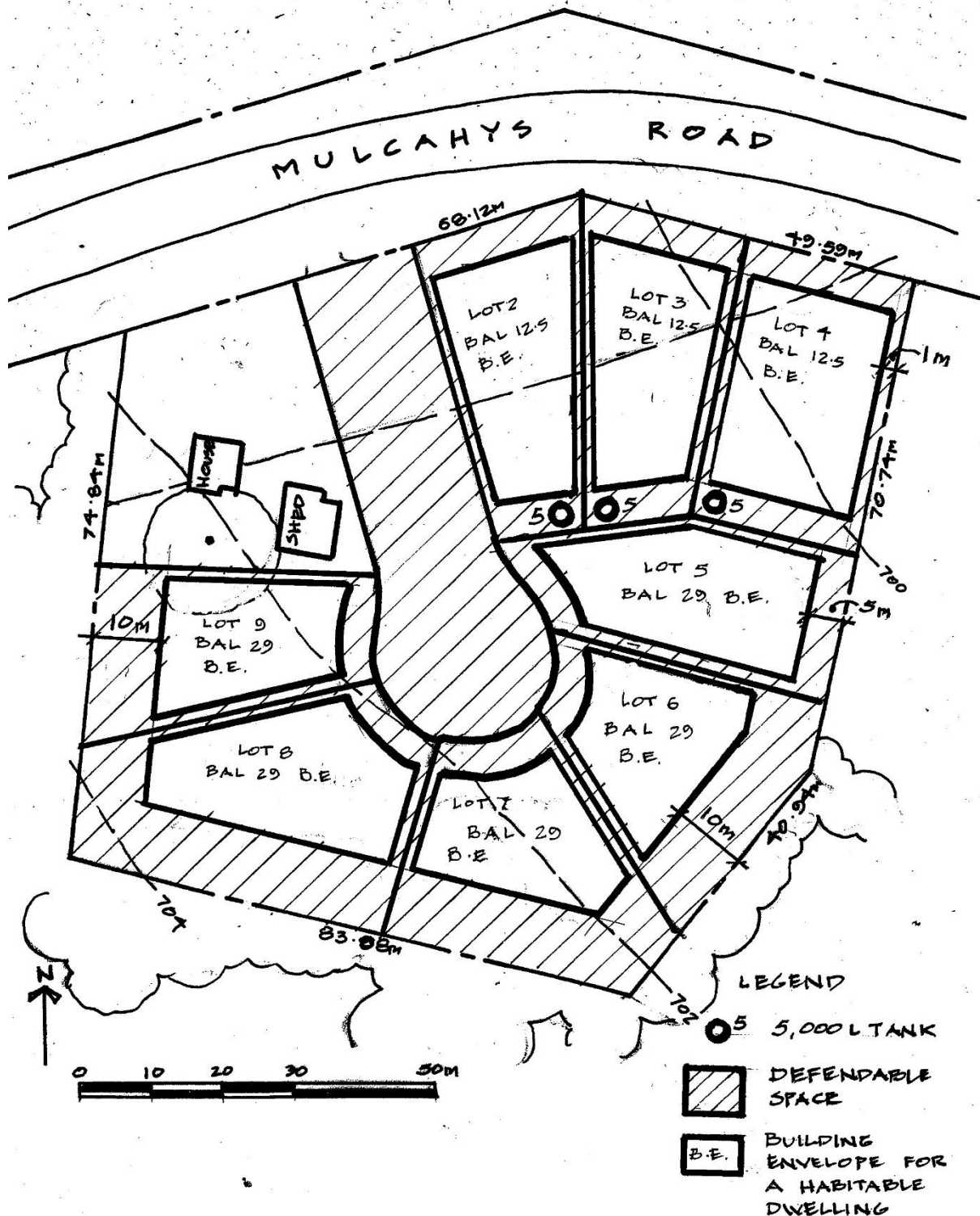


FIGURE 11 DEFENDABLE SPACE, ACCESS AND WATER SUPPLY PLAN

Lots 2, 3 and 4 (within the BMO) can achieve a 41 metre set back from the modified vegetation to the south and west. Therefore BAL 12.5 construction standards are proposed. Lots 6, 7, 8 and 9 are adjacent to the modified vegetation and should have dwellings constructed to BAL 29 with a 10 metre set back.

Schedule of Bushfire Protection Measures

Defendable space

The area of defendable space will extend within and from the edges of the proposed building envelopes to the property boundaries on Lots 2 to 9 where 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

Dwellings on Lots 2, 3 and 4 will be designed and constructed a minimum Bushfire Attack Level of (BAL) 12.5. Dwellings on Lots 5,6,7,8 and 9 will be designed and constructed a minimum Bushfire Attack Level of (BAL) 29.

Water supply

A tank on the proposed lots 2, 3 and 4 will each hold 5, 000 litres for 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.
- 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

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 is a subdivision so clauses are not applicable.
	AM 1.2	Not Applicable	
	AM 1.3	Not Applicable	
Clause 53.04-2.1 Landscape, siting and design objectives	AM 2.1	Applicable	This development must address this clause.
	AM 2.2	Applicable	
	AM 2.3	Applicable	
Clause 53.02-2.2 Defendable space and construction objectives	AM 3.1	Not Applicable	This is a residential subdivision and not applicable
	AM 3.2	Not Applicable	
	AltM 3.3	Not Applicable	This is a subdivision and not applicable.
	AltM 3.4	Not Applicable	
	AltM 3.5	Not Applicable	
	AltM 3.6	Not Applicable	
Clause 53.02-4.3 Water supply and access objectives	AM 4.1	Applicable	This development must address this clause.
	AM 4.2	Not Applicable	This is a residential subdivision and not applicable.
Clause 53.02-4.4 Subdivision objectives	AM 5.1	Not Applicable	The site is zoned NRZ
	AM 5.2	Applicable	This development must address this clause.
	AM 5.3	Not Applicable	Less than 9 lots are proposed
	AM 5.4	Not Applicable	No shared open space is proposed
	AM 5.5	Not Applicable	Less than 9 lots are proposed

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: The site is located on the edge of Trentham. There are large areas of forest to the north west and south west which are partly managed through planned burns to reduce the fuel load. There is a buffer of managed residential land on large lots to the north west and east that support managed gardens and developing residential land to the south.</p> <p>There is good access to the town of Trentham to the east.</p>
AM 2.2	<p>Buildings are sited to ensure the site best achieves the following: The maximum separation distance between the building and the bushfire hazard.</p> <ul style="list-style-type: none"> • The building is in close proximity to a public road. • Access can be provided to the building for emergency service vehicles. <p>Response: The subdivision has been planned so that building the envelope on Lots 2, 3 and 4 are sited to enable enough defensible space surrounding the dwelling to achieve BAL 12.5 defensible space and Lots 5 to 9 can achieve BAL 29.</p> <p>The lots in the BMO have driveways connecting to Mulcahys Road, providing adequate access for emergency service vehicles.</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: The dwellings on Lots 2, 3 and 4 will be required to meet a BAL of 12.5. Houses on Lots 5,6,7,8 and 9 will be constructed to BAL 29.</p> <p>The construction requirements minimise the ability for ember penetration and radiant heat exposure to compromise the building integrity.</p>

53.04-2.3 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> <ul style="list-style-type: none"> • A static water supply for fire fighting and property protection purposes specified in Table 4 to Clause 53.02-5. • Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5. <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>The proposed lots 2,3 and 4 within the BMO are between 500 and 1000 m² and within 120 metres of a hydrant . They will each need to provide a 5,000 litre tank .</p> <p>CFA access is not required to the tank outlets as they are for occupant use in a fire.</p> <p>Lots 5,6,7,8 and 9 are all outside the BMO so there are no static water supply requirements.</p> <p>Dwellings will be constructed within 30 metres of existing and proposed roads.</p>

53.04-2.4 Subdivision objectives

To provide lots that are capable of being developed in accordance with the objectives of Clause 53.02.

To specify at the subdivision stage before protection measures to develop a lot with a single dwelling on land zoned for residential or rural residential purposes.

Approved Measure	Requirement
AM 5.1	NA as the site is zoned NRZ
AM 5.2	<p>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"> • A building envelope for a single dwelling on each lot that complies with AM 2.2 and provides defensible space in accordance with: <ul style="list-style-type: none"> - Columns A or B of Table 2 to Clause 53.02-5 for a subdivision that creates 10 or more lots; or - Columns A, B or C of Table 2 to Clause 53.02-5 for a subdivision that creates less than 10 lots. • Defensible space wholly contained within the boundaries of the proposed subdivision. Defensible space may be shared between lots within the subdivision. Defensible space for a lot may utilise communal areas, such as roads, where that land can meet the requirements for defensible space. • Vegetation management requirements, including inner zone standards (as appropriate), to implement and maintain the defensible space required under this approved measure. • Water supply and vehicle access that complies with AM 4.1. <p>Response:</p> <p>As shown on Figure 11, Lots 2, 3 and 4 (within the BMO) can achieve a 41 metre set back from the modified vegetation to the south and west. Therefore BAL 12.5 construction standards are proposed .</p> <p>Lots 6, 7, 8 and 9 are adjacent to the modified vegetation and should have dwellings constructed to BAL 29 with a 10 metre set back.</p> <p>Water supply and access requirements can be met, as previously described under AM 4.1.</p>

6 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 overarching 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 woodland, scrub, grassland and modified vegetation. The proper establishment and maintenance of defensible space on site will reduce the overall bushfire risk.

The proposed measures can be practically implemented and maintained in conjunction with the ongoing use of the land for residential purposes.

7 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

From the proposed house sites on lots 2, 3 and 4

Component	North	South	East	West
Vegetation Type	Modified vegetation	Modified vegetation	Modified vegetation	Modified vegetation
Slope under vegetation	0 - 5	0 - 5	0 - 5	0 - 5
Distance to vegetation from house site	20 m	50 m	1 m	43 m
Required defensible space for BAL 12.5	Property Boundaries	Property Boundaries	Property Boundaries	Property Boundaries

From the proposed house sites on lots 5,6,7,8 and 9

Component	North	South	East	West
Vegetation Type	Modified vegetation	Modified vegetation	Modified vegetation	Modified vegetation
Slope under vegetation	0 - 5	0 - 5	0 - 5	0 - 5
Distance to vegetation from house site	60 m	10 m	5 – 10 m	10 m
Required defensible space for BAL 29	Property Boundaries	Property Boundaries	Property Boundaries	Property Boundaries

APPENDIX 2 DEFENDABLE SPACE CHECKLIST FOR SITE

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	Debris to be removed	No
Grass must be short cropped and maintained during the declared fire danger period.	No	Grass to be cut	No
Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.	No	Shrubs to be removed	No
Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.	No	Shrubs to be removed	No
Shrubs must not be located under the canopy of trees.	No	Shrubs to be removed	No
Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.	No	Shrubs to be removed	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.

Schedule of Bushfire Protection Measures

Defendable space

The area of defendable space will extend within and from the edges of the proposed building envelopes to the property boundaries on Lots 2 to 9 where 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

Dwellings on Lots 2, 3 and 4 will be designed and constructed a minimum Bushfire Attack Level of (BAL) 12.5. Dwellings on Lots 5,6,7,8 and 9 will be designed and constructed a minimum Bushfire Attack Level of (BAL) 29.

Water supply

Tanks on the proposed lots 2, 3 and 4 will each hold 5, 000 litres for 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.
- 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.

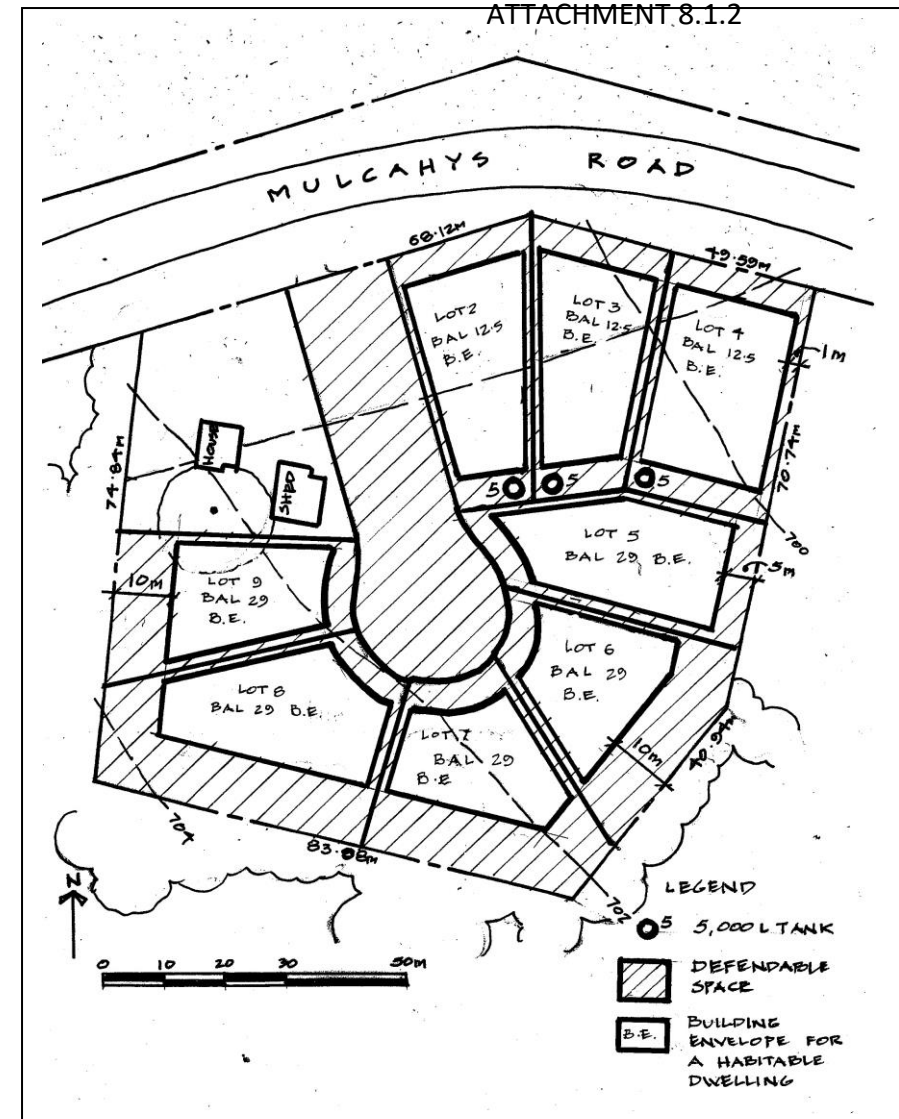


FIGURE 10 BUSHFIRE MANAGEMENT PLAN

49 Mulcahys Road Trentham

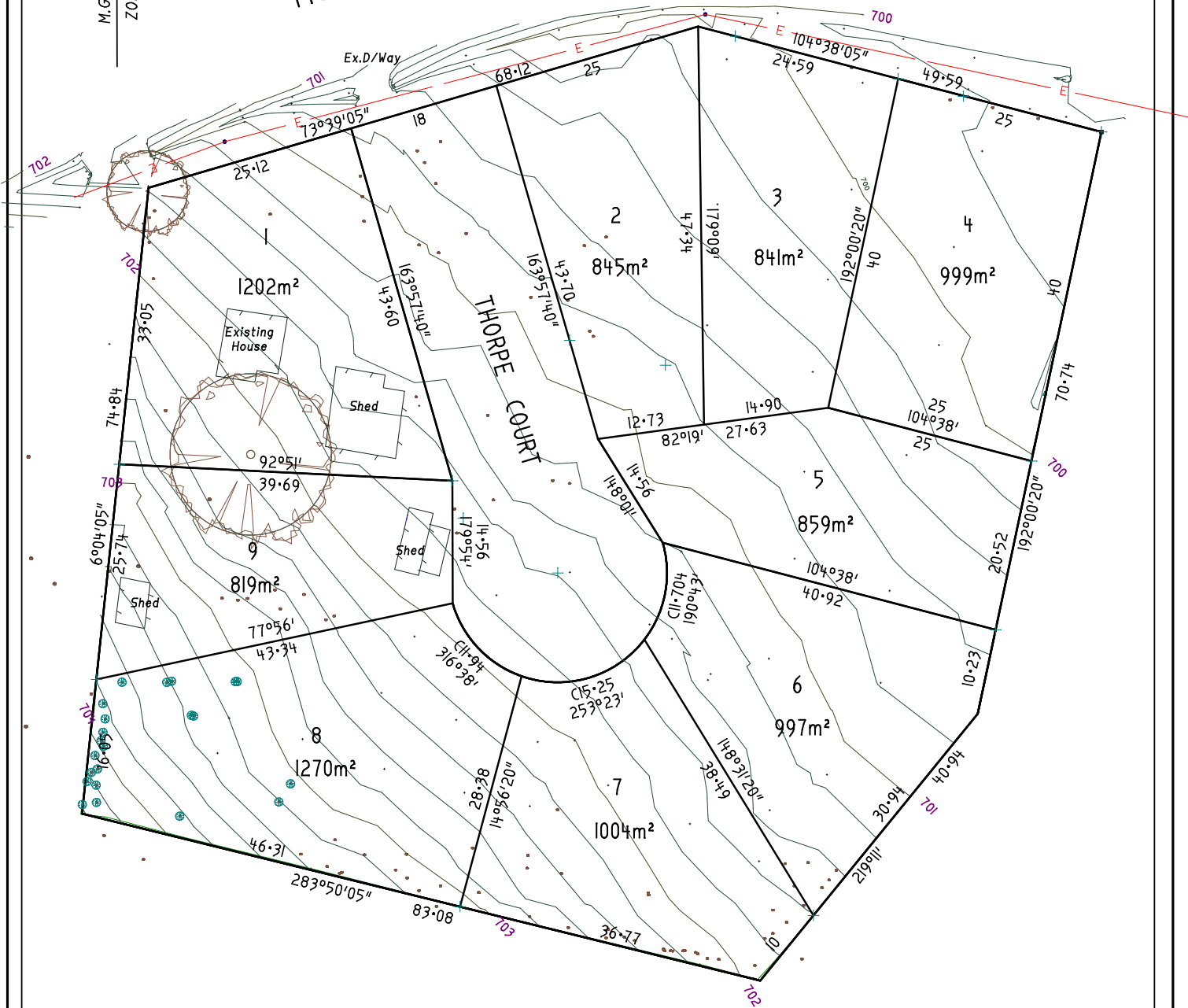
Version C

10/1/2024



MULCHAYS

ROAD



NOTATIONS

Levels are AHD and Based on Survey by Victorian Survey Group

Contour Interval is 0.20m

JAMES WALSH LICENSED SURVEYOR

PO BOX 35
 DAYLESFORD, 3460
 TEL: 0427847930
 Email: ajwalsh@mmnet.com.au

LEGEND

ORIGINAL SCALE	SHEET SIZE	SURVEYORS REF.
1:500	A3	3636
		SHEET 1 OF 1

DESIGN RESPONSE

PARISH OF TRENTHAM
 TOWNSHIP OF TRENTHAM
 SECTION A
 CROWN ALLOTMENT 6A
 49 Mulcahys Road, Trentham

June 2023



- Trentham Town Centre
800 metres
- Trentham Primary School
1.2 kilometres
- Trentham Kindergarten
1.2 kilometres
- Trentham Recreation Reserve
- ↖ Trentham Football Reserve
- Subject site



iPlanning Services Pty. Ltd
PO Box 1401
Bakery Hill 3354
Telephone: 0408 577 880
Email: james.ips@ncable.net.au

Nine Lot Subdivision
49 Mulcahys Road, Trentham
Client: D Jennings

NOTATIONS:



SITE AND CONTEXT PLAN

SCALE: NTS	DATE: September 2023	
DRAWN: J ILES	REF: P-01025	
CHECKED: J ILES	CONTRACT No.	REVISION No.
APPROVED: J ILES		A

iPlanning Services P/L

PO Box 1401
Bakery Hill Vic 3354
ABN 45 160 262 000

ATTACHMENT 8.1.5

iPlanning

10 January 2024

Our Reference: P-01066

Your Reference:

Ms Amy Boyd
Manager Statutory Planning
Hepburn Shire Council
PO Box 21
DAYLESFORD VIC 3460

Dear Amy,

**RE: Planning Permit Application
Nine Lot Subdivision, removal of vegetation and access to a Transport Road Zone 3
49 Mulcahys Road, Trentham**

I enclose a planning permit application for a nine lot subdivision, removal of vegetation and access to a Transport Road Zone 3 located at 49 Mulcahys Road, Trentham.

I provide you with the following information:

- ***Copy of title;***
- ***Detailed Planning Report addressing the requirements of the Hepburn Planning Scheme;***
- ***Bushfire Management Statement prepared by Regional Planning and Design; and,***
- ***Set of subdivision plans that includes the Site and Context Plan, Existing Conditions and design Response Plan and the proposed plan of subdivision.***

If you have any issues, please don't hesitate to contact me on 0408 577 880 or email james@iplanning.com.au.

Yours faithfully,

iPLANNING SERVICES P/L



James Iles
Director/Town Planner



Hepburn Planning Scheme Planning Report for a Nine Lot Subdivision, Removal of Vegetation and Access to a Transport Road Zone 3

Address: 49 Mulcahys Road,
Trentham

Reference: P-01066

Prepared for:

Ms Deborah Jennings

Prepared by:

iPlanning Services Pty Ltd

PO Box 1401

Bakery Hill

Ballarat Vic 3354

T 0408 577 880

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ABN 45 160 262 000

Quality Information

Document	Planning Report
Reference No.	P-01066
Date	December 2023
Prepared by	James Iles

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1. Introduction

iPlanning Services Pty. Ltd. has been engaged by Ms Deborah Jennings to submit a Planning Permit Application on her behalf for a nine lot subdivision, removal of vegetation and access to a Transport Road Zone 3 located at 49 Mulcahys Road, Trentham.

2. Permit Trigger/s

A Planning Permit is required for the above proposal under the following provisions of the Planning Scheme:

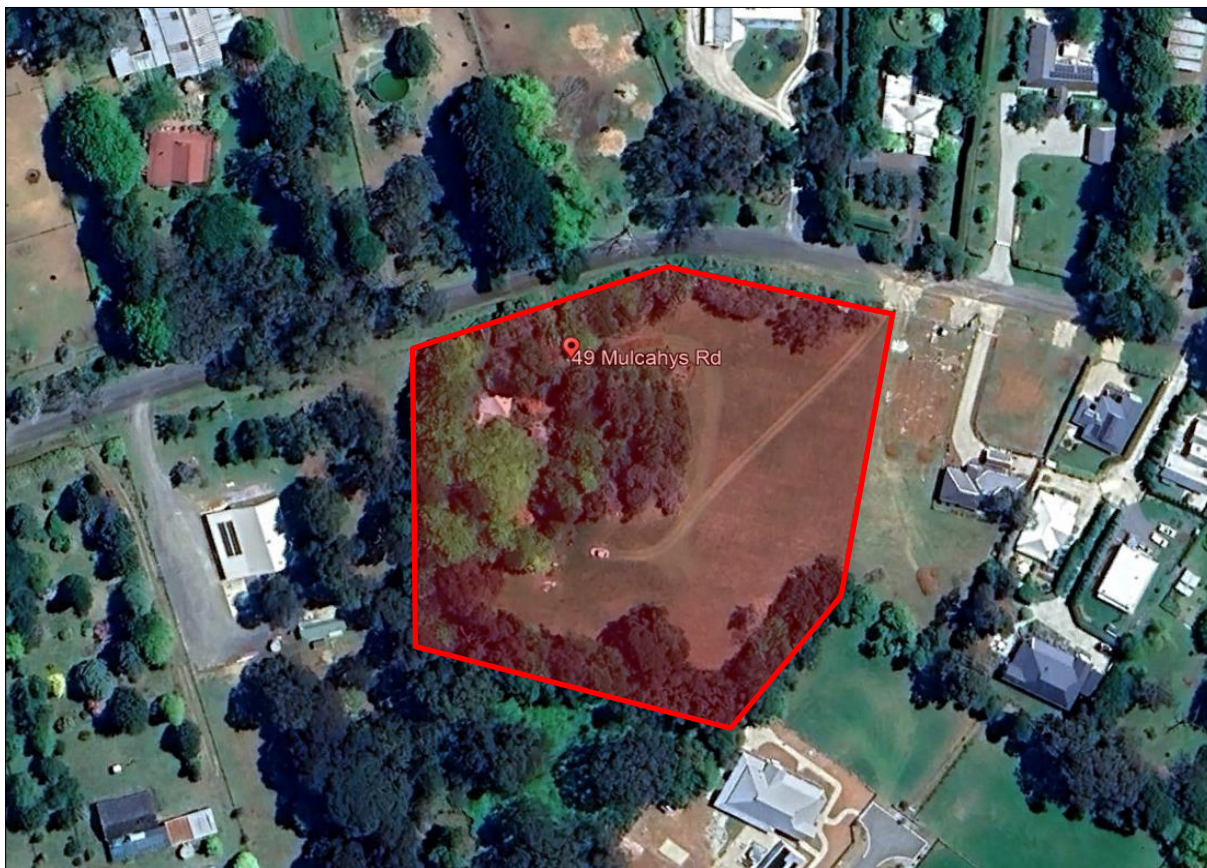
- | | | |
|---|-----------------------|---|
| ▪ Neighbourhood Residential Zone | Clause 32.09-3 | Subdivision of land |
| ▪ Bushfire Management Overlay | Clause 44.06-1 | Subdivision of land |
| ▪ Environmental Significance Overlay | Clause 42.01-1 | Subdivision of land and removal of vegetation |
| ▪ Access to a Principal Road Network | Clause 52.29 | Access to a Road Zone |

3. Subject Site and Site Context

The subject site is located on the south side of Mulcahys Road. The site consists of one Title and it is described as Vol. 05316 Fol. 142 Lot on Title Plan No. 348001U. The site is regular in shape with a frontage of approximately 117.71 metres to Mulcahys Road, an eastern boundary of approximately 111.68 metres, a western boundary of approximately 78.84 metres and a southern boundary of approximately 83.03 metres with a total land area of approximately 1.019 hectares.



The site currently contains an existing single storey dwelling with three existing outbuildings that situated on the western side of the site. There is existing vegetation scattered along the boundaries as well as around the existing dwelling. The vegetation is a mixture of native and exotic species, the native species have been planted.



The surrounding development includes residential development on the northern, eastern and western boundaries. To the west is the Low Density Residentially zoned land that comprises larger lots, with the neighbourhood residentially zoned lots are smaller and are similar in size to the proposed lots.

The site is close to shops, public transport, schools and recreational facilities. The site is located approximately 800 metres to the west of the main shopping area of Trentham. The site is also located approximately 1.2 kilometres to the east of the Trentham District Primary School and Trentham Kindergarten located along Bridge Street.

The site is also located within easy walking distance of a number of active and passive recreational facilities. Trentham Recreation Reserve is located approximately 500 metres to the east of the site along Camp Street. The Trentham Football and Netball Club is located approximately 800 metres to the north along Falls Road.

The subject site is located close to bus stops in Milk Bar/Market St, which are situated within 800 metres of the site and transports to the neighbouring regional centres of Ballarat and Bendigo.

The subject site and the surrounding to the north and east is located within the Neighbourhood Residential Zone and the land to the east and south is located in the Low Density Residential Zone. The front portion of the site is located within the Bushfire Management Overlay and the entire site and surrounding land is included within Environmental Significance Overlay.

Mulcahys Road is a bitumen sealed road with open drain located on the southern side with grassed naturestrips located on both sides. There is indiscriminate tree plantings on the naturestrips and overhead powerlines are

present on the southern side. There are no established footpaths on either side. Mulcahys Road is controlled and maintained by the Hepburn Shire Council. The road is within a Transport Road Zone 3.



4. Proposal

The proposal is to create nine lots on the site and the following is a breakdown of the proposal:

Proposed Subdivision:

The proposed subdivision intends to create nine lots and the following is the breakdown:

Lots between (m ²)	No. of lots	Proposed lot numbers
801-900	4	2, 3, 5 & 9
901-1000	2	4 & 6
>1000	3	1, 7 & 8
Total	9	

All services will be provided to each lot such a power, water, sewer and drainage. The average lot size is approximately 982m². The site is located in a Bushfire Management Overlay and each lot except for Lot 1 will have a designated building envelope. Lots 2 to 4 will have a BAL reading of 12.5 with the remaining lots having a BAL reading of 29.

A new court bowl (Thorpe Court) will be constructed to Council requirements under the IDM standards. The new court will be a minimum of 18.0 metre wide road reserve.

Proposed Vegetation removal:

The existing vegetation on the site is currently defined as native and exotic and will be removed except for a large tree located next to the existing dwelling. The native vegetation has been planted by the owners of many years and they are not indigenous to the area.

Proposed Access:

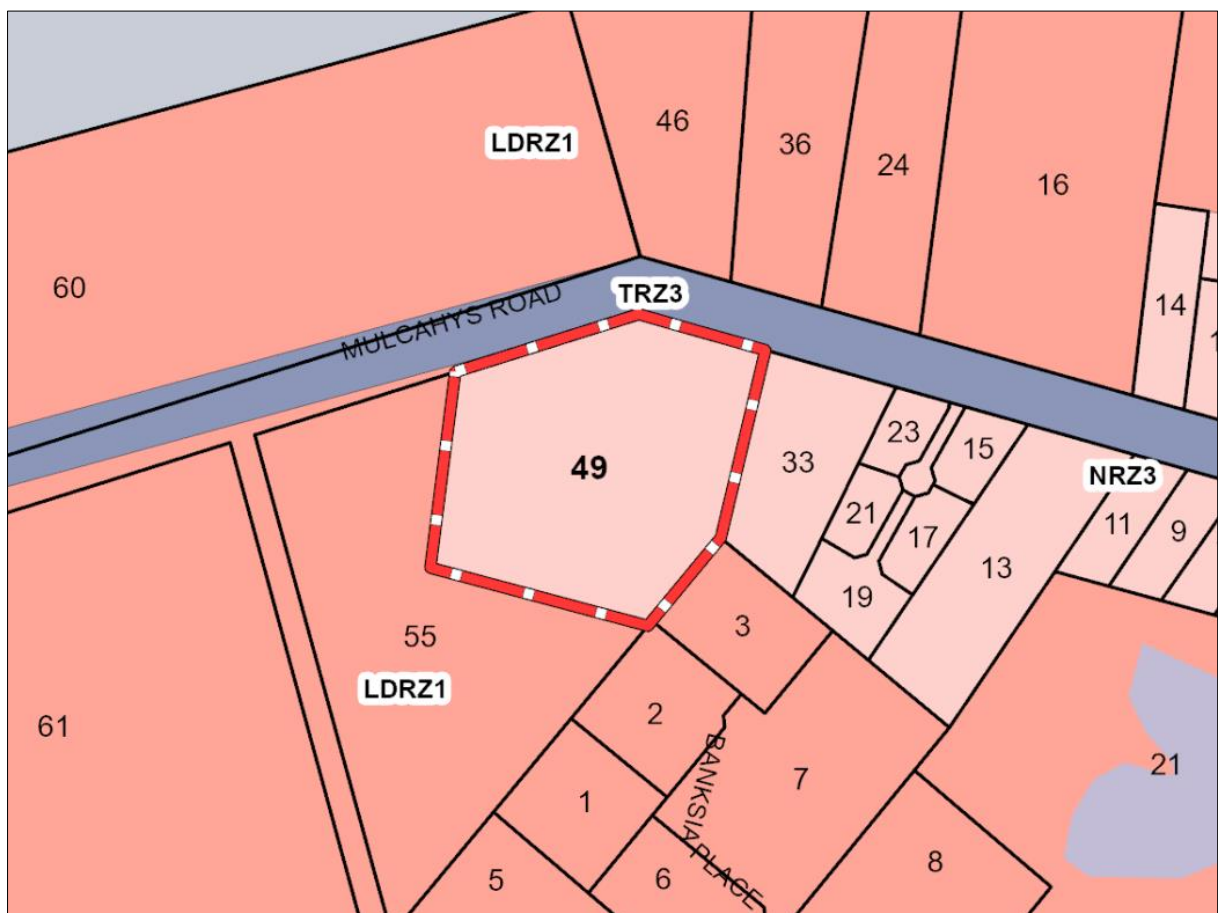
A new court bowl will be constructed from Mulcahys Road to provide access to Lots 5, 6, 7 8 and 9. The court will have an 18.0 metre wide road reserve which will comply with Council's IDM. All services such as water and power will be located within this road reserve.

The existing outbuildings that are situated on proposed Lot 9 will need to be removed prior to statement of compliance being issued. The existing dwelling and the larger outbuilding will be retained on proposed Lot 1.

5. Planning Controls

5.1 Zoning

The subject site is situated within the **Neighbourhood Residential Zone (NRZ3)**.



Clause 32.09 of the Planning Scheme refers to the Neighbourhood Residential Zone and the purpose of the Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.

- To recognise areas of predominantly single and double storey residential development.
- To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Schedule 3 of the Neighbourhood Residential Zone refer to the Trentham Neighbourhood Residential Areas and the neighbourhood character objectives are:

- To ensure development is in keeping with the predominantly low rise rural township character.
- To maintain a streetscape rhythm of detached dwellings set behind landscaped front gardens with spacious front and side setbacks.
- To encourage the use of lightweight materials and open style front fencing that integrates with the rural and landscape setting.
- To encourage landscaping in development with a focus on indigenous planting at the forested edges of the township.

Clause 7.0 of the Schedule refers to Decision Guidelines and they are as follows:

Decision Guidelines	Comments
Whether the design, height, setback, appearance and interface of the proposed buildings and works is appropriate within the streetscape and to any heritage place on the land or adjacent land.	Not applicable.
Whether the proposed landscaping enhances the existing landscape character and vegetation in the area.	Not applicable.
Whether the significant elements of the area are retained including those elements that contribute to its setting.	Not applicable
Whether subdivision retains the important elements and features which form part of the significance and character of the area, the visual setting and the important view-lines between these elements.	The site comprises an existing dwelling and three outbuildings. The existing dwelling and the closest outbuilding will be retained and located on proposed Lot 1. The two other outbuildings will need to be removed prior to Statement of Compliance. The existing vegetation that is planted on the site will need to be removed in order to meet the defensible space requirements.
Whether the proposed subdivision will complement or adversely affect the cultural significance of any heritage place within the area.	The site is not in a heritage area or is affected by cultural heritage.
Whether subdivision will complement or adversely affect the key characteristics of the area such as streetscape, lot sizes, lot pattern, lot layout or existing building forms in the area or would result in development that would adversely affect the rhythm, scale and pattern of buildings in the area.	The proposed subdivision will complement the area with lots of similar frontage to Mulcahys Road, lot sizes are similar to existing lots in the area, lot layout is north-south, east-west which is the existing character of the area and the residential rhythm along Mulcahys Road will be maintained.

5.2 Subdivision

Under **Clause 32.09-3** of the Planning Scheme, a Planning Permit is required to subdivide land included within the Neighbourhood Residential Zone.

An application to subdivide land.

An application to subdivide land that would create a vacant lot less than 400 square metres capable of development for a dwelling or residential building, must ensure that each vacant lot created less than 400 square metres contains at least 25 percent as garden area. This does not apply to a lot created by an application to subdivide land where that lot is created in accordance with:

- An approved precinct structure plan or an equivalent strategic plan;
- An incorporated plan or approved development plan; or
- A permit for development.

A schedule to this zone may specify a minimum lot size to subdivide land. Each lot must be at least the area specified for the land, except where an application to subdivide land is made to create lots each containing an existing dwelling or car parking space, where an application for the existing dwelling or car parking space was made or approved before the approval date of the planning scheme amendment that introduced this clause 32.09 into the planning scheme.

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 standards included in the clauses specified in the following table.

Class of subdivision	Objectives and standards to be met
60 or more lots	All except Clause 56.03-5.
16 – 59 lots	All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.
3 – 15 lots	All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.
2 lots	Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.

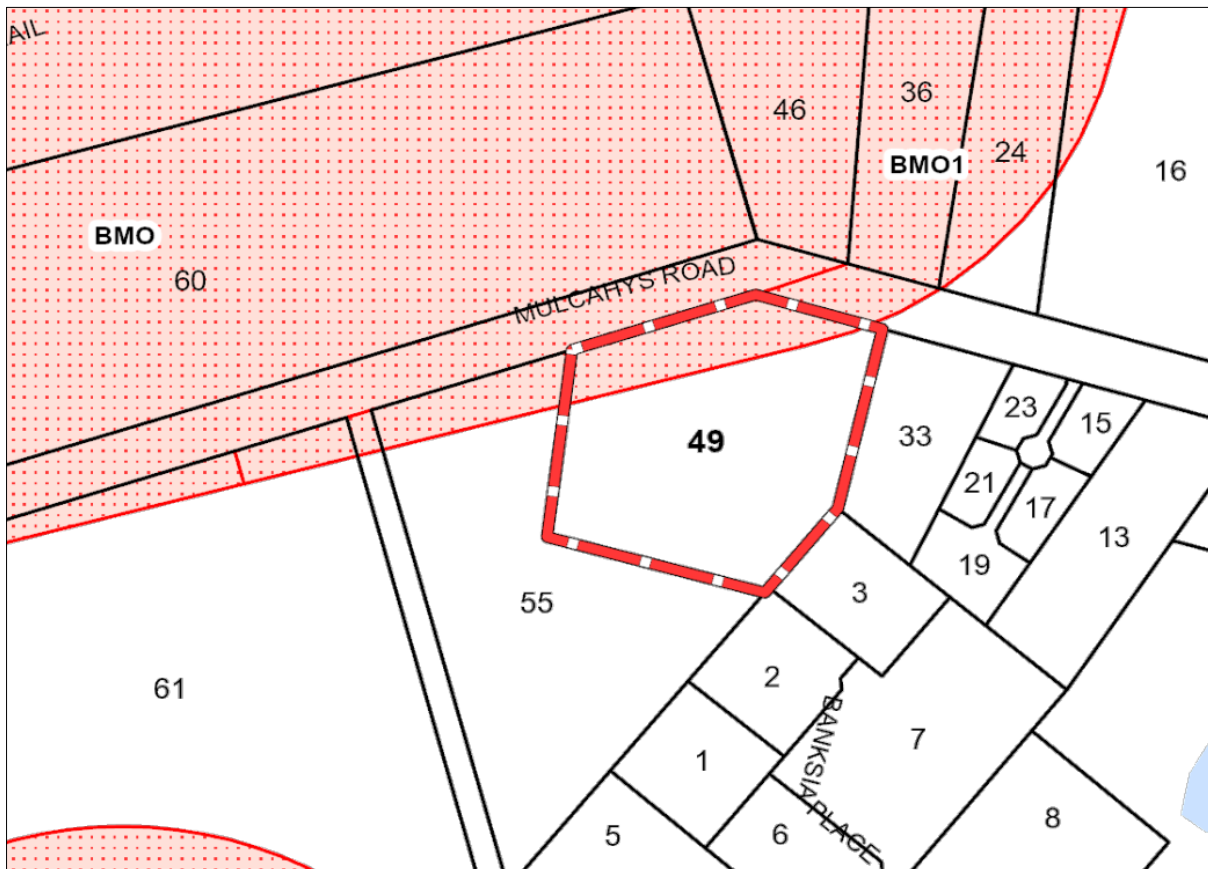
Response:

A full assessment of the application against Clause 56 is located at Section 7.4 of this report.

6. Overlays

6.1 Bushfire Management Overlay

The subject site is also included within **Bushfire Management Overlay (BMO)**.



Clause 44.06 of the Planning Scheme refers to the Bushfire Management Overlay and the purpose of the Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

Clause 44.06-1 Permit Requirement states that a Permit is required for subdivision.

This does not apply to any of the following:

- If a schedule to this overlay specifically states that a permit is not required.
- 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.
- An alteration or extension to an existing building used for a dwelling or a dependent person's unit that is less than 50 percent of the gross floor area of the existing building.
- An alteration or extension to an existing building (excluding a dwelling and a dependent person's unit) that is less than 10 percent of the gross floor area of the existing building.
- A building or works with a floor area of less than 100 square metres not used for accommodation and ancillary to a dwelling.

- A building or works associated with Timber production provided the buildings or works are not within 150 metres of Accommodation or land zoned for residential or rural residential purposes.

Response:

The proposed subdivision requires a planning permit under the Bushfire Management Overlay.

Clause 44.06-3, an application must be accompanied by:

- A **bushfire hazard site assessment** including a plan that describes the bushfire hazard within 150 metres of the proposed development.
- A **bushfire hazard landscape assessment** including a plan that describes the bushfire hazard of the general locality more than 150 metres from the site.
- A **bushfire management statement** describing how the proposed development responds to the requirements in this clause and Clause 44.06.

Response:

A Bushfire Management Statement (BMS) has been prepared by Regional Planning and Design Pty Ltd.

6.3 Environmental Significance Overlay

The subject site is included within the **Environmental Significance Overlay (ESO1)**.



Clause 42.01 of the Planning Scheme refers to the Environmental Significance Overlay and the purpose of the Overlay is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To identify areas where the development of land may be affected by environmental constraints.
- To ensure that development is compatible with identified environmental values.

Clause 42.01-2 Permit requirement states that a permit is required to:

- Construct a building or construct or carry out works. This does not apply if a schedule to this overlay specifically states that a permit is not required.
- Construct a fence if specified in a schedule to this overlay.
- Construct bicycle pathways and trails.
- Subdivide land. This does not apply if a schedule to this overlay specifically states that a permit is not required.
- Remove, destroy or lop any vegetation, including dead vegetation. This does not apply:
 - If a schedule to this overlay specifically states that a permit is not required.
 - If the table to Clause 42.01-3 specifically states that a permit is not required.
 - To the removal, destruction or lopping of native vegetation in accordance with a native vegetation precinct plan specified in the schedule to Clause 52.16.

Schedule 1 to the Environmental Significance Overlay refers to the proclaimed catchment protection and the environmental objectives to be achieved are:

- 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.

Clause 3.0 of the Schedule refers to Permit requirement which states:

A permit is not required to:

- Remove, destroy, or lop vegetation including dead vegetation unless the removal, destruction or lopping involves any native vegetation on land within 30 metres of a waterway.
- Subdivide land for either:
 - An existing building or into two lots connected to a reticulated water and reticulated sewerage system.
 - A lot of 40 hectares or greater.

Response:

The removal of the vegetation on the site does require a planning permit under this Overlay. The subdivision of the land will require a permit as it is greater than 2 lots.

7. Particular Provisions

7.1 Public Open Space Contribution and Subdivision

Under the provisions of **Clause 53.01**, a person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under Section 18 of the *Subdivision Act 1988*.

Response:

A 5% public open space contribution is required as the subdivision creates three or more lots.

7.2 Native Vegetation

Clause 52.17 of the Planning Scheme refers to Native Vegetation requirements and the purpose of the Clause is:

- To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):
 - Avoid the removal, destruction or lopping of native vegetation.
 - Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
 - Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.
- To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.

Clause 52.17-1 Permit Requirement states that a permit is required to remove, destroy or lop native vegetation, including dead native vegetation. This does not apply:

- If the table to **Clause 52.17-7** specifically states that a permit is not required.
- If a native vegetation precinct plan corresponding to the land is incorporated into this scheme and listed in the schedule to **Clause 52.16**.
- To the removal, destruction or lopping of native vegetation specified in the schedule to this clause.

Response:

Existing native vegetation is to be removed as part of the application, but the vegetation has been planted by the owners of site.

7.3 Land Adjacent to the Principal Road Zone

Under the provisions of **Clause 52.29**, the purpose of the Principal Road Zone is:

- To ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network.
- To ensure appropriate subdivision of land adjacent to Principal Road Network or land planned to form part of the Principal Road Network.

Clause 52.29-2 refers to Permit Requirement and a permit is required to:

- create or alter access to a road in a Road Zone, Category 1 or land in a Public Acquisition Overlay if the purpose of acquisition is for a Category 1 road.
- subdivide land adjacent to a road in a Road Zone, Category 1 or land in a Public Acquisition Overlay if the purpose of acquisition is for a Category 1 road.

Response:

There is currently access to the site from Mulcahys Road. The proposed new driveways for Lots 1 to 4 and Thorpe Court require a planning permit from the Council as Mulcahys Road is a Transport Road Zone 3.

7.4 Residential Subdivision

Clause 56 of the Planning Scheme sets out various objectives and standards which Planning Permit applications for residential subdivision must meet.

Clause (Standard)	Comment
<p>56.03-4 (C5) BUILT ENVIRONMENT OBJECTIVE</p> <p>To create urban places with identity and character.</p>	<p>Complies – The proposed lots are average in size to other lots in the immediate area. The lots range between 819m² to 1,202m². These lot sizes are similar to existing lot sizes in the immediate area.</p>
<p>56.04-1 (C7) LOT DIVERSITY AND DISTRIBUTION OBJECTIVES</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 neighbourhood 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>Complies - The subdivision provides a range of lot sizes and shapes to suit a variety of dwelling and household types and needs.</p> <p>Lots are appropriately orientated and are of adequate size to allow for the construction of dwellings. Lots are reasonably accessible to all required facilities such as public transport, neighbourhood centres and the like.</p>
<p>56.04-2 (C8) LOT AREA AND BUILDING ENVELOPES OBJECTIVE</p> <p>To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle</p>	<p>Complies – The proposed lots can comfortably accommodate the development of a dwelling on each respective lot.</p>

<p>access and parking, water management, easements and the retention of significant vegetation and site features.</p>	<p>Each lot is sufficient in area to provide appropriate vehicular access, solar access, on-site parking and easements.</p>
<p>56.04-3 (C9) SOLAR ORIENTATION OF LOTS OBJECTIVE</p> <p>To provide good solar orientation of lots and solar access for future dwellings.</p>	<p>Complies – All lots are of sufficient size to have appropriate solar orientation.</p>
<p>56.04-4 (C10) STREET ORIENTATION OBJECTIVE</p> <p>To provide a lot layout that contributes to community social interaction, personal safety and property security.</p>	<p>Complies - All lots will have both legal and practical access to Mulcahys Road and Thorpe Court.</p>
<p>56.04-5 (C11) COMMON AREA OBJECTIVES</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>Not applicable – There are no common property areas for the subdivision.</p>
<p>56.05-1 (C12) INTEGRATED URBAN LANDSCAPE OBJECTIVES</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 neighbourhood character in existing urban areas.</p> <p>To incorporate natural and cultural features in the design of streets and public open space where appropriate.</p> <p>To protect and enhance native habitat and discourage the planting and spread of noxious weeds.</p>	<p>Complies - The opportunity exists for landscaping of the lots and the incorporation of water sensitive design options. This will be determined at the time of when drainage design plans have been approved.</p>

<p>To provide for integrated water management systems and contribute to drinking water conservation.</p>	
<p>56.05-2 (C13) PUBLIC OPEN SPACE PROVISION OBJECTIVES</p> <p>To provide a variety of open spaces with links to other open spaces and regional parks where possible.</p> <p>To ensure that public open space of appropriate quality and quantity is provided in convenient locations to meet the recreational and social needs of the community.</p> <p>To support active and healthy communities.</p>	<p>Not applicable – A monetary contribution will be provided to meet the 5% open space provision.</p>
<p>56.06-2 (C15) WALKING AND CYCLING NETWORK OBJECTIVES</p> <p>To contribute to community health and well-being by encouraging walking and cycling as part of the daily lives of residents, employees and visitors.</p> <p>To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists.</p> <p>To reduce car use, greenhouse gas emissions and air pollution.</p>	<p>Complies - The proposed subdivision will connect to the existing road network and provide for safe walking and cycling access to facilities.</p>
<p>56.06-4 (C17) NEIGHBOURHOOD STREET NETWORK OBJECTIVE</p> <p>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.</p>	<p>Complies – Lots 1 to 4 front Mulcahys Road and Lots 5 to 9 have access to Thorpe Court. The future residents will have to access the existing neighbourhood street network providing for direct, safe and easy movement through and between neighbourhoods.</p>
<p>56.06-5 (C18) WALKING AND CYCLING NETWORK DETAIL OBJECTIVES</p>	

<p>To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well-constructed and accessible for people with disabilities.</p> <p>To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.</p>	<p>Complies - The proposed subdivision creates new access points to Mulcahys Road as well as a new court bowl (Thorpe Court) which will provide pedestrian and cyclist traffic access.</p>
<p>56.06-6 (C19) PUBLIC TRANSPORT NETWORK DETAIL OBJECTIVES</p> <p>To provide for the safe, efficient operation of public transport and the comfort and convenience of public transport users.</p> <p>To provide public transport stops that are accessible to people with disabilities.</p>	<p>Complies – Public transport is located within 800 metres of the site.</p>
<p>56.06-7 (C20) NEIGHBOURHOOD STREET NETWORK DETAIL OBJECTIVE</p> <p>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.</p>	<p>Complies – Thorpe Court will be designed as an ‘Access Place’ which allows for small number of traffic movements.</p>
<p>56.06-8 (C21) LOT ACCESS OBJECTIVE</p> <p>To provide for safe vehicle access between roads and lots.</p>	<p>Complies – All lots will have access to Mulcahys Road via a driveway and via Thorpe Court.</p>
<p>56.07-1 (C22) DRINKING WATER SUPPLY OBJECTIVES</p> <p>To reduce the use of drinking water.</p> <p>To provide an adequate, cost-effective supply of drinking water.</p>	<p>Complies – Water supply will be provided to the requirements of Central Highlands Water Authority.</p>
<p>56.07-2 (C23) REUSED AND RECYCLED WATER OBJECTIVE</p>	

<p>To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</p>	<p>N/A – The use of recycled water is not proposed as part of this development.</p>
<p>56.07-3 (C24) WASTE WATER MANAGEMENT OBJECTIVE</p> <p>To provide a wastewater system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.</p>	<p>Complies – The site will be connected to a reticulated wastewater system to the requirements of Central Highlands Water Authority.</p>
<p>56.07-4 (C25) URBAN RUN-OFF MANAGEMENT OBJECTIVES</p> <p>To minimise damage to properties and inconvenience to residents from urban run-off.</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 run-off and protect the environmental values and physical characteristics of receiving waters from degradation by urban run-off.</p>	<p>Complies – Site drainage will be consistent with current best practice design principles. Any future dwelling will have installed rainwater tanks in line with current Building Regulations to further reduce stormwater runoff from the sites. A detailed Stormwater Management Strategy is provided with the application.</p>
<p>56.08-1 (C26) SITE MANAGEMENT OBJECTIVES</p> <p>To protect drainage infrastructure and receiving waters from sedimentation and contamination.</p> <p>To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.</p> <p>To encourage the reuse of materials from the site and recycled materials in the construction of subdivisions where practical.</p>	<p>Complies – A detailed site management plan will be not available until such time as the civil works are put out to tender and the successful tenderer provides full details of site management and containment plans. Such information will be provided to Council when available prior to the commencement of construction works.</p>
<p>56.09-1 (C27) SHARED TRENCHING OBJECTIVES</p> <p>To maximise the opportunities for shared trenching.</p>	<p>Complies – Trenching will be shared where possible.</p>

<p>To minimise constraints on landscaping within street reserves.</p>	
<p>56.09-2 (C28) ELECTRICITY, TELECOMMUNICATIONS AND GAS OBJECTIVES</p> <p>To provide public utilities to each lot in a timely, efficient and cost effective manner.</p> <p>To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.</p>	<p>Complies – The lots will be connected to electricity, and telecommunications in accordance with the relevant requirements of the supply/servicing agency.</p>
<p>56.09-3 (C29) FIRE HYDRANTS OBJECTIVE</p> <p>To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively and efficiently.</p>	<p>Complies - Fire hydrants will be provided in the design of the subdivision to the satisfaction of the CFA.</p>
<p>56.09-4 (C30) PUBLIC LIGHTING OBJECTIVE</p> <p>To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles.</p> <p>To provide pedestrians with a sense of personal safety at night.</p> <p>To contribute to reducing greenhouse gas emissions and to saving energy.</p>	<p>Complies - Public lighting can and will be provided within Thorpe Court which will promote safety for the future occupants and visitors to the site.</p>

7.5 Bushfire Planning

Clause 53.02 refers to Bushfire Planning and the purpose of the Clause is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To ensure that the location, design and construction of development appropriately responds to the bushfire hazard.
- To ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level.
- To specify location, design and construction measures for a single dwelling that reduces the bushfire risk to life and property to an acceptable level.

Clause 53.02-4 Bushfire protection objectives

Clause 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 measures

Measure	Requirement	Response
AM 2.1	The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.	The site is located on the edge of Trentham. There are large areas of forest to the north west and south west which are partly managed through planned burns to reduce the fuel load. There is a buffer of managed residential land on large lots to the north west and east that support managed gardens and developing residential land to the south. There is good access to the town of Trentham to the east.
AM 2.2	A building is sited to ensure the site best achieves the following: <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. 	The subdivision has been planned so that building the envelope on Lots 2, 3 and 4 are sited to enable enough defendable space surrounding the dwelling to achieve BAL 12.5 defendable space and Lots 5 to 9 can achieve BAL 29. The lots in the BMO have driveways connecting to Mulcahys Road, providing adequate access for emergency service vehicles.
AM 2.3	A building is designed to reduce the accumulation of debris and entry of embers.	The dwellings on Lots 2,3 and 4 will be required to meet a BAL of 12.5. Houses on Lots 5,6,7,8 and 9 will be constructed to BAL 29. The construction requirements minimise the ability for ember penetration and radiant heat exposure to compromise the building integrity.

Clause 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

Measure	Requirement	Response
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<p>AM 4.1</p>	<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> <ul style="list-style-type: none"> ▪ A static water supply for fire-fighting and property protection purposes specified in Table 4 to Clause 53.02-5. ▪ Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5. <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>The proposed lots 2,3 and 4 within the BMO are between 500 and 1,000m² and within 120 metres of a hydrant . They will each need to provide a 5,000 litre tank. CFA access is not required to the tank outlets as they are for occupant use in a fire. Lots 5,6,7,8 and 9 are all outside the BMO so there are no static water supply requirements. Dwellings will be constructed within 30 metres of existing and proposed roads.</p>
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Clause 53.02-4.4 Subdivision objectives

- To provide lots that are capable of being developed in accordance with the objectives of Clause 53.02.
- To specify at the subdivision stage bushfire protection measures to develop a lot with a single dwelling on land zoned for residential or rural residential purposes.

Approved measures

Measure	Requirement	Response
<p>AM 5.1</p>	<p>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 defensible space in accordance with Table 2 Columns A, B or C and Table 6 to Clause 53.02-5. ▪ The approved measures in Clause 53.02-4.1 and Clause 53.02-4.3 	<p>NA as the site is zoned NRZ.</p>
<p>AM 5.2</p>	<p>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"> ▪ A building envelope for a single dwelling on each lot that complies with AM 2.2 and provides defensible space in accordance with: <ul style="list-style-type: none"> ▪ Columns A or B of Table 2 to Clause 53.02-5 for a 	<p>Lots 2, 3 and 4 (within the BMO) can achieve a 41 metre set back from the modified vegetation to the south and west. Therefore BAL 12.5 construction standards are proposed. Lots 6, 7, 8 and 9 are adjacent to the modified vegetation and should have dwellings constructed to BAL 29 with a 10 metre set back.</p>

	<p>subdivision that creates 10 or more lots; or</p> <ul style="list-style-type: none"> ▪ Columns A, B or C of Table 2 to Clause 53.02-5 for a subdivision that creates less than 10 lots. ▪ 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, including inner zone standards (as appropriate), to implement and maintain the defendable space required under this approved measure. ▪ Water supply and vehicle access that complies with AM 4.1. 	<p>Water supply and access requirements can be met, as previously described under AM 4.1.</p>
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8. General Provisions

8.1 Decision Guidelines

Under the provisions of **Clause 65.02**, before deciding on an application to subdivide land, the responsible authority must also consider, as appropriate:

Clause 65.02 – Application to subdivide land	Comments
The suitability of the land for subdivision	<p>The land is suitable for subdivision.</p> <p>Moreover, the subdivision finds support in the Municipal Planning Strategy and the Planning Policy Frameworks and is consistent with the purpose of the Neighbourhood Residential Zone.</p>
The existing use and possible future development of the land and nearby land	<p>This is a residential subdivision in a residential area. The resulting lots will be developed for the proposed single dwellings.</p> <p>Nearby and adjacent land is also zoned residential and will remain for residential use and development.</p>
The availability of subdivided land in the locality, and the need for the creation of further lots	<p>This subdivision presents itself as a residential infill and urban consolidation opportunity.</p>

The effect of development on the use or development of other land which has a common means of drainage	The subdivision will not adversely affect the drainage regime that is associated with adjoining land or other land in the vicinity of the subject site.
The subdivision pattern having regard to the physical characteristics of the land including existing vegetation	<p>Having regard to the physical characteristics of the subject land and its surrounding context, it is submitted that the pattern and rhythm of the subdivision is appropriate for the subject land. The front lots are of similar frontage to existing properties adjoining the site as well as proposed lot sizes within the subject site.</p> <p>The subdivision will facilitate development that is in keeping with the existing and preferred neighbourhood character.</p>
The density of the proposed development	The subdivision intends to create nine (9) lots. The average lot size is 982m ² , which is a lot similar to existing lots in the area.
The area and dimensions of each lot in the subdivision	The proposed subdivision will create nine (9) new residential lots all capable of containing a dwelling.
The layout of roads having regard to their function and relationship to existing roads	A proposed new court (Thorpe Court) will be constructed to provide access to Lots 5, 6 7, 8 & 9. The court will be 18.0 metres wide and provide a turning circle at the end for vehicles to turn. The new court will access via Mulcahys Road which provides access to the main street of Trentham. The court bowl will be an access place under the provisions of Council's IDM. Lots 1, 2, 3 and 4 will access onto Mulcahys Road.
The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots	The new court will provide pedestrian access from Mulcahys Road. Location of a footpath will be at the discretion of Council. At present there are no footpaths on either side in Mulcahys Road.
The provision and location of reserves for public open space and other community facilities	No reserves for public open space will be provided as part of the development.
The staging of the subdivision	The subdivision will not be staged.
The design and siting of buildings having regard to safety and the risk of spread of fire	The proposed lots have been designed to allow segregation between any buildings that are to be constructed on each lot. Appropriate building envelopes have been designated on each lot in accordance with the Bushfire Management Plan.
The provision of off-street parking	Sufficient land is available on each of the proposed lots to accommodate off-street car parking in association with any proposed dwellings.
The provision and location of common property	Not applicable.
The functions of any body corporate	Not applicable.
The availability and provision of utility services, including water, sewerage, drainage, electricity and gas	<p>The proposed subdivision can be serviced by the following utility services, which are all available to it:</p> <ul style="list-style-type: none"> ▪ Water; ▪ Sewerage; ▪ Drainage; ▪ Electricity; and ▪ Telecommunications.

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.	Not applicable.
Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas	The majority of the existing vegetation will need to be removed to meet the defendable space requirements. The vegetation is not native.

9. Policy Context

It is considered the proposal is consistent with the Municipal Planning Strategy and the Planning Policy Framework as outlined below:

9.1 Municipal Planning Strategy

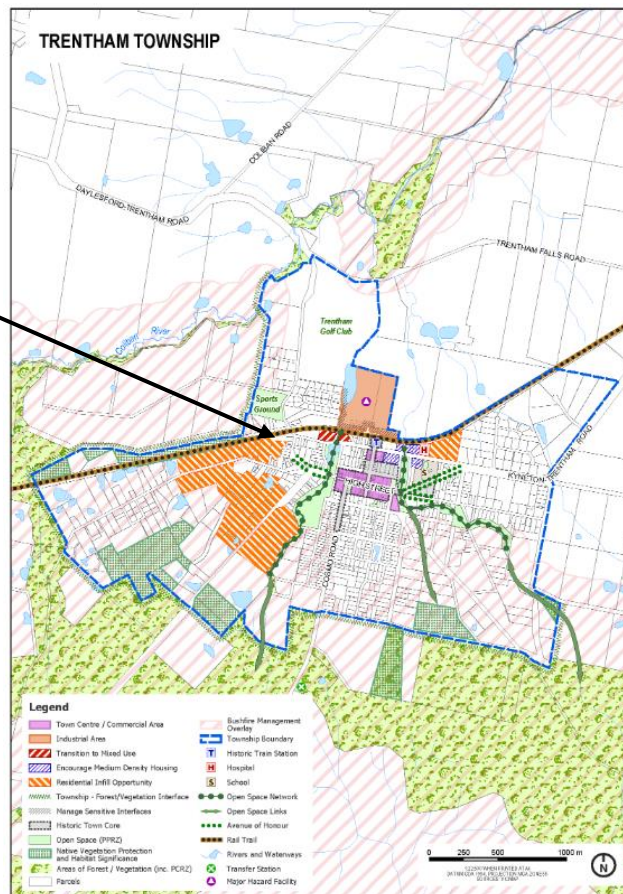
Clause 02.03-1 – Settlement – aims:

- Concentrate development into defendable parts of existing township boundaries and settlements to mitigate bushfire risk, protect agricultural land, and limit natural and environment risks.
- Contain growth of Trentham and Hepburn Springs within the designated township boundaries.

Response:

The proposed subdivision is located in an established residential area of Hepburn. Refer to the Township Plan below.

Subject site



Clause 02.03-2 – Environmental and Landscape Values – aims:

- Protect indigenous vegetation across the Shire including on Council managed reserves and private property.
- Minimise wholesale clearing of significant vegetation in areas of high bushfire risk.

Response:

Some of the existing vegetation on the site will be required to be removed to allow for building sites as well as to meet the defensible spaces requirements.

Clause 02.03-3 – Environmental Risk and Amenity – aims:

- 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.

Response:

The site is within an established residential area in Hepburn where there is existing residential development. The site is covered by a Bushfire Management Overlay and the proposed lots can meet the required bushfire attack levels of 12.5 and 29, which are suitable readings for residential areas. The surrounding land is managed and is privately owned.

Clause 02.03-5 – Built Environment and Heritage – aims:

- Support development, including new residential areas and infill development, that responds to its setting and surrounds.

Response:

The proposed subdivision is located in an established residential area of Trentham and is seen as an infill development. The subdivision will provide opportunity for new residents to come and live in the Shire and be close to many physical and community services.

Clause 02.03-6 – Housing – aims:

- To support infill housing development in townships that respects and complements neighbourhood character.

Response:

The subdivision will allow for infill housing without having to rezone more residential land. The lot sizes are appropriate in size and are in keeping with lot sizes in the immediate area.

Clause 02.03-9 – Infrastructure -aims:

- To ensure development is directed into townships with reticulated water or capacity for alternative potable water sources, and reticulated sewerage.

Response:

All the lots will be serviced with the appropriate infrastructure including sewer, water, drainage, power and telecommunications.

9.2 Planning Policy Framework

Clause 11.01-1L – Township and Settlement – aims:

- To achieve a sustainable urban form for townships by containing future development within the township boundaries shown on the township structure plans.

The strategies that are relevant to this application are:

- 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.
- Locate new dwellings and residential subdivisions within township boundaries.
- Provide for urban infill and consolidation opportunities in townships that utilise existing infrastructure.
- Encourage development in townships and settlements to be respectful of heritage, environmental and neighbourhood character elements.

Response:

The proposed subdivision is located with the township boundaries of Trentham. This will allow for infill development of lots that are varying in size which will provide choice and affordability to new and existing residents.

Clause 12.01-1L – Native Vegetation and Habitat Protection – aims:

- To protect and enhance the Shire's native vegetation and habitats.

Response:

Majority of the vegetation will need to be removed to allow for building areas as well as meeting the defensible space requirements.

Clause 14.02-1L – Catchment and Land Protection – aims:

- To ensure that use and development in a special water supply catchment protects, restores and enhances the quality and quantity of the natural resources and environmental systems for the long term supply of quality water for future generations.

Response:

All the lots will be serviced with reticulated services. Drainage will be directed to the legal point of discharge.

Clause 15.01-3L – Subdivision in Hepburn Shire – aims:

- For the subdivision of land within the boundaries of townships shown on the Strategic Framework Plan at Clause 02.04 including Clunes, Creswick, Daylesford, Hepburn Springs and Trentham and the settlement of Glenlyon.

Response:

The proposed subdivision is within the boundaries of the Strategic Framework Plan for Trentham.

Clause 15.01-5L – Neighbourhood Character in Townships and Settlements – aims:

- To ensure residential development in townships and settlements is responsive to neighbourhood character.

Response:

The proposed lots sizes are in keeping with the similar sized lots in the immediate area.

Clause 16.01 – Residential Development – Contains policies relating to integrated housing, location of residential development, housing diversity and housing affordability.

Response:

The proposal will add to the range of available housing and will assist to meet demand in this area. The site is located within an established residential area and the development will help to consolidate the urban area without consuming additional land for residential purposes. Physical and community infrastructure are located close to this site, with supermarkets, school, public open space and recreational facilities and bus stop in close proximity.

Clause 19.03-3S – Integrated Water Management – This policy aims to plan for the provision of water supply, sewerage and drainage services that efficiently and effectively meet State and community needs and protect the environment.

Response:

All services are to be provided to each lot including reticulated water, sewer, drainage and electricity.

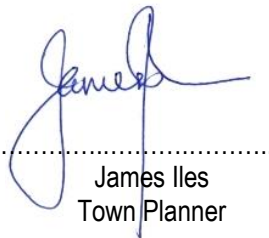
10. Conclusion

In summary, it is respectfully submitted that this proposed subdivision is consistent with the objectives and strategies of both the Planning and Local Planning Policy Framework of the Hepburn Planning Scheme. In conclusion, it is considered that the proposed subdivision is appropriate to the site and its surrounds given the following:

- The proposal is consistent with the purpose of the Neighbourhood Residential Zone.

- The proposal is consistent with the Bushfire Management Overlay and the Environmental Significance Overlay.
- It is anticipated that there is no impact to Aboriginal Cultural Heritage Sensitivity.
- The proposal responds positively to the decision guidelines of Clause 65.02.
- The proposal will result in a more efficient use of the existing infrastructure and will help to reduce the pressure for urban development to spread outside the city.
- The resulting lot sizes and configuration are such that they are respectful of and not at odds with the existing residential subdivision pattern of the area.
- This proposed residential subdivision is respectful of the established character of the neighbourhood and is responsive to energy efficiency and principles for sustainable development.
- The proposal is considered to be an appropriate infill development.

For all of the reasons outlined above, which have been expanded upon throughout this report, it is respectfully requested that the Hepburn Shire Council support the application and issue a planning permit to allow for a nine lot subdivision, removal of vegetation and access to a Transport Road Zone 3 located at 49 Mulcahys Road, Trentham.



James Iles
Town Planner

11. Photos of the site and surrounds



Existing entrance into the dwelling from Mulcahys Road.



The eastern most entry point onto the site from Mulcahys Road.



The eastern most entry point onto the site from Mulcahys Road.



Looking east from the western end of the site.



Adjoining property to the east of the site (recently subdivided).



Adjoining property to the west of the site.



Existing properties to the north of the site.



Existing properties to the north of the site.



Looking east along Mulcahys Road.



Looking west along
Mulcahys Road.



Looking southwest along
Mulcahys Road at the
western end of the site.



Looking northeast looking
from the western end of the
site.

Daylesford and Hepburn Springs Structure Plan

Consultation on adopted changes

ATTACHMENT 8.2.1

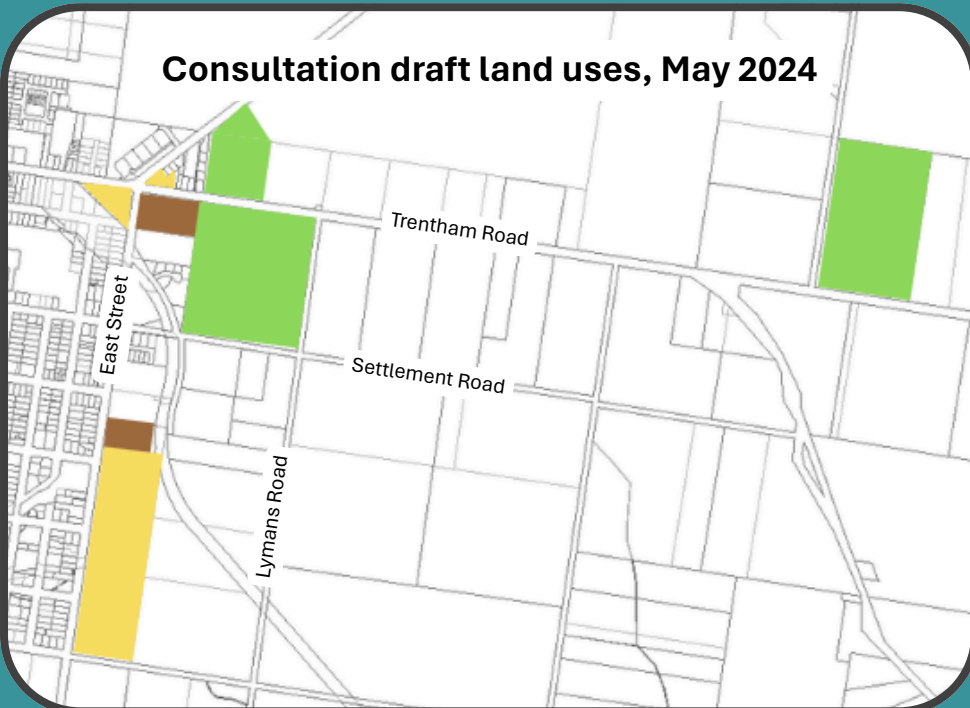
Future
Hepburn

1 Background

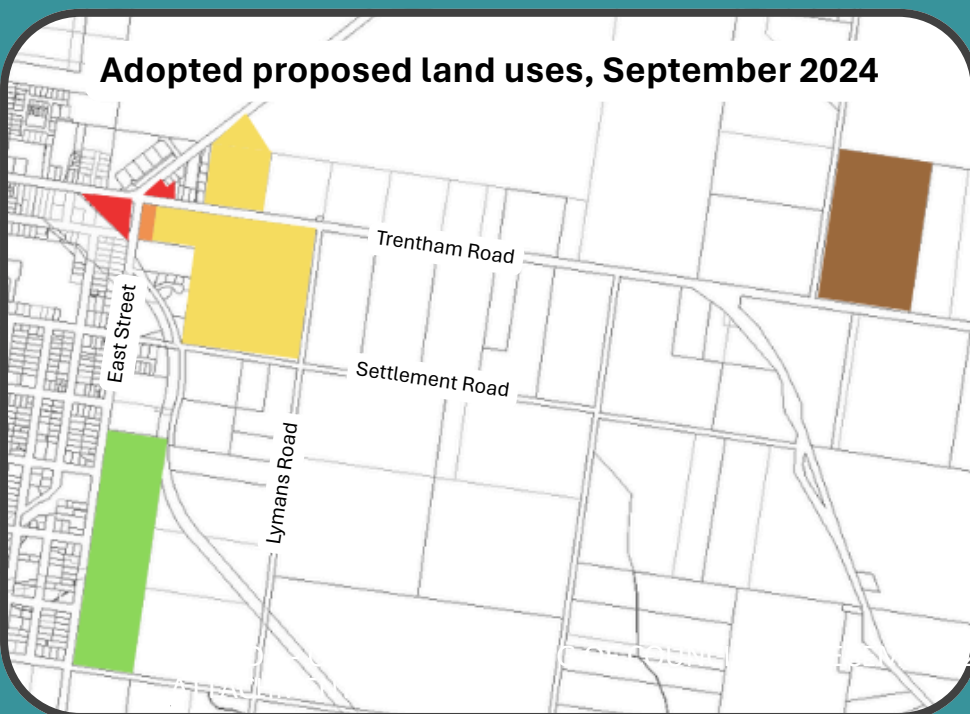
Future Hepburn is a settlement strategy for the whole of Hepburn Shire. It aims to protect and enhance the existing character and productivity of our farming areas, while growing our towns through planning strategies for land use and development across the Shire.

Council consulted the community on draft strategy and structure plans. On 3 September 2024, Council adopted the documents subject to further consultation on specific changes made to the Clunes, Trentham and Daylesford and Hepburn Springs structure plans.

Consultation draft land uses, May 2024



Adopted proposed land uses, September 2024








2 What has changed?

The town boundary has been modified to reflect a swap of farming and residential land uses. Additional changes update the plans to reflect existing land uses such as industrial on Trentham Road and mixed uses at the Farmers Arms intersection.

The properties subject to this revision include:

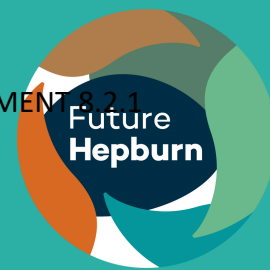
- 2, 4, 8, 10, 12 Raglan Street
- 1, 2, 26 Knox Street
- 5, 6, 7, 9 East Street
- 90, 98, 110 Lyman Street
- 50, 50A Railway Crescent
- 4738 Midland Highway
- 57 Leitches Creek Road.

-  Industrial
-  Residential
-  Commercial
-  Mixed Uses
-  Farming

Daylesford and Hepburn Springs Structure Plan

Consultation on adopted changes

ATTACHMENT 8.2.1



3

Why have these changes been made?

Council adopted these changes in response to community and landowner submissions. The submissions were assessed by Council Officers and reported on in the 3 September 2024 Council agenda.

4

Why am I being contacted?

In addition to adopting these proposed changes, Councillors resolved to further consult the community on the changes.

5

FAQs

Can I provide feedback on the changes?

Yes. Council has resolved to seek further community input ahead of the planning scheme amendment process. This recognises that not everyone was able to comment on these changes at the time they were made.

Is this my last opportunity to have my say?

No. After this consultation, Council must still go through the planning scheme amendment process, see below.

What is the planning scheme amendment process?

In Victoria, changes to a planning scheme follow a set process. Once a proposal is prepared (Future Hepburn), it is placed on public exhibition, giving the community a formal chance to review the proposed changes and provide written submissions. All submissions are considered before Council decides whether to proceed, make changes or abandon the amendment. Council is obliged to send unresolved submissions to an independent panel for review before final decision by Council and the Minister for Planning.

6

Further information and submissions

www.hepburn.vic.gov.au/future-hepburn
strategicplanning@hepburn.vic.gov.au



Hepburn

Clunes Structure Plan

Consultation on adopted changes

ATTACHMENT 8.2.1



1 Background

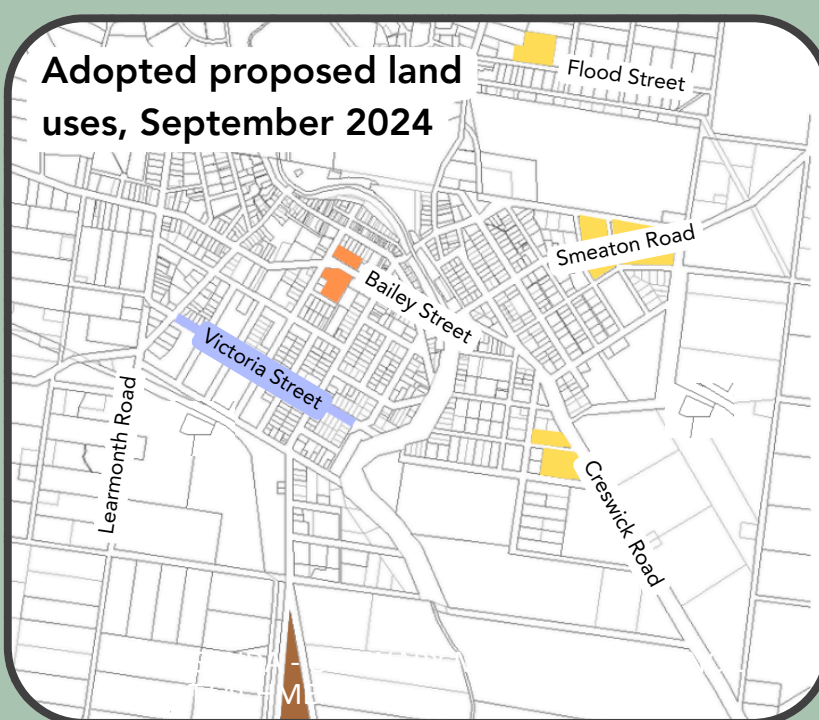
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Consultation draft land uses, May 2024



Adopted proposed land uses, September 2024



2 What has changed?

Industrial land uses previously proposed along Creswick Road have been moved to the Ballarat-Maryborough Road.

Low density residential on Smeaton Road is now identified for residential use.

A transport zone is recommended to identify Victoria Street's through traffic function, this also allows limited non-residential uses on adjacent land by permit.

Properties on Bailey Street are proposed for commercial zoning to allow for contemporary business needs relieving pressure from Fraser Street's historic buildings.

Affected properties:

- 36 & 44 Creswick Road
- 3225 Ballarat-Maryborough Road
- Bailey Street (multiple)
- Learmonth Road (multiple)
- Victoria Street
- 9 Flood Street
- Smeaton Road (multiple).

Proposed land uses

	Industrial		Rural living
	Residential		Transport
	Low density residential		Commercial



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strategicplanning@hepburn.vic.gov.au



Trentham Structure Plan

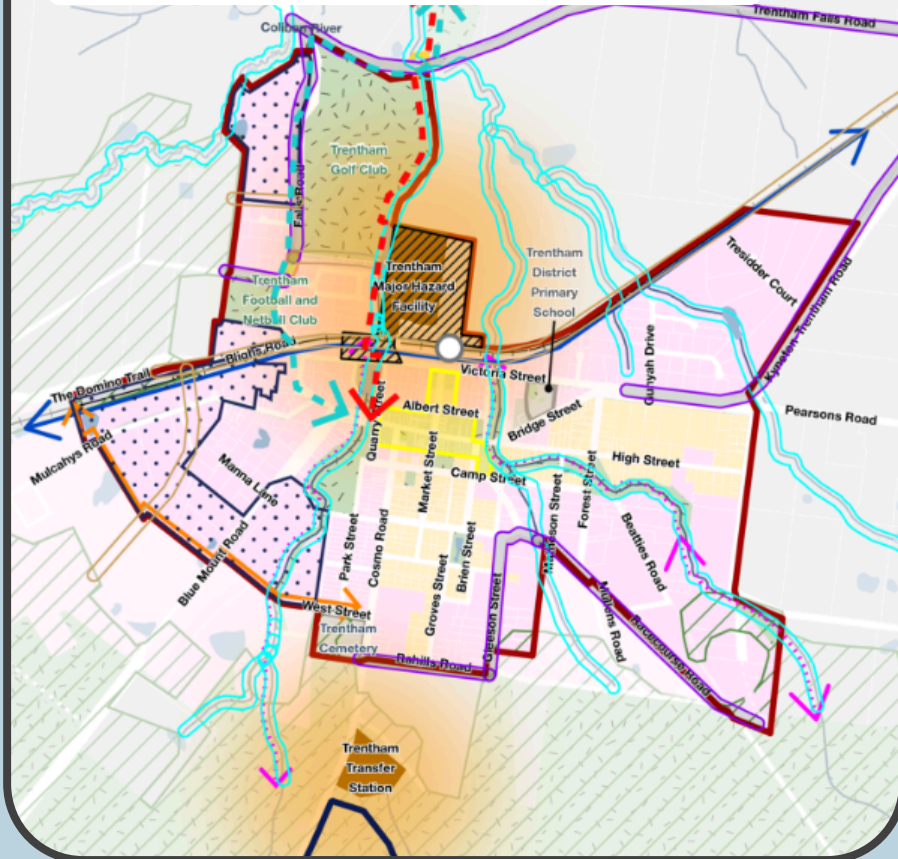
Consultation on adopted changes

1 Background

Future Hepburn is a settlement strategy for the whole of Hepburn Shire. It aims to protect and enhance the existing character and productivity of our farming areas, while growing our towns through planning strategies for land use and development across the Shire.

Council consulted the community on draft strategy and structure plans. On 3 September 2024, Council adopted the documents subject to further consultation on specific changes made to the Clunes, Trentham and Daylesford and Hepburn Springs structure plans.

Consultation draft land uses, May 2024



2 What has changed?

Add street and open space location guidance for future development.

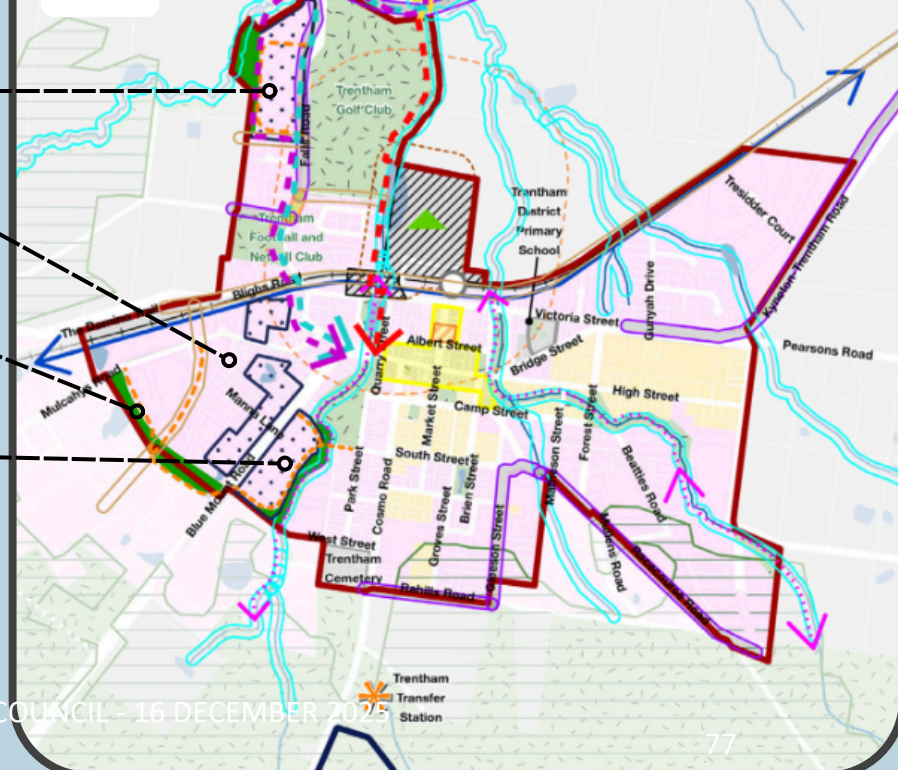
Remove proposed neighbourhood residential zone.

Change/reduce street extent and open space guidance.

Add 'garden township character.'
Change/add street and open space location guidance for future development.

*See structure plan document for full description of map.

Adopted proposed land uses, September 2024



**3**

Why have these changes been made?

Council adopted these changes in response to community and landowner submissions. The submissions were assessed by Council Officers and reported on in the 3 September 2024 Council agenda.

4

Why am I being contacted?

In addition to adopting these proposed changes, Councillors resolved to further consult the community on the changes.

5

FAQs

Can I provide feedback on the changes?

Yes. Council has resolved to seek further community input ahead of the planning scheme amendment process. This recognises that not everyone was able to comment on these changes at the time they were made.

Is this my last opportunity to have my say?

No. After this consultation, Council must still go through the planning scheme amendment process, see below.

What is the planning scheme amendment process?

In Victoria, changes to a planning scheme follow a set process. Once a proposal is prepared (Future Hepburn), it is placed on public exhibition, giving the community a formal chance to review the proposed changes and provide written submissions. All submissions are considered before Council decides whether to proceed, make changes or abandon the amendment. Council is obliged to send unresolved submissions to an independent panel for review before final decision by Council and the Minister for Planning.

6

Further information and submissions

www.hepburn.vic.gov.au/future-hepburn
strategicplanning@hepburn.vic.gov.au



23 September 2025

DAYLESFORD VIC 3460

Dear landowner,

Daylesford and Hepburn Springs Structure Plan, consultation on adopted changes

We are writing to seek your views on Council's September 2024 adopted changes to the Daylesford and Hepburn Springs Structure Plan. The changes may affect your property or neighbourhood. The enclosed flyer briefly describes the changes. The adopted documents are downloadable at <https://www.hepburn.vic.gov.au/Planning-building/Strategic-planning/Future-Hepburn>.

We understand that such changes can raise questions. To ensure you can speak directly with our planning team Council planning officers have set aside 30 minute time slots for in person or online meetings on 6 October to 10 October 2025. Should you need a different day officers will seek to accommodate your needs.

During your meeting you may like to discuss:

- Why the changes are being proposed?
- How they might affect your property and neighbourhood?
- How you can influence the changes?
- Any concerns or feedback you may have about the consultation process
- Timing, if known, of any proposed new developments or changes in the area.

You are under no obligation to meet with Council officers at this time. You may submit your views in writing to strategicplanning@hepburn.vic.gov.au until Friday 17 October 2025.

Ron Torres

DIRECTOR COMMUNITY AND DEVELOPMENT



Amended development sites consultation - October 2025

CAPTURE					RESOLVE
#	Select from dropdown	Structure Plan, ICP, DCP etc	Supports/Objects	Summarise the submission here	
Submission Item No.	Category	Document	Submission Type	Submission Summary	Council officer advice
9.01	Residential Rezoning	Trentham Structure Plan	Objection with amendments	Concerns raised with the Neighbourhood Residential Zone and why it has only been applied to some properties within an existing estate.	The structure plan neighbourhood zone areas were reduced in response to the 2024 consultation and a review of the capacity required to accommodate anticipated housing need in Trentham. Lots with direct access to Blue Mount Road are more suitable for development due to road access and orientation. This would only occur if landowners choose to redevelop.
22.01	Environmental	Trentham Structure Plan	Objection with amendments	<p>Road link will compromise the recreation/wildlife corridor. Concern for loss of mature eucalypts and other indigenous plan species.</p> <p>Concern over the break in connection along the creek corridor (for tourists, walkers, cyclists) due to a new crossing.</p> <p>Crossing and bridge would interfere with the movement of wildlife along the biodiversity creek corridor and create a conflict point between vehicles and animals.</p>	<p>The general location of the road is shown in the structure plan. Typically such a road would need to be two way with houses on one side within the neighbourhood. The site and design of a crossing is subject to more detailed design should a planning permit application be lodged to develop the large residential parcel on the west of the creek.</p> <p>A crossing location at South Street was chosen after detailed review of a West Street crossing noted important and numerous large trees would be unavoidable and that using a road crossing there in an emergency would bring users closer to the likely source of bushfire.</p> <p>A crossing at South Street is less treed, is already a road reserve on the east side of the creek, and enables access to the proposed reserve extension on the west side of the creek. It also gives residents in the southwest of Trentham more direct access to community facilities and the town.</p> <p>Detailed design of the crossing would be developed at the time that any development is planned having regard required capacity and function, required clearances, navigating existing vegetation and habitat movement, trails and adjoining private homes.</p>

CAPTURE				RESOLVE	
#	Select from dropdown	Structure Plan, ICP, DCP etc	Supports/Objects	Summarise the submission here	
Submission Item No.	Category	Document	Submission Type	Submission Summary	Council officer advice
22.02	Transport Infrastructure	Trentham Structure Plan		<p>Lack of information around what form a road might take and who would be responsible for its maintenance. Seeking clarification around when the new road/bridge would be open and whether this would change due to periods of bushfire concern.</p> <p>The road would be used by construction and trade vehicles for the duration of development of proposed newly zoned NRZ land.</p> <p>Concerns for the location and need for the proposed road link particularly considering the high bushfire risk near Wombat State Forest</p> <p>Submitter suggests a road link further south, away from the reserve.</p>	As per response to 22.01 above.
22.03	Environmental	Trentham Structure Plan		Support for extension of Reserve width. Concern for ongoing maintenance of the additional land and whether it would fall to the Friends group.	Support for reserve extension noted. The detail of land ownership and management would need to be worked through at the time and development proposal comes into a planning permit process. Sufficed to say the intention is for the land to be a category of public land and considerations would include who has willingness and capacity to manage the site.
22.04	Residential Rezoning	Trentham Structure Plan		Neighbourhood Residential zone is inappropriate. LDRZ is more suited.	No evidence is provided to support this assertion. Bushfire planning guidelines, which are highly relevant to this part of Trentham, indicate lots in the 800-1,200sqm range are best suited to prevent the spread of bushfires. This and the ability to meet anticipated housing need are the primary evidence based for the recommendations in the structure plan.
27.01	Environmental	Trentham Structure Plan	Objection with amendments	<p>Objects to the continuation of South Street, across Stoney Creek to link with Blue Mount Road.</p> <p>Impacts the wildlife corridor.</p> <p>'It would cut the reserve in half' removing healthy native habitat, disrupt connectivity and increase risk of pest plan invasion or spread.</p> <p>Mature eucalypts and indigenous plants would need to be removed.</p> <p>Increased traffic near the reserve and corridor would have negative ongoing impact.</p> <p>Extension of reserve is supported however submission raises concerns over the ongoing management and whether they would become responsible, who will plan and develop the area.</p>	As per response to 22.01 above

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27.02	Transport Infrastructure	Trentham Structure Plan		Regular flooding in the area would necessitate a substantial bridge (to extend South Street to Blue Mt Road). Would dissect the Wombat Walking Track and the biodiversity of the creek corridor	The structure plan sets out the general location of future development and infrastructure needs for the town. Detailed design of infrastructure items would occur when the details of any future development is know to ensure it matches the expected need. The structure plan does not specify a bridge but a crossing - the form that crossing takes would need to respond to conditions on the ground at the time of design.
28.01	Traffic management	Trentham Structure Plan	Objection with amendments	Extension of South Street to Blue Mt Rd will increase traffic volumes	It is possible that South Street, a local town street, may experience increased traffic. Whether the volume of any potential traffic increase is of significance, i.e. any greater than any other street in the town, will be known as part of any development proposal.
28.02	Environmental	Trentham Structure Plan		The proposed road would interrupt the current free movement of wildlife and cause potential safety issues. Significant and very large trees will need to be removed.	A future road and pedestrian layout will confirm the connectivity upon a subdivision layout plan. All current plans are indicative. Any new infrastructure to support residential development is not intended to reduce key habitat and wildlife corridors, rather it plans for safer crossings and enhancements to the area and walking tracks.
28.03	Transport Infrastructure	Trentham Structure Plan		Suggests that the area is prone to flooding and therefore a large bridge will be required - a substantial expense. Current walking/riding path will be interrupted by the road extension. Submitter recommends finding an alternative path for the road and offers two suggestions including alternative alignments and limiting through traffic to emergency vehicles only.	See response to submission 22.01 and 27.02.
57.01	Residential Rezoning	Trentham Structure Plan	Objection	Owner & Occupier of 77 Falls Road, 119 Falls Road, 2065 Falls Road and 1964 Daylesford Road strongly object to the rezoning proposal to NRZ and potential for PCRZ. The conflict of uses between the new rezoned land and farming zone, managing the interface.	Noted, the site is currently zone LDRZ and is farmed. Council will consider the rezoning of 77-119 Falls Road from LDRZ to NRZ in consultation with CFA given the bushfire risk and assessment undertaken for Trentham Township.
57.03	Environmental	Trentham Structure Plan		We would like it to be also clearly explained how a walking track to the Trentham Falls is incorporated within our boundaries and what measures will be taken to maintain a public walking track on private property. What are the public liability implications for a public walking track on private property and what measures will be put in place to reduce the risks to biosecurity and theft, for example animal health, weed implications and undesirable persons having access to our place of business.	The track was proposed in the context of the site being already zoned for residential development. The structure plan largely seek to guide future development/re-development. A track would only be sought in association with a future development and is not recommended as a stand-alone project.

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57.04	Flooding and Water	Trentham Structure Plan		Access, storage, lack of rainfall and water efficiency and management by Coliban Water has not been addressed as part of the future housing development.	At the general level in Trentham all sites proposed for development are already residentially zoned - whether Low Density or Neighbourhood Residential Zone. These sites could be developed at any time. Existing planning controls in the planning scheme specify standards and outcomes for water and drainage and any application would be considered in conjunction with Coliban Water. Council consulted, and continues to consult with, Coliban Water to inform Trentham's water and sewer needs.
57.05	Settlement Boundary	Trentham Structure Plan		Object to the changing extent of the settlement boundary.	See response to Submission 19.04.
57.07	Trentham - Character	Trentham Structure Plan		Impact on current amenities in the township to support another subdivision, in relation to the environment, roads, schools, health, transport and most importantly water supply	Trentham's road structure is abundant considering its small population and the town has substantial open spaces. Three daily vline coach services are available to Daylesford and Woodend each day. Schools and public health services are planned by State government on a needs basis and note the existing government and catholic primary schools, regional health services and aged care facilities. Secondary school is accessible in Daylesford and Kyneton with coach services.
61.01	council and processes	Trentham Structure Plan	Objection with amendments	Mail out and public consultation process was not sufficient or fit for purpose. Requesting further updates and easy access to information. Please confirm if any proposed changes arising from this hasty and incomplete consultation will not be enshrined in the next iteration of the Plan as being 'endorsed by the October 2025 consultation'?	This consultation is to provide an opportunity to confirm/comment on and flag issues with plan changes adopted at the 2024. The plan changes responded to 2024 feedback in many instances. There will be a further and more fuller opportunity to input and review Council plans through the planning scheme amendment process to continue to work through issues that community members believe remain to be addressed.
61.02	Housing Capacity	Trentham Structure Plan		Blue Mount Road housing density increase. Query the meaning of 'Garden Township Character' for future development for the farmland on Blue Mount Road. Fall Road (previously not considered) densification query, opposite the golf course. Request for information regarding the demand and capacity of residential dwellings for Trentham. Has the vacant blocks been considered as part of the study.	Garden Township character is described in the Trentham Structure Plan on page 46 and is characterised as having generous green space in the streetscapes, gardens with a grid pattern of development and slightly smaller lot sizes than the rest of the township. Most housing is characterised as Post-war or inter-war. The SGS Land Capacity and Demand Assessment 2023 assists with identifying the capacity and potential demand/supply within the identified townships that can accommodate growth for the Shire, including the current vacant lots in the township. Trentham has limited capacity for increasing its residential dwellings within the township.

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61.03	Residential Rezoning	Trentham Structure Plan		Unclear on the rezoning of Neighbourhood Residential land in Manna Lane/Mulcahy Road will be.	The proposed rezoning will occur on the following sites. - 11A Falls Road and 16 Mulcahys Road - Part of land between Blighs Road, Blue Mount Road and Stoney Creek (Manna Rise and Blue Mount Road).
61.04	Environmental	Trentham Structure Plan		Query if the Bushfire overlay will remain intact in this location. The proposal would have a negative impact to the waterways, environmental and biodiversity corridor in Trentham.	Council is not considering altering the Bushfire Management Overlay at this time. See response to submission 28.02.
61.05	Transport Infrastructure	Trentham Structure Plan		Concern is the potential for a road that will cross Stony Creek to link with South Street. There were strong expressions against the proposal for such a link at West Street. The South St location is no less troubling, occurring as proposed, to be within a Crown Land Reserve with a community-based Committee of Management	See response to submission 22.01.
61.06	Trentham - Character	Trentham Structure Plan		Development would have an adverse visual impact on our local creeks and open space features.	Further work during redevelopment and subdivision will include an assessment to determine the size and width of the future crossing. This crossing will also need to include consider the wildlife corridor and movements, as well as appropriate pedestrian and active transport links for the town.
61.07	Township Gateway	Trentham Structure Plan		The township is also a gateway site to the Wombat State Forest.	See response to submission 5.01.
62.01	Environmental	Trentham Structure Plan	Objection with amendments	Impacts to Stoney Creek biodiversity corridor and Wombat trail as an active wildlife corridor. Bushfire impacts/concerns. Land west of Stoney Creek is subject to flooding. Need to manage the removal of mature Eucalypts and other indigenous plant species in the potential construction areas for development.	See response to submission 22.01.
62.02	Traffic management	Trentham Structure Plan		Introduction of the road link will increase traffic and impact the interact with the Wombat Trail. Concerns the new link becomes another 'short cut' through Trentham.	See response to submission 22.01. Should the road crossing be delivered as a full street crossing, the intention would be to provide easier access in and around the town using the existing South Street to balance use of Mulchays Road and Blue Mount Road. Traffic assessments and street design are required at the planning permit stage to assess potential unintended consequences such as 'rat-running'; see Clauses 56.01 and 56.06 of the Hepburn Planning Scheme .

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				Council officer advice	
62.03	Tourism	Trentham Structure Plan		<p>Impact of increased traffic and development could cause potential harm to visitation and tourism.</p>	<p>All land proposed in the structure plan to provide new housing is already residentially zoned and capable being developed without the structure plan.</p> <p>The increase in homes is unlikely to have a major impact on parking in Trentham township area during daily access and trips where access to parking is available. The location of proposed new neighbourhood residential is also within walking distance of the town aided by the proposed creek crossing.</p> <p>Council's Integrated Transport Strategy issues paper highlights that tourism doubles the population over the weekends which contributes to most of the increased traffic congestion and lack of parking infrastructure. The township structure plans are planning for the provision of safe and accessible active (walking and cycling) tracks into the centre of towns will support different transport trips and connecting key activity nodes.</p>
62.04	Transport Infrastructure	Trentham Structure Plan		<p>Creek road crossing would require the construction of a substantial bridge.</p>	<p>See response to submission 22.01.</p>
63.01	Residential Rezoning	Trentham Structure Plan	Objection with amendments	<p>Concerns about the proposal to rezone land parcels situated to the north-west of Blue Mount Road from LDRZ to NRZ.</p> <p>These lots include the Blue Mount Rise Design Guidelines and will need to remove the S173 agreement from titles. The lots were indicated as a minimal change area in the Trentham Development Framework.</p> <p>LDRZ should be retained.</p>	<p>Council is proposing the rezoning land part way along Blue Mount Road and Stoney Creek (Manna Rise and Blue Mount Road). These lots are able to accommodate infill development with a lower bushfire risk profile.</p> <p>Future design considerations for lots and housing will be applied to the site to assist with redevelopment. A perimeter road will also provide some bushfire resilience and appropriate traffic and transport management and road network connectivity there will need to be an additional creek crossing over Stoney Creek to assist with access to the town centre.</p> <p>There is no compulsion for landowners to re-develop their land.</p>
63.02	Flooding and Water	Trentham Structure Plan		<p>Rezoning and increase of dwellings may impact the nearby watercourse (Stony Creek).</p> <p>Stony Creek reserve and Wombat trail are inherent features of Trentham's township character.</p>	<p>The proposed change includes a 1.5ha parkland along the Creek. Existing drainage requirement in the planning scheme require development to maintain water flow consistent with current flows, including effluent from farming, but with contemporary, water quality treatment.</p>
63.03	Environmental	Trentham Structure Plan		<p>Areas are likely to provide habitat for local indigenous species and wildlife corridor.</p> <p>Concerns about densification close to the Wombat State Forest boundary and impacts of housing on the town boundaries.</p>	<p>New Environmental Significance controls are proposed along all of Stoney and Trent Creeks to improved environmental outcomes.</p>

CAPTURE				RESOLVE
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				Council officer advice
63.05	Settlement Boundary	Trentham Structure Plan		<p>The existing boundary it is believed were established in June 2013.</p> <p>The contraction of the boundary splits the South West area of the town and in total excludes about 1.6 square kilometres or 25% of the previous town area.</p> <p>That excluded area includes an estimated 50 present dwelling and a substantial area of vacant LDRZ land which, if developed, would provide a significant amount of housing stock.</p>
63.06	Trentham - Character	Trentham Structure Plan		<p>Query if Council has undertaken a character and township-edge analysis to assess the low density edge character and protection of the township-rural interface.</p>
				<p>The ability to develop land is the southern part of southwest is highly limited given bushfire risk i.e. the need to provide distance between new homes and the forest wherever possible. Substantial native trees are also likely to also need conservation in their own right in some instances. Much of this approach is guided by Clause 13.02 Bushfire settlement planning strategies and risk reduction, and biodiversity conservation policy such as Clause 12.01 in the planning scheme to deliver safe and pleasant living</p> <p>Council can confirm a character analysis was undertaken for the Trentham Township and is available in the Trentham Structure Plan on Councils website as per the Future Hepburn project page.</p>

DAYLESFORD COMMUNITY FACILITIES

76 VINCENT STREET DAYLESFORD 3460
HEPBURN SHIRE COUNCIL

ATTACHMENT 8.5.1

SHEET NO.	SHEET NAME	REV
SD00	CONTENTS- SPATIAL RELATIONSHIP DIAGRAM	P03
SD01	SITE ANALYSIS	P01
SD02	EXISTING SITE PLAN	P01
SD04	EXISTING BASEMENT FLOOR PLAN	P01
SD05	EXISTING GROUND FLOOR PLAN	P01
SD06	EXISTING FIRST FLOOR PLAN	P01
SD17	SPATIAL RELATIONSHIP DIAGRAM - BASEMENT (LOWER GROUND)	P010
SD18	SPATIAL RELATIONSHIP DIAGRAM - GROUND FLOOR	P011
SD19	SPATIAL RELATIONSHIP DIAGRAM - FIRST FLOOR	P09

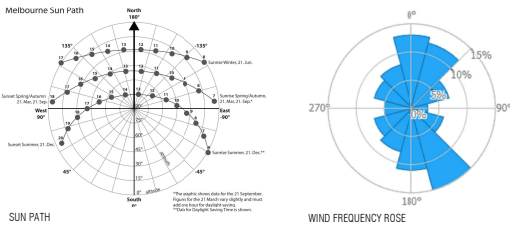
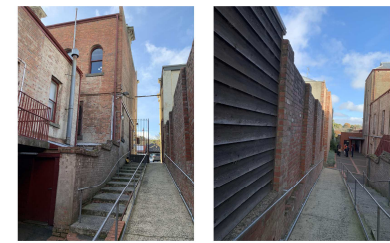
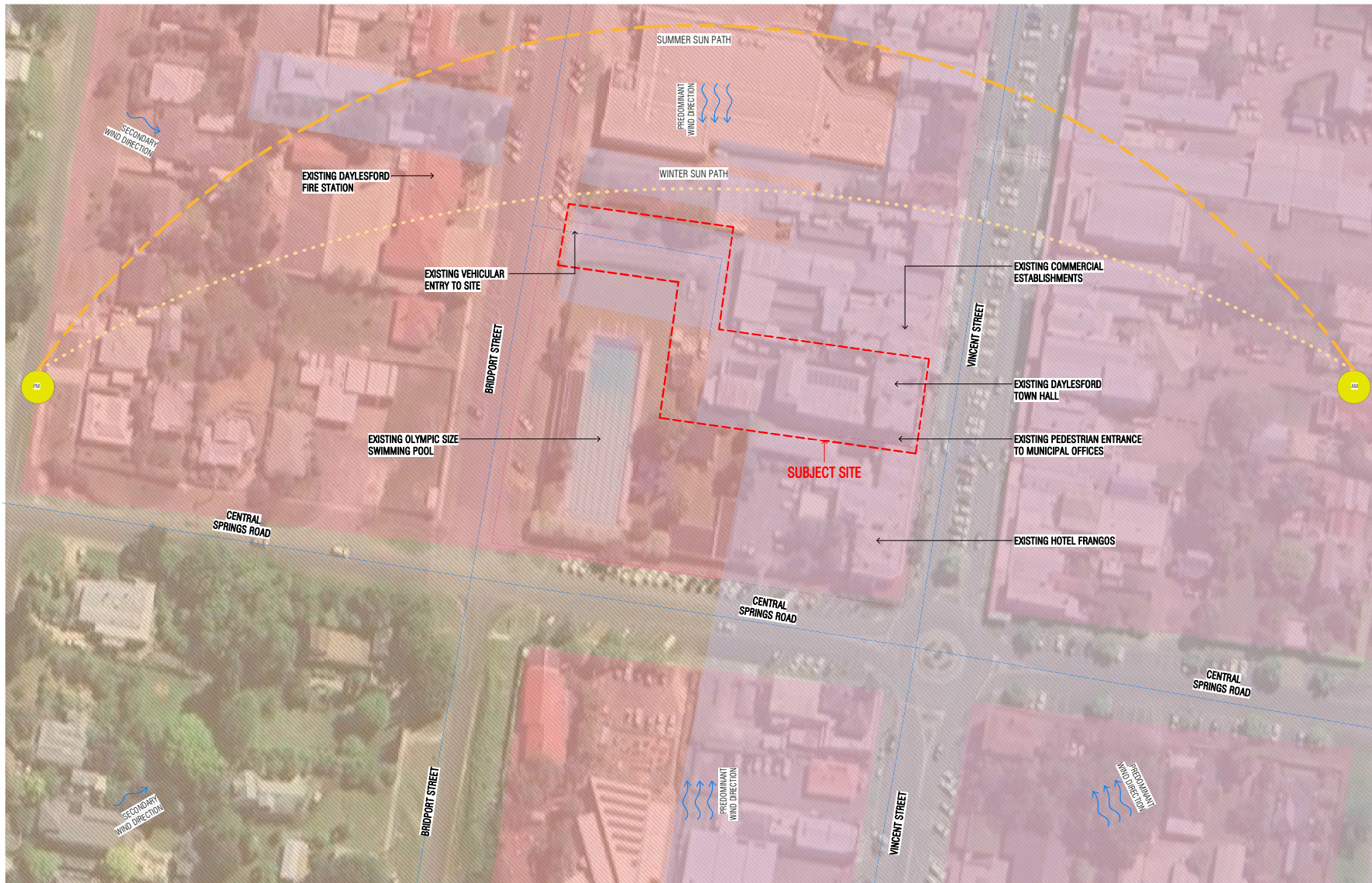
ESD INITIATIVES

ACOUSTIC CONTROL	AIR LEAKAGE/BUILDING SEALING	ASSISTED HEARING	DEWATERALISATION
BUILDING REUSE	CARBON DIOXIDE/ LOW VOC MONITORING	ELECTRIFICATION	HEAT EXCHANGE VENTING
CYCLIST FACILITIES	CRADLE TO CRADLE	HAZARDOUS MATERIALS	INSULATED GLAZING UNIT
DESIGN FOR DISASSEMBLY	FIRE SYSTEMS WATER	INNOVATIVE TECHNOLOGY	LIGHT POLLUTION
EXTERNAL VIEWS	GREEN ENERGY/ ENERGY EFFICIENT LIGHTING	LIGHTING ZONING	MATERIAL REUSE
INTERNAL PLANTING	INNOVATION CHALLENGE	LOCAL MATERIALS	OFFSITE RENEWABLES
LOCAL CONSULTANTS	LOW VOC	NATURAL VENTILATION	ROOF VENTILATION
MATERIAL SELECTION ON ESD	LOCAL MANUFACTURERS, SUPPLIERS, AND CONTRACTORS	PERMEABLE PAVING	SIB-MASTERING
REDUCED CEMENT	NATURAL DAYLIGHT	RAIN WATER HARVESTING	SUSTAINABLY SOURCED/ RECYCLED TIMBER
SITE SPECIFIC WIND CONDITIONS	PASSIVE SHADING	REFRIGERANT IMPACTS	USE OF RECYCLED AND RECYCLABLE MATERIALS
STEEL	RAIN GARDEN	SOLAR PANELS	WIND PATTERNS
VISION IMPAIRMENT	REDUCED WATER USE	SUSTAINABLE LANDSCAPING	WHEELCHAIR ACCESS
WATER RECYCLING	SUN PATH DESIGN	USE OF NATURAL LIGHT	BATTERY STORAGE



**SUBJECT
SITE**





SITE ANALYSIS LEGEND

- WIND DIRECTION
- SUN PATH
- PATHS OF TRAVEL
- VEHICULAR PATHS
- PROPOSED SITE LOCATION
- VIEW LINES

PLANNING OVERLAYS

- RESERVED OPEN SPACE
- ENVIRONMENTAL PERFORMANCE ZONE
- STATE COMMONWEALTH
- HERITAGE OVERLAY

DISCLAIMER - APPROXIMATE INFORMATION ONLY

NOTE THIS DRAWING CONTAINS BASIC AND APPROXIMATE ONLY INFORMATION TAKEN FROM THE FOLLOWING SOURCES:

- AERIAL SITE IMAGE FROM GOOGLE MAPS OBTAINED 14/09/2024
- WIND FREQUENCY ROSE FROM WIND ATLAS OBTAINED 13/06/2024
- PLANNING PROPERTY REPORT OBTAINED 19/06/2024
- SITE VISIT PHOTOS OBTAINED 13/06/2024
- LAND FEATURE SURVEY BY WALSH & MORRIS LAND SURVEYORS JULY 2014 OBTAINED FROM COUNCIL 05/06/2024
- DAYLESFORD TOWN HALL MEASURED DRAWINGS BY ANDRONAKOS CONSULTATION ARCHITECTURE 2018 OBTAINED FROM COUNCIL 05/06/2024

BASED ON THE ARCHITECTURAL ON SITE MEASURE UP, THE DIMENSIONS FROM DAYLESFORD TOWN HALL MEASURED DRAWINGS BY ANDRONAKOS CONSULTATION ARCHITECTURE DATED 07/06/2018 APPEAR TO VARY BY 50MM. THE INFORMATION CONTAINED IN THIS DOCUMENT IS APPROXIMATE ONLY AND NEEDS TO BE VERIFIED FOR ACCURACY.

WE NOTE THAT THE DAYLESFORD TOWN HALL MEASURED DRAWINGS BY ANDRONAKOS CONSULTATION ARCHITECTURE DATED 07/06/2018 DO NOT ALLUDE TO THE EXISTING TOWN HALL LAND FEATURE SURVEY BY WALSH & MORRIS LAND SURVEYORS SA 52 JULY 2014.

THE INFORMATION CONTAINED IN THIS DOCUMENT IS APPROXIMATE ONLY AND NEEDS TO BE VERIFIED FOR ACCURACY. A LICENSED SURVEYOR SHALL BE REQUIRED TO DETERMINE ACCURATE INFORMATION RELATING TO HEIGHTS, LEVELS AND LOCATIONS OF SERVICES, BOUNDARIES EXISTING BUILDINGS AND THE LIKE.

k20 Architecture
schematic design

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PROJECT
DAYLESFORD COMMUNITY FACILITIES

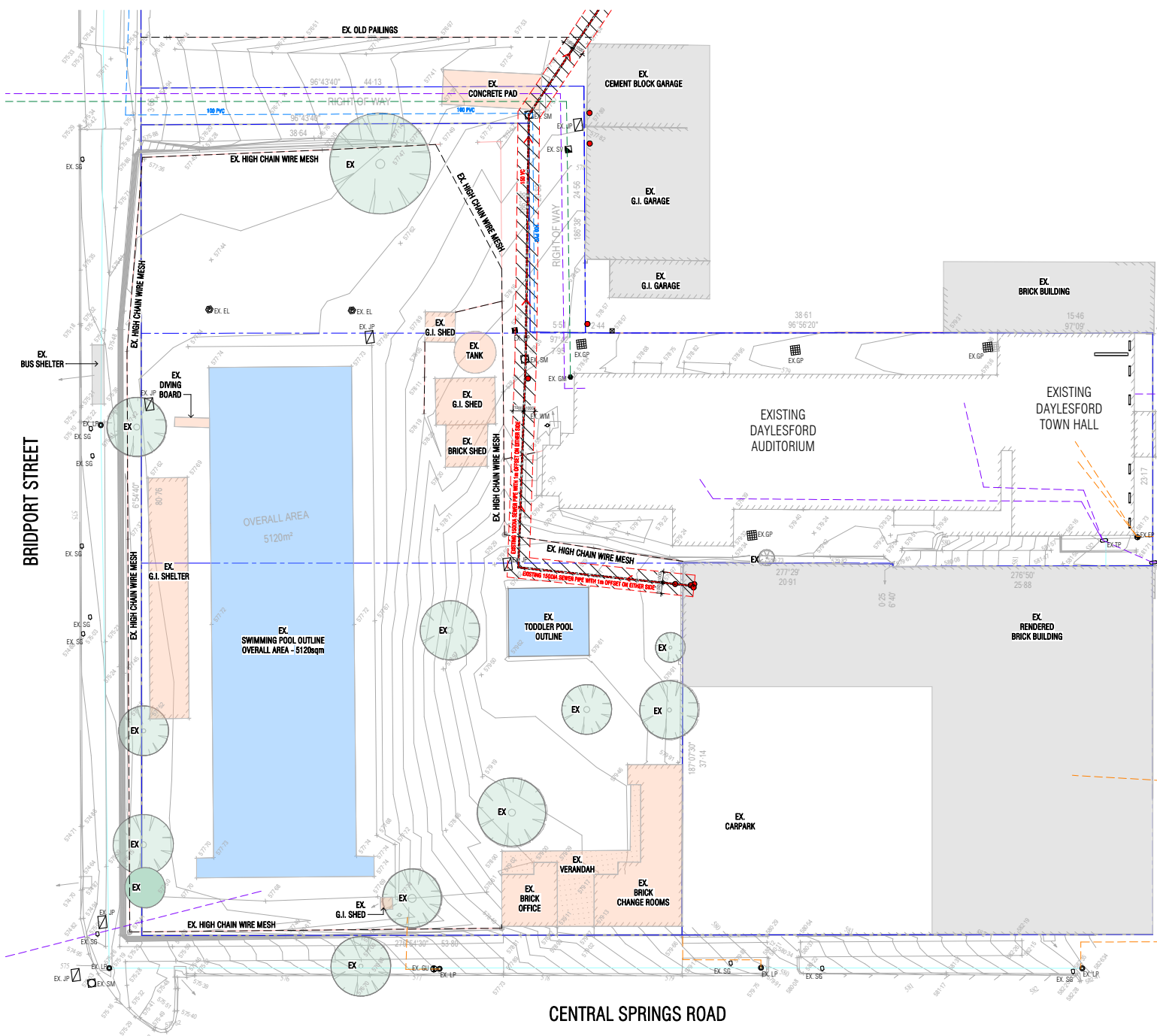
CLIENT
HEPBURN SHIRE COUNCIL



SCALE @ A1	AUTHOR	DATE	PROJECT NO	DWG NO	REV
As indicated	RP	23/07/24	0500DAYL	SD01	P01

SITE ANALYSIS

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- LEGEND - EXISTING SITE PLAN**
- EXISTING SITE PLAN
 - EXISTING SIGNAGE
 - EXISTING ELECTRICAL
 - EXISTING SEWER MANHOLE
 - EXISTING JUNCTION PIT
 - EXISTING STOP VALVE
 - EXISTING FIRE PLUG
 - EXISTING FIRE PIT
 - EXISTING ELECTRICAL PIT
 - EXISTING TELETRA PIT
 - EXISTING ELECTRICAL LIGHT POLE
 - EXISTING GAS METER
 - EXISTING WATER METER
 - EXISTING GAS UNCLASSIFIED ASSET
 - EXISTING VEGETATION ON SITE
 - TITLE BOUNDARY
 - EXISTING STRUCTURES IN PROJECT SITE
 - EXISTING POOL STRUCTURES IN PROJECT SITE
 - EXISTING STRUCTURES OUTSIDE OF PROJECT SITE
- LEGEND - EXISTING SERVICES ON SITE**
- EXISTING GRAVITY SEWER LINE
 - SEWERAGE CONNECTION POINT
 - EXISTING TREATED WATER LINE
 - EXISTING TELECOMMUNICATIONS CABLE LINE
 - EXISTING POWER LINE
 - EXISTING GAS LINE

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- AERIAL SPOT IMAGES FROM GOOGLE MAPS OBTAINED 15/06/2024
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- PLANNING PROPERTY REPORT OBTAINED 15/06/2024
- SITE BEST PHOTO OBTAINED 15/06/2024
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- DAYLESFORD TOWN HALL MEASURED DRAWINGS BY ANDERSONS CONSULTATION ARCHITECTURE 2016, OBTAINED FROM CIVICUS 06/06/2024

BASED ON THE ARCHITECTURAL ON SITE MEASURE UP, THE DIMENSION FROM CARPARKS TOWN HALL MEASURED DRAWINGS BY ANDERSONS CONSULTATION ARCHITECTURE DATED 07/06/2019 DOES NOT ALIGN TO THE EXISTING TOWN HALL LAND FEATURE SURVEY BY WALSH & MORRIS LAND SURVEYORS DATED JULY 2014.

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A LICENSED SURVEYOR SHALL BE REQUIRED TO DETERMINE ACCURATE INFORMATION RELATING TO FEATURES, LEVELS AND LOCATIONS OF SERVICES, BOUNDARIES, EXISTING BUILDINGS AND THE LINE.

1 | EXISTING SITE PLAN

k20 Architecture
schematic design

1/12/25 Reg'd Client
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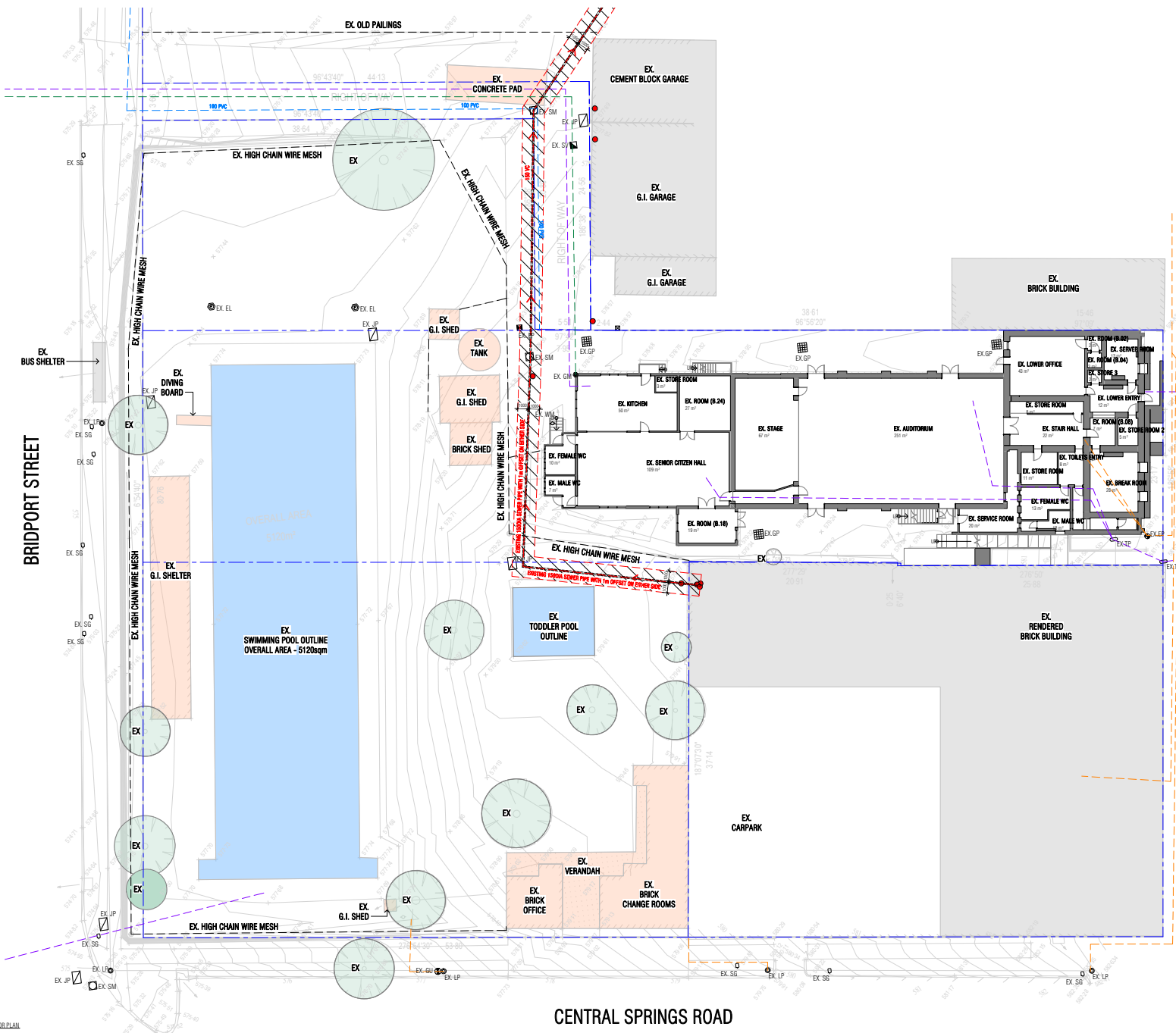
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EXISTING SITE PLAN

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 - EX EL EXISTING ELECTRICAL
 - EX SM EXISTING SEWER MANHOLE
 - EX JP EXISTING JUNCTION PIT
 - EX SV EXISTING STOP VALVE
 - EX FP EXISTING FIRE PLUG
 - EX GP EXISTING GRAVED PIT
 - EX EP EXISTING ELECTRICAL PIT
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 - EX LP EXISTING ELECTRICAL LIGHT POLE
 - EX GM EXISTING GAS METER
 - EX WM EXISTING WATER METER
 - EX GU EXISTING GAS UNCLASSIFIED ASSET
 - EX V EXISTING VEGETATION ON SITE
 - EX TB EXISTING TITLE BOUNDARY
 - EX PR EXISTING PROJECT STRUCTURES
 - EX PO EXISTING POOL STRUCTURES
 - EX ST EXISTING STRUCTURES OUTSIDE OF PROJECT SITE

- LEGEND - EXISTING SERVICES ON SITE**
- EX SG EXISTING GRAVITY SEWER LINE
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 - EX TW EXISTING TREATED WATER LINE
 - EX TC EXISTING TELECOMMUNICATIONS CABLE LINE
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1 | EXISTING BASEMENT FLOOR PLAN

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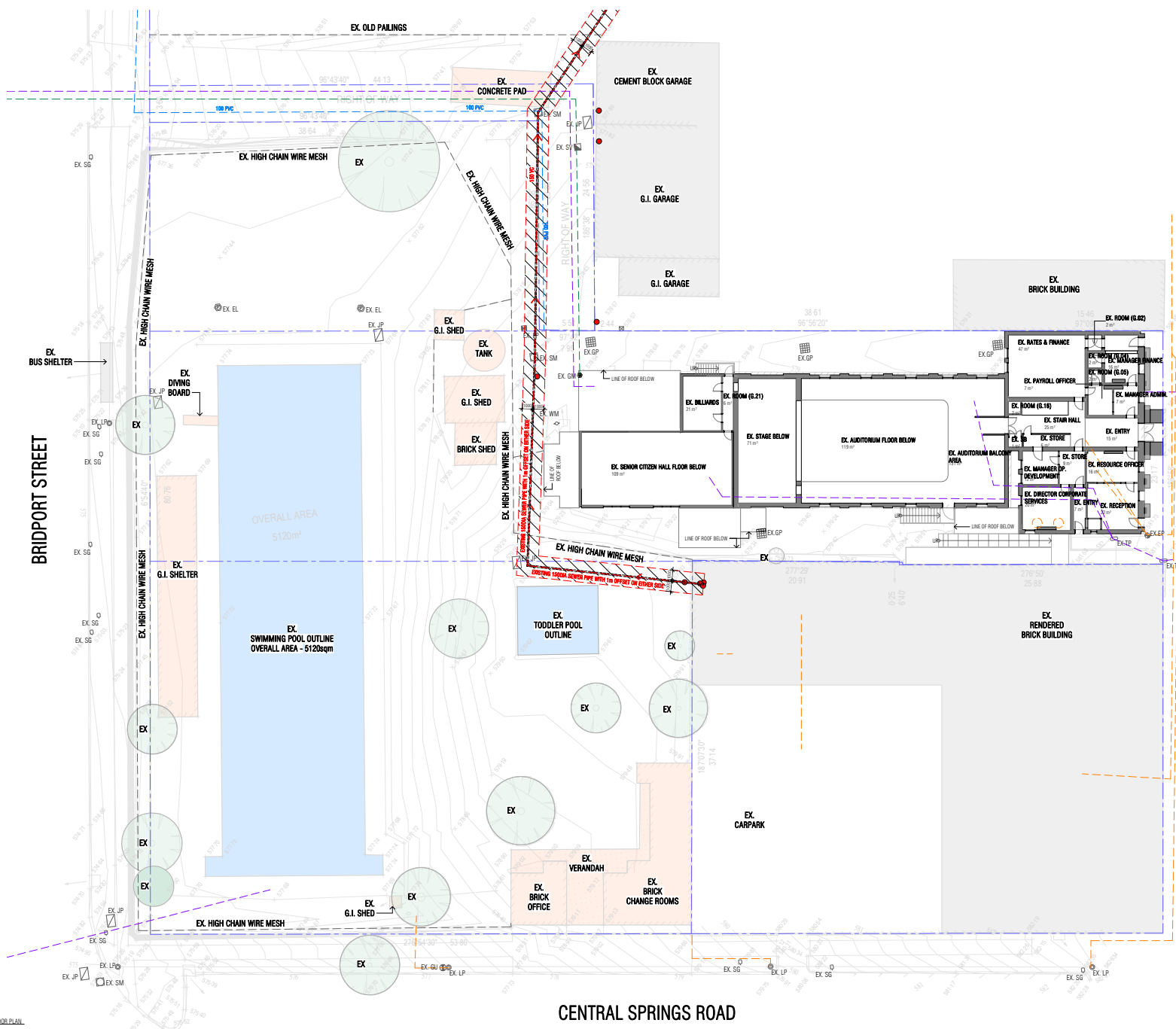
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1 | EXISTING GROUND FLOOR PLAN



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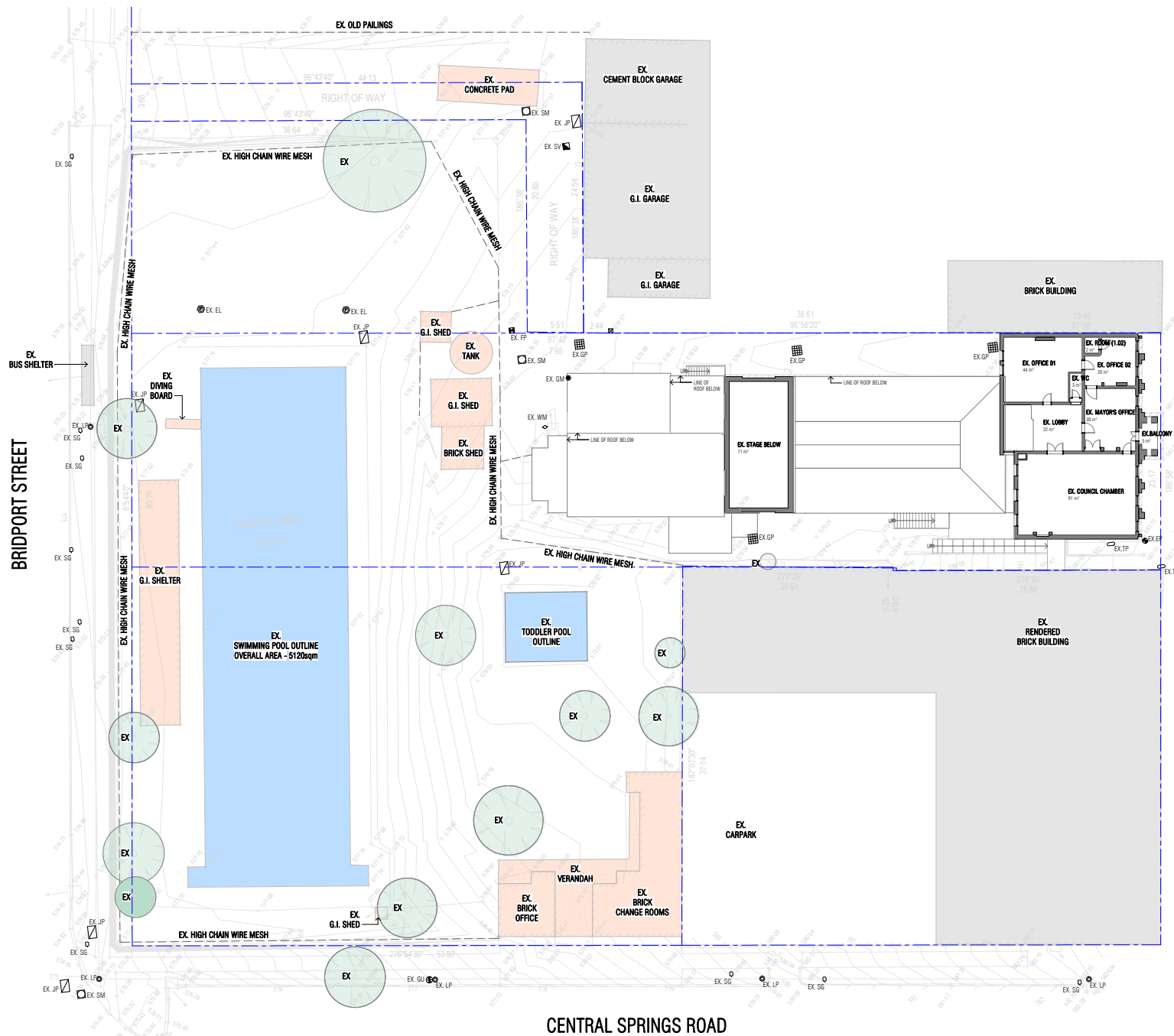
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LEGEND - PROPOSED SPATIAL RELATIONSHIP DIAGRAM

- PROPOSED DOOR ACCESS
- EXISTING STORAGE
- EXISTING ELECTRICAL
- EXISTING SEWER MANHOLE
- EXISTING JUNCTION PIT
- EXISTING STOP VALVE
- EXISTING FIRE PUMP
- EXISTING GRATED PIT
- EXISTING ELECTRICAL PIT
- EXISTING TELSTRA PIT
- EXISTING ELECTRICAL LIGHT POLE
- EXISTING GAS METER
- EXISTING WATER METER
- EXISTING GAS UNCLASSIFIED ASSET
- EXISTING VEGETATION ON SITE
- TITLE BOUNDARY
- EXISTING STRUCTURES IN PROJECT SITE
- EXISTING POOL STRUCTURES IN PROJECT SITE
- EXISTING STRUCTURES OUTSIDE OF PROJECT SITE
- KROST 'BEE' CHAIR
- KROST 'BEE' CHAIR TROLLEY
- KROST 1800 DIA. ROUND TABLE
- KROST TABLE TROLLEY
- LP PROPOSED LIGHT POLE

- LEGEND - EXISTING SERVICES ON SITE
- EXISTING GRAVITY SEWER LINE
 - SEWERAGE CONNECTION POINT
 - EXISTING TREATED WATER LINE
 - EXISTING TELECOMMUNICATIONS CABLE LINE
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 - EXISTING GAS LINE

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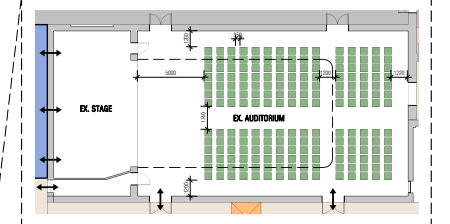
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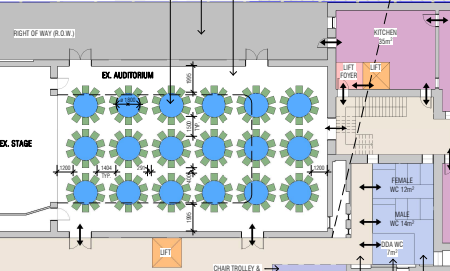
NOTE: THESE DRAWINGS ARE SPATIAL RELATIONSHIP DIAGRAMS ONLY. THEIR PURPOSE IS TO GAIN AN UNDERSTANDING OF THE RELATIONSHIPS AND PROXIMITIES OF PLACES, CONNECTING AND SPATIAL OPPORTUNITIES. THESE DRAWINGS ARE NOT FLOOR PLANS. WE ENLIGHTEN THAT FLOOR PLANS ARE TO BE DEVELOPED AS A FURTHER ITERATION OF DRAWINGS UPON APPROVAL OF A SPATIAL RELATIONSHIP DIAGRAM. THE BUILDING FOOTPRINT WILL BE SUBJECT TO CHANGE AS THE DESIGN PROGRESSES.

SEATING ARRANGEMENT 195 SEATS



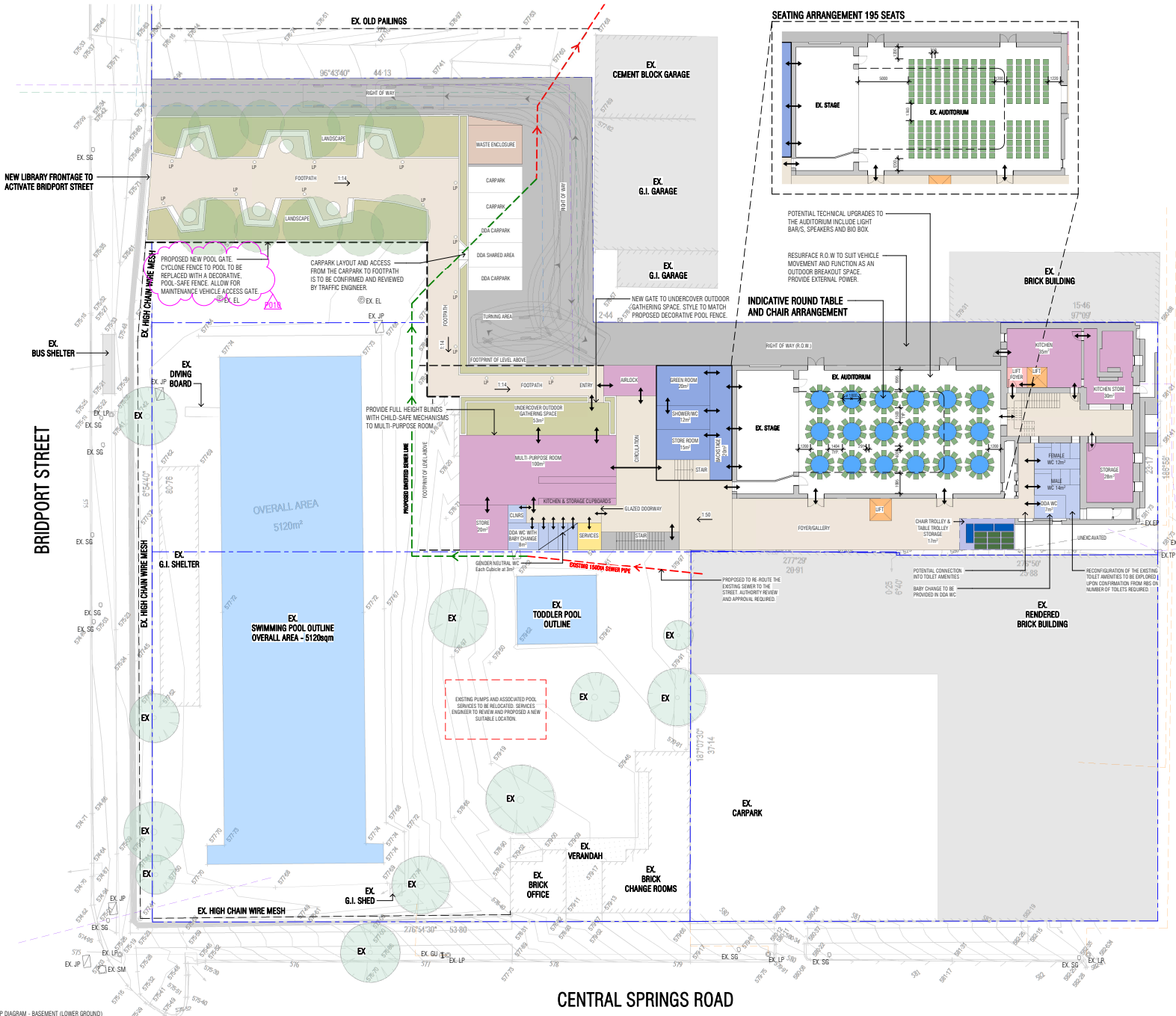
POTENTIAL TECHNICAL UPGRADES TO THE AUDITORIUM INCLUDE LIGHT BARS, SPEAKERS AND BOX BOOM.
 RESURFACE R.O.W TO SUIT VEHICLE MOVEMENT AND FUNCTION AS AN OUTDOOR BREAKOUT SPACE. PROVIDE EXTERNAL POWER.

INDICATIVE ROUND TABLE AND CHAIR ARRANGEMENT



POTENTIAL CONNECTION INTO TOILET AMENITIES
 BART CHANGE TO BE PROVIDED IN ODA WC

RECONFIGURATION OF THE EXISTING TOILET AMENITIES TO BE DETERMINED UPON CONFIRMATION FROM RBS ON NUMBER OF TOILETS REQUIRED



1 | SPATIAL RELATIONSHIP DIAGRAM - BASEMENT (LOWER GROUND)

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 schematic design

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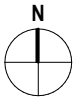
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SPATIAL RELATIONSHIP DIAGRAM - BASEMENT (LOWER GROUND)

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ATTACHMENT 8.6.1

- LEGEND**
- EXISTING PARKING & ROADSPATHS
 - PROPOSED CAR PARKING
 - PROPOSED PAVEMENTS / HARD SURFACES AND POWER/WALKING LIKE PATHS
 - EXISTING BUILT ENVIRONMENT
 - EXISTING BUILDINGS TO BE DEMOLISHED
 - PROPOSED BUILT WORKS
 - PROPOSED BENCH SEATING
 - PROPOSED NATURAL GRASS FIELDS
 - EXISTING SCOREBOARD (SB)
 - PROPOSED TREE REMOVAL
 - EXISTING LIGHT POLES
 - PROPOSED LIGHT POLES LOCATIONS TO BE CONFIRMED TO MEET LUX REQUIREMENTS
 - PROPOSED DRINK FOUNTAINS
 - PROPOSED LITTER DISPOSAL BAGS DISPENSERS, BINS & RELEVANT SIGNAGE, IDENTIFYING LOCAL LAWS WITH RESPECT TO DOG OFF-LEAD AREAS
 - PROPOSED SINGLE PHASE POWER OUTLETS
 - PROPOSED INSTALLATION OF A PUBLIC ADDRESS SYSTEM

- NOTES:**
- DAYLESFORD SHOW, CHILLOUT FESTIVAL, HIGHLANDS GATHERING EVENT ETC HAVE EXCLUSIVE USE OF THE PARK PRECINCT WHEN IN EVENT MODE. REFER TO THE EVENT MAPS FOR LAYOUT AND OVERFLOW CAR PARKING.
 - PRECINCT IS PROPOSED TO HAVE IMPROVED WALKING / BIKE PATH CONNECTIONS TO THE BROADER DAYLESFORD AREAS: E. LAKE LAKE DAYLESFORD (PICNIC AND RECREATION SPACES)
 - VICTORIA PARK HAS A COLLECTION OF SIGNIFICANT TREES, SOME OF WHICH ARE NATIONAL TRUST LISTED AND OF VARIOUS STATE OF HEALTH AND DECLINE. ANY PROPOSED DEVELOPMENTS OR CONSTRUCTION IN VICTORIA PARK, THAT MAY IMPACT TREE HEALTH MUST BE ASSESSED BY COUNCIL'S SENIOR ARBORIST. THIS INCLUDES CONSTRUCTION OF ASSETS, EVENTS, SPORTING ACTIVITIES AND INTERNAL SPORTS FIELD MAINTENANCE.

PRECINCT MASTERPLAN

- 1 NEW SOCCER PAVILION WITH CHANGEROOMS AND SOCIAL SPACE
- 2 NEW PROPOSED GRASS SENIOR SOCCER FIELD. SIZE OF SENIOR PITCH TO BE CONFIRMED. NEW DRAINAGE AND SOCCER GOALS
- 2b NEW SOCCER FIELD PERIMETER FENCING, COMPETITION LIGHTING, GRAVEL PATHS, SHEDS AND BENCH SEATING
- 3 NEW REGIONAL PLAY SPACE. FUTURE DESIGN TO BE INFORMED BY QUARRY CULTURAL VALUES AND STORES
- 4 NEW NETBALL COURT ADJACENT TO EXISTING COURT
- 4a COMBINED ACCESSIBLE TOILET TO SERVICE NETBALL AND TABLE TENNIS AND EVENT MEETING SPACE / EVENT DAY OFFICE
- 4b 3 NEW NETBALL COURT SHEDS (2 PLAYER, 1 OFFICIALS, BENCH SEATING AND PERIMETER FENCING) AND 1 NEW LIGHT TOWERS (200 LUX) TO MATCH EXISTING
- 4c EXISTING LIGHT TOWERS TO EXISTING COURT TO BE RETAINED. INVESTIGATE CLEARANCE TO DISTRIBUTION BOARD DURING BE SIGN PHASE FOR COURT
- 5 UPGRADE EXISTING TABLE TENNIS SHED WITH HVAC SYSTEM
- 6 NEW EXTERNAL TABLE TENNIS TABLES FOR PUBLIC USE
- 7 NEW PLAYGROUND TOILET AMENITIES BLOCK TO INCLUDE UNISEX ACCESSIBLE AND A CHANGING PLACES FACILITY
- 8 MAINTAIN EXISTING GRASS AFL OVAL WITH GRAVEL TRACK SURROUND
- 9 NEW DOG OFF-LEAD AREA (DOLA) WITH AGILITY EQUIPMENT, SHEDS, TENS AND BENCH SEATING, WATER BUBBLERS / DRINK FOUNTAINS, LITTER DISPOSAL BINS AND BINS. NOTE: TO OPERATE IN ACCORDANCE WITH COUNCIL'S DOG OFF-LEAD PLAN (CONSIDERED IN DEVELOPMENT) AND NOT AVAILABLE DURING EVENT TIMES.
- 10 RENEWAL OF EXISTING SHOW / EVENT TICKET BOOTH
- 11 RELOCATE EXISTING BILLS HERITAGE WATER TROUGH. INVESTIGATE SLABING THROUGH AND OTHER ALTERNATIVE OPTIONS. LOCATE NEAR POULTRY SHED AND PROVIDE SIGNAGE
- 12 NEW PROPOSED FORMALISED CARPARK WITH 2 DEDICATED ADA ACCESSIBLE CAR PARKING BAYS WITH SHARED SPACE BETWEEN / NO. OF CARPARKS TO BE CONFIRMED BY TRAFFIC ASSESSMENT
- 13 FORMALISATION OF EXISTING GRAVEL ROAD NETWORK THROUGHOUT SITE. PROVIDE FUTURE CROSSINGS OVER PATHS ARE SHOWN CROSSING ROADWAYS
- 14 5 MINUTE PARKING / DROP OFF ZONE TO CARAVAN PARK
- 15 IMPROVED PATHWAY CONNECTIONS WITH CARAVAN PARK AND BROADER AREAS
- 16 IMPROVED PATHWAY CONNECTIONS WITH LINKS TO LAKE DAYLESFORD
- 17 NEW PATHWAY CONNECTION FROM EXISTING CARPARK TO THE NETBALL COURTS
- 18 TRAFFIC ASSESSMENT TO BE UNDERTAKEN FOR IMPROVED SAFETY OF ENTRY / EXIT TO SITE
- 19 NEW SIGNAGE AND WAYFINDING TO PRECINCT. ACCOMMODATE TEMPORARY SIGNAGE FOR EVENTS
- 20 BIG RAINBOW COUNCIL TO FORMALISE THE FUTURE OF THE BIG RAINBOW
- 21 TOM FORD PAVILION - INVESTIGATE SEWERAGE CONNECTION FOR FUTURE OPPORTUNITIES
- 22 HORSE RAILS - INVESTIGATE REMOVAL OF EXISTING HORSE RAILS AND PROVISION OF NEW PERMANENT OR TEMPORARY RAILS IN HORSE FLOAT LOCATION. REFER SHOW EVENT OVERLAY MAP

DAYLESFORD HOLIDAY PARK

SITE ENTRY / EXIT TRAFFIC EFFICIENCY AND SAFETY ASSESSMENT TO BE UNDERTAKEN



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Victoria Park Masterplan Daylesford

PRECINCT MASTER PLAN

Client Otum Planning Group
 Scale 1:150 @ A1
 12/09/2025 MASTER PLAN_V11
 email@hbarch.com.au

A02

Hepburn
SHIRE COUNCIL



Victoria Park, Daylesford Masterplan

Summary report | September 2025



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- « Sydney

Otium Planning Group acknowledges the Australian Aboriginal, Torres Strait and South Sea Islander peoples of this nation.

We acknowledge the traditional custodians of the lands on which our company is located and where we conduct our business. We pay our respects to ancestors and to Elders, past, present and emerging.

Otium is committed to national reconciliation and respect for indigenous peoples' unique cultural and spiritual relationships to the land, waters and seas, and their rich contribution to society.

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1. The project	1
2. Strategic relationship	3
3. The site	4
4. Who are we planning for?	7
5. Why do we need a Masterplan?	8
6. What did we hear?	10
7. What is proposed?	14



1. The project

The Victoria Park, (the Park) Daylesford Masterplan (Masterplan) has captured the community's and Hepburn Shire Council's aspirations for the site. The Masterplan includes a vision that builds on the site's uniqueness and establishes clear a direction for future use and functionality of the reserve.



A vibrant community park which provides physical, social, economic, and environmental benefits to the Daylesford and wider Hepburn Shire community.

This Masterplan has:



Ensured suitable and equitable facilities to the Park's existing user groups and the wider community.



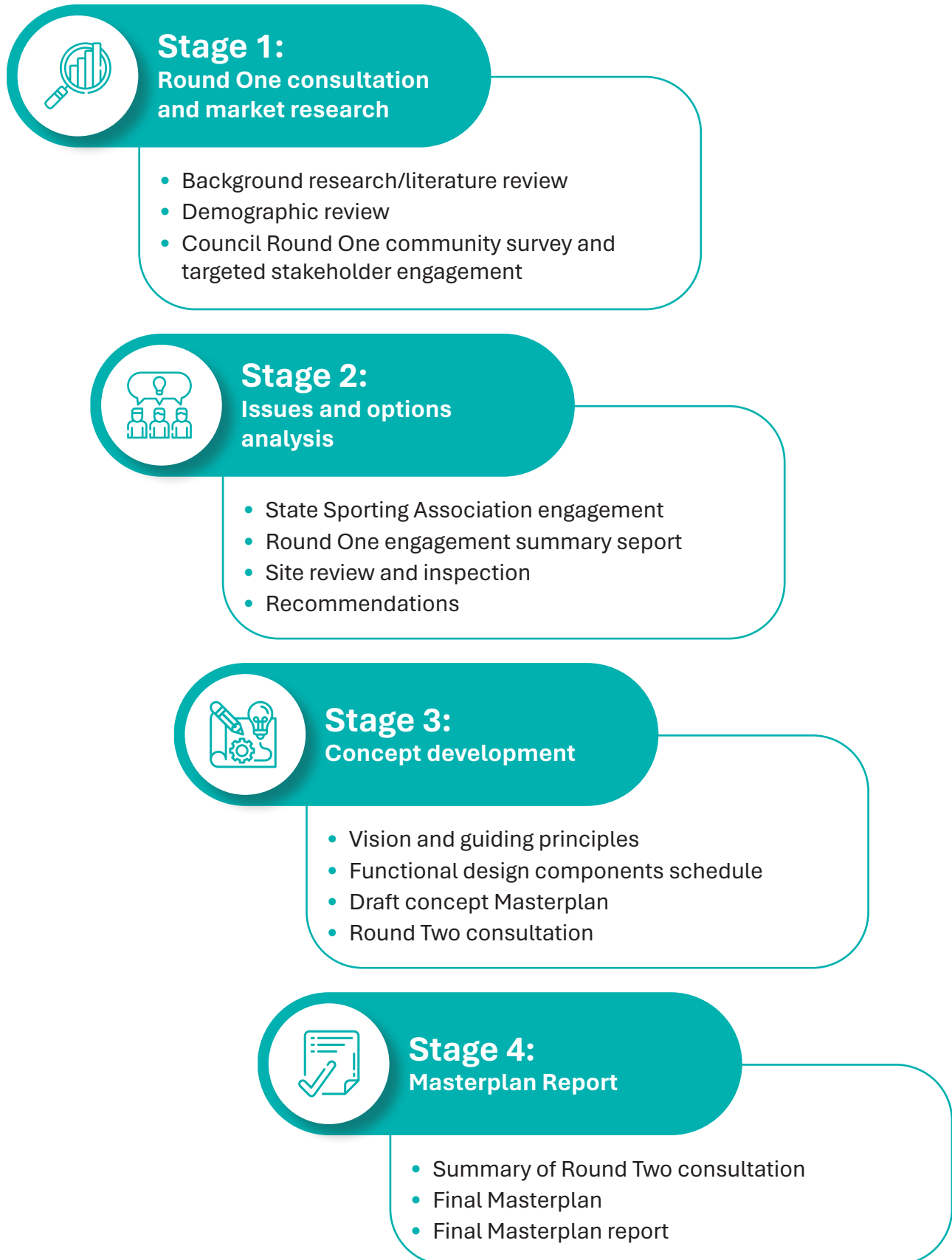
Protected the Park's character while enhancing the site's sporting, social, environmental, and cultural values.



Used evidence-based decision-making to underpin the directions of the Masterplan.

The project has involved the following stages:

Figure 1: Project methodology and planning process



2. Strategic relationship

The Victoria Park Masterplan responds to the Council’s strategic focus of:

- Hepburn Life: Community resilience, wellbeing, and inclusion.
- Future Hepburn: Sustainable growth, infrastructure, and preservation of local character.

Council’s other strategies, including Activate 2020-2030 Regional Plan, Recreation and Open Space, Active Women and Girls and the Play Space Strategy, support the planned improvements of the Park.

The diagram below shows the strategic relationships with the Masterplan.

Figure 2: Strategic connections to Victoria Park Masterplan



3. The site

Victoria Park, located at 3011 Ballan-Daylesford Road, Daylesford, is the main recreation reserve in Daylesford and features the following facilities:

- Soccer fields and pavilion
- Australian Rules and cricket sports oval
- Netball court and change facilities
- Multipurpose community pavilion
- The Big Rainbow monument
- Table tennis shed
- Men's Shed
- Agricultural show buildings
- Open green space areas
- Leased caravan park

Victoria Park also plays a lead role in the events scene, hosting the following yearly events in addition to one-off events:

- The Daylesford Show
- ChillOut Festival
- Sustainability Expo
- Daylesford Motorfest
- Daylesford Highland Gathering



Figure 3: Location of Victoria Park, Daylesford



A previous Masterplan for the Park was finalised in 2015. While some components of this plan have been implemented, others are no longer considered priorities.



The completed works from the 2015 Masterplan include:

- Australian Rules football oval and netball court lighting upgrades
- New community pavilion
- Formalised car parking outside the new community pavilion



Works that were identified in the 2015 Masterplan but have not been completed include:

- New ticket box
- Path/link between the Australian Rules football oval and soccer field
- Upgrade to soccer changerooms
- Entry point



4. Who are we planning for?



Hepburn Shire has an ageing population with a median age of **52 years,** and over 28% of the residents are aged 65 plus.



This indicates a need for **accessible, age-friendly spaces** that encourage social engagement.



A significant percentage of the population (27.8%) are in the age range of **20-49 years.**



This drives the need for **sports fields and facilities of a good standard** that support junior and girl's participation.



Health challenges like high rates of **anxiety/depression (37.6%) and obesity (45.9%)** reinforce the need for **accessible active recreation spaces** to support mental and physical wellbeing.



Higher-than-average LGBTIQ+ and disability populations within the Shire call for safe, inclusive, and adaptable sport and recreation infrastructure.

5. Why do we need a Masterplan?

The project identified the following key challenges and opportunities:

Victoria Park has renewed or planned improvements to organised sports assets to support the recent increase in participation

Council has delivered major projects at Victoria Park, including the football/netball pavilion and lighting for the Australian Rules football oval and netball court.

Funding has been received for the installation of lighting for the soccer field, with these works proposed to be completed in 2026. Partial funding for the soccer pitch re-alignment has also been received which will allow for two senior pitches within the lighting footprint. In addition to these projects, there is an opportunity to build a new pavilion for the soccer club that meets contemporary requirements for the sport.

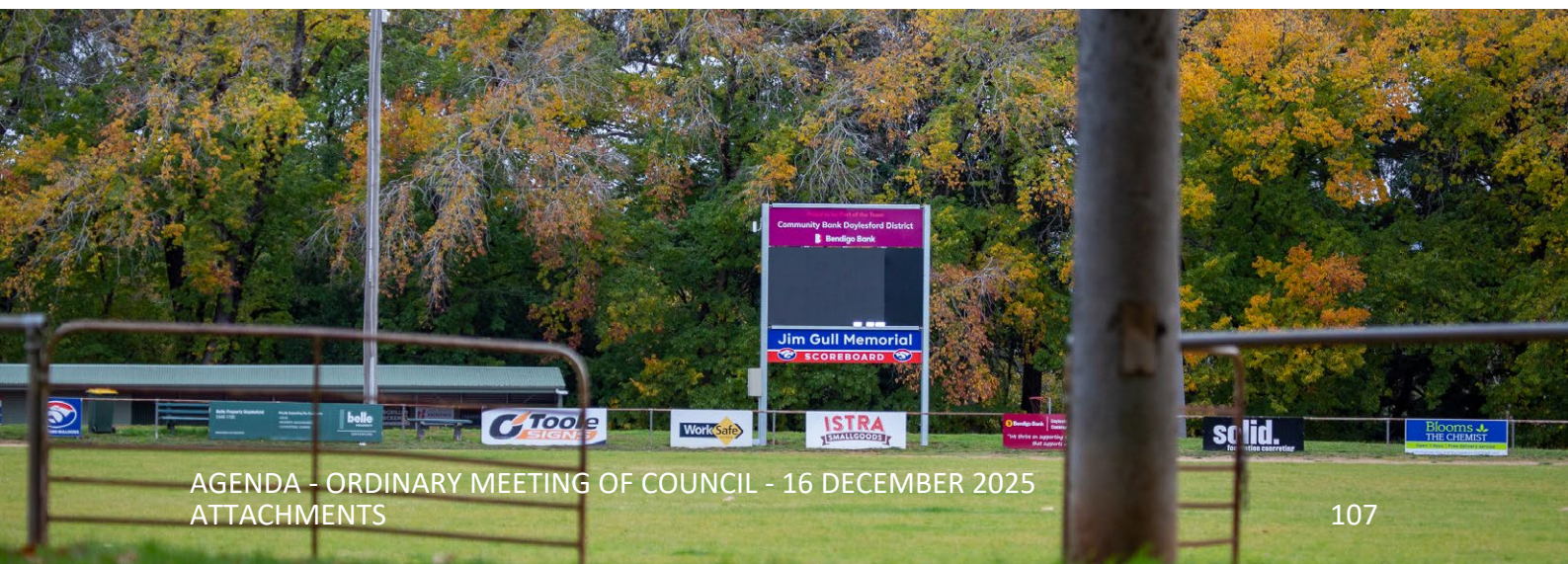
Another opportunity also exists to provide an additional netball court to support an increase in participation in the sport.

Victoria Park should maximise intergenerational social recreational play opportunities and provide accessible and safe infrastructure and amenities

There is an opportunity to welcome community and encourage greater social recreation and play activities in Victoria Park. This includes provision of a regional play space that can encourage intergenerational social recreation. Council has partnered with Traditional Owners, Djaara to produce a high-level guiding brief for the future design of the play space. The guiding brief is a standalone document to this masterplan report.

Dog walking and dog socialisation is a popular activity at Victoria Park. Creation of a dog off-lead area (DOLA) within the Park will serve a dual purpose. A DOLA will allow a future play space and the existing formal sports fields to be utilised safely and for dog owners to allow off-lead socialisation of their dogs in a compliant manner.

A lack of accessible toilets proves an opportunity to provide these amenities to support the current and increased use of the Park, with a Changing Places facility included to complement the provision of a new play space. Additionally, improved pathway networks will improve connections throughout the Park, especially the integration of new infrastructure.



Playing a lead role in the events scene for Daylesford, Victoria Park's future needs to consider and maintain the social, environmental, and economic benefits the Park brings to the township

A number of events are hosted annually within the Park; therefore, consideration must be taken when introducing additional infrastructure to ensure this does not have a detrimental effect on the ability to host events in the future.

Opportunities to provide safer and more accessible events should be considered, including accessible toilet amenities, a public address system, temperature control in buildings, and the relocation of animal rails or the provision of temporary rails for events.

The Park has a collection of significant trees, some of which are listed by the National Trust, and of varied state of health and decline. Any proposed developments or construction in the Park that may impact tree health must be assessed. This includes the construction of assets, events, sporting activities, and internal sports field maintenance.

The entry/exit to Victoria Park requires further investigation

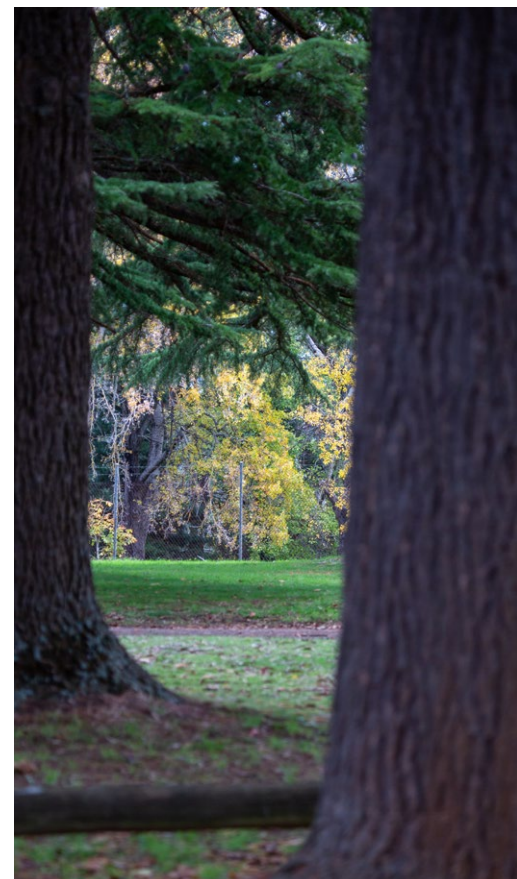
The current location of the Park's entry/exit is a safety concern, as it is very closely located to the intersection of Ballan-Daylesford Road and Bural Street. In addition to the site entry, the gate only allows single access in/out of the Park, which creates a bottleneck at this intersection, another safety concern.

A full traffic engineering investigation and solution for the entry/exit from the Park will improve safety and connection.

Some of the supporting sporting and event infrastructure is considered ageing, and rationalisation may be necessary in the future

There is an opportunity to investigate the long-term viability of the Daylesford & District Agricultural Society infrastructure throughout the Park and whether the locations of the infrastructure are best for the Park's overall use. As some of the infrastructure is ageing, it may be advantageous that, instead of renewing when the time comes, some permanent structures may be replaced with temporary structures during an event.

In addition, some of the supporting infrastructure for the sports (for example, the spectator seating surrounding the Australian Rules football oval) will require renewal. However, this should be treated as a general renewal project from Council.



6. What did we hear?

Round One consultation was conducted by Council between 16 June and 4 July 2025 to:



Gather initial needs/wants data to inform the development of a draft Masterplan.



Invite established user groups of Victoria Park to attend a drop-in session to provide input.



Invite informal users of the reserve and the broader community to complete an online or hard copy survey.

The **key findings** from the community survey were:



The survey had a higher female participation rate (60.9%), and most respondents were aged between 50–59 years, with strong representation from Daylesford and surrounding areas.



Park visitation is frequent, with over half of respondents visiting at least three times a week, indicating high community engagement.



Respondents value the Park for sports, inclusive recreation, dog walking, community events, and its natural beauty.



While infrastructure like the pavilion and sports grounds are praised, upgrades are needed for netball facilities, toilets, roads, parking, and signage.



Missing features include a second netball court, fenced dog park, playground and shaded seating area.



Top priorities are improved netball facilities, a safe off-leash dog park, and upgraded public toilets, all while preserving the Park's heritage and natural environment.

Key external stakeholders of the Park were consulted. Those being:

- Daylesford and Hepburn United Soccer Club
- Daylesford & District Agricultural Society
- Daylesford Highland Gathering Committee
- Daylesford Table Tennis Club
- The Men's Shed
- ChillOut Festival
- Daylesford Football Netball Club
- Rotary

Additionally, DJANDAK and Daylesford Bowling Club were spoken to during Round One as well as State Sporting Associations with interest in the Park (AFL Victoria, Netball Victoria, Football Victoria and Bowls Victoria).

Council's internal departments were also consulted to inform the development of the draft Masterplan.

Round Two consultation was held to gather feedback on the two draft Masterplan options. The community was engaged via the following methods:



Online community
survey



Drop-in sessions on 19,
20 and 21 August 2025



Internal Council
workshops

The preferred (option 1) and alternative (option 2) Masterplan options were available for the community to review and provide feedback on.

The following points summarise the **key findings** from the Round Two consultation process.

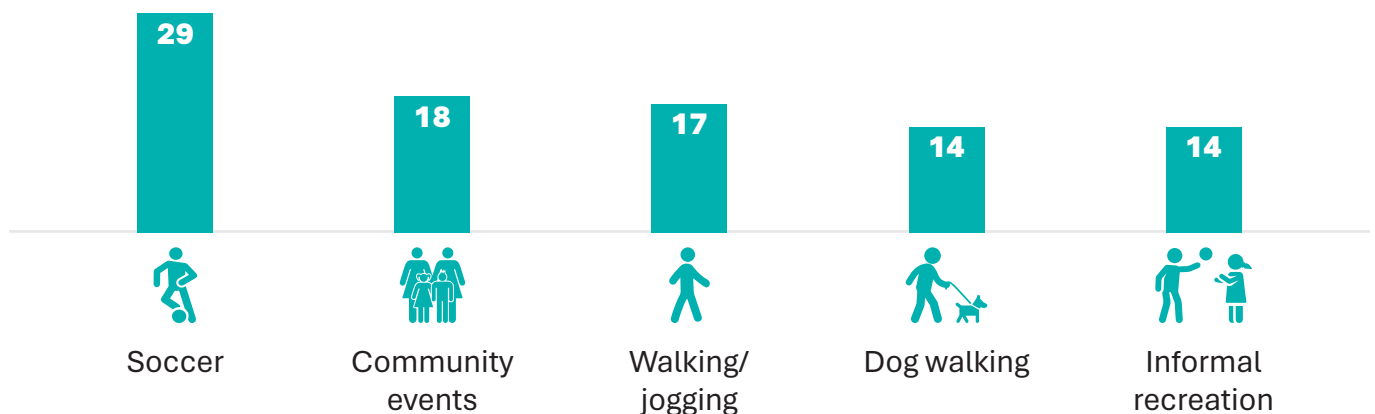
Community survey respondent profile

43 people completed the survey, with most identifying as women (60.4%) and concentrated in the 40 to 49 years age range. A majority (72%) lived in Daylesford and surrounding townships, with strong representation from parents/guardians and members of the LGBTIQ+ community.



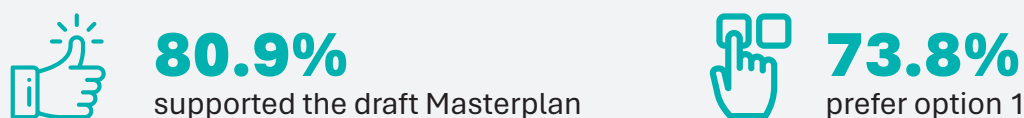
Park usage

Soccer was the dominant activity (29 respondents), followed by community events (18), walking/jogging (17), dog walking (14), and informal recreation (14), confirming the Park’s importance as both a sporting and community hub.



Masterplan alignment

Most respondents (80.9%) supported the vision and goals of the draft Masterplan, with 73.8% preferring option 1, which prioritised two full-sized soccer pitches, an additional netball court, a regional play space, and improved parking/traffic flow.





Soccer facilities

There was **strong support for soccer upgrades**, including new pitches, changerooms, and improved pavilions, reflecting the club's rapid growth, safety concerns, and demand for better scheduling.



Other facilities and spaces

The proposed regional play space, dog off-lead area, additional netball court, and expanded social rooms were broadly supported. However, many respondents emphasised the importance of ensuring that the placement of these new facilities does not compromise the park's existing functions—particularly its role in hosting sports, community events, and preserving open green space.



Event and community use

Stakeholders from the Daylesford Highland Gathering Committee and Daylesford & District Agricultural Society emphasised the need to **protect event spaces, infrastructure, and access** (e.g., sheds, roadways, power supply, parking). Concerns were raised about new paths, fencing, and car parks limiting event functionality.



Broader priorities

Feedback highlighted the need for **safe traffic management, upgraded toilets and amenities, disability access, tree succession planning, storage, shaded seating, and safer walking surfaces**. The placement of the off-leash dog area and proposed bowling green remained contested.



Club and community input

The soccer club strongly **favoured option 1** with fenced senior pitches; community members called for improvements in accessibility, event support infrastructure, and PA/audio systems for the Park.

7. What is proposed?

A masterplan has been developed for Victoria Park, based on feedback received during the consultation periods of the project and aligning to the vision for the Park.



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Victoria Park Masterplan Daylesford
PRECINCT MASTER PLAN

Client: Otium Planning Group
 Scale: 1:1200 @ A1
 19/09/2025 MASTER PLAN_V13
 email@hbach.com.au

A02

A preliminary cost plan has been prepared by Quantity Surveyors Turner and Townsend to help inform Hepburn Shire Council’s long term financial planning. Detailed design and cost plans are recommended to confirm the project costs of recommendations at the time of delivery.

Table 13: Indicative Cost Plan

Plan Reference	Description	Indicative Cost 2025
1, 2, 2b	Soccer pavilion	\$7,952,672
4, 4a, 4b, 5, 6, 11	Netball and table tennis precinct	\$1,189,372
10, 21, General Precinct items	Event-related infrastructure	\$300,897
3, 7	Play space	\$1,274,604
9	DOLA	\$113,769
12, 14, 14, 15, 16, 17, 18, 19,	Pedestrian and Vehicle Movement	\$1,763,392
TOTAL		\$12,594,705

