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# SOUTHERN GRAMPIANS SHIRE COUNCIL

## Council Meeting Minutes

## Tuesday 9 June 2026

Held in Council Chambers

5 Market Place Hamilton at 5:30 pm



Southern Grampians
SHIRE COUNCIL

**The Meeting opened at 5:30pm.**

# 1 Membership

**Councillors**
Cr Dennis Heslin, Mayor
Cr Afton Barber
Cr Adam Campbell
Cr Helen Henry, Deputy Mayor
Cr Jayne Manning
Cr Katrina Rainsford
Cr Tam Ramsay-Grounds

**Officers**
Mr Tony Doyle, Chief Executive Officer
Mr Darren Barber, Director People and Performance
Mr Rory Neeson, Director Wellbeing, Planning and Regulation
Ms Marg Scanlon, Director Infrastructure and Sustainability
Mrs Karly Herring, Governance Coordinator

# 2 Welcome and Acknowledgement of Country

The Mayor, Cr Heslin will read the acknowledgement of country:

*"Our meeting is being held on the traditional lands of the Gunditjmara, Djap Wurrung, Jardwadjali and Buandig people.*

*I would like to pay my respects to their Elders, past and present and the Elders from other communities who may be here today."*

Please note: All Council meetings will be audio recorded, and may be livestreamed to Council's social media platform, with the exception of matters identified as confidential items in the Agenda.

By participating in open Council meetings, individuals consent to the use and disclosure of the information they share at the meeting (including any personal and/or sensitive information).

Other than an official Council recording, no video or audio recording of proceedings of Council Meetings will be allowed without the permission of Council.

# 3 Prayer

Cr Campbell will lead the meeting in a prayer.

*"Almighty God grant to this Council, wisdom, understanding and sincerity of purpose for the good governance of this Shire."*

# 4 Apologies

Nil

# 5 Confirmation of Minutes

**RECOMMENDATION**

That the Minutes of the Council Meeting held on 12 May 2026 be confirmed as a correct record of business transacted.

**COUNCIL RESOLUTION**

**MOVED: Cr Heslin**
**SECONDED: Cr Rainsford**

That the Minutes of the Council Meeting held on 12 May 2026 be confirmed as a correct record of business transacted.

**CARRIED**

# 6 Declaration of Interest

Nil.

# 7 Leave of Absence

There were no requests for a leave of absence on the agenda.

# 8 Questions on Notice

There were no Questions on Notice listed on the agenda.

# 9 Public Deputations

There were no Public Deputations listed on the agenda.

# 10 Petitions

## 10.1 Petition - Lakes Edge - Outline Development Plan Feedback

A petition has been received requesting that Council consider feedback provided on the Lakes Edge Outline Development Plan.

**Attachment**:
Nil.

**RECOMMENDATION**

That the petition be received by Council and Officers provide a report back to Council.

**COUNCIL RESOLUTION**

**MOVED:** **Cr Heslin**
**SECONDED:** **Cr Manning**

**That the petition be received by Council and Officers provide a report back to Council.**

**CARRIED**

## 10.2 Petition - Lakes Edge - Outline Development Plan Feedback

A further petition has been received requesting that Council consider the Lakes Edge Outline Development Plan.

**Attachment**:
Nil.

**RECOMMENDATION**

That the petition be received by Council and Officers provide a report back to Council.

**COUNCIL RESOLUTION**

**MOVED:** **Cr Heslin**
**SECONDED:** **Cr Henry**

**That the petition be received by Council and Officers provide a report back to Council.**

**CARRIED**

# 11 Informal Meetings of Councillors

The Southern Grampians Shire Council Governance Rules require that records of Informal Meetings of Councillors that meet the following criteria:

If there is a meeting of Councillors that:

a. took place for the purpose of discussing the business of Council or briefing Councillors;
b. is attended by at least one member of Council staff; and
c. is not a Council meeting, Delegated Committee meeting or Community Asset Committee meeting;

be tabled at the next convenient Council meeting and recorded in the minutes of that Council meeting.

An Informal Meeting of Councillors record was kept for:

- Briefing Session – 12 May 2026
- Briefing Session – 26 May 2026
- Briefing Session – 2 June 2026

This agenda was prepared on 28 May 2026. Any Informal Meeting of Councillors between that date and the date of tonight's Meeting will appear in the agenda for the next Council Meeting.

# Informal Meeting of Councillors

| ASSEMBLY DETAILS | |
|---|---|
| Title: | Briefing Session - 12 May 2026 |
| Date: | 12 May 2026 |
| Location: | MJ Hynes Auditorum |
| Councillors in Attendance: | Cr Barber<br>Cr Campbell<br>Cr Henry<br>Cr Heslin<br>Cr Manning<br>Cr Rainsford<br>Cr Ramsay-Grounds |
| Council Staff in Attendance: | Tony Doyle, Chief Executive Officer |

The Informal Meeting commenced at 4:00PM

| MATTERS CONSIDERED | | CONFLICTS OF INTEREST DECLARED |
|---|---|---|
| 1 | Council Meeting Items | Nil |
| 2 | Councillor and CEO Meeting | Nil |

The Informal Meeting concluded at 5:00PM.

# Informal Meeting of Councillors

| ASSEMBLY DETAILS | |
|---|---|
| Title: | Briefing Session - 26 May 2026 |
| Date: | 26 May 2026 |
| Location: | MJ Hynes Auditorium |
| Councillors in Attendance: | Cr Barber<br>Cr Campbell<br>Cr Henry<br>Cr Heslin<br>Cr Manning<br>Cr Rainsford |
| Council Staff in Attendance: | Tony Doyle, Chief Executive Officer<br>Darren Barber, Director People and Performance<br>Marg Scanlon, Director Infrastructure and Sustainability<br>Rory Neeson, Director Wellbeing, Planning and Regulation<br>Susannah Milne, Manager Community Wellbeing<br>Karly Herring, Governance Coordinator<br>Tania Quinn, Governance Coordinator<br>Aaron Smith, Manager Assets |

The Informal Meeting commenced at 1:30PM.

| MATTERS CONSIDERED | | CONFLICTS OF INTEREST DECLARED |
|---|---|---|
| 1 | PAC Service Review | Nil |
| 2 | Councillor Expense Policy Review | Nil |
| 3 | Councillor Gift Policy Review | Nil |
| 4 | Mandatory Councillor Training 2026 Program | Nil |
| 5 | Annual Plan – Quarterly Reporting | Nil |
| 6 | Hamilton Moves | Nil |

The Informal Meeting concluded at 4:00PM.

# Informal Meeting of Councillors

| ASSEMBLY DETAILS | |
|---|---|
| Title: | Briefing Session - 2 June 2026 |
| Date: | 2 June 2026 |
| Location: | MJ Hynes Auditorium |
| Councillors in Attendance: | Cr Campbell<br>Cr Henry<br>Cr Heslin<br>Cr Manning<br>Cr Rainsford<br>Cr Ramsay-Grounds (Virtual attendance) |
| Council Staff in Attendance: | Tony Doyle, Chief Executive Officer<br>Darren Barber, Director People and Performance<br>Marg Scanlon, Director Infrastructure and Sustainability<br>Rory Neeson, Director Wellbeing, Planning and Regulation<br>Nick Templeton, Head of Finance |

The Informal Meeting commenced at 11.40AM.

| MATTERS CONSIDERED | | CONFLICTS OF INTEREST DECLARED |
|---|---|---|
| 1 | ARC Chair Report | Nil |
| 2 | Final Budget, LTFP, and Pricing Register – Community Feedback | Nil |
| 3 | CBD Streetscape | Nil |
| 4 | Hamilton Library and Community Hub – Concept Plans | Nil |
| 5 | Country Universities (SW Tafe) Site Visit | |

The Informal Meeting concluded at 4:30PM.

# 12 Management Reports

## 12.1 Adopt Budget, Long-Term Financial Plan, and Pricing Register

**Directorate:** People and Performance
**Report Approver:** Darren Barber, Director People and Performance
**Report Author:** Nick Templeton, Head of Finance
**Attachment(s):**
1. DRAFT Budget 26-27 for adoption [**12.1.1** - 54 pages]
2. DRAFT LTFP 2026 For Adoption [**12.1.2** - 41 pages]
3. 2026-27 Pricing Register - For adoption [**12.1.3** - 51 pages]

**Executive Summary**

Southern Grampians Shire Council is pleased to present the 2026–2027 Budget, which delivers on the Council Plan and aligns with the long-term community vision. This Budget and the accompanying Long-Term Financial Plan (2026–2036) have been developed through extensive community engagement and a strong financial framework.

Since providing the documents for public feedback there has been one change to the capital works schedule, with an addition of $250k for the renewal of public toilets in Cavendish.

Council has undertaken extensive community consultation with the 2026/2027 budget, including availability for public input and feedback for a total of 77 days. This included an invitation to share ideas and complete submissions for the budget from 7 November 2025 until 9 January 2026 with an additional invitation for public comment on the draft 2026/2027 Budget, 2026/2027 Pricing Register and 2026/2036 Long Term Financial Plan from 14 May until 27 May 2026.

For the initial submission period from November to January Council received 23 community submissions along with 11 Councillor submissions. In addition there was 13 items of feedback during May, with the majority of the feedback referring to submissions that had been provided in the November to January period.

Council's focus remains on operational efficiency and cost reduction so we can continue investing in community infrastructure and services. This approach has supported three consecutive years of record capital program delivery, including upgrades to buildings, roads, playgrounds, and sporting facilities.

Each year Council prepares the annual Budget and Long-Term Financial Plan with the key goal of enabling the Council Vision while maintaining fiscal responsibility with an operating surplus achieved for eight of the ten years. The focus on financial sustainability has resulted in the underlying result becoming a surplus from 2033/2034 onwards.

The operating expenditure for the ten years of the Long-Term Financial Plan shows a well contained increase in costs of 15% across the ten year period. The concentration on limiting expenditure growth is vital to the ongoing sustainability and results on an average annual increase in expenditure of 1.5%. The improvement in the underlying operating result over the ten years is a direct result of the restriction in expenditure over the longer term.

For 2026–2027, Council proposes a 2.75% rate increase, consistent with the rate cap set by the Minister, and lower than last year's 3.00%. The rate cap continues to sit below CPI, widening the gap between Council's ability to raise revenue and rising costs. This makes efficiency essential to maintaining services, delivering major intergenerational projects, and meeting core obligations such as road maintenance.

A key change to this year's budget is removal of the 2% early-payment discount. Council has thought deeply about the impact of this decision in the current climate; however, it is no longer sustainable under rate capping. Pensioner concessions remain unaffected.

This report presents the key documents presented for Council for adoption. The documents are:

- Draft Annual Operating Budget 2026/2027
- Draft Long Term Financial Plan Statements 2026/2036 (LTFP)
- Draft Pricing Register 2026/2027

After consideration by Council, the documents have been made available to the public who have been invited to provide feedback on the documents. Following the period of being available for public comment, the documents are to be presented for adoption at the 9 June 2026 Council Meeting, thereby complying with the legislative requirement to have the annual budget adopted by 30 June each year.

The draft 2026/2027 Budget has been developed within the overall planning framework, which guides Council in identifying community needs, aspirations and projects over the medium to long term. The key document for the future direction is the Council Plan, which informs the Long-Term Financial Plan.

The short-term objectives, strategies, initiatives, activities, and resource requirements are identified in the Annual Budget. The Long-Term Financial Plan aligns with the 2026/2027 Budget and includes information and modelling in line with Council's longer-term aspirations. The Pricing Register complements the Budget and provides the basis upon which the fees and charges revenue has been developed.

Council has completed significant work in reducing operational costs over the last five budget years. This commitment to efficiency ensures that Council is in a strong financial position with a surplus forecast for eight of the ten years in the Long-Term Financial Plan.

The 2026/2027 Income Statement shows a surplus result of $5.792m which includes sale of surplus properties along with capital grants relating to the three major projects being Hamilton Streetscape, Hamilton Art Gallery and the Community Hub. Importantly, the efforts to contain costs allows Council to deliver these key major projects to the community and project no debt owing at the completion of the ten-year Long Term Financial Plan. The important key performance indicators such as available cash, indebtedness and expenditure levels are positive throughout the term of the ten-year plan.

Council has an ongoing commitment to asset renewal with an average annual renewal expenditure of $12.173m throughout the Long-Term Financial Plan.

**Discussion**

The Draft Budget for 2026/2027 has been prepared under the provisions of the *Local Government Act 2020*, the Local Government Victoria Model Budget, associated regulations and relevant International and Australian Accounting Standards.

The budget document contains:

- Mayor's Introduction
- Explanation of the various linked documents in the planning framework
- Financial Statements and accompanying notes
- Detailed lists of capital works; and
- Performance indicators.

The Budget attached to this report has been developed through a process of consultation and review with Council and Council Officers and has taken into consideration feedback following community engagement.

Setting the Council Budget continues to be a challenging task, aligning community expectations, rising construction and operating costs, and constrained revenue raising ability.

Despite these difficulties, the Budget demonstrates the ability to fund major projects of regional significance, the renewal of existing assets, and the continued delivery of services to the community.

Council will continue to focus on partnerships and collaboration both with providers locally and regionally with neighbouring Councils, to review service models, increase efficiencies, and drive down costs whilst continuing to explore other revenue streams.

To fund the extensive program of both operational and capital works, Council has proposed rates to increase by 2.75% (rate cap has been set by the Minister for Local Government at 2.75%).

It is also proposing to borrow $5m to fund some of the expenditure on intergenerational assets.

**2026/2027 Draft Budget**

<u>Operating Budget</u>

The Operating Budget forecasts an operating surplus of $5.792 million. This includes $26.264m from Rates and charges (see further details below), $21.261m from government grants, $7.361m in fees and charges, $524k in statutory fees, $3.300m in gains on disposal of property, infrastructure, plant and equipment and $2.902m in other revenue.

A high proportion of operational expenditure is employee costs of $20.691m. Council continues to be a major employer in the region, employing effective fulltime equivalent of 226

people to deliver Council services which is a minor decrease compared to 232 for the 2025/2026 Budget.

Other expenses include materials and services of $12.853m, borrowing costs (interest) of $399k, and other of $6.075m. Depreciation of $15.799m is not a cash expense but is the allocation of utilisation of previously acquired assets and has increased from the 2025/2026 budget due to increased asset values.

Capital Works Budget

Capital works of $17.513m are proposed for 2026/2027 noting this does not include any prior year projects that will carry forward into this year. These works are being funded by grants of $9.810m, sale of assets $3.300m, and loans of $5m.

Much of this work is the renewal of existing assets ($13.149m). The renewal works includes $5.767m of road renewal works and $0.977 of upgrades. The roads program has been prepared on the basis that fuel prices will exceed $3 per litre for diesel and costs of road making materials will be increased by a similar proportion. Should the cost of materials (including fuel) be below the levels allowed for in the budget, Council will be in a position to complete additional planned road works such as the renewal of Thompson Street in Hamilton.

In 2026/2027, Council has allocated funding towards its major projects to deliver on the vision for the Hamilton CBD. The redevelopment of the Hamilton CBD streetscape will progress, with $2.5m of grant funding anticipated to contribute to the commencement of construction following detailed design. Detailed design of the new Hamilton Art Gallery and Community and Government Hub (library, digital hub and office) are to be completed in 2026/27 with $2.5m of expenditure allocated for design of the Art Gallery.

New proposed projects have been subject to a business case process that were presented to Council Briefing on 7 April 2026. These projects are made up of capital and operational items with some of the projects shown below along with others identified by Council staff during the budget process with input from community groups and ratepayers:

- HILAC court 1 renewal
- Youth space building upgrade
- Upgrade of PAC auditorium sound system
- Mitchell Park Athletics renewal
- Outdoor swimming pools annual renewal
- Lonsdale Street popup park
- Lake Hamilton Spillway

The budget document also includes projections of capital expenses, sub-totalled by asset type, for the following three years of the financial Plan, and a full list of the 98 specific capital works items for 2026/2027 can be found in the Budget.

Included in the Budget and Long-Term Financial Plan are three multiyear projects:

- CBD Revitalisation – Upgrade of the CBD streetscape is planned to be completed over seven years and funded partially by loans and potential grant funds.

- Community Hub – New building construction to be undertaken over two years incorporating Library, Cinema, digital Hub, municipal offices and office space for local organisations. Total project cost of $34m with grant funding expected of $17m with $9m funded through loan funding and $8m through Council contribution have focused on financial sustainability.
- Art Gallery – Construction of new Hamilton Gallery planned for completion in 2032 with Council contribution of $10m to the $50m construction cost and external contributions and grants of $40m.

Community Engagement

This year, Council undertook community engagement between November 2025 and January 2026 inviting submissions from the community about where they felt Council should prioritise its spending within the context of the Council Plan 2025-2029.

Business cases were prepared for these submitted projects that were either capital or operational in nature. These were subjected to an assessment process by Council officers before being presented to Council in April.

The draft 2026/27 Budget, 2026/27 Pricing Register and the 2026/2036 Long Term Financial Plan documents were presented to Council at the May 2026 meeting and subsequently released for a second period of community feedback for 14 days.

Council received feedback from 13 ratepayers which includes:

- Positive feedback for inclusion of works at Mitchell Park Athletics and HILAC Court 1,
- Disappointment regarding the lack of funding for the curators shed at Melville Oval,
- Suggestion to invite tender responses for tourism proposals to the value of the current membership cost for Grampians Tourism,
- Disappointed no funding to complete Hamilton Wetlands or the Hamilton to Coleraine Rail Trail,
- Note that revenue from parking meters is not specifically shown and what the costs of maintaining them is,
- Two items requesting to fix faulty netball lights at Silvester Oval,
- Concern relating to removal of 2% rates discount for up-front payment and the impact on cash flow,
- Request for further consideration of funding for the Hamilton-Coleraine Rail Trail that was previously submitted as a budget submission. An additional two items of feedback were received related to identifying that there is no specific budget allocation for the Hamilton-Coleraine Rail Trail,
- General commentary on the documents including an assessment as a self-congratulating document and public have no control over obligations, wages and debt. Request to know what budget submissions were received and the outcome of each along with clear statement of large project spending, breakdown of costs and consequences if funding is not forthcoming. Request to know how Council will support growth and community health in smaller towns along with identifying spending in those towns.

Cash Management

The Statement of Cash Flows demonstrates how Council will fund its operations, capital investment and financing activities.

Council will generate a cash surplus of $19.403m from operations which will go towards funding the $17.513m of capital works. Council also proposes to sell assets which are no longer required for service delivery $3.300m.

There are new borrowings proposed for 2026/2027 of $5m to fund significant intergenerational capital works projects, most notably relating to the Community Hub building, the CBD Streetscape and the new Hamilton Art Gallery. Council will repay $2.706m of principal and $399k of interest against prior years borrowing. The Long-Term Financial Plan identifies that throughout the duration of the plan, the peak (highest) debt level is $17.000m in 2031/32 which is funding sourced for intergenerational projects. Importantly over the ten years the debt at the end of the Long-Term Financial Plan is anticipated to be zero with funds loaned during this period expected to be fully repaid during the term of the Long-Term Financial Plan.

Council anticipates holding $12.994 million cash and investments at 30 June 2027.

Rates, Charges and Valuations information

General rates and municipal charges are levied in accordance with Council's Revenue and Rating Plan.

The municipal charge will increase from $227 to $233 (this is a 2.64% increase). There are 9,749 properties bringing the total collected to be $2,271,517 which is approximately 10% of rate revenue.

Council accepts applications for exemptions from the requirements to pay the Municipal Charge under the provisions of Section 159 of the Local Government Act 1989 throughout the year.

The municipal waste charge will increase from $430 to $472 (9.7%) for all improved residential properties in the Hamilton, Balmoral, Branxholme, Byaduk, Byaduk North, Cavendish, Coleraine, Dunkeld, Glenthompson, Penshurst and Tarrington urban areas and "refuse collection areas" for the collection and disposal of refuse, recycling and FOGO.

The increase on 2025/2026 service charge reflects the rising costs to Council to dispose of waste and in particular the increasing fuel costs passed onto Council from the contractor. Council charges are below the charges imposed by the majority of neighbouring Councils including Moyne, Northern Grampians and Warrnambool.

The kerbside collection services will again only be provided to commercial and industrial properties within the Shire on request.

Council's Rating Policy is as below:

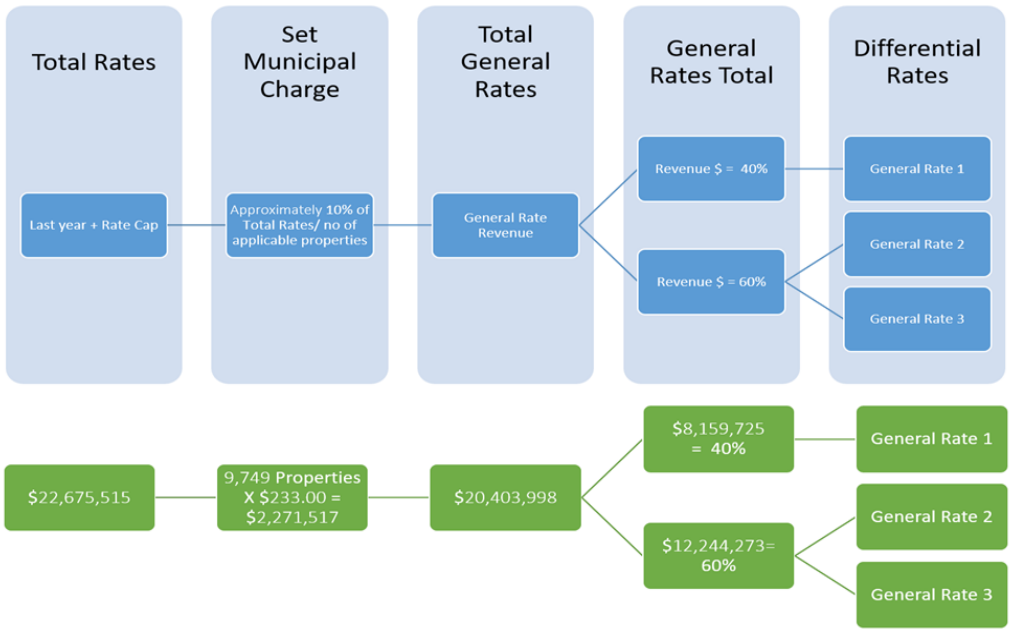



Table 1 - The Rate in the $ for each type of class of Land is as below:

| Type or class of land | 2025/26 cents/$CIV | 2026/27 cents/$CIV | Change |
|---|---|---|---|
| General rate 1 for rateable residential properties | 0.003366 | **0.003284** | -2.44% |
| General rate 1 for rateable rural properties | 0.003366 | **0.003284** | -2.44% |
| General rate 1 for rateable industrial properties | 0.003366 | **0.003284** | -2.44% |
| General rate 1 for rateable commercial properties | 0.003366 | **0.003284** | -2.44% |
| General rate 2 for rateable rural N/S properties | 0.001889 | **0.002010** | 6.41% |
| General rate 3 for residential rural properties | 0.001889 | **0.002010** | 6.41% |
| General rate 3 for rural properties | 0.001889 | **0.002010** | 6.41% |
| General rate 3 for industrial rural properties | 0.001889 | **0.002010** | 6.41% |
| General rate 3 for commercial rural properties | 0.001889 | **0.002010** | 6.41% |

Table 2 - The Valuations for each type of class of land:

| Type or class of land | 2025/26 $'000 | 2026/27 $'000 | Change $'000 | Change % |
|---|---|---|---|---|
| Residential | 2,623,198 | **2,743,450** | 120,252 | 4.58% |
| Rural | 5,660,629 | **5,453,753** | (206,876) | -3.65% |
| Industrial | 103,164 | **112,916** | 9,752 | 9.45% |
| Commercial | 250,708 | **266,250** | 15,542 | 6.20% |
| **Total value of land** | 8,637,699 | **8,576,369** | (61,330) | -0.71% |

Table 3 - The result of multiplying the valuation by the rate in the $:

| Type or class of land | 2025/26 $'000 | 2026/27 $'000 | Change $'000 | Change % |
|---|---|---|---|---|
| General Rate 1 | 7,923 | **8,160** | 237 | 2.99% |
| General Rate 2 | 356 | **384** | 28 | 7.76% |
| General Rate 3 | 11,514 | **11,860** | 346 | 3.01% |
| **Total amount to be raised by general rates** | 19,793 | **20,404** | 611 | 3.09% |

Table 4 - Total amount of Rates and Charges to be levied.

| | 2025/26 $'000 | 2026/27 $'000 | Change $'000 | Change % |
|---|---|---|---|---|
| General Rates | 19,793 | **20,404** | 611 | 3.09% |
| Municipal Charges | 2,203 | **2,272** | 69 | 3.14% |
| Waste Charges | 2,910 | **3,217** | 307 | 10.56% |
| **Total Rates and charges** | 24,906 | **25,893** | 987 | 3.96% |

There are 6,474 properties in the Southern Grampians Shire where municipal waste charge is applicable, along with 304 elective services and this creates a total rate revenue of $3,217,493.

Council has previously offered an incentive for prompt payment, a discount of two per cent where all four instalments of rates and charges declared for the current year (less the discount) are paid on or before the first instalment date, excluding any arrears of rates and charges outstanding from previous years.

Council have decided to discontinue the 2% prompt payment incentive for the 2026/2027 year and instead encourage ratepayers under financial strain to apply for hardship provisions. In the current climate and with such significant change to the Emergency Services Volunteer Fund Levy, the focus for Council is assisting ratepayers that are experiencing financial duress.

Payment of rates can be by four instalments made on or before the due dates, which are anticipated to be as per below, however dates are subject to change:
Instalment 1 – 30 September 2026
Instalment 2 – 30 November 2026
Instalment 3 – 28 February 2027
Instalment 4 – 31 May 2027

Interest at the rate prescribed by Section 172(2)(a) of the *Local Government Act 2020* be payable in respect of any rates and charges which are not paid by the dates fixed pursuant to Section 167(2) of the *Local Government Act 2020.*

Ratepayers can apply for hardship provisions under the Financial Relief and Hardship Policy including:

- Alternative Payment Arrangements / Payment Plan
- Deferral of rates and charges
- Waiver of interest and legal charges
- Waiver of rates and charges.

Long-Term Financial Plan

The 2026/2027 Budget (or Financial Plan) contains projections for the 2026/2027 year and the following three years.

The Long-Term Financial Plan projects a further seven years, after the Financial Plan, taking the total projected figures to a ten-year timeframe.

Council has decided that as it prepares each annual iteration of the Financial Plan (Annual Budget), it will also amend the Long-Term Financial Plan.

This means that the two documents will mirror one another for the first four years, however each year the Long-Term Financial Plan will also incorporate any new information regarding longer term matters such as forward capital works, outcomes of masterplans or strategies and the latest inflation or escalation data.

The LTFP has been drafted with the following assumptions:

Revenue

- The Rate Cap is anticipated to be 3.0% for the 2027/2028 year and then indexed at 2.5% for the remainder of the ten-year plan.
- Fees & Charges are indexed at 3.5% for 2027/2028 and 2028/2029 and 5.0% from 2029/2030 onwards.
- Statutory Fees are indexed at 3.5% for 2027/2028 and then indexed at 2.5% for the remainder of the ten-year plan.
- Operating Grants:
    - R2R increasing in line with Federal Governments commitment.
    - Financial Assistant Grants indexing at 2%.
    - Conservative outlook on capital grants with no non-recurrent grants included with the exception of major projects.

Costs

- Employee Costs: Capped at 1% rise for 2027/2028 and 2028/2029 and then indexed at 2.0% for the remainder of the ten-year plan.
- Materials Costs: Capped at 1.5% rise for 2027/2028 and 2028/2029 and then indexed at 2.0% for the remainder of the ten-year plan.
- Other Expenses: Capped at 1.5% rise for 2027/2028 and 2028/2029 and then indexed at 2.0% for the remainder of the ten-year plan.

Other Highlights

- New Hamilton Gallery design funded.
- Design for the Community Hub funded.
- Accumulated cash surpluses over the ten years.
- No debt at the end of the ten-year period.

The Draft Capital Works programs have also been loaded into the Plan, including Asset Renewals, Major Projects and Business Cases.

Pricing Register

The $7.367m of fees and charges is supported by the 2026/2027 Pricing Register. This document provides a comprehensive list of all fees and charges levied by Council. It also includes a classification system and pricing principle for each of these charges. These charges have increased by an average of 3.5%, however the pricing basis and principle are taken into consideration for each individual fee and charge. (It should be noted that some of these fees and charges are set by other levels of government and simply passed on by Council).

**Financial and Resource Implications**

Council is required to implement the principles of sound financial management detailed in Section 136 of the *Local Government Act 2020*.

**Council Plan, Community Vision, Strategies and Policies**

***Social and Community - We will promote a healthy community by ensuring people are safe, active and connected.***
1.1 Partner with community, agencies and other levels of government to ensure our community facilities and services are welcoming, safe, accessible and inclusive so people can live healthy, resilient lives.
1.2 Facilitate and encourage opportunities for people to participate in community and civic life

***Leadership and Governance - We will demonstrate strong leadership and sound financial management through transparent decision-making, clear communication and meaningful engagement that builds community trust.***
5.1 Improve effective governance and public accountability
5.2 Communicate clearly about Council decisions, projects and services to increase awareness, confidence and trust in the community.
5.3 Ensure balanced and responsible financial decision making meets long-term financial sustainability
5.4 Provide the community a strong voice through meaningful and accessible engagement
5.5 Advocate for community priorities

**Legislation**

The 2026/2027 Budget includes the key activities and initiatives to be funded that will contribute to achieving the strategic objectives specified in the Council Plan 2025-2029.

The Council Plan identifies that we will connect the Council Plan Pillars to deliver real outcomes for the community. The Pillars are:

- Social and Community
- Business, Economy and Tourism
- Community Infrastructure and Assets

- Environment
- Leadership and Governance

The 2026/2027 Budget aligns closely with the strategic objectives of the Council Plan 2025-2029.

**Gender Equality Act 2020**

There are no direct implications to the *Gender Equality Act 2020* in preparing the 2026/2027 Capital Budget and LTFP, however, Council casts a strong gender lens across all of its operations, programs and projects throughout the year and the budget allows for provisions that support gender equality initiatives.

**Risk Management**

In developing the Draft Budget, Council considers relevant financial risks to ensure it can achieve its Council Plan objectives within a longer term prudent financial framework.

**Climate Change, Environmental and Sustainability Considerations**

The Annual Budget provides the funding for the Council to undertake its social, economic and environmental initiatives outlined in the Council Plan 2025-2029.

**Community Engagement, Communication and Consultation**

Council engaged with the community in relation to the preparation of the 2026/2027 Annual Budget and associated documents commencing in November 2025.

This upfront engagement reflects the intent of earlier and more effective community involvement before the draft budget is prepared, as is the intent of the *Local Government Act 2020* and is in accordance with Council's Community Engagement Policy.

This earlier engagement process has allowed Council to be better informed of resident's priorities prior to the development of the budget. We conducted a short survey about the Budget and Long-Term Financial Plan which aligned with the community providing their submissions regarding the budget.

We conducted a short survey about the Budget and Long-Term Financial Plan which aligned with the community providing their submissions regarding the budget. Feedback for both closed on 9 January 2026 and 23 community submissions were received.

Councillors provided 11 submissions and Council staff submitted 43 business cases with the officer submissions incorporating strategic Council priorities from previous Council decisions along with opportunities to gain efficiencies and continued data collection. The officer submissions also incorporated feedback through community consultation and feedback with reference to the Council Plan and other strategic plans.

This process provided us with valuable information prior to the budget cycle.

Those community members who wanted to speak to their submissions, which was nine in total, presented to Council on 3 February 2026.

Council also undertook community engagement in May 2026 with feedback on the budget invited and 13 respondents provided feedback.

**Disclosure of Interests**

All Council Officers involved in the development and advice provided in this Report affirm that no general or material interests need to be declared in relation to any matters in this Report.

Darren Barber, Director People and Performance
Nick Templeton, Head of Finance

**RECOMMENDATION**

That Council:

***Budget recommendations:***

1. Adopts the Budget 2026-2027 attached to this recommendation in accordance with the *Local Government Act 2020* (the Act) and relevant regulations.

2. Acknowledge the community's contribution to the Budget consultation process and acknowledge the people and organisations who provided written feedback by thanking them in writing individually.

***Declaring rates and charges recommendations:***

3. Declares an amount of $25.893M which Council intends to raise by General Rates and Annual Service Charges for the period 1 July 2026 – 30 June 2027 calculated as follows:
    a) General Rates $22.676M; and
    b) Annual Service charges $3.217M.

4. Declares the Rates and Charges as detailed in Council's Revenue and Rating Plan 2025-2029 as required under section 94(2)(i) of the Act and section 161(2) of the *Local Government Act 1989* in line with Tables 1 to 4 of this Report.

5. Notes that the Budget utilises final valuations from the Valuer-General.

***Other recommendations:***

6. Adopts the 2026 - 2027 Pricing Register.

7. Adopts the 2026 - 2036 Long-Term Financial Plan.

8. Note that Council Officers will communicate to ratepayers in respect to the removal of the 2% early-payment discount through Council's normal communication streams including social media and in addition via rates notices.

| PROCEDURAL MOTION |
|---|

**MOVED:** **Cr Manning**
**SECONDED:** **Cr Henry**

**Request an extension to speaking time.**

**CARRIED**

| LAPSED PROCEDURAL MOTION |
|---|

**MOVED:** **Cr Rainsford**

**Request an extension to speaking time.**

**LAPSED FOR WANT OF A SECONDER**

| COUNCIL RESOLUTION |
|---|

**MOVED:** **Cr Henry**
**SECONDED:** **Cr Manning**

That Council:

***Budget recommendations:***

1. **Adopts the Budget 2026-2027 attached to this recommendation in accordance with the *Local Government Act 2020* (the Act) and relevant regulations.**

2. **Acknowledge the community's contribution to the Budget consultation process and acknowledge the people and organisations who provided written feedback by thanking them in writing individually.**

***Declaring rates and charges recommendations:***

3. **Declares an amount of $25.893M which Council intends to raise by General Rates and Annual Service Charges for the period 1 July 2026 – 30 June 2027 calculated as follows:**
   **a) General Rates $22.676M; and**
   **b) Annual Service charges $3.217M.**

4. **Declares the Rates and Charges as detailed in Council's Revenue and Rating Plan 2025-2029 as required under section 94(2)(i) of the Act and section 161(2) of the *Local Government Act 1989* in line with Tables 1 to 4 of this Report.**

5. **Notes that the Budget utilises final valuations from the Valuer-General.**

***Other recommendations:***

6. **Adopts the 2026 - 2027 Pricing Register.**

7. **Adopts the 2026 - 2036 Long-Term Financial Plan.**

8. **Note that Council Officers will communicate to ratepayers in respect to the removal of the 2% early-payment discount through Council's normal communication streams including social media and in addition via rates notices.**

**CARRIED**

**A Division was called.**

| For: | Against |
|---|---|
| **Cr Barber**<br>**Cr Campbell**<br>**Cr Henry**<br>**Cr Heslin**<br>**Cr Manning**<br>**Cr Ramsay-Grounds** | **Cr Rainsford** |

## 12.2 CBD Streetscape - Endorsement of Concept Plan for Package 1

**Directorate:** Infrastructure and Sustainability
Wellbeing, Planning and Regulation
**Report Approver:** Bill Scott (Manager Project Management Office), Rory Neeson (Director
**Report Author:** Wellbeing, Planning and Regulation), Rejoice De Vera, Senior Project Manager
**Attachment(s):**
1. Hamilton CBD Central Gray St Concept Design Report v 7.2 [**12.2.1** - 56 pages]
2. Consolidated Feedback CBD Streetscape Revitalisation - May 2026 [**12.2.2** - 20 pages]

**Executive Summary**

The purpose of this report is to provide Councillors with an update on the outcomes and key themes arising from recent community consultation undertaken for the CBD Streetscape project. The consultation process engaged a range of stakeholders, including community members, local businesses, and relevant advisory groups, and has provided valuable input into the future direction of the project.

This report includes a summary of the feedback received, highlighting the key themes, issues, and opportunities identified through the consultation process which have been reviewed and incorporated into updates to the proposed design. These changes aim to better respond to community feedback and improve the overall design outcome.

An updated Concept Design Report has now been prepared and is provided for consideration and adoption to enable progression to the functional and detailed design phase of the project.

**Discussion**

Following the endorsement to release the updated CBD Streetscape Package 1 – Central Gray Street Concept Design Report at the Council Briefing held on 28 April 2026, community and stakeholder consultation was undertaken between 30 April and 22 May 2026.

The community consultation sought feedback on the updated concept designs through a series of targeted questions addressing design preferences, opportunities for improvement, tree species selection, and any additional comments or concerns. ***Summary of Community Consultation Feedback***

**What do you like about the new concept designs?**
Feedback generally reflected positive sentiment toward the modern streetscape design, improved footpaths, increased greenery, enhanced accessibility, and a more welcoming CBD environment. Some respondents also valued the incorporation of local character and materiality. Concerns were also raised by some participants in relation to parking availability, maintenance requirements, and tree removal.

**What could we do to improve these designs?**

Key suggestions for improvement included increasing parking provision, particularly accessible parking; improving footpath durability; addressing drainage and safety concerns; reviewing tree selection for suitability and maintenance outcomes; and enhancing traffic flow, lighting, and long-term maintenance considerations.

**Are you happy with the proposed tree species selected?**
Responses were mixed, with a significant proportion of respondents indicating they were unsure. While some supported the proposed species selection, others did not support it, reflecting a range of views across the community.

**If you selected no, do you have a preferred tree species?**
Alternative suggestions included smaller canopy or evergreen species, additional native plantings, and specific species such as *Quercus robur 'Fastigiata'*. Some respondents indicated a preference for removing trees altogether, while others deferred to Council's arboricultural expertise.

**Have we missed anything?**
Additional feedback highlighted concerns relating to parking and business impacts, drainage performance, footpath conditions, traffic and pedestrian safety, lighting, and ongoing maintenance. Opportunities were also identified for improved community amenities, event activation spaces, signage, and addressing antisocial behaviour.

**Is there anything else you would like to add?**
Further comments reiterated concerns regarding parking availability, construction impacts on businesses, tree removal, and accessibility. Additional suggestions included public art integration, youth-focused facilities, improved cleanliness, stronger cultural interpretation, and enhanced community engagement.

***Project Advisory Group (PAG) Feedback***
A Project Advisory Group (PAG) member also provided supportive feedback on the draft concept design, noting that they were impressed with the level of development compared to the original proposal. The PAG member indicated general support for the concept, with the following observations:

- Retention of greening within roundabouts should be prioritised, as it contributes cumulatively to the overall streetscape character and green effect.
- Further opportunities for green infrastructure, including vertical greening and trellis systems against existing buildings where feasible, should be explored.
- Support was expressed for the nominated tree species selection, noting that the increased diversity is appropriate and enhances visual interest. The mix of deciduous and evergreen species was also supported for its ability to provide seasonal benefits, including summer shade and winter solar access.

***Community Drop-in Sessions***
Council officers facilitated two CBD Streetscape community drop-in sessions on 19 May 2026 to further engage with the business owners and community on the proposed concept design.

Feedback from these sessions reflected similar themes, including concerns regarding shelter structures, tree species selection, and potential disruption to business operations during

construction. Participants expressed a preference for increased use of native and indigenous plant species, alongside consideration of additional deciduous trees to provide seasonal shading benefits.

Further comments included preferences regarding species mix and tree quantity, removal of Queensland *Brush Box* trees and *Native Frangiapani* and consideration to include the following tree proposal from community consultation, and check it's suitability Lime Tree (*Tillia*), Pyrus Chanticleer (Pear Tree Ornamental), Acer (Maples), Quercus robur 'Fastigiata'.

The Noticeboard and Sheep artwork at the Commonwealth Bank corner have been identified and will be reflected within the design plans to ensure their inclusion within the overall streetscape concept. The final location(s) of these elements will be determined by Council during the detailed design stage, allowing flexibility to respond to site conditions and contextual requirements.

Additional matters raised included the need for increased bicycle parking, improved recycling infrastructure, careful placement of trees to maintain visibility at intersections and roundabouts, and provision of temporary shade solutions during establishment periods. Operational considerations such as removal of parking meter arrangements and Council support for the verandah reinstatement program were also raised.

***First Nations Engagement and Cultural Brief***

The consultant and Council officers have been actively and collaboratively engaging with First Nations representatives to inform and develop the Cultural Brief. This engagement has included participation in Yarning Circle sessions, where key cultural values, themes, and design considerations were discussed.

All feedback and cultural insights will be documented within the Cultural Heritage Report and will continue to inform the design development process. These cultural considerations will be progressively embedded into the future detailed design phase, with ongoing and continuous coordination with First Nations stakeholders to ensure culturally appropriate, respectful, and meaningful outcomes.

***Consolidated Feedback – Key Themes and Design Considerations***

The consolidated feedback from Councillors, Council staff, the Project Advisory Group, and community consultation has informed a series of key design considerations for refinement of the concept design.

Tree planting – proposed location species has been reviewed, with the following species recommended for removal from the proposal: Australian Blackwood, Queensland Brush Box, and Native Frangipani. The suitability of the following community-nominated species is to be reassessed using the project tree matrix: Lime Tree (Linden – *Tilia*), Ornamental Pear (*Pyrus calleryana 'Chanticleer'*), Maples (*Acer* spp.), and Fastigiate English Oak (*Quercus robur 'Fastigiata'*). Where appropriate, it will be included within the proposed tree species palette for the streetscape as a replacement option to other species.

Council parks and garden have shared their proposal to change some of the planting palette in the ground cover which tested and practical, low maintenance planting approach that delivers long-term value while enhancing the visual and environmental quality of the site.

The use of Grampians Sandstone in main key nodes has been reviewed, noting its unsuitability due to its tendency to stain and weather in high-traffic public realm environments. It is recommended that Grampians Sandstone be retained only for secondary applications, including street furniture elements such as seating and benches, as well as feature elements and artwork integration. The use of light bluestone is proposed for primary and key nodes to achieve a higher-quality civic finish, while dark bluestone is recommended for intermediate areas to establish hierarchy and improve durability. Lower-order areas may be considered for a cost-effective finish such as exposed aggregate concrete or similar treatments, where appropriate.

The Noticeboard and Sheep artwork will be layered within the design plans to ensure provision for future referencing and integration within the overall streetscape concept. Council will determine the final location(s) of these elements during the detailed design stage, with annotation notes to be included to ensure the cultural and interpretive intent is appropriately retained.

In addition, shelter design should focus on providing appropriate weather protection, including suitability for colder conditions, as well as ensuring general public comfort and usability across all seasons.

**Financial and Resource Implications**

The cost associated with the community consultation to inform the updated concept design report will be managed within the approved budget.

A preliminary cost plan has been prepared based on a detailed review of the project scope, design requirements, materials, and construction contingencies. Night works have also been considered to minimise disruption to local businesses and road users, with initial estimates indicating an increase of approximately 20% to construction costs.

Further assessment will be undertaken to refine this cost plan and determine the most suitable delivery approach, balancing budget, construction timelines, stakeholder impacts, and overall project outcomes as part of the next stage of the project.

**Council Plan, Community Vision, Strategies and Policies**

***Social and Community - We will promote a healthy community by ensuring people are safe, active and connected.***
1.1 Partner with community, agencies and other levels of government to ensure our community facilities and services are welcoming, safe, accessible and inclusive so people can live healthy, resilient lives
1.2 Facilitate and encourage opportunities for people to participate in community and civic life
1.3 Promote and create spaces and places that bring people together

1.5 Promote safety and inclusion for whole of community including children, first nations, multicultural and gender diverse people

***Business, Economy and Tourism - We will create a thriving and diverse local and regional economy that supports our businesses and strengthens our position as a desirable place to live, work, and visit.***
2.1 Build business confidence, encourage private investment and decrease vacancy rates by investing in public assets
2.2 Support and promote local businesses, reducing barriers for success, development and growth

***Community Infrastructure and Assets - We will deliver well-planned, high-quality infrastructure and spaces that connect people and respond to community needs.***
3.1 Ensure transport infrastructure, roads and paths enable safe, accessible and efficient movement across the region

**Legislation**

There are no direct legislative requirements as a result of this report however the Hamilton CBD Revitalisation project will respond to various types of legislation through the various design and construction phases, some notable legislations are:

- Disability Discrimination Act 1992
- Road Management Act 200
- Building Act 1993 / Regulations 2018
- Planning and Environment Act 1987
- Local Government Act 2020

**Gender Equality Act 2020**

Though there are no direct implications for the *Gender Equality Act 2020* currently identified for this project, Officers will continue to ensure this lens is applied to the project as the design proceeds.

**Risk Management**

Key risks identified following the community consultation process relate to potential impacts on local businesses during construction, community dissatisfaction regarding tree species selection, and overall project delivery timeframes.

Construction works may temporarily impact pedestrian access, parking availability, vehicle movement, and business visibility within the package 1 of CBD Streetscape. To mitigate these impacts, Council will implement staged construction methodologies, appropriate traffic management measures, and consider after-hours or night works if affordable to minimise disruption. In addition, the future construction tender will require contractors to provide a detailed construction and staging methodology outlining how impacts to business owners, pedestrians, and surrounding stakeholders will be minimised throughout delivery.

A further risk relates to community concerns regarding the proposed tree species selection. To address this, the final tree selection will be informed through a consolidated tree species matrix assessment, considering factors such as canopy coverage, drought tolerance, maintenance requirements, infrastructure impacts, and long-term streetscape suitability.

There is also a risk that ongoing design refinements, authority approvals, utility coordination, and procurement processes may impact project timelines. Council officers will continue proactive project management and stakeholder coordination to support timely project delivery.

**Climate Change, Environmental and Sustainability Considerations**

Climate change, environmental, and sustainability considerations have been incorporated into this report and will continue to guide subsequent stages of the project. Key measures include increasing urban canopy cover to enhance shade provision and reduce the urban heat island effect, as well as selecting climate-resilient and drought-tolerant tree species to support long-term landscape sustainability and performance. The use of StrataVault tree pit systems will also be incorporated where appropriate to improve soil volume and promote healthy root growth within constrained urban conditions.

Further consideration will be given to water-sensitive urban design opportunities, where appropriate, to improve stormwater management and environmental performance. The project will also prioritise the use of durable, low-maintenance, and sustainable materials to reduce whole-of-life environmental impacts and ongoing asset management requirements. These initiatives collectively aim to improve environmental outcomes and support the long-term sustainability and resilience of the CBB streetscape.

**Community Engagement, Communication and Consultation**

Following the initial concept designs released in early 2025, the design has been revised to reflect community feedback. Key changes include the removal and replacement of London Plane trees, replacement of red brick paving with a larger, more suitable paver, and an increase in greening throughout the CBD. The updated design also introduces stronger cultural and heritage elements, sheltered seating and gathering spaces, and vertical greening to improve amenity and streetscape character.

Engagement activities included broader community consultation to ensure the updated concept design was accessible and available for review through multiple channels. Residents were able to view the revised concept plans online, or in person at Council offices, the cinema foyer, and at the Library and Hamilton Gallery entrance from Monday 4 May 2026. This multi-location display approach was supported by a range of communication channels to maximise community awareness, transparency, and participation.

A public drop-in session was also held at the local cinema, providing an informal opportunity for community members to view the concept plans, ask questions, and provide direct feedback to Council officers and the design team.

Targeted stakeholder engagement was undertaken with the Project Advisory Group (PAG), ensuring detailed input from key representatives with local knowledge and interest in the

project outcomes. In addition, engagement with First Nations stakeholders was conducted through a series of yarning circles, providing a culturally appropriate and respectful forum for discussion and feedback on the concept design and its relationship to Country.

The feedback received through these engagement activities has been carefully considered and has informed refinements to the concept design. Council will continue to engage with stakeholders as the project progresses into the functional and detailed design phases to ensure outcomes remain aligned with community expectations and project objectives.

**Youth Charter**
The guiding principles of the Youth Charter have been applied throughout the community consultation, ensuring they were given the opportunity to have their thoughts and ideas heard online, via direct email and phone contact and at the cinema session. Further involvement of young people has occurred within the First Nations Engagement process as well. These opportunities have provided valuable insights and have hopefully led to young people feeling heard and valued.

**Disclosure of Interests**

All Council Officers involved in the development and advice provided in this Report affirm that no general or material interests need to be declared in relation to any matters in this Report.

Rejoice De Vera, Senior Project Manager
Trevor Haley, Manager Works
Alison Quade, Manager Communication and Engagement
Bill Scott, Manager Project Management Office
Rory Neeson, Director Wellbeing Planning and Regulation

**RECOMMENDATION**

That Council:

1. Notes the outcomes of the community consultation process and the key themes of feedback received in relation to the CBD Streetscape Concept Design.
2. Adopts the updated Concept Design Report, as amended in response to community and stakeholder feedback.
3. Notes the identified key project risks, including impacts on business operations during construction, tree species selection, and project delivery timeframes, and the proposed mitigation measures including staging strategies, construction methodology requirements, and consolidated tree species matrix assessment.
4. Approves progression of the project to the functional and detailed design phase, including continued stakeholder engagement, technical investigations, and preparation of construction documentation.

**COUNCIL RESOLUTION**

**MOVED:** **Cr Manning**
**SECONDED:** **Cr Henry**

**That Council:**

1. **Notes the outcomes of the community consultation process and the key themes of feedback received in relation to the CBD Streetscape Concept Design.**
2. **Adopts the updated Concept Design Report, as amended in response to community and stakeholder feedback.**
3. **Notes the identified key project risks, including impacts on business operations during construction, tree species selection, and project delivery timeframes, and the proposed mitigation measures including staging strategies, construction methodology requirements, and consolidated tree species matrix assessment.**
4. **Approves progression of the project to the functional and detailed design phase, including continued stakeholder engagement, technical investigations, and preparation of construction documentation.**

**CARRIED**

## 12.3 Event Funding Assistance Policy

**Directorate:** Wellbeing, Planning and Regulation
**Report Approver:** Rory Neeson (Director Wellbeing, Planning and Regulation)
**Report Author:** Rory Neeson, Director Wellbeing, Planning and Regulation
**Attachment(s):** 1. Operational Policy Economic Development Tourism Events Funding Assistance Pro [**12.3.1** - 2 pages]

**Executive Summary**

This report seeks Council endorsement to rescind the Event Funding Assistance Policy. The policy is now redundant as all event funding is managed through the Community Partnership Grant Policy, adopted in June 2025 and scheduled for review in June 2028. This change streamlines Council's funding processes and reduces duplication of policies.

**Discussion**

Background and Context:
Historically, Council maintained a separate policy for Major and Minor Event Funding Assistance, providing a framework for supporting events that generated economic, community and promotional benefits in the Southern Grampians Shire. In recent years, work has been consolidated into the Event Funding Assistance Policy, which outlines the criteria and processes for event-related funding.

Records show that in 2001/2002 Council allocated a budget of $20,000 for event funding assistance and supported 16 events, comprising 10 minor events and 6 major events, at a total cost of approximately $15,000. Across the first five years of the program (2001/2002 to 2005/2006), Council provided approximately $82,000 in total event funding support. By comparison, under the current Community Partnership Grants Program, Council provided $82,504.30 in event funding assistance in the 2023/2024 financial year alone, reflecting the significant growth in Council's support for community events over time.

Policy Review and Supersession:
Following a comprehensive review, all event-related funding, sponsorship and support was incorporated into the Community Partnership Grant Policy, adopted by Council in June 2025.

The new Community Partnership Grant Policy provides a single, clear framework for all community and event funding programs, including processes, eligibility, assessment and acquittal.

The Community Partnership Grant Policy now supersedes the Event Funding Assistance Policy and all provisions previously contained within it.

**Financial and Resource Implications**

No additional resources or budget impact is associated with rescinding this policy. Event funding allocations continue to be made through the Community Partnership Grant stream in Council's annual budget.

**Council Plan, Community Vision, Strategies and Policies**

***Leadership and Governance - We will demonstrate strong leadership and sound financial management through transparent decision-making, clear communication and meaningful engagement that builds community trust.***
5.1 Improve effective governance and public accountability
5.2 Communicate clearly about Council decisions, projects and services to increase awareness, confidence and trust in the community.

**Legislation**

Policies are updated in-line with legislative changes, including reforms to Acts, regulations, recommendations issued by regulatory bodies and ministerial or best practice guidelines issued to Councils.

**Gender Equality Act 2020**

There are no direct gender equality implications with respect to rescinding the policies.

**Risk Management**

Regular review of policies ensures content is correct and best practice processes are in place.

**Climate Change, Environmental and Sustainability Considerations**

There is no climate change, environmental and sustainability considerations with respect to rescinding the policies.

**Community Engagement, Communication and Consultation**

There has been no community engagement, communication or consultation with respect to rescinding this policy. This policy has been superseded by the current Community Partnership Grant Policy, of which was developed in consultation with relevant stakeholders.

**Disclosure of Interests**

All Council Officers involved in the development and advice provided in this Report affirm that no general or material interests need to be declared in relation to any matters in this Report.

Simone Logan, Acting Visitor Experience Coordinator
Rory Neeson, Director Wellbeing, Planning and Regulation

**RECOMMENDATION**

That Council rescind the Event Funding Assistance Policy noting that all event funding is now administered under the Community Partnership Grants Program Policy which was adopted in June 2025.

**COUNCIL RESOLUTION**

**MOVED:** **Cr Barber**
**SECONDED:** **Cr Campbell**

**That Council rescind the Event Funding Assistance Policy noting that all event funding is now administered under the Community Partnership Grants Program Policy which was adopted in June 2025.**

**CARRIED**

## 12.4 Hamilton Moves - Community Consultation

**Directorate:** Infrastructure and Sustainability
**Report Approver:** Marg Scanlon, Director Infrastructure and Sustainability
**Report Author:** Aaron Smith, Manager Assets
**Attachment(s):**
1. Hamilton Moves [**12.4.1** - 24 pages]
2. Permanant Heavy Vehicle Bypass Route [**12.4.2** - 1 page]
3. Hamilton Moves Feedback Response (1) [**12.4.3** - 2 pages]

**Executive Summary**

The Hamilton Moves Integrated Transport Plan, partially funded by the Department of Transport, was initiated in 2022 to assess connectivity and mobility within Hamilton. The study identified key transport challenges and opportunities, leading to 24 actions across four themes: Heavy Vehicles, Safety, Mobility, and Technology.

Over the past three years, significant progress has been made in implementing these actions, including realignment of heavy vehicle routes, road safety improvements undertaken through secured state government funding, and adoption of the Electric Vehicle Charging Infrastructure Policy. Key projects such as addressing gaps within footpath connections referred to as missing links, footpath upgrades, and road safety enhancements have been instrumental in improving overall transport efficiency and safety within the Hamilton CBD.

The Hamilton Moves study has more recently been shared with the public for consultation and feedback. The online engagement received 37 discreet visits. Five visitors registered their intent to provide feedback. Two respondents provided detailed responses.

The purpose of this report is to provide Council with the findings from the consultation undertaken on the draft of Hamilton Moves and to seek endorsement of the Hamilton Moves plan.

**Discussion**

In March 2022, Council invited the community to provide local insights about how residents travel around Hamilton. The transport study was partially funded by the Department of Transport and was used to create a map of Hamilton's transport activities and identify where there may be connectivity issues and opportunities to improve.

Hamilton Moves was presented to the Council Briefing on 14 December 2022.

The briefing presentation outlined;

- Vision and purpose
- Context and foundation
- Project pathway
- Themes from community engagement
- SGSC's roles in improvement activities
- Focus areas – specifically heavy vehicle alternative routes

Hamilton Moves developed twenty-four actions across four themes as detailed below.

Since the completion of the study, progress has been made with various actions.

Since 2022 Council has captured traffic data through Council's VMS boards and tube counters which provide vehicle volumes and speeds. Council also accesses the state governments traffic DataVic portal which provides information on traffic volumes, speeds, vehicle type, incidents, accidents and fatalities.

Continuous improvement on traffic data will further inform Council and assist with planning and decision making. Potential future opportunities to collect relevant information from external companies using data received directly from vehicle manufacturers are being considered.

Progress across the Hamilton Moves four themes is tabled below:

**THEME – HEAVY VEHICLES**

| Action | Progress |
|---|---|
| **Realign Heavy Vehicle movements around the CBD**<br>**And**<br>**Interim Heavy Vehicle Route** | • The Cox Street Hamilton Redevelopment project required alternative Heavy Vehicle (HV) Routes to be established on the south and north of the CBD (South Boundary and North Boundary Roads)<br>• Upon completion of the Cox Street project works the alternative HV Routes remain open to allow short-term movement and place benefits to the CBD.<br>• Advocacy with DTP continues, with a focus on medium and long-term solutions to heavy vehicle movements in and around Hamilton. |

**THEME - SAFETY**

| Action | Progress |
|---|---|
| **Intersection Upgrade – Coleraine Road and Hamilton CBD** | • To be addressed as part of the detailed design of the Hamilton CBD Streetscape project |
| **Speed limit reductions and enhanced pedestrian crossings** | • $2m TAC funding sourced via Safer Local Roads and Streets Program to establish six raised pedestrian crossings and one intersection treatment in Hamilton (works to be completed mid 2026). Speed limit reductions within the CBD are currently being progressed through DTP |
| **Arterial road upgrades** | • Council advocates for the Ballarat/Rippon Roads intersection treatments and school safety zone<br>• The Lakes Edge Development will trigger a traffic management plan which will review the additional traffic loads and determine any necessary road, footpath and/or bicycle lane treatments |
| **Lake Hamilton Enhancements** | • Solar lighting installation completed |

| Action | Progress |
|---|---|
| **Freight Rail** | • Maroona to Portland Rail Re-Sleeper Project has commenced (expected completion in 2027), which will allow for safer, more efficient and more regular rail freight operations. |

**THEME - MOBILITY**

| Action | Progress |
|---|---|
| **Footpath Upgrade program** | • Hamilton CBD Streetscape project in design development<br>• Missing Links footpath program (completed over 5kms since 2022) |
| **Active transport wayfinding signage upgrades** | • Signage audit completed |
| **Bicycle racks in Hamilton CBD**<br>and<br>**Pedestrianisation and place activation in the Hamilton CBD** | • Hamilton CBD Streetscape project in design development |
| **Grange Burn Recreation Trail** | • Significant uplift of the Grange Burn trail<br>• Funding application submitted under the Integrated Water Management Program seeking to undertake the Grangeburn Reserve Master Plan |
| **Connection of Hamilton CBD to regional rail trail** | • Coleraine Rail Trail crossing points - completed |
| **Improved Public Transport** | • Continued advocacy for improved bus connectivity (one of Council's top advocacy items) |

**THEME - TECHNOLOGY**

| Action | Progress |
|---|---|
| **Electric Vehicle charging infrastructure** | • EV Charging Infrastructure Policy Adopted<br>• EV Charger installed within Hamilton in 2024 |
| **Provision for charging stations for micromobility modes** | • Potential inclusion in Hamilton CBD Streetscape project in design development |

**ADDITIONAL ACTIONS – CONTINUED ADVOCACY**

Additional actions identified in the Hamilton Moves Transport Plan Study around continued council advocacy, particularly with regards to rail (freight, level crossing safety and passenger), bus transport infrastructure, services and DDA compliance.

**SHORT TERM – COMPLETED 2025**

The Northern Alternative Heavy Vehicle Route was modified to discontinue Heavy Traffic along the eastern half of North Boundary Road. This effectively removed this route as a thoroughfare for non-local heavy vehicles. Local heavy vehicle movements can still be allowed through NHVR permits (standard practice); reducing any local economic impact of this closure. Heavy vehicles continue to be able to use the Southern Alternative Route as well as the Cox Street route. Council maintains administrative authority over NHVR Heavy Vehicle routes within its network of controlled roads. This means that Council ultimately has control over where and what type of heavy vehicle access is allowed on Council operated roads.

**MEDIUM TERM**

Officers continue to seek funding for upgrades of the Southern alternative route to address existing issues and make adjustments in alignment to improve it as a permanent route, including additional pavement upgrade to support long-term heavy vehicle use and intersection treatments (including potential land acquisition) to improve the safety and efficiency of the route. Considering the current State Government budget constraints, Council will continue to be responsible for the upkeep of the route. A continuation of the TAC's Safer Local Roads and Streets Program may also be able to help to address intersection treatments in the future.

Council should continue to advocate with DTP for a permanent bypass route which would potentially allow an exchange of the Alternative Route and Cox Street / Lonsdale Street between DTP and Council. Cox Street / Lonsdale Street may then be returned to Council and discontinued as a heavy vehicle route. The Hub Design development includes a parking and movement plan. This together with local data will inform a business case for the removal of Lonsdale/Cox Street heavy vehicle route.

- Continued advocacy to DTP and application for future grant opportunities for infrastructure & safety upgrades of the Alternative Southern Heavy Vehicle Route
- Continued advocacy for a permanent Heavy Vehicle Bypass; thereby allowing discontinuation of the Cox Street Heavy Vehicle Route.

**LONG TERM**

A permanent heavy vehicle bypass, designed to remove heavy vehicles from all of the Hamilton town centre should be established. The most suitable option for this is to develop Fairburns Road (from near Coleraine Road / Henty Highway) south to Digby Road and then continuing south to the extension of South Boundary Road (attachment 4.3.6).

- This bypass would essentially remove the requirement for Heavy Vehicles which are passing through Hamilton in every direction to be channelled around the town, avoiding both the CBD as well as problematic intersections such as Mt Baimbridge Road / Scoresby Street.

**Financial and Resource Implications**

- Discontinuance of the Northern Alternative Heavy Vehicle Route has had a positive impact on the cost of maintaining North Boundary Road, Hensley Park Road and Mill

Road. Recent renewal of Gray Street (between the rail crossing and Hensley Park Road) was required as a direct result of heavy traffic. The remainder of the previous heavy traffic route is in good condition and won't require significant expenditure with regards to pavement renewal any time soon.

- Continued Council investment will be required for maintaining the Southern Alternative Heavy Vehicle Route (South Boundary Road, Petschels Lane)

**Council Plan, Community Vision, Strategies and Policies**

***Social and Community - We will promote a healthy community by ensuring people are safe, active and connected.***
1.1 Partner with community, agencies and other levels of government to ensure our community facilities and services are welcoming, safe, accessible and inclusive so people can live healthy, resilient lives

***Community Infrastructure and Assets - We will deliver well-planned, high-quality infrastructure and spaces that connect people and respond to community needs.***
3.1 Ensure transport infrastructure, roads and paths enable safe, accessible and efficient movement across the region
3.2 Advocate for better investment from State and Federal Government in our community infrastructure and assets
3.4 Ensure appropriate and connected residential, business and industrial development which encourages liveability

**Legislation**

*Road Management Act 2004*

**Gender Equality Act 2020**

A Gender Equality Impact Assessment (GIA) has not been undertaken across Hamilton Moves. Specific initiatives identified within Hamilton Moves will be further considered through the GIA lens.

**Risk Management**

Discontinuance of the Northern Alternative Heavy Vehicle Route has reduced the risk of interaction between heavy vehicles and other road users and pedestrians along North Boundary Road, Hensley Park Road and Mill Road.

A foreseeable increase in traffic along the Southern Alternative Route will increase the road and intersection risks along this route and will require additional monitoring.

**Climate Change, Environmental and Sustainability Considerations**

The environmental impacts, particularly noise, on residents along the Northern Alternative Heavy Vehicle Route has been reduced. There have been no complaints from the residents

along this route with regards to heavy vehicles, speed or noise since the route was discontinued.

**Community Engagement, Communication and Consultation**

Community engagement was undertaken to inform the development of Hamilton Moves. Social Pinpoint, an online engagement tool was used, inviting community members to provide input through the identification and location of issues, opportunities and information on relevant traffic and transport within Hamilton.

Council received 37 unique visitors to the web page over a 28-day engagement period in Jan-Feb 2025. Five users registered their details intending to respond, with two responses received (attachments 4.3.3 and 4.3.4).

These responses targeted the Southern Alternative Heavy Vehicle Route and particularly focused on advocacy for the residents and users of Petchel's Lane. The main questions and themes raised by these responses, as well as officer comments and proposed actions are included in attachment 4.3.2.

**Youth Charter**

While no specific youth related issues were identified through the community consultation, Hamilton Moves acknowledges the importance of transport options, footpath and shared pathway connectivity for youth and those without passenger vehicle access.

**Disclosure of Interests**

All Council Officers involved in the development and advice provided in this Report affirm that no general or material interests need to be declared in relation to any matters in this Report.

Aaron Smith, Manager Assets
Marg Scanlon, Director Infrastructure and Sustainability

**RECOMMENDATION**

That Council;

1. Adopts the Hamilton Moves Transport Plan.
2. Acknowledge the feedback received to Hamilton Moves from the community consultation and write to the respondents acknowledging their contributions.
3. Advocates to the Department of Transport and Planning and National Heavy Vehicle Regulator for an alternative heavy vehicle route removing heavy vehicles from Hamilton Central Business District.

**COUNCIL RESOLUTION**

**MOVED:** **Cr Henry**
**SECONDED:** **Cr Barber**

**That Council;**

1. **Adopts the Hamilton Moves Transport Plan.**
2. **Acknowledge the feedback received to Hamilton Moves from the community consultation and write to the respondents acknowledging their contributions.**
3. **Advocates to the Department of Transport and Planning and National Heavy Vehicle Regulator for an alternative heavy vehicle route removing heavy vehicles from Hamilton Central Business District.**

**CARRIED**

## 12.5 Finance Report to 31 March 2026

**Directorate:** People and Performance
**Report** Finance Report as at 31 March 2026
**Approver:** Darren Barber, Director People and Performance
**Report Author:** Nick Templeton, Head of Finance
**Attachment(s):** 1. Finance Report as at 31 March 2026 [**12.5.1** - 15 pages]

**Executive Summary**

The Finance Report for the period ended 31 March 2026 is presented for the information of Council.

The performance of Council for the first nine months is a result for the nine months to 31 March is a surplus of $5.934m and the forecasted result for the same period was a surplus of $2.660m.

**Discussion**

The Finance Reports set out actual results compared to Budget for the first nine months of the 2025/26 financial year and contains the:

- Comprehensive Income Statement,
- Balance Sheet,
- Cash Flow Statement,
- Statement of Capital Works

Further details are provided where there is a material variance between the actual YTD performance compared to the forecast YTD performance. The Report also includes additional information, graphical representations and tables on cash balances, current borrowing ratios, rates debtor balances, and sundry debtor balances.

Included in the March 2026 quarterly report is a summary of the key components of the Finance Report including the key information that is available for readers of the report. Narratives also accompany each of the statements.

The Comprehensive Income Statement result for the nine months to 31 March is a surplus of $5.934m and the forecasted result for the same period was a surplus of $2.660m. During the March quarter there was total revenue recognised of $9.918m while the total expenditure for the three months was $11.741m with a deficit for this period of $1.823m.

The forecast at 31 March was for cash and investments of $11.569m. Impacting the cash and investments are receipt of capital grants along with not drawing down loan funds that are included in the budget.

Cash and investment held at 31 March 2026 was $10.408m.

Key narratives to 31 March 2026 include:

<u>Income Statement</u>

The Comprehensive Income Statement result for the nine months to 31 March is a surplus of $5.934m and the forecasted result for the same period was a surplus of $2.660m. The actual and forecasted result is impacted by the rates for the full year being raised in the first quarter, which means that 99% of the annual forecasted rates revenue is recognised in this period. Another impact to the result was that Council recognised $5.082m of capital grants during the March quarter.

During the March quarter there was total revenue recognised of $9.918m while the total expenditure for the three months was $11.741m with a deficit for this period of $1.823m.

The main variances within the report are identified with an explanation provided for what has transpired, which includes:

REVENUE

- User fees are below budget which is most pronounced for the Hamilton Livestock Exchange and relates to a reduction in stock numbers compared to previous years.
- Contributions to projects and reimbursement of expenditure is recognised under contributions and includes amounts received for the Pedrina Park Cricket Nets and Balmoral Bowling Club.
- Capital grants have been received for the Regional Precinct and Partnerships Program, Roads to Recovery, Melville Oval and the Local Roads and Community Infrastructure Program that was expected later in the financial year.
- Asset sales revenue is below expected levels as sale of excess property anticipated for the first nine months of 2025/26 has not yet occurred, however the properties are listed with agents for sale and are hopeful of sale during the financial year.
- Other revenue includes reimbursements for Workcover claims of $180k that has been received and is not budgeted, which offsets salary-related expenditure for these claims. Transfer Station revenue exceeds budget by $523k for internal charges relating to disposal of kerbside waste and interest on investments exceeds budget for the first nine months.

EXPENDITURE

- External Works is impacted by works auspiced by Council for community groups requiring Council to recognise the associated revenue and expenditure. For the nine month of 2025/26 $269k has been recognised for these projects under contract works.
- Utility costs include electricity, gas, telephone and water charges which are all below budget for the first nine months. Hamilton Indoor Leisure and Aquatic Centre costs are below anticipated by $134k with gas in particular showing savings.
- Plant and fleet operations includes cost allocations of Council-owned fleet and the recovery of costs of running those fleet items. The recovery remains below budget however has improved throughout the capital road construction period. Registration costs have been incurred and fully recognised which exceeds budget by $39k.
- Finance costs relate specifically to loan interest. On 31 March, Council's loan balances include only prior year loans. However, $5m was anticipated in the 2025/26 budget but has no current amount drawn down.

Statement of Cash Flows and Balance Sheet

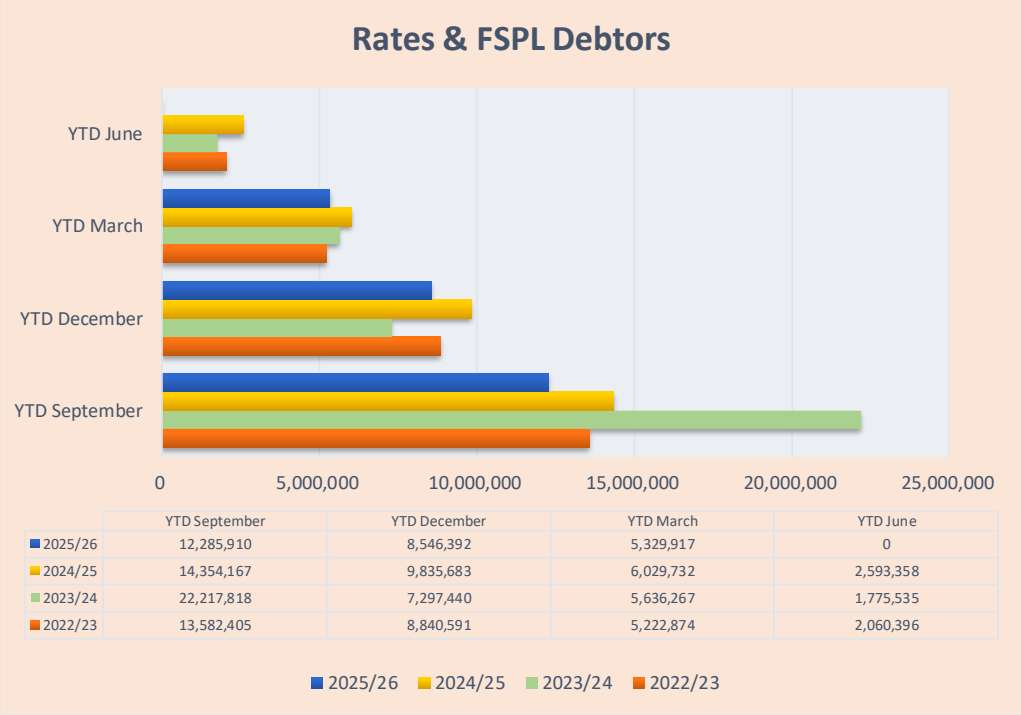
Council is holding $10.408m in cash and investment at 31 March 2026. The forecast at 31 March was for cash and investments of $11.569m. Impacting the cash and investments are receipt of capital grants along with not drawing down loan funds that are included in the budget.

Debt servicing and debt commitment ratios are both strong, being well below the acceptable maximum level which is due to the low level of borrowings. Council drew down loan funds from Treasury Corporation of Victoria during the first three months, and these funds have since been repaid.

Rate Debtors

The level of debtors for rates has shown a decline compared to the same period in the previous financial year. In both years Council is mindful of the financial pressures on ratepayers from both the cost of living and the significant challenges to our primary producers and other businesses. A one-off rates payment was made on behalf of ratepayers for the Primary Producer Support Payment, which has aided in the reduction of rates owing for the 2025/2026 year compared to the prior year.

Four-year rate debtors' comparison:




| | YTD September | YTD December | YTD March | YTD June |
|---|---|---|---|---|
| 2025/26 | 12,285,910 | 8,546,392 | 5,329,917 | 0 |
| 2024/25 | 14,354,167 | 9,835,683 | 6,029,732 | 2,593,358 |
| 2023/24 | 22,217,818 | 7,297,440 | 5,636,267 | 1,775,535 |
| 2022/23 | 13,582,405 | 8,840,591 | 5,222,874 | 2,060,396 |

Statement of Capital Works

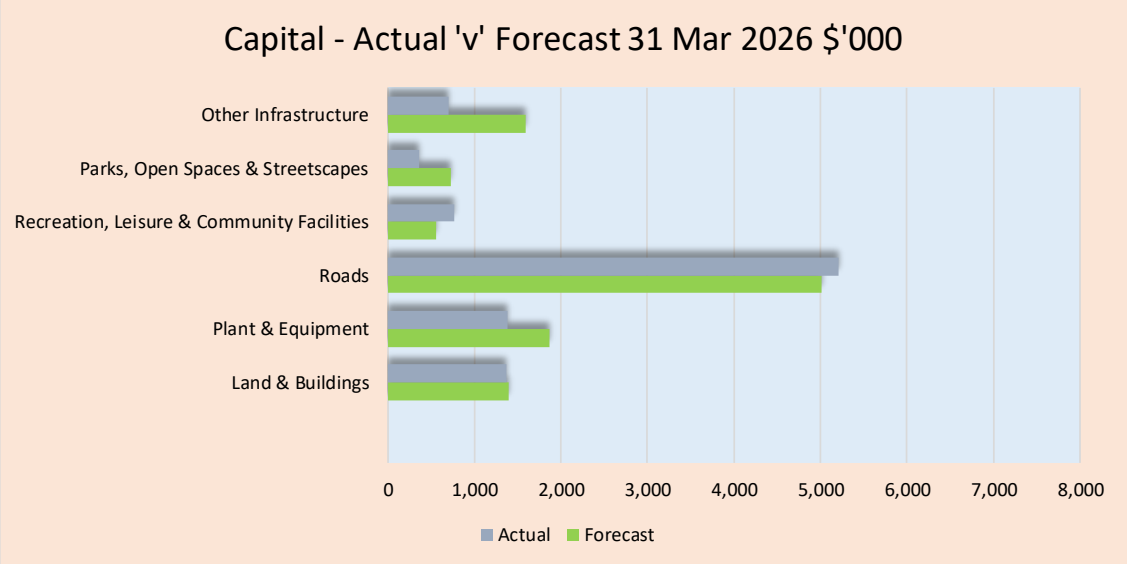
Detailed reports on the financial progress of the capital works and major projects are also provided for information. Capital works expenditure for the YTD to 31 March was $9.790m compared to a YTD forecast of $11.143m. The capital works carried forward from 2024/25 was a total net amount of $4.226m.

Expenditure incurred included the replacement of both heavy and light fleet items, rehabilitation of Victoria Point Road, Nagorckas Road, and Sobey Road, and completion of the stair replacement project at Nigretta Falls. Works continued on the Road Safety Improvement Program and there were final seals done at Gallie Road, Hamilton-Chatsworth Road, and Mt Napier Road. Works were undertaken on outdoor pools, the Penshurst Caravan Park toilets along with design works on the Library and Community Hub, Art Gallery, and CBD Streetscape projects.

Items carried forward from the 2024/25 year was a total amount of $4.226m and included the following projects:

- Lonsdale Street building demolition,
- Art Gallery design (multi-year project),
- Heavy fleet replacement,
- Storm event rectification works,
- Louth Swamp bridge,
- Hamilton entrance signs,
- Cox Street streetscape project completion, and
- Nigretta Falls stair replacement.

Below shows the actual capital expenditure at 31 March compared to the forecasted expenditure at that time by asset category:




**Council Plan, Community Vision, Strategies and Policies**

***Leadership and Governance - We will demonstrate strong leadership and sound financial management through transparent decision-making, clear communication and meaningful engagement that builds community trust.***

5.1 Improve effective governance and public accountability

5.2 Communicate clearly about Council decisions, projects and services to increase awareness, confidence and trust in the community.
5.3 Ensure balanced and responsible financial decision making meets long-term financial sustainability

**Legislation**

Section 97 of the Local Government Act 2020 requires that after the end of each quarter, the Chief Executive Officer (CEO) must ensure that a quarterly budget report is presented to the Council. The report must include a comparison of the actual and budgeted results to date and an explanation of material variations, and any other matters prescribed by the regulations.

In addition, the second quarterly report of a financial year must include a statement by the CEO as to whether a revised budget is, or may be, required. The June report is indicative only with the final report being Council's official financial report which is audited and then included as part of Council's Annual Report.

Council is also required to implement the financial management principles detailed in Section 101 of the Local Government Act 2020 which states:

The following are the financial management principles:

(a) Revenue, expenses, assets, liabilities, investments and financial transactions must be managed in accordance with a Council's financial policies and strategic plans;
(b) Financial risks must be monitored and managed prudently having regard to economic circumstances;
(c) Financial policies and strategic plans, including the Revenue and Rating Plan, must seek to provide stability and predictability in the financial impact on the municipal community;
(d) Accounts and records that explain the financial operations and financial position of the Council must be kept.

(2) For the purposes of the financial management principles, financial risk includes any risk relating to the following:
(a) The financial viability of the Council;
(b) The management of current and future liabilities of the Council;
(c) The beneficial enterprises of the Council

**Gender Equality Act 2020**

There are no direct implications to the *Gender Equality Act 2020* in preparing the Financial Report, however, Council casts a strong gender lens across all its operations, programs, and projects throughout the year and the budget allows for provisions that support gender equality initiatives.

**Risk Management**

The report measures financial risk and compliance with our annual budget.

**Climate Change, Environmental and Sustainability Considerations**

The report measures financial sustainability and compliance with our annual budget.

**Community Engagement, Communication and Consultation**

The report communicates our financial sustainability and compliance with our annual budget.

**Youth Charter**

There are no direct implications to the Youth Charter in preparing the Financial Report, however, Council casts a strong youth lens across all of its operations, programs and projects throughout the year and the budget allows for provisions that support youth initiatives.

**Disclosure of Interests**

All Council Officers involved in the development and advice provided in this Report affirm that no general or material interests need to be declared in relation to any matters in this Report.

Nick Templeton, Head of Finance

**RECOMMENDATION**

That Council receive the Finance Report for the quarter ended 31 March 2026.

**COUNCIL RESOLUTION**

**MOVED:** **Cr Campbell**
**SECONDED:** **Cr Rainsford**

**That Council receive the Finance Report for the quarter ended 31 March 2026.**

**CARRIED**

## 12.6 Council Plan Reporting - Annual Plan Quarterly Report - 1 January - 31 March 2026

**Directorate:** People and Performance
**Report Approver:** Darren Barber (Director People and Performance)
**Report Author:** Karly Herring, Governance Coordinator
**Attachment(s):** 1. Annual Plan Progress Report - 1 January - 31 March Quarter - Council Plan 2025-2029 [**12.6.1** - 54 pages]

**Executive Summary**

The Annual Plan is developed each year to assist in the delivery of the Council Plan objectives and demonstrate to the community the key projects to be delivered each year of the Council Plan.

The Annual Plan Report for the period 1 January to 31 March 2026 has been prepared to provide information regarding the performance of the organisation against the Council Plan 2025-2029.

**Discussion**

The Annual Plan sets out specific actions and includes a detailed list of Council's activities and initiatives for the upcoming financial year. These initiatives are projects undertaken over and above normal service delivery and are intended to attain important outcomes for Council and the community.

Reports on the progress of the Annual Plan are reported to Council quarterly. This allows Council to receive timely, relevant and measurable information about how the organisation is performing. This in turn allows Council an opportunity to raise concerns about performance in a timely manner. The Annual Plan reporting also helps formulate the Annual Report and support the reporting against the Council Plan each year.

There are 82 actions in the Annual Plan for 2025-2026, of these 82 actions:

- 76 actions (93%) are on track - at least 90% of the target achieved;
- 6 actions (7%) require monitoring –between 70% and 90% of the target achieved; and
- 0 actions (0%) are off track – less than 70% of target achieved.

Details about the specific performance of the Annual Plan actions is detailed in the attached Action and Task Progress Report.

**Financial and Resource Implications**

There are no direct financial or resource implications associated with this reporting and where there are financial or resource implications relating to specific projects, these will be addressed through relevant business cases.

**Council Plan, Community Vision, Strategies and Policies**

***Leadership and Governance - We will demonstrate strong leadership and sound financial management through transparent decision-making, clear communication and meaningful engagement that builds community trust.***

5.1 Improve effective governance and public accountability

5.2 Communicate clearly about Council decisions, projects and services to increase awareness, confidence and trust in the community.

5.5 Advocate for community priorities

**Legislation**

Council is required to adopt a Council Plan in accordance with Section 90 of the *Local Government Act 2020*. The Council Plan is supported by the development of an Annual Plan which details the actions that will be undertaken to achieve the strategic objectives in the Council Plan.

**Gender Equality Act 2020**

There are no direct *Gender Equality Act 2020* implications associated with this reporting and any strategies, policies or programs will have individual and tailored Gender Impact Assessments undertaken as they develop.

**Risk Management**

Reporting on the Annual Plan is presented to Council quarterly so Council can regularly monitor the performance of the organisation against the Council Plan.

**Climate Change, Environmental and Sustainability Considerations**

No direct implications as part of the Annual Plan reporting, environment is a pillar within the Council Plan 2025-2029 and has standalone objectives and strategies.

**Community Engagement, Communication and Consultation**

The Annual Plan quarterly progress reports are publicly available for viewing on Council's website.

**Youth Charter**

There are no direct implications as part of the reporting itself and youth objectives and strategies are identified within the Council Plan 2025-2029 and Annual Plan actions. Youth were consulted during the development of the Council Plan and below outlines the guiding principles during that consultation:

**Guiding Principle 1 – Collaboration**

• Innovation and creativity - Youth input inspires fresh ideas and approaches.

**Guiding Principle 2 – Listen**

• Understand needs - Ensures programs and services align with youth priorities.
• Respond- Confirm our understanding and engage. Youth perspectives bring creativity and new ideas.

**Guiding Principle 3 – Empower**
• Support future leaders – Prepares the next generation to shape the region.

**Guiding Principle 4 – Advocate**
• Promote fairness – Supports equal opportunities and access.

**Guiding Principle 5 – Respect**
• Strengthen relationships – Respect fosters participation in programs and decision making.

**Disclosure of Interests**

All Council Officers involved in the development and advice provided in this Report affirm that no general or material interests need to be declared in relation to any matters in this Report.

Karly Herring, Governance Coordinator

**RECOMMENDATION**

That Council receive the Annual Plan report for 1 January – 31 March 2026.

**COUNCIL RESOLUTION**

**MOVED: Cr Henry**
**SECONDED: Cr Manning**

**That Council receive the Annual Plan report for 1 January – 31 March 2026.**

**CARRIED**

## 12.7 s11A Instrument of Appointment and Authorisation - Planning and Environment Act 1987

**Directorate:** People and Performance
**Report Approver:** Darren Barber (Director People and Performance)
**Report Author:** Tania Quinn (Acting Governance Coordinator)
**Attachment(s):** 1. Draft S 11 A Instrument of Appointment Planning and Environment Act 1987 - 9 June 2026 [**12.7.1** - 2 pages]

**Executive Summary**

Council appoints many powers to its staff through instruments of delegation and authorisation.

The s11A Instrument of Appointment and Authorisation appoints Council staff to be authorised under the *Planning and Environment Act 1987* (the Act) and allows them to fully discharge their duties and responsibilities under that Act.

The s11A Instrument of Appointment and Authorisation was last adopted by Council on 12 May 2026.

The Instrument has been updated to reflect a recent staff change and is attached for Council consideration.

**Discussion**

The Act, and a variety of other legislation, makes express provision for the appointment of authorised officers to act on behalf of Councils and these powers are essential to enable day to day decisions to be made and for the effective operation of the organisation.

The Instruments of Appointment and Authorisation are prepared for Council by Maddocks Lawyers.

S11A Instrument of Appointment and Authorisation

The s11A Instrument of Appointment and Authorisation:

- Appoints the officers to be authorised officers for the purposes of the *Planning and Environment Act 1987* and the regulations made under that Act; and
- Authorises the officers to institute proceedings for offences against the *Planning and Environment Act 1987* and the regulations made under that Act.

The Authorisation requires updating due to staff changes in the Planning Team including the commencement of a new staff member.

These appointments and authorisations must be made by Council and are not delegated by the CEO.

**Financial and Resource Implications**

Council subscribes to the Delegations and Authorisations service provided by Maddocks Lawyers, the cost of which is provided for in Council's budget.

There are no other financial implications in reviewing the Instruments of Delegation.

**Council Plan, Community Vision, Strategies and Policies**

***Leadership and Governance - We will demonstrate strong leadership and sound financial management through transparent decision-making, clear communication and meaningful engagement that builds community trust. through transparent decision-making, clear communication and meaningful engagement that builds community trust.***
5.1 Improve effective governance and public accountability

**Legislation**

Section 147(4) of the *Planning and Environment Act 1987* appoints officers to be authorised officers for the purposes of the Act and regulations made under the Act.

Section 313 of the *Local Government Act 2020* authorises the officers either generally or in a particular case to institute proceedings for offences against the Act and regulations described in the s11A Instrument of Appointment and Authorisation.

**Gender Equality Act 2020**

The adoption of this Instrument does not have any direct gender implications.

**Risk Management**

The use of the Maddocks service alleviates the potential risk of staff not being appropriately authorised in the exercise of various powers and functions. Updates are provided by Maddocks regularly and capture any legislative changes. The service is available to all Victorian Councils which enables consistency.

**Climate Change, Environmental and Sustainability Considerations**

Many of the activities undertaken by staff on behalf of Council have social, economic, or environmental effects, including many of the powers included in the instruments of authorisation and delegation. The Instruments ensure that the decisions are made by the most appropriate person or persons within the organisation.

**Community Engagement, Communication and Consultation**

There is no requirement for community consultation in relation to the review of the Instrument.

Affected staff have been consulted in the preparation of this Instrument and will be provided with confirmation of the amendments to the Instrument once considered by Council.

**Youth Charter**

There are no direct Youth Charter implications as a result of the update of this instrument.

**Disclosure of Interests**

All Council Officers involved in the development and advice provided in this Report affirm that no general or material interests need to be declared in relation to any matters in this Report.

Tania Quinn, Acting Governance Coordinator

**RECOMMENDATION**

In the exercise of the powers conferred by the legislation referred to in the attached instrument, Council resolves that:

1. Council adopt the attached s11A Instrument of Appointment and Authorisation for the members of Council staff set out in the instrument; and

2. The s11A Instrument of Appointment and Authorisation comes into force immediately once the common seal of Council is affixed to the instrument and remains in force until Council determines to vary or revoke it and, upon coming into force, all previous s11A instruments are revoked.

**COUNCIL RESOLUTION**

**MOVED: Cr Manning**
**SECONDED: Cr Rainsford**

**In the exercise of the powers conferred by the legislation referred to in the attached instrument, Council resolves that:**

3. **Council adopt the attached s11A Instrument of Appointment and Authorisation for the members of Council staff set out in the instrument; and**

4. **The s11A Instrument of Appointment and Authorisation comes into force immediately once the common seal of Council is affixed to the instrument and remains in force until Council determines to vary or revoke it and, upon coming into force, all previous s11A instruments are revoked.**

**CARRIED**

## 12.8 Audit and Risk Committee Minutes - 20 May 2026

**Directorate:** People and Performance
**Report Approver:** Darren Barber, Director People and Performance
**Report Author:** Nadine Rhook, Executive Assistant Director People and Performance
**Attachment(s):** 1. 20-05-2026 - ARC Minutes - Final [**12.8.1** - 20 pages]

**Executive Summary**

The Minutes from the 20 May 2026 meeting as endorsed by the Audit and Risk Committee (ARC) are presented to Council for adoption.

**Discussion**

Under Section 53 of the *Local Government Act 2020* the Council must establish an Audit and Risk Committee, as an Advisory Committee of the Council. This Committee fulfils both a statutory and consultative function. It provides feedback, advice and direction to Council on both Risk and Financial matters in accordance with the committee charter.

Items discussed listed below:

| ITEM | ITEM |
|---|---|
| **1** | **Membership & Expiry Dates** |
| **2** | **Committee & Auditors in Camera** |
| **3** | **Welcome** |
| **4** | **Apologies** |
| **5** | **Committee Secretariat** |
| **5.1** | - Confirmation of Minutes – 11 February 2026 |
| **5.2** | - Conflicts of Interest Disclosure & Register of Committee Members Interests |
| **5.3** | - CEO Report |
| **5.4** | - Governance & Risk Management Disclosures |
| **5.5** | - Project Management Framework Update |
| **5.6** | - Summary Table of Outstanding Matters |
| **5.7** | - Audit and Risk Committee Self Assessment |
| **5.8** | - Audit and Risk Committee Chair Report Biannual Report December 2025 |
| **5.9** | - Audit and Risk Committee Charter |
| **6** | **Annual Financial Reporting** |
| **6.1** | - Finance Report to March 2026 |
| **6.2** | - Quarterly Councillor's Expenditure Report (For Information) |
| **6.3** | - Draft Budget 2026-2027 |
| **7** | **Internal Audit** |

| | | |
|---|---|---|
| **7.1** | - | Progress Report of Internal Audit Actions (CAMMS Interplan) |
| **7.2** | - | Internal Audit Status Report |
| **7.3** | - | Internal Audit – Contract Management – Action Plan |
| **7.4** | - | Internal Audit – Records Management – Final Report |
| **7.5** | - | Internal Audit – Draft Scope IT General Controls |
| **7.6** | - | Report and Correspondence of Note: VAGO, Ombudsman and IBAC Reports |
| **8** | **Compliance Management** | |
| **8.1** | - | Compliance Framework Review & Quarterly Compliance Reporting |
| **8.2** | - | Child Safety Standards Update |
| **9** | **Risk Management** | |
| **9.1** | - | OHS Quarterly Report - Summary |
| **9.2** | - | Risk Management Quarterly Report |
| **9.3** | - | Cyber Security Update |
| **10** | **External Audit** | |
| **10.1** | - | Interim Management Letter |
| **11** | **Matters Arising from the Previous Minutes** | |
| | - | Nil |
| **12** | **Other Items** | |
| **13** | **Next Meeting** | |
| | | |

**Financial and Resource Implications**

Preparation of reports, agenda and minutes of the Audit and Risk Meeting utilises Council resources. Council Officers and Chief Executive Officer attend the Audit and Risk Committee meeting to present reports and provide information to the committee.

Independent members of the Audit and Risk Committee are paid a sitting fee as members of the Committee and internal auditors are engaged to conduct audits in accordance with the endorsed audit schedule throughout the year.

**Council Plan, Community Vision, Strategies and Policies**

***Leadership and Governance - We will demonstrate strong leadership and sound financial management through transparent decision-making, clear communication and meaningful engagement that builds community trust.***

5.1 Improve effective governance and public accountability

5.2 Communicate clearly about Council decisions, projects and services to increase awareness, confidence and trust in the community.

**Legislation**

The Audit and Risk Committee is established in accordance with the *Local Government Act 2020* (Section 53*)*.

**Gender Equality Act 2020**

There are no *Gender Equality Act 2020* implications through the noting of the Audit and Risk Committee minutes.

**Risk Management**

The Audit and Risk Committee has clear function in review of Councils Risks as per the Committee Charter.

**Climate Change, Environmental and Sustainability Considerations**

Whilst there is no direct implication in this category associated with the report, it should be noted that Council and the committee are committed to producing documentation and data through systems that have the least impact in the environment. Agendas, reports and minutes are produced electronically and distributed via email. Presenters are encouraged to attend meetings virtually to reduce the need for travel.

**Community Engagement, Communication and Consultation**

Changes in membership will be communicated to the relevant stakeholders when a change in membership has occurred.

**Disclosure of Interests**

All Council Officers involved in the development and advice provided in this Report affirm that no general or material interests need to be declared in relation to any matters in this Report.

Darren Barber, Director People and Performance
Nadine Rhook, Executive Assistant Director People and Performance

**RECOMMENDATION**

That Council note the Minutes for the Audit and Risk Committee Meeting held on 20 May 2026.

**COUNCIL RESOLUTION**

**MOVED:** **Cr Ramsay-Grounds**
**SECONDED:** **Cr Campbell**

**That Council note the Minutes for the Audit and Risk Committee Meeting held on 20 May 2026.**

**CARRIED**

## 12.9 Audit and Risk Committee Charter

| | |
|---|---|
| **Directorate:** | People and Performance |
| **Report Approver:** | Darren Barber, Director People and Performance |
| **Report Author:** | Nadine Rhook (Executive Assistant to Director People and Performance) |
| **Attachment(s):** | 1. Audit Risk Committee Charter - Final [**12.9.1** - 8 pages] |

**Executive Summary**

*The Local Government Act 2020* (the Act) requires Council to prepare and adopt an Audit and Risk Committee Charter that clearly sets out the functions and responsibilities of the Audit and Risk Committee. The Charter supports Council's governance framework by outlining the Committee's role in providing independent oversight and advice in relation to financial and performance reporting, risk management, internal control, governance and legislative compliance. This report presents the updated Charter for Council's consideration and approval.

The current Audit and Risk Committee Charter was last adopted by Council on 11 September 2024 and is subject to review at least once every two years. As part of this review, the Charter has been updated to ensure continued alignment with the requirements of the Act and to incorporate minor formatting changes following feedback from the Committee. Approval of the revised Charter will support Council in meeting its legislative obligations and maintaining an effective governance and accountability framework.

**Discussion**

The requirement to prepare a charter are established under Division 8, Section 54 of the Act and specifies that the Audit and Risk Committee Charter must specify functions and responsibilities of the Audit and Risk Committee.

An Audit and Risk Committee must undertake an annual assessment of its performance against the Audit and Risk Committee Charter.

The Committee provided feedback on the Charter that included minor formatting and this has been updated.

**Financial and Resource Implications**

There is a budget provided for the Audit and Risk Committee and relating items.

**Council Plan, Community Vision, Strategies and Policies**

***Leadership and Governance - We will demonstrate strong leadership and sound financial management through transparent decision-making, clear communication and meaningful engagement that builds community trust.***
5.1 Improve effective governance and public accountability

5.2 Communicate clearly about Council decisions, projects and services to increase awareness, confidence and trust in the community.
5.6 Improve service delivery and efficiency through sustainable leadership

**Legislation**

The *Local Government Act 2020*, section 54(1) requires Council to prepare and approve an Audit and Risk Committee Charter and specify the functions and responsibilities as stated in section 54(2).

**Gender Equality Act 2020**

There are no Gender Equality Act implications as part of this Charter.

**Risk Management**

While the review of the Audit and Risk Committee Charter does not introduce new operational risks, there is a governance and compliance risk to Council if the Charter is not maintained in line with legislative requirements. An up-to-date Charter supports the effective operation of the Audit and Risk Committee by clearly defining its role, responsibilities and reporting arrangements. Review and approval of the revised Charter assists Council to meet its obligations under the *Local Government Act 2020* and supports sound governance, accountability and oversight.

**Climate Change, Environmental and Sustainability Considerations**

There are no implications for Climate Change, Environmental and Sustainability considerations with the review of this survey.

**Community Engagement, Communication and Consultation**

As the Audit and Risk Committee Charter is an internal governance document that outlines the role, functions and responsibilities of the Committee, community engagement has not been required as part of this review. Consultation has occurred with the Audit and Risk Committee to ensure the Charter remains current, fit for purpose and aligned with legislative and governance requirements. Any updates arising from this review are administrative in nature and support Council's internal governance framework.

**Youth Charter**

There are no direct implications to the Youth Charter in preparing the Audit and Risk Committee Charter.

**Disclosure of Interests**

All Council Officers involved in the development and advice provided in this Report affirm that no general or material interests need to be declared in relation to any matters in this Report.

Darren Barber, Director People and Performance

**RECOMMENDATION**

That Council adopt the final Audit and Risk Committee Charter.

**COUNCIL RESOLUTION**

**MOVED:** **Cr Ramsay-Grounds**
**SECONDED:** **Cr Rainsford**

**That Council adopt the final Audit and Risk Committee Charter.**

**CARRIED**

## 12.10 Councillor Expenses Policy

**Directorate:** People and Performance
**Report Approver:** Darren Barber (Director People and Performance)
**Report Author:** Karly Herring, Governance Coordinator
**Attachment(s):**
1. Council Policy People and Performance Councillor Expenses Policy - For Rescission [**12.10.1** - 13 pages]
2. DRAFT - Council Policy People and Performance Councillor Expenses Policy 2026 [**12.10.2** - 13 pages]

**Executive Summary**

Section 41 of the *Local Government Act 2020* requires Council to adopt and maintain an expenses policy in relation to the reimbursement of out-of-pocket expenses for Councillors and members of delegated committees.

The policy must:

- Specify procedures to be followed in applying for reimbursement and in reimbursing expenses;
- Comply with any requirements prescribed by the regulations in relation to reimbursement of expenses;
- Provide for the reimbursement of childcare costs where provision of childcare is reasonably required for a Councillor or a member of a delegated committee to perform their role;
- Have particular regard to expenses incurred by a Councillor who is a carer in a care relationship within the meaning of section 4 of the *Carer's Recognition Act 2012.*

**Discussion**

The Councillor Expenses policy was last adopted by Council on 10 February 2026. As part of the Gender Equality Action Plan 2026-2029 consultation with Councillors, two amendments were recognised and have been applied to the policy, being:

1. The Local Government (Planning and Reporting) Regulations 2020 outline the reporting requirements in relation to Councillor Expenses. The regulations and current policy state the reporting categories required include:
   (a) Travel expenses
   (b) Car mileage expenses
   (c) Childcare expenses
   (d) Information and communication technology expenses
   (e) Conference and training and expenses

The Regulations have been updated to now only include the following categories, and this is now reflected in the Policy and the change will carry over to the reporting requirements which proceed quarterly to Audit and Risk Committee as well as publicly published in Council's Annual Report.

(a) Travel expenses
(b) Professional Development expenses; and

(c) Expenses to support the performance of the role.

For the avoidance of doubt, there is no change being made to what Councillors are eligible to claim in the performance of their role, it is merely a change to reporting categories and the claims will be sorted into three categories, as opposed to five categories.

2. The second amendment relates to wording included for clarification purposes only, being:

In accordance with section 35(6) of the Act, a Councillor is not to be taken to be absent from Council meetings during the period of 6 months after the Councillor or their spouse or domestic partner –

(a) becomes the natural parent of a child; or
(b) adopts a child under the age of 16 years –
(c) and the Councillors has responsibilities for the care of the child during that period

**Financial and Resource Implications**

This Policy supports the Act and ensures clarity and consistency around the expenses that Council will pay or reimburse for Councillors and members of Delegated Committees.

This Policy will also make it clear to the community what resources are provided to Councillors and members of Delegated Committees to ensure that they are adequately reimbursed and trained in their roles.

**Council Plan, Community Vision, Strategies and Policies**

***Leadership and Governance - We will demonstrate strong leadership and sound financial management through transparent decision-making, clear communication and meaningful engagement that builds community trust.***
5.1 Improve effective governance and public accountability
5.2 Communicate clearly about Council decisions, projects and services to increase awareness, confidence and trust in the community.
5.3 Ensure balanced and responsible financial decision making meets long-term financial sustainability

**Legislation**

Section 41 of the *Local Government Act 2020*
*Local Government Amendment (Governance and Integrity) Act 2024*
Local Government (Governance and Integrity) Regulations 2024
Local Government (Planning and Reporting) Regulations 2020

**Gender Equality Act 2020**

There are no direct Gender Equality implications as a result of the Councillor Expenses Policy, all Councillors are entitled to the same resources and subject to the same process.

Allowances are set by the Independent Remuneration Tribunal and applied depending on the category of Council and the elected role held by each individual.

**Risk Management**

The adoption of the Expenses Policy ensures that Council's distribution of resources and training to Councillor's and members of Delegated Committees is equal and fair. This will ensure each Councillor has the same access and that there are clear guidelines for the reimbursement of expenses.

**Climate Change, Environmental and Sustainability Considerations**

There are no direct Climate Change, Environmental or Sustainability considerations as a result of the Councillor Expenses Policy but it has been written with sustainability and environment focus, being the priority order of travel and the distribution of meeting papers being electronic as opposed to paper based.

**Community Engagement, Communication and Consultation**

There has been no community engagement, communication and consultation with regard to reviewing this policy but once adopted it will be publicly available on the Council website.

**Youth Charter**

There are no Youth Charter considerations related to the adoption of the Councillor Expenses Policy.

**Disclosure of Interests**

All Council Officers involved in the development and advice provided in this Report affirm that no general or material interests need to be declared in relation to any matters in this Report.

Karly Herring, Governance Coordinator
Tania Quinn, Acting Governance Coordinator

**RECOMMENDATION**

That Council:

1. Adopt the Councillor Expenses Policy; and
2. Rescind the previous Councillor Expenses Policy.

**COUNCIL RESOLUTION**

**MOVED:** **Cr Manning**
**SECONDED:** **Cr Henry**

**That Council:**

1. **Adopt the Councillor Expenses Policy; and**
2. **Rescind the previous Councillor Expenses Policy.**

**CARRIED**

## 12.11 Councillor Gift Policy

**Directorate:** People and Performance
**Report Approver:** Darren Barber (Director People and Performance)
**Report Author:** Karly Herring, Governance Coordinator
**Attachment(s):**
1. Council Policy People and Performance Councillor Gift Policy June 2025 For R [**12.11.1** - 6 pages]
2. Council Policy People and Performance Councillor Gift Policy 2026 [**12.11.2** - 7 pages]

**Executive Summary**

Section 138 of the *Local Government Act 2020* (the Act) requires Council to adopt a Councillor Gift Policy which must include procedures for the maintenance of a gift register and any matters prescribed by the regulations.

Council last adopted its Councillor Gift Policy on 11 June 2025. A corporate governance audit was undertaken by RSD, with recommendations tabled at the February 2026 Audit and Risk Committee meeting. One of these recommendations included making minor amendments to the Councillor Gift Policy and the amended policy is attached for consideration.

**Discussion**

The Councillor Gift Policy aims to ensure transparency and the principles of good governance and accountability are practiced by Councillors.

The Policy provides an overview of Councillor's legislative responsibilities with regard to gifts, including legislated thresholds, conflicts of interest, personal interests, campaign donations and standards of conduct.

The Policy outlines the overall process for declining or accepting gifts as well as the process of recording all gifts and all offers of gifts in a register.

The RSD audit recognised the following:

- The policy currently allows Councillors to accept gifts where the gift would generally be regarded as only having a token value and could not be perceived to influence actions. It fails to define a token value with no clear threshold (for example $50). This might cause inconsistencies in treatment. There should be a clear requirement for all non-token offers (accepted or declined) to be disclosed – this is now set at $50 or less in value.
- Reference is made within the policy regarding section 137 of the *Local Government Act 2020* that anonymous gifts are not to be accepted. However, there is no explicit mention of monetary gifts. Other council's policies reviewed had clear statements that no monetary gifts are to be accepted, regardless of value – the policy has now been updated to explicitly state this.
- Council policy refers to the requirement for declarable gifts, benefits and hospitality to be recorded on the gift register. However, wording as per the policy also states that

Councillor's will disclose all gifts or offers of gifts, regardless of value. It should be made clearer that this is the case, and all gifts (irrespective of the legislated disclosure threshold, or whether they were accepted or declined) are to be declared and disclosed via the Council Gift Register – this has been amended.

The RSD audit also recognised low levels of gift reporting from Councillors and highlights a need for a policy refresher training session with Councillors to ensure awareness of obligations, this will be conducted as part of presenting the updated policy to Councillors at briefing.

**Financial and Resource Implications**

This Policy applies to Councillors as staff obligations are addressed separately in the Staff Code of Conduct.

**Council Plan, Community Vision, Strategies and Policies**

***Leadership and Governance - We will demonstrate strong leadership and sound financial management through transparent decision-making, clear communication and meaningful engagement that builds community trust.***

5.1 Improve effective governance and public accountability

5.2 Communicate clearly about Council decisions, projects and services to increase awareness, confidence and trust in the community.

**Legislation**

Section 138 of the *Local Government Act 2020* requires Council to adopt a Councillor Gift Policy.

**Gender Equality Act 2020**

There are no direct gender equality implications for this Policy.

**Risk Management**

Regular review of Council policies ensure policies are fit for purpose.

The Councillor Gift Policy reduces risk by increasing transparency and accountability by implementing a gift register for inspection and oversight.

**Climate Change, Environmental and Sustainability Considerations**

There are no environmental or sustainability considerations in relation to this report.

**Community Engagement, Communication and Consultation**

This policy will be made publicly available on Council's website and a register is available for viewing.

**Youth Charter**

There are no direct youth implications for this Policy.

**Disclosure of Interests**

All Council Officers involved in the development and advice provided in this Report affirm that no general or material interests need to be declared in relation to any matters in this Report.

Karly Herring, Governance Coordinator
Tania Quinn, Acting Governance Coordinator

**RECOMMENDATION**

That Council:

1. Adopt the Councillor Gift Policy; and
2. Rescind the previous Councillor Gift Policy.

**COUNCIL RESOLUTION**

**MOVED: Cr Henry**
**SECONDED: Cr Ramsay-Grounds**

**That Council:**

1. **Adopt the Councillor Gift Policy; and**
2. **Rescind the previous Councillor Gift Policy.**

**CARRIED**

# 13 Notices of Motion

## 13.1 Notice of Motion - Rippon-Ballarat Road Intersection

**Councillor:** Cr Henry

**Attachment(s):** 1. Notice of Motion Rippon Ballarat Rd intersection [**13.1.1** - 1 page]

I hereby give notice of my intention to move the following motion at the Council Meeting to be held on 9 June 2026.

**MOTION**

That Southern Grampians Shire Council:

Develop a community communication plan to gain data and stories around the use and safety of the intersection of Ballarat Rd and Rippon Rd to be used to lobby Department of Transport for urgent development of the intersection.

**COUNCIL RESOLUTION**

**MOVED:** **Cr Henry**
**SECONDED:** **Cr Manning**

**That Southern Grampians Shire Council:**

**Develop a community communication plan to gain data and stories around the use and safety of the intersection of Ballarat Rd and Rippon Rd to be used to lobby Department of Transport for urgent development of the intersection.**

**CARRIED**

# 14 Urgent Business

There was no Urgent Business listed on the agenda.

# 15 Mayor, Councillors and Delegate Reports

Address from the Mayor and Councillors in relation to matters of civic leadership and community representation, including acknowledgement of community groups and individuals, information arising from internal Committees and delegates committees, advocacy on behalf of constituents and other topics of significance.

## 15.1 Cr Afton Barber

Cr Barber provided a verbal report which can be viewed in the livestream of the Meeting on Council's Facebook page or website.

## 15.2 Cr Adam Campbell

Cr Campbell provided a verbal report which can be viewed in the livestream of the Meeting on Council's Facebook page or website.

## 15.3 Cr Helen Henry

Cr Henry provided a verbal report which can be viewed in the livestream of the Meeting on Council's Facebook page or website.

## 15.4 Cr Dennis Heslin

Mayor Heslin provided a verbal report which can be viewed in the livestream of the Meeting on Council's Facebook page or website.

## 15.5 Cr Jayne Manning

Cr Manning provided a verbal report which can be viewed in the livestream of the Meeting on Council's Facebook page or website.

## 15.6 Cr Katrina Rainsford

17 May Farmer Q Mental Health Community Gathering Wayne Vearing organised at Cavendish Bunyip Hotel

26 May Community Engagement Dunkeld

19 May CBD Streetscape Community Feedback Workshop in Hamilton Cinema

28 May National Reconciliation Week Smoking Ceremony Brown St HPAC Forecourt

29 May MAV State Council Melbourne  Theme was "The Future is Local "
Southern Grampians Shire Council initiated a motion which was seconded by Corangamite receiving to support a Country Towns Water Supply and Sewerage Program. Rural communities have the capacity for delivering the State mandated housing targets under the Victorian Housing Statement and Plan for Victoria - Housing Targets. We need support from

MAV to advocate strongly to the Victorian and Australian Federal Governments for establishment of a modernised Country Towns Water Supply and Sewerage Program - a dedicated long term cofounded mechanism supporting housing in rural communities. Previous Government support programs in rural towns were successful and need to be reinstated. The vote was 98% in favour of this initiative.
MAV is seeking Councils to nominate their endorsed priority State owned roads for investment. The MAV is also seeking Councils to provide a Council endorsed priority list of 3 State owned roads needing investment. This has been reported to our Council for action.

2 June National Sorry Day Event at Winda-Mara Hammond St

2 June I enjoyed the Council site visit to the Country Universities Centre co located with South West TAFE on Ballarat road. Congratulations on achieving a substantial enrolment in their first few months, bringing continuing education more accessible to all ages of our community.

3 June ALGA Disability Inclusion Webinar online. The first time I have heard a presenter , Para Olympian Sarah Stewart, describe themselves, personal description including hair colour, background colouring and symbols as part of their inclusive presentation considering those participating with sight limitations.
There was a focus on planning the whole journey, in planning infrastructure then understanding options utilising apps , from leaving home to destinations and return to ensure disabled access.

4 June I again had the pleasure of being part of the combined choirs performing at the Hamilton Eisteddfod. Always enjoyable to be part of the team of voices. Congratulations to the volunteers and thank you to the many sponsors that make this major event so successful.

Finally I would like to acknowledge the passing of a valued contributor to Southern Grampians Council deliberations, Mr J T Stone. We will miss John's well considered community feedback, characterised by handwritten letters to Council and I enjoyed a long discussion in February this year.
Rest in Peace JT Stone.

## 15.7 Cr Tam Ramsay-Grounds

On Sunday the 17th May I enjoyed attending the Cavendish FarmerQ at the Bunyip Hotel along with Cr Rainsford. A strong and vibrant local crowd gathered together in support of community mental health. We are all at our best when we all look after each other. That night reminded me that social networking is one of the great powers of wellbeing here among our small towns.

I was honoured to take part in my first Citizenship ceremony at the Hamilton Art Gallery. It was a delight to meet people from South Africa, Europe, Iran, and the Philippines who have become Australian citizens and have decided to make our shire their homes, including two of our own staff! No doubt we will all benefit from the wealth of experience they bring to our Shire.

I read the State of the Regions 2025 report, (prepared by National Institute of Economic and Industry Research) that identifies the Southern Grampians and Hamilton as one of the region’s major centres in the Outer West, I learned about how our area is changing. It describes our region as agriculturally strong historically, but gradually diversifying, with

challenges around workforce attraction and industry transition, coupled with an increasing interest in nature-based tourism and cultural experiences.

The top five employment industries in our area (in order) are now Private Local Services (accommodation, tourism, hospitality, outdoor activities), Health, Agriculture, Manufacturing/Wholesaling and Centralised Office Services. Our economy now broadly depends on health, tourism, hospitality, retail, local services, and community infrastructure as well as agriculture.

The Report reminds us that every region is being called to adapt to global warming and the associated risks of bad fire and drought as well as the effects of technology in employment. It highlights Gariwerd and the Little Desert to our north as important for nature-based tourism, wildlife observation, cultural experiences, biodiversity, and ecosystem services, noting that recent fires have affected accommodation, hospitality, retail, and local expenditure in places including Hamilton and surrounding areas.

Our population has been static for decades. Diversifying into positive nature-based economies, arts and culture and eco-tourism may help us to retain our young people. It may also encourage others to move to our warm, inviting, and creative region helping us to grow in all forms of economy: social, environmental, and financial.

# 16 Confidential Reports

There were no Confidential Matters listed on the agenda.

# 17 Close of Meeting

This concludes the business of the meeting.

The Council Meeting 9 June 2026 closed at 7:38 pm.

To be confirmed by Resolution at the next Council Meeting.

Hamilton Kangaroos
Hamilton Kangaroos Football Netball Club inc.
ABN: 54 385 616 050 Reg No: A0012320A

134 Brown Street
PO Box 131,
Hamilton VIC 3300

8th July 2026

On behalf of the Hamilton Kangaroos Football Netball Club, we are here to request that Southern Grampians Shire Council remove the turf cricket wicket at Melville Oval. This change would allow the oval to be utilised more effectively year-round; it would reduce costs incurred by Southern Grampians Shire and at the same time increase revenue. Finally, this action would be of economic benefit for the broader community.

I am David Hintum, President of the Hamilton Kangaroos, I have with me our Vice President, Jason Bourke and Secretary & Administrator Brad White.

Today we will detail to you how removing the turf cricket pitch from Melville oval will have a profound effect on the quality of the oval and the local community.

The background to this request is that the nature of the turf wicket, which is a heavy clay soil in the centre of the oval, necessary in summer to roll into a turf cricket wicket, becomes extremely wet during winter and bogs up to an unplayable condition. The photographs below are in June this year after our Round 10 home game on the ground following a wet week. As you can see the rest of the ground is in very good condition considering the rain we had. The drainage work completed at the oval means it can cope with wet weather. The condition of the centre square is not a result of abnormally wet conditions; it is because of the cricket wicket soil.





**Photographs 1 & 2: Melville Oval 21st June 2026 after 2 weekends of football on the oval.**

On June 20th this year we were scheduled for a full round of matches to be played on Melville Oval. We tried to move the U14 and U16 games up to Pedrina Park to try and preserve Melville Oval somewhat. Pedrina Park 2 is the only other Oval large enough for U16 football, but this was unavailable for football on that day due to the Turf Centre Wicket having some work done on it to prepare it for Cricket season.

Did you know that the Hamilton District Cricket Association has 9 grounds within its competition that have turf wickets on them? Not 1 of those grounds gets football played on them. They are dedicated cricket ovals. We thought Pedrina Park 2 was an exception, but not to be, cricket took precedent again.

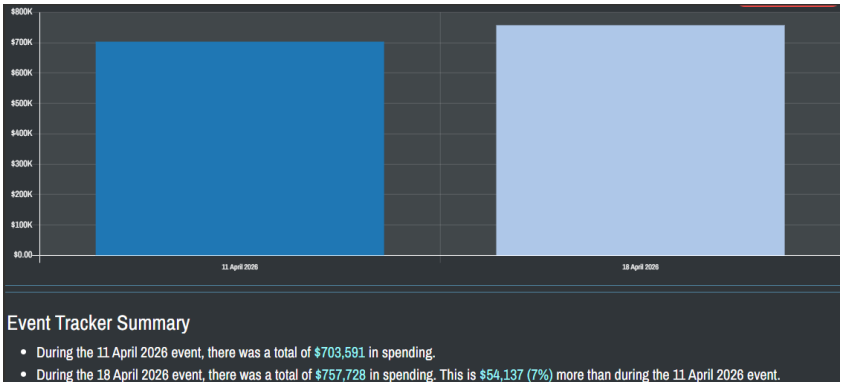
We are asking for one oval in the Shire to not contain a cricket wicket. To severely restrict the quality of a facility for 9 games of lower grade cricket is a complete waste. The Oval was used for cricket mainly between end January and 1st week of March in 2026. It was also earmarked for lower grade finals; however, these games were moved to other venues due to the poor quality of the wicket. So not only is the quality of the centre square an issue for football, it is for cricket also.

The Hamilton Kangaroos have 9 football teams (plus Auskick) and upwards of 300 registered footballers, without one dedicated football facility available to it year-round. Having severely restricted access to the oval during our pre-season hampers our ability to prepare for the upcoming season. There are no full-size football ovals fully available for our use during pre-season. We have been able to share the use of Melville Oval with cricket; however, we never get the use of the entire ground. Trying to prepare a senior football team for a season in the Hampden League without being able to use the centre of an oval, is a severe disadvantage for our club.

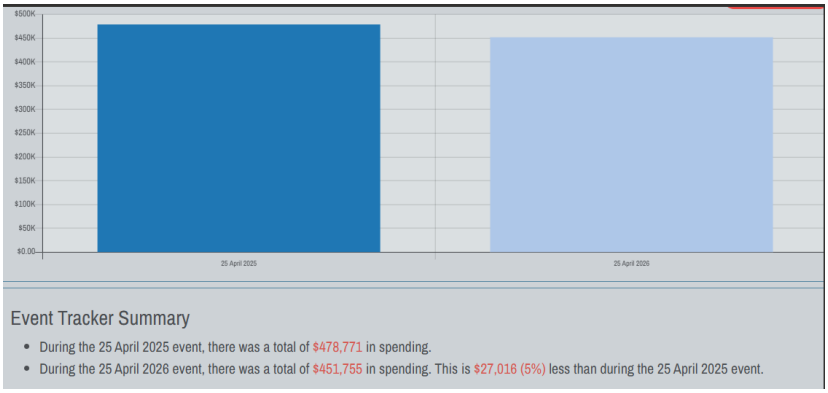
This is not just about the Hamilton Kangaroos Football Netball Club though. Removing the turf wicket will benefit the whole community. It will:

1. Increase the use of Melville Oval, hence increasing user revenue for the Shire.
    a. The Hamilton Kangaroos would enter a 12 month user agreement with the Shire and use the oval at least 3 times per week for the entire 12 months.
    b. More flexible summer access to the oval will support additional football and netball activity in February and March, including practice matches and carnival-style weekends. There is strong demand, with many clubs within reasonable travelling distance, and the potential to bring hundreds of players, officials and supporters into Hamilton across multiple weekends, creating meaningful economic benefit for local traders and services.
    c. We attach a letter of support from AFL Western District which highlights the ability for a dedicated football facility such as Melville Oval to become the premier regional facility capable of hosting elite AFL and AFLW Community Camps, talent programs, coaching education sessions, junior participation activities and school engagement programs.

2. Reduce maintenance costs for Southern Grampians Shire, not having to pay a contractor each spring to laser level and do other remedial work to the centre square to prepare it for cricket. The Shire staff also currently sow ryegrass in autumn to keep the oval green during winter, and then spray it out again in spring, so the couch is the dominant species in summer for cricket. Reduced mowing costs over summer will be a third cost benefit as the oval would be maintained differently for football compared to cricket.
3. Increase revenue for the entire community. Southern Grampians spend map data shows an increase in spending in the Hamilton township of between 5-7% on weekends when significant events are held at Melville Oval.




**Graph 1: 18th April 2026 saw a large crowd at Melville Oval against Camperdown. Spending in the Shire increased by 7% or $54,137**




**Graph 2: Melville Oval hosted ANZAC Day in 2025 (and not 2026). This saw an increase in spending of $27,016 or 5% in the Hamilton businesses that day.**

Accordingly, we respectfully request that Council:

- Remove the turf cricket wicket at Melville Oval (and reinstate the surface to a consistent profile suitable for football and broader community use); and
- Work with key stakeholders to confirm an access and maintenance approach that supports safe, high-quality, year-round use of the facility.

We would welcome the opportunity to meet with Council staff to discuss the proposal in more detail, including timing, costs, stakeholder engagement and how increased utilisation could be coordinated to maximise community benefit.

Regards

Hamilton Kangaroos Football Netball Club.

AFL Western District
PO Box 523
Warrnambool 3280
Jason.muldoon@afl.com.au

Wednesday, 13 May 2026

To Whom It May Concern,

Re: Advocacy for AFL Community Camps at Melville Oval

AFL Western District writes in strong support of the removal of the existing cricket pitch at Melville Oval to enhance the venue's capacity to host AFL Community Camps and broader football development initiatives across the region.

Melville Oval has the potential to become a premier regional football facility capable of hosting elite AFL and AFLW Community Camps, talent programs, coaching education sessions, junior participation activities, and school engagement programs. These opportunities provide significant benefits not only for participants and local clubs, but also for the wider community through tourism, economic activity, and increased regional exposure.

The current cricket pitch infrastructure presents limitations to the oval's usability and surface quality for football specific programming. The removal of the pitch would allow for improved ground conditions, safer playing surfaces, and greater flexibility in scheduling football activities throughout the year. This would position Melville Oval as a more suitable venue for high-profile AFL and AFLW engagement opportunities.

AFL Community Camps are highly valued within regional communities, creating direct connections between elite players, coaches, schools, volunteers, and local sporting clubs. These programs inspire participation, strengthen community pride, and deliver long-term benefits for grassroots sport development.

Importantly, the Western District region continues to demonstrate strong growth in football and netball participation, particularly within female football pathways. Investment in football ready infrastructure is critical to ensuring our facilities can meet future demand and attract major AFL related initiatives.

AFL Western District
PO Box 523
Warrnambool 3280
Jason.muldoon@afl.com.au

AFL Western District believes that upgrading Melville Oval to better accommodate football programming aligns with broader community sport objectives and will create substantial opportunities for the region moving forward.

We appreciate the consideration of this matter and would welcome the opportunity to further discuss the potential benefits that AFL Community Camps could bring to the local community.

Yours sincerely,



Jason Muldoon

AFL Region Manager – Western District & Goldfields

## Address to Council re Lakes Edge Outline Development Plan (ODP) by Current Residents of Lakes Edge – 14th July 2026.

Your Worship, Mayor Heslin and Councillors

We are speaking today on behalf of the signatories from the Lakes Edge area who submitted feedback on the Lakes Edge Outline Development Plan on 18th May 2026.

**The residents of the Lakes Edge area are not opposing development. We are opposing bad development.**

Our concerns fall into 3 broad areas:

**1. Traffic, Access & Safety**

- Existing residential streets (Handbury Blvd, Dempster Dr, Lord St, Rippon Rd) are too narrow to safely carry major development traffic; some sections are only 4.5–6.5 metres wide.
- Children currently use these quiet streets for riding and play; converting them into access roads or bus routes would significantly increase accident risk and reduce child safety.
- The ODP inaccurately describes road widths and provides no detail on widening, construction access, or emergency vehicle access.
- Residents strongly oppose Lord St, Handbury Blvd and Dempster Dr becoming access routes  if this project is to go ahead, Hyland Street is preferred as the primary entry point. Alternatively, a new access point from Mill Road with a bridge across the Grangeburn would eliminate many of our concerns about using current residential roads as access routes.
- If this project were to go ahead, Lord Street and Handbury Boulevard could become direct routes into the estate, creating heavy truck traffic, noise, dust and pollution in streets not designed for it.

**2. Drainage, Flooding & Environmental Risk**

- The development site ((S2(PART) on PS623157R, Vol. 11374 Fol. 479) slopes toward existing homes - water already flows toward 2–21 Handbury Blvd and 272–282 Rippon Rd. Council have created some temporary drains to ameliorate the problem in the short term, but we have no idea how the developer plans to deal with this in the future.
- Some properties have experienced serious flooding, including sheds and backyards.  Other properties already rely on concrete barriers that may be overtopped if fill levels rise.
- The ODP provides no detail on fill depth, despite the risk of breaching existing concrete barriers and compromising fencing integrity.
- Council has acknowledged the drainage network is already at capacity, yet the ODP lacks a clear, engineered solution.

- The proposal includes smaller lot sizes than previous masterplans. Smaller lot sizes mean less garden area and more hard surfaces, increasing runoff. A minimum block size of 600m$^2$ would increase the proportion of the area that would be lawn and garden, thus increasing infiltration of rain rather than creating runoff. Residents describe claims about water tanks reducing runoff as “farcical” given tank size as illustrated in the ODP.
- Environmental concerns include loss of vegetation, biodiversity, and degradation of the natural lakeside character.

**3. Density, Amenity & Neighbourhood Character**

- The proposed 300–320 dwellings represent overdevelopment, inconsistent with the low-density lakeside environment and at odds with the very reason residents have settled here already.
- Lack of clarity on housing types (single storey, double storey, apartments) raises concerns about privacy loss, overshadowing, and visual impact.
- Residents are advocating for a minimum 600m² blocks - this will reduce runoff, avoid devaluing existing homes and maintain the existing character of the Lakes Edge area.
- Placement of medium-density or social housing directly against existing boundaries, without adequate buffers, risks amenity loss and neighbourhood cohesion. Social housing areas close by already require regular attendance by police.
- Only **5%** open space is proposed. This is inadequate for a development of this scale.
- Repeated errors in the ODP (e.g., “Highland Street”/ ”Hyland St”) undermine confidence in the planning process and attention to detail.

**4. Summary: Why This ODP Cannot Proceed**

- Residents consistently express concerns that the ODP is unsafe, incomplete, and incompatible with the existing neighbourhood.
- The plan contains major omissions: no detailed traffic modelling, inadequate engineered drainage solutions, insufficient staging timelines, no infrastructure commitments, and no clear housing typologies.
- The ODP repeatedly mis-states basic facts (road widths, street names), demonstrating poor quality control and raising doubts about the reliability of all assessments.
- This is the fourth failed masterplan since 2000, signalling long-standing community opposition and unresolved structural issues. Small size blocks failed to sell in the past and had to be increased to achieve sales.

- The proposal would impose significant, long-term harm: unsafe roads, increased flooding risk, loss of amenity, social integration challenges, and irreversible changes to neighbourhood character.
- We ask our elected Councillors to take the concerns expressed in our original submission and in this address seriously.
- The community's position is clear: **Council must refuse or defer the ODP, require substantial redesign, and order independent assessments before any approval is considered.**

Again, we stress that the current residents of the Lakes Edge area are not opposing development. We are opposing **bad** development.

Lakes Edge Development - Outline Development Plan
Address to Council on 9 June 2026
By Peter Gulliver

Your Worship, the Mayor, Councillors

1 I am speaking on behalf of the 48 persons living in and around Lord St who lodged Feedback on the Outline Development Plan'

2 That Feedback formally registered the great concern of the signatories to the current proposed development plan for Lakes Edge, as described in the Outline Development Plan dated April 2026. We understand Councillors have been provided with a copy of that Feedback

3 Further, our correspondence to the Director of Wellbeing, Planning and Regulation advised that the petitioners rejected the current proposed development plan for Lakes Edge, in its present form.

4 I will reiterate our concerns, which in essence relate to the proposed access to the development site and the unplanned consequential access which will occur but has not been recognised.

5 The primary access to the entire development will be via Lord Street. While the Plan states that the development "will connect to nearby roads" the actual design of the development shows that the most direct route in the entire subdivision is via Rippon Road and Lord Street.

6 It is presumptuous to contend that traffic wanting to access the Lakes Edge Development will take the longer or unsuitable and more circuitous routes offered by other streets to enter the development.

Lord Street itself is a normal residential street, designed for residential traffic. It is already the primary access road for residents wanting to travel to the eastern and southern parts of the existing housing estate.

***The traffic using the Rippon Road and Lord Street route will be greatly increased by the Lakes Edge Development, and will significantly and adversely impact upon the peace, amenity and welfare of the existing housing in the entire area bounded by Rippon Road, Lord Street and beyond.The expected increase in traffic is clearly stated within the Outline Development Plan document. This traffic increase will occur over the several years of the development***

7 This is particularly so for the heavy trucks and equipment that will be involved in the development from the outset. Such traffic will greatly generate noise, dust and air pollution. It will create further hazards driving into a residential street [ i.e. Lord Street], a street not designed or built to take heavy traffic.

8 **In our view that the provision of traffic access in this planning is totally unacceptable.**

9 **It is our firm view that the development needs to be redesigned to create a direct access into the proposed estate from Ballarat Road at the eastern end of the proposed development, from the outset**

10 **It is our further view that access to and from the proposed development from both Rippon Road and Lord Street needs to be blocked in some manner from the outset.**

11 We implore Councillors, as the elected local government representatives, to take high regard of the concerns expressed in our petition and this address and we ask that they take definitive action to address the issues.

Thank you - I wish to table my address to Council to form part of the meeting record

TAYLORS



# OUTLINE DEVELOPMENT PLAN

## S173 AGREEMENT - RESPONSE DOCUMENT

### LAKES EDGE: 22 HANDBURY BOULEVARD, HAMILTON

Piece Property

PIECE PROPERTY

JULY 2026

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# 1. EXECUTIVE SUMMARY

This Outline Development Plan has been prepared on behalf of Piece Property. It is prepared to satisfy the requirements of a Section 173 Agreement between Southern Grampians Shire Council and Piece Property dated 27 March 2025.

The Agreement sets out a range of requirements including Section 3.3 which requires the Owner to submit an Outline Development Plan (ODP) to Council for Council's approval. This document is submitted for Council's approval under that clause.

Pursuant to the Agreement, this ODP is submitted along with the following reports:

- A Traffic Impact Assessment (Clause 3.3.2)
- An Integrated Drainage and Stormwater Management Plan (Clause 3.3.2)
- A Services Assessment (Clause 3.3.2)
- An EnviroDevelopment Assessment (Clause 3.3.2)
- Design Guidelines (Clause 3.5)

This ODP also includes the following:

- A Social Impact Assessment (Clause 3.3.2)
- A Land Use Budget (Clause 3.3.2)
- A Staging Plan (Clause 3.3.2)
- The Outcome of the Community Consultation (Clause 3.3.2)
- A Precinct Infrastructure Plan (Clause 3.4)

This ODP provides for:

- A range of lot sizes and dwelling types
- Smaller lots and housing types designed to be affordable and meet the needs of smaller households and key workers in the town and surrounding area which is consistent with the State Government's Legislative Assembly Environment and Planning Committee Inquiry on the Supply of homes in Regional Victoria; dated November 2025
- Larger lots capable of containing larger dwellings as well as community care accommodation
- A single piece of public open space (POS) covering 5% of the site (Clause 3.9 and the Planning Scheme)
- The potential for road connections to be provided for land to the east should it become capable of development in the future
- The provision of a signalised intersection at Rippon Road and the Highway
- A Child Care Centre as part of Stage 1, along with a Local Convenience Centre.
- A café and sales office fronting the playground and the Lake
- A bus capable road along Hyland Street and Handbury Boulevard



# 2. PROJECT VISION

## 2.1 LAKES EDGE DESIGN ETHOS

Lakes Edge will build on the Southern Grampians vision to be a well connected, dynamic regional centre supporting a **vibrant**, **healthy** and **inclusive** community. This development plays a particularly important role in achieving this vision, with Hamilton forming the major regional centre in the Shire.

Lakes Edge will build on the rural character of the area through embracing timeless materials and classic forms. The experience will continue the story of this region, through drawing inspiration from the surrounding environment and the people that make this community. With environmentally sensitive design of the utmost importance, designing with nature and natural processes will be ingrained through every step of the design journey.

## 2.2 OBJECTIVES

- Enhance the town's village character, through building scale, materials and form
- Facilitate a range of housing types and lifestyle options
- Protect water quality, particularly noting close proximity of Lake Hamilton
- Support and bolster biodiversity of the existing Plains Grassland community
- Plan for walking and cycling infrastructure
- Positively contribute to Hamilton's objective of a **liveable**, **beautiful**, **well planned** and **sustainable city**



Design language that builds on the Hamilton charm


Possible childcare facilities


Landscape outcomes responsive to site


Open space that supports community events


Leafy boulevards


A community that is liveable, beautiful, well planned and sustainable

# 3. LOCALITY PLAN

## 3.1 CONTEXTUAL ANALYSIS, OPPORTUNITIES & CONSTRAINTS

**1. Lakes Edge Adventure Playground**
- Amenities, shelter, BBQ, fenced adventure play area, furniture, sculptural elements, established trees.

**2. Lake Hamilton Playground**
- Amenities, shelter, play tower, furniture, established trees, skate park.

**3. Lake Hamilton Dog Park**
- Off leash dog area

**4. Rankin Court Reserve**
- Play equipment, furniture, established trees, basketball court, cricket nets.

**5. Kokoda Avenue Playground**
- Timber play equipment, furniture, garden areas.

**6. Lake Hamilton**
- Boat ramp, public toilets, shower

**7. Ballarat Road Milk Bar**

Project site
Public parkland
Entry avenue
Key road connection
Lake Hamilton perimeter path
Outer gateway
Inner gateway


















# 4. TITLE & SITE PLAN

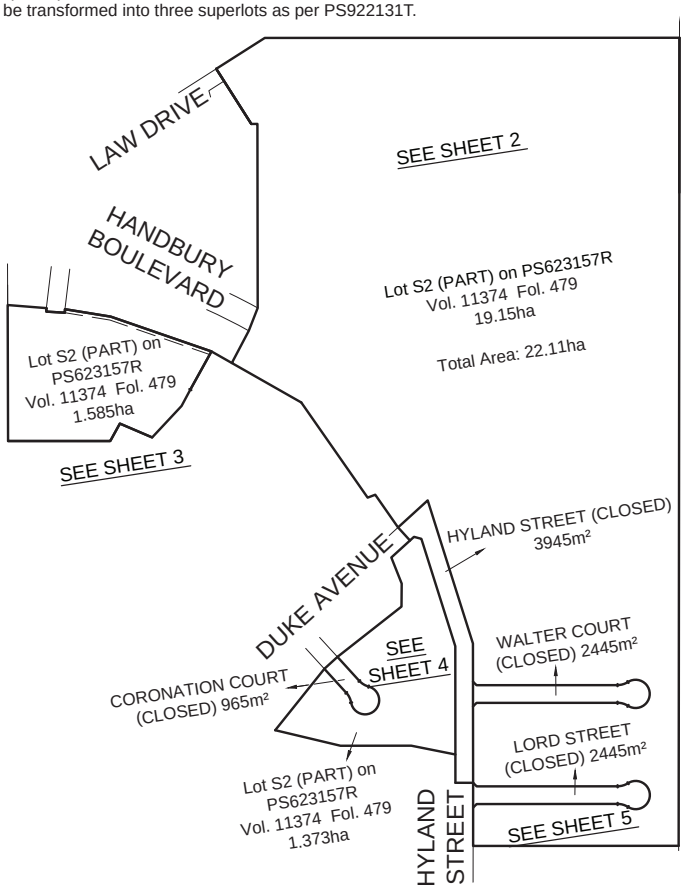
It is proposed to re-subdivide the land into three lots from the current titles to the proposed titles. This will allow Lots 1 and 2 to be settled in the first tranche and Lot 3 to be settled in the future in accordance with the Contract of Sale. The precise boundary between Lots 2 and 3 will be altered to meet the Overall Masterplan and allow for efficient development and further subdivision, to the satisfaction of Council and Piece Property.

## 4.1 CURRENT TITLE ARRANGEMENTS

The current titles that form the ODP area are:

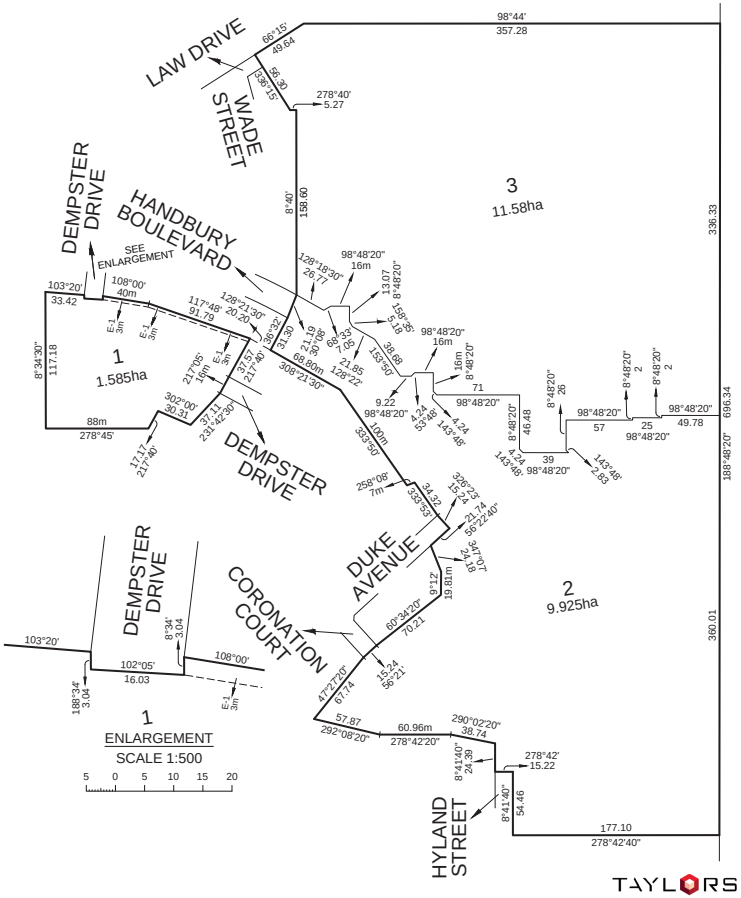
- Lot S2 (PART) on PS623157R - 22.11ha
- Lot S2 (PART) on PS623157R - 1.373ha
- Lot S2 (PART) on PS623157R - 1.585ha

They will be transformed into three superlots as per PS922131T.

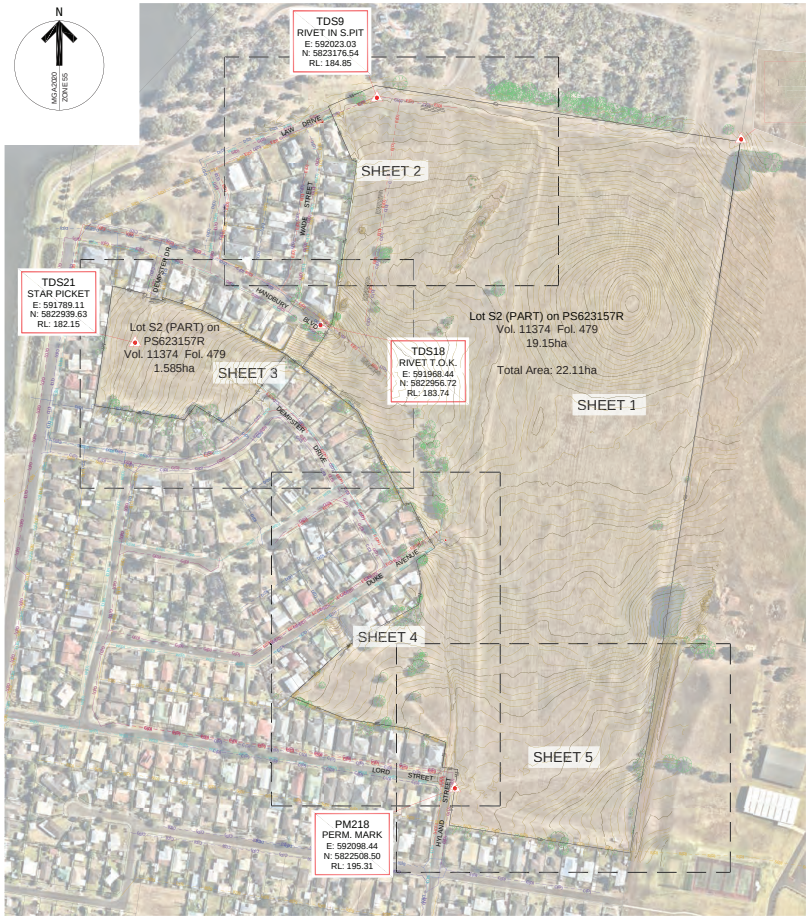



## 4.2 PROPOSED TITLE ARRANGEMENTS

Plan Number: PS922131T.



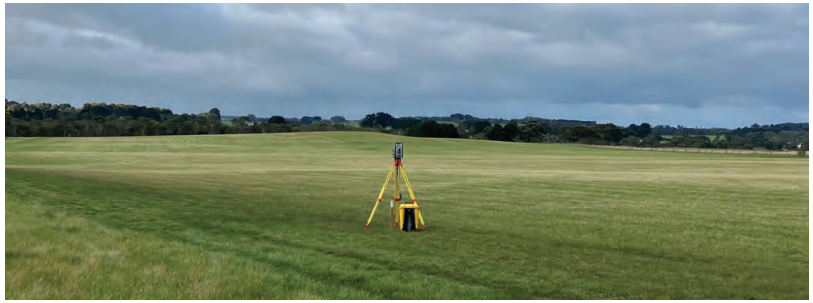
## 4.3 SURVEY PLAN







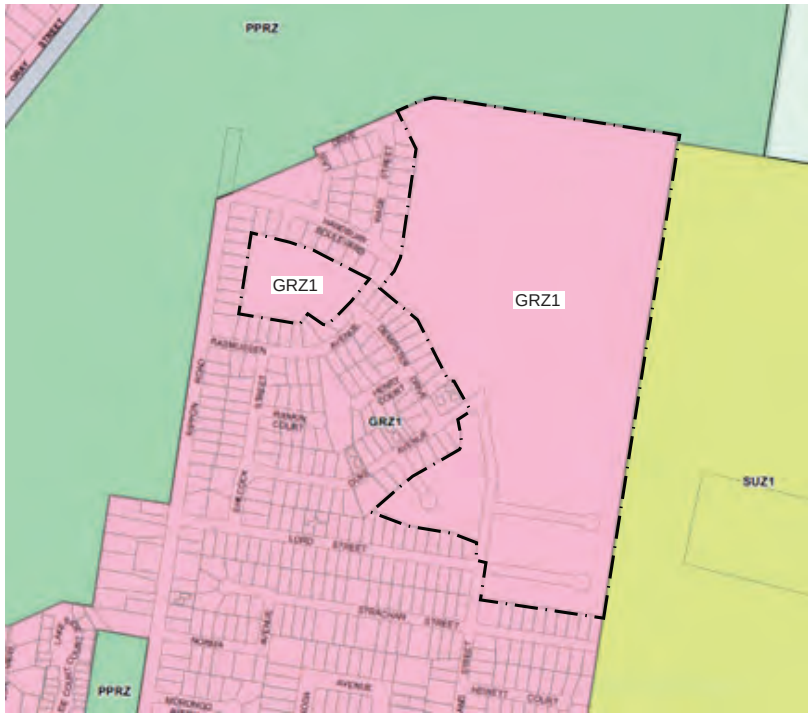


# 5. PLANNING CONTROLS

## 5.1 LAND ZONE

The subject land is located within the General Residential Zone Schedule 1 ('GRZ1') pursuant to Clause 32.08 of the Southern Grampians Planning Scheme.




## 5.2 PLANNING OVERLAY CONTROLS

There are no Planning Overlay Controls affecting the subject land.

## 5.3 STRATEGIC PLANNING POLICY

The Southern Grampians Planning Strategy includes policy direction that reflects the diverse land uses and development intensity and identifies Hamilton as the Shire's major regional centre.

The Strategy identifies the need to plan for and support development that improves services and facilities for the local community, facilitates a range of housing types and attracts new residents by encouraging a broad range of housing and lifestyle opportunities.

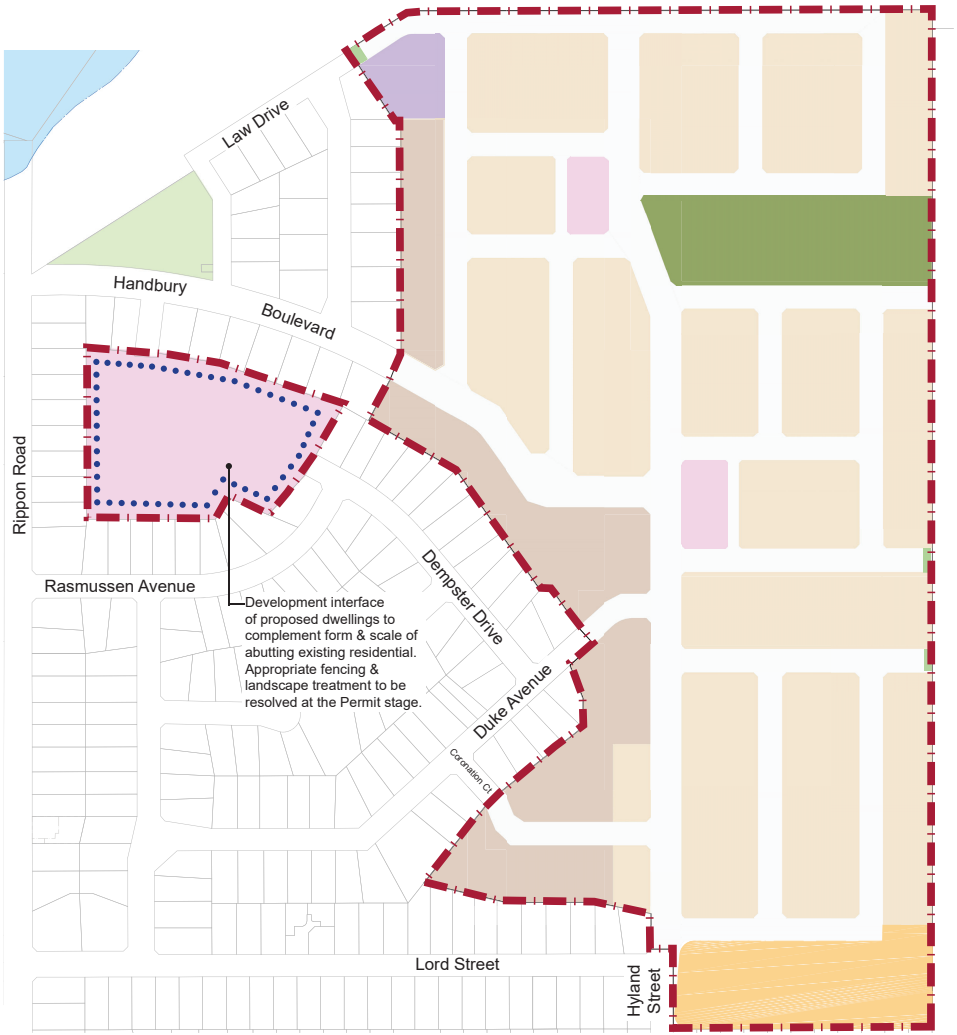
Hamilton is identified as a growth centre with the overarching objective to achieve a liveable, beautiful, well planned and sustainable city.

The Hamilton Structure Plan includes the subject land as being within a Short to Medium Term Growth Residential Area, well located to proximity of existing facilities, services and infrastructure.



# 6. OVERALL MASTERPLAN

## 6.1 FUTURE LAND USE PLAN




**LEGEND**

- Site boundary
- Residential: 300m² - 1000m² approx.
- Residential: 600m²+ approx. (subject to planning approval, not restricted to one dwelling).
- Residential: Medium Density Superlot
- Cafe / Sales Office
- Child Care Centre, Local Convenience Centre, Parking and Residential
- Local Park
- Tree Reserve
- Sympathetic interface
- Lake Hamilton

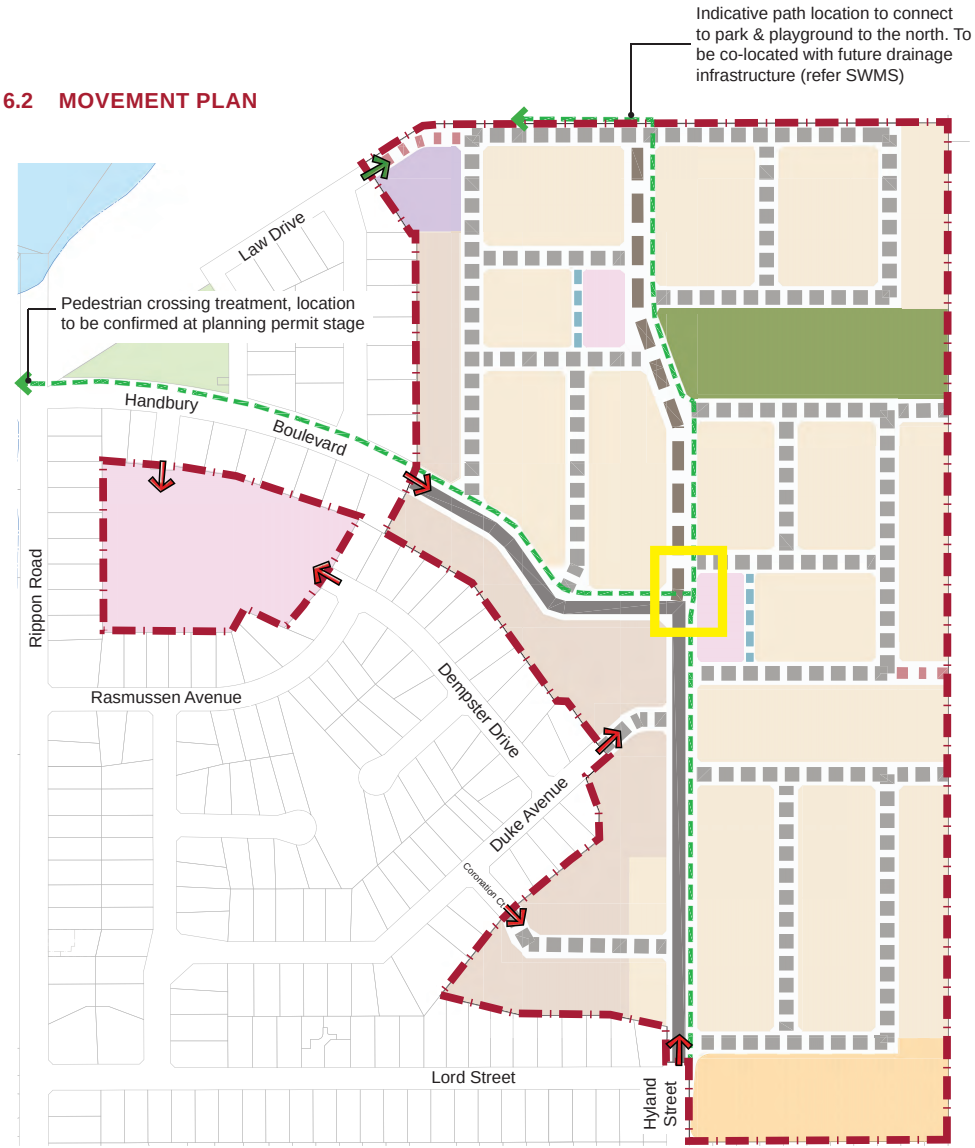
- Open Space - 1.15ha (5%) - see page 16 for indicative plan
- Café/Sales Office/Residential - 2500sqm approximately - site set aside for a cafe and sales office in Stages 3 and 4, which may become residential in the long term if and when the cafe/ Sales office closes down.
- Child Care/Local Convenience/Residential - 1 hectare approximately - a mix of LCC and CCC with shared parking, with the potential for excess land to be developed for residential purposes. A cafe and sales office will be incorporated for Stages 1 and 2.
- Medium Density - a number of medium density housing sites are proposed that will include a variety of housing types to meet the requirements of Clause 55 of the Planning Scheme.
- Conventional density housing - will generally involve a range of lot sizes between 300-600sqm with a range of frontages and depths to provide for a range of housing types.
- Larger Lots - generally lots of over 600sqm, often abutting existing allotments or development beyond the site boundaries.
- Residential lot sizes (excluding designated super lots) will range from 300-1200sqm with the average residential lot size across the development to be 525 sqm, and within each stage, a range between 510 and 535 sqm.
- A lot or dwelling range between 14 to 17 per NDA across the development.
- A total number of lots or dwellings between 280 to 340 across the development.
- A Cultural Heritage management Plan has been approved for the development through the Gunditj Mirring Traditional Owners Aboriginal Corporation.

Scale 1:3000 at A3

**LAND BUDGET (all figures approx.)**

| Site Area | 23.09 ha |
|---|---|
| Open space | 1.15 ha |
| LCC / CCC | 1 ha |
| Cafe / sales office | 0.26 ha |
| Roads | 6.47 ha |
| Residential Lots | 12.20 ha |
| Residential Lot Average | 525sqm |
| Medium Density Sites | 1.92 ha |

## 6.2 MOVEMENT PLAN

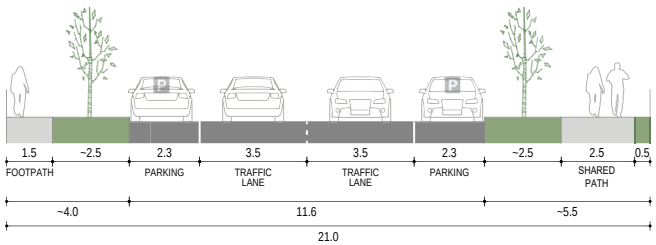



**LEGEND**

- Site boundary
- Key vehicle access
- Key pedestrian access
- 21m Boulevard street (bus capable)
- 18m Local street (modified)
- 16m Local street
- 11-13m Access place / mews
- 8m Laneway
- Key pedestrian connection
- Bus capable intersection configuration subject to Detailed Design at the Permit stage

Note: Footpaths will be provided on at least one side of all streets.

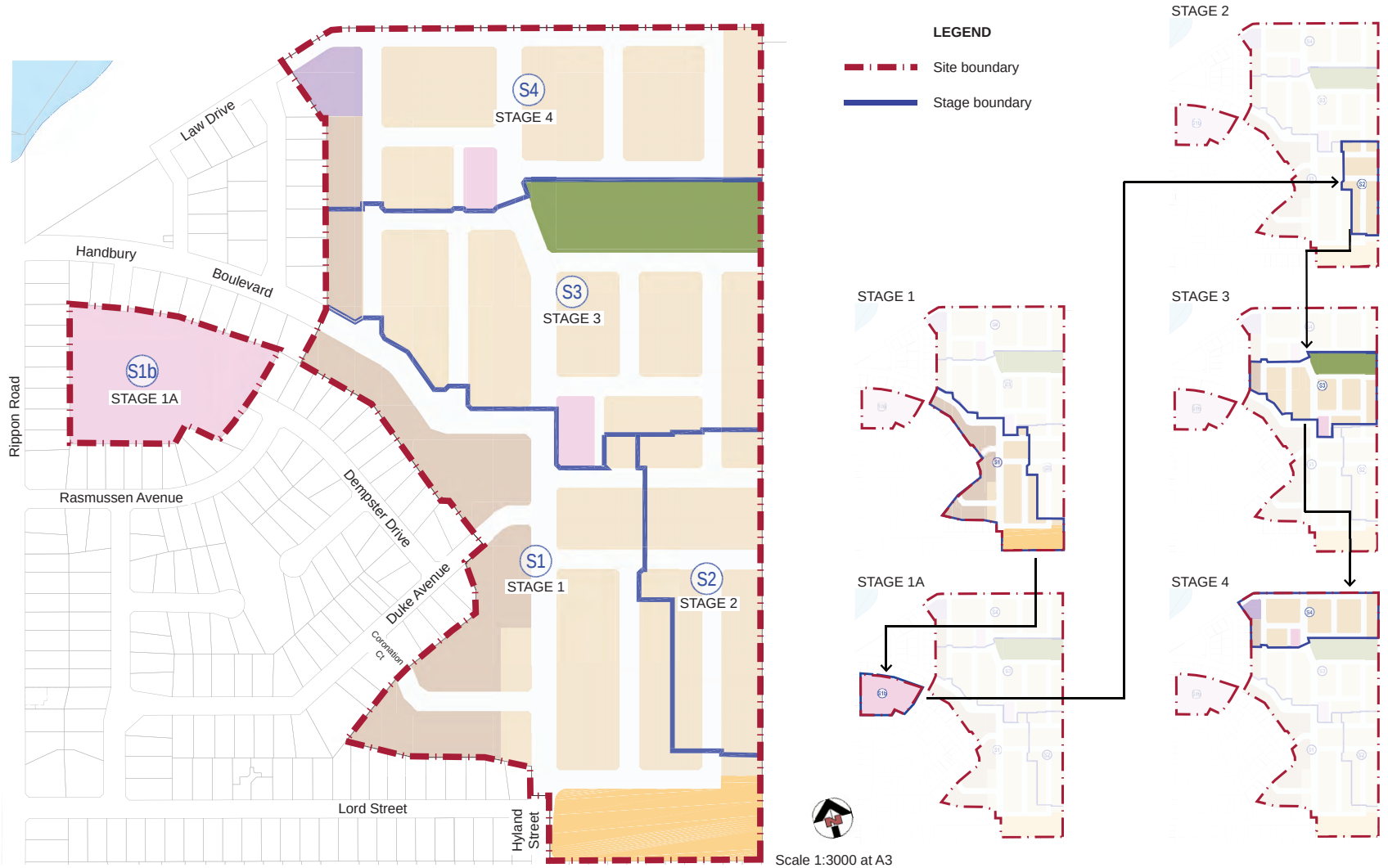
## 6.3 INDICATIVE BOULEVARD SECTION




BOULEVARD ACCESS STREET (BUS CAPABLE)

Scale 1:3000 at A3

## 7. STAGING PLAN



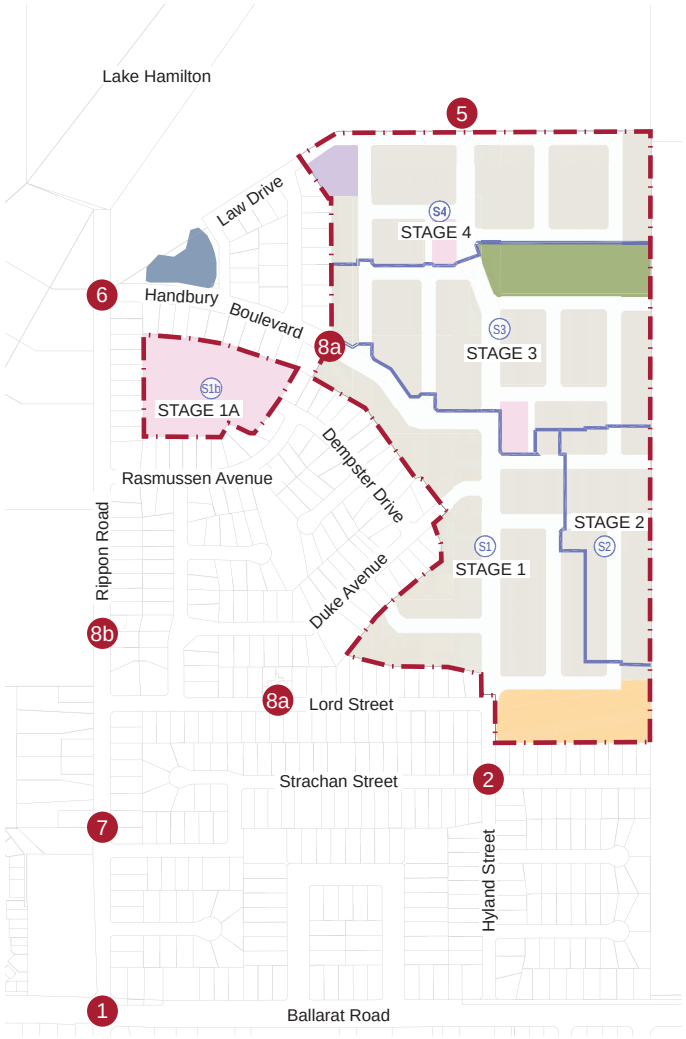
## 8. TRAFFIC IMPACT ASSESSMENT

ESR Transport Planning has prepared a Traffic Impact Assessment. ESR has reviewed all traffic matters relating to the development and concludes as follows:

- The ODP delivers transport infrastructure that offers high amenity for users and facilitates safe and efficient transport outcomes.
- Hyland Street and Handbury Boulevard are logical candidates to accommodate a future bus route and have been designed as bus capable roadways.
- The Ballarat Road / Rippon Road intersection is the critical access intersection for the local precinct. An upgrade to traffic signal control of the intersection is recommended.
- Traffic volumes along the local residential road network will remain within performance targets for favourable residential amenity. Noting that Rippon Road near Ballarat Road will have a Collector Street functionality.




**TRAFFIC INFRASTRUCTURE PLAN**




**TRAFFIC INFRASTRUCTURE**

| # | Title |
|---|---|
| 1 | Intersection Works |
| 2 | Intersection Works |
| 5 | Key pedestrian connection North |
| 6 | Key pedestrian connection West |
| 7 | Rippon Road linemarking |
| 8 | a. Speed Management Devices |
| | b. Speed Management Devices |

Scale 1:5000 at A3

## 9. INTEGRATED DRAINAGE AND STORMWATER MANAGEMENT PLAN

Consultation with Council has revealed that the existing drainage network is at capacity and that development will be required to provide new drainage infrastructure which drains to lake Hamilton. To protect the beneficial uses of the lake, all stormwater will be treated to ensure that “Best Practice” water quality objectives are achieved as follows:

- 80% retention of the typical annual load of total suspended solids
- 45% retention of the typical annual load of total phosphorus; and
- 45% retention of the typical annual load of total nitrogen.

Stormwater will be treated in purpose built and industry tested constructed wetland or raingardens located in existing Council reserves or Council owned adjoining land as shown.

The volume of stormwater runoff from dwelling roofs will be reduced by the mandating of water tanks and re-use of harvested stormwater in the laundry and toilets in each dwelling in accordance with the design guidelines.

Underground drains will provide a point of drainage connection for each proposed allotment and will drain to the proposed wetland / raingarden which will discharge to Lake Hamilton after treatment.

Storm water detention systems will be constructed as a part of the medium density sites

Passive irrigation of street trees adjacent to the open space will be provided.

A wetland / bio-retention cell will be provided on council land adjacent to the Dog park.

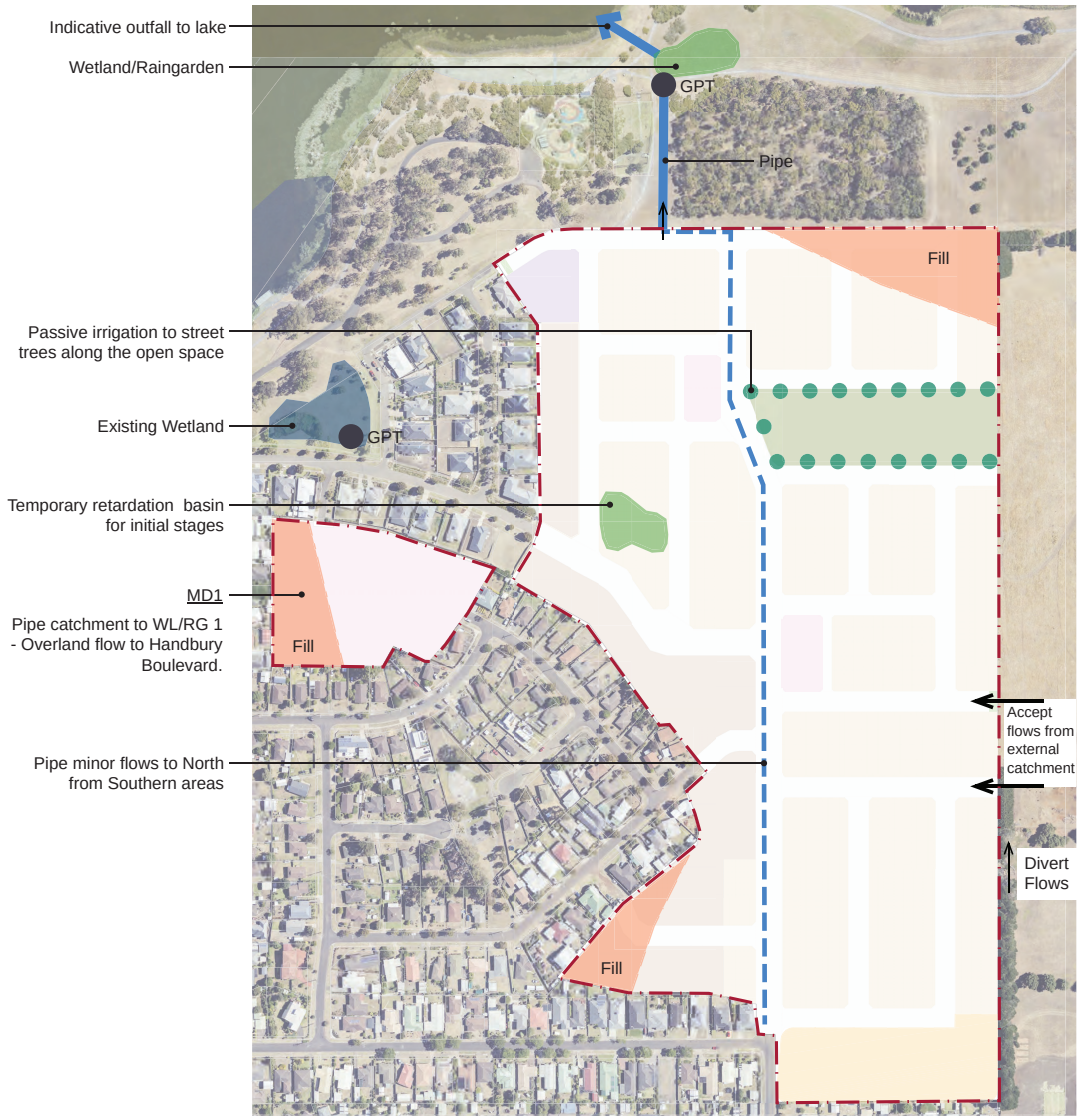
No retardation of the catchment to the east is required.

The developer is responsible for rehabilitation of temporary assets associated with the development of each stage.


Dwelling rainwater tanks

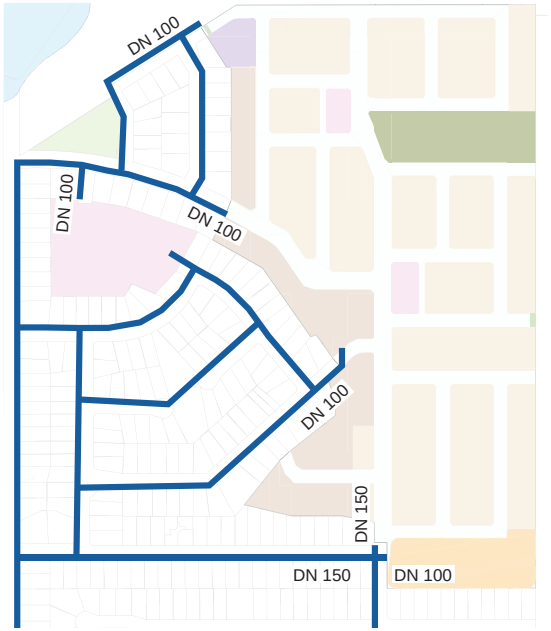

Bioretention Basin


Passive Irrigation



## 10. SERVICES ASSESSMENT

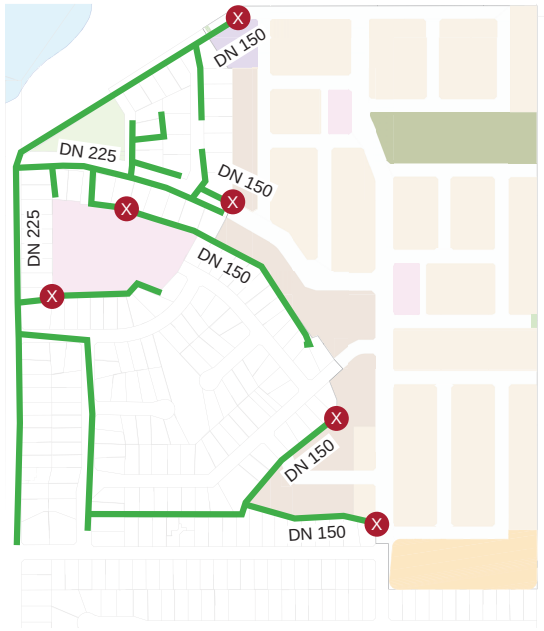
WATER




Wannon Water has provided information on the location of existing potable watermain infrastructure in roads abutting the Subject Land (Refer below) and has confirmed that the existing infrastructure has capacity to service approximately 400 additional lots.

The existing water mains located in Handbury Boulevard (DN100mm), Law Drive (DN100mm), Duke Avenue (DN100mm), Lord Street (DN100mm) and Hyland Street (DN150mm) will be extended into the proposed development.

SEWERAGE

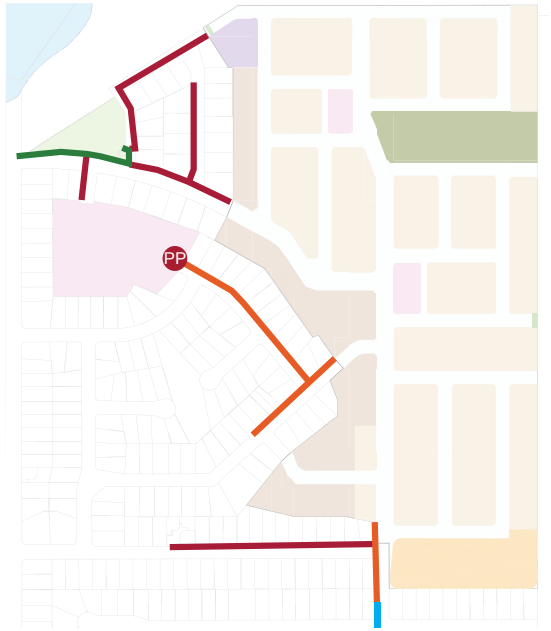



Wannon Water has provided information on the location of existing sewer main infrastructure adjacent to the Subject Land and has confirmed that the existing system has capacity to service an additional 400 lots.

The existing sewers in Law Drive, Handbury Boulevard, Duke Ave (rear) and Hyland Street will be extended into the development providing a point of connection for each proposed allotment.

X Wannon Water preferred sewer connection locations

## ELECTRICITY




Powercor is the responsible authority for the provision of electricity supply to the proposed development. Existing electricity infrastructure is located in most streets abutting the Subject Land.

There is existing underground high-voltage power at the intersection of Handbury Boulevard and Law Drive approximately 150m west of the existing eastern limit of Handbury Boulevard. Underground low-voltage power has been provided to the limit of Handbury Boulevard. Spare 125mm diameter conduits have been provided across Law Drive and Wade Street to facilitate extension of the high-voltage network if required.

Hyland Street has existing low-voltage overhead power at its northern limit, with high-voltage overhead supply terminating approximately 75m south. Duke Avenue and the southern section of Dempster Drive have existing low-voltage overhead power supply; the northern section of Dempster Drive and Law Drive have existing low-voltage underground supply.

The development will be provided with underground reticulated electricity in accordance with Powercor's normal subdivisional development guidelines. Extension of the high-voltage supply and provision of substation reserves is likely to be required within the proposed development to provide adequate low voltage electrical supply to all allotments.

**ELECTRICITY LEGEND**

- HV U/G High voltage underground electricity
- HV O/H High voltage overhead electricity
- LV U/G Low voltage underground electricity
- LV O/H Low voltage overhead electricity
- PP — Existing electricity pole

## TELECOMMUNICATIONS

National Broadband Network Co confirms that NBN fixed line, Fibre to the Node (FTTN), service is currently available in the vicinity of the Subject Land. As the proposed development will comprise more than 100 dwellings, and NBN rollout has commenced in the immediate area, NBN Co is likely to accept the application to supply the development. A formal application to NBN Co, with development plan, will be required to confirm acceptance.

The developer's responsibilities will include:

- Design of pit and pipe infrastructure to NBN's specifications and standards
- Installation of pit and pipe infrastructure to NBN's specifications and standards
- Payment of NBN deployment contributions
- Payment of backhaul charges, if applicable

An alternative telecommunications supplier may be selected to provide superior telecommunications services including connection of each dwelling prior to occupation.

## 11. COMMUNITY CONSULTATION

Piece Property conducted two Community Consultation sessions; one at the Hamilton Golf Club in September 2024 and another most recently in August at the Hamilton Football and Netball Club.

The purpose of the community consultation sessions was to explain the vision of the project and receive feedback from the community in what future residents of the project would be looking for. Across both meetings we had an attendance of 50 people.

The main issue raised was affordability and variety of home designs, the demographics ranged from young couples (First Home Buyers) through to retirees (downsizers). There was discussion around the public open space and what they would be looking for including more BBQ facilities and an open kicking space. There was positive feedback in our proposals for having internet connection from the day residents move in as well as each home having its own solar and battery solution making each home more self-sufficient.

The potential floorplan of the Child Care Centre was discussed at both meetings and has since received 25 Expressions of Interest from parents wanting to register their child.

The development adjoins open parklands, an adventure playground, a dog park and walking trails around Lake Hamilton with highly accessible tennis courts, golf club and boat ramp located nearby.




1. **How many people attended:**
    a. The firstCommunityConsultationonSeptember1 1 2024 had 50 people attend across both morning and afternoon sessions.
    b. The Second Community Consultation on August 10 2025 had 30 people attend. This session was mainly focused on obtaining interest for the Child Care Centre.
    c. There are currently 17 people on our database that have registered their interest.
    d. There are also 25 people registered their interest for the child care centre based on it being open at the start of the 2027 School year (see presentation on the childcare centre attached that was presented at the second community consultation).
2. **Details regarding any online engagement and other communication methods:**
    a. There were radio campaigns in the week leading up to both community consultations on MIXX FM.
    b. A newspaper campaign in the Hamilton Spectator for the firstcommunityconsultation
    c. Council.
    d. A post by Southern Grampians Shire on their Facebook page on August 4 2025 advertising the upcoming community consultation.
    e. We note that there were Council members who attended both community consultation sessions.
3. **Whether there has been any engagement with the Monivae College and other adjoining land owners that surround the site:**
    a. Piece Property has met on three occasions with the Business Manager of Monivae College, Jim Bailey (see letter attached).
    b. We have also engaged in a number of existing residents that abut the site, including one who has continuously who are in support of the project.
4. **Any feedback received in relation to proposed residential density:**
    a. The feedback received from both Community Consultations was that the market is looking for house and land packages ranging from $450,000-$500,000 on land ranging from Medium Density (ie: less than 300sqm) to conventional land sizes between 350sqm-550sqm.
    b. Piece Property has also met with Nick Starkie, Director of Corporate Services at the Western District Health Service to discuss housing solutions for travelling nurses and doctors (we are awaiting a letter of support). This would range from 2-3 bedroom units for nurses and doctors as well as larger lots (550sqm+) for Doctors that are relocating to Hamilton.
    This meets their requirement for quality and newer housing and will help in recruiting staff to Hamilton.
    c. Piece Proerty has recieved interest from a number of investors who are looking to buy a house an dland package (approx. $500,000) to fulfi ll the shortage of rentals and aim to rent out at $450-$500 per week.
    d. The key take aways from the community consultation was the affordability of the house and land packages as well as the urgent need for quality housing and the Child Care Centre.

## 12. SOCIAL IMPACT ASSESSMENT

The development and locational attributes afforded to the land embrace all relevant social requirements for future residents including but not restricted to:

- Housing
  The development includes a variety of housing types catering to the socio-economic, age and ethnic characteristics and assisting with affordability and accessibility of Hamilton housing stock. The development will include up to two lots per stage of Affordable Housing including Social Housing in accordance with Clause 6(e) of the Section 173 Agreement. It is also intended to provide community care housing.

- Education
  In addition to the provision of a Childcare Centre within the development, there are a variety of accessible schools including the adjoining St Mary's primary school and Monivac College, nearby Hamilton primary school and Mitchell Park Kindergarten and secondary schools within the town. There is no need for any further primary or secondary school facilities in the development, however, the need for child care is well known. This demand was expressed by Council and residents who attended the consultation meetings. To that end, it is intended to deliver the CCC as part of the first stage of development.

- Community Facilities
  The layout and design presents a community focussed development including local shops, childcare centre, coffee shop, open space and connecting landscaped walkways. A Social Infrastructure Contribution (SIC) will be paid at a rate of $1500 per lot/dwelling (plus indexation) to be paid as per Clause 3.15 of the Section 173 Agreement.

  Council's Recreation and Leisure Strategic Plan 2019-2029 (Volume 3) identifies potential works (page 8) in relation to the land to the north of the estate as well as around the current rowing club. It is proposed that the SIC be spent on one or more of these projects which will provide community benefit to the existing and future population in this area. Rather than define exactly what those works are at this time, we would prefer to continue working with Council to deliver an effective outcome in this location.

- Public Transport
  The development is currently directly serviced by Bus Route 3 which operates every half hour and traverses Rippon Road, Lord Street and Highland Street to Ballarat Road and town centre. Upon development, Bus Route 3 will continue north to and along Handbury Boulevard connecting with Highland Street, Ballarat Road and town centre. Indicative bus stop locations have been noted in this document.

- Open Space and Recreation
  In addition to the provision of 1.15ha Park within the development there is a plethora of surrounding open space and recreational facilities including open parklands, an adventure playground, a dog park and walking trails around Lake Hamilton with highly accessible tennis courts, golf club and boat ramp located nearby. Please see following pages for more detail.



## 12.1 LOCAL PARK STRATEGY

The subdivision is provided with a minimum of 5% unencumbered open space by way of 1.15ha Park. The Park is located to the north, well exposed and highly accessible from within the development area.

The subdivision is also afforded a plethora of nearby open space and recreational facilities that collectively contribute to enhance the residential leisure experience for future residents.

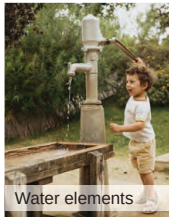
Landscaping of the parks and streetscapes development with native species will provide habitat for indigenous fauna.

We note the RAP have reviewed and provided written in-principle support for the proposal. Further liaison with the RAP will be ongoing at detail design phase.

Physical barriers to be included via potential bollards, gardenbed planting, entry low wall treatment.

Water play element will be connected to main water supply and drainage connection will be provided for safety, drainage and maintenance purposes subject to detail design and council approval.

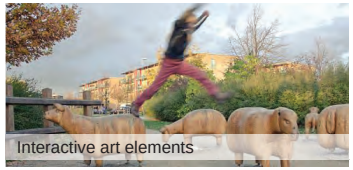
The public open space will be maintained for two years from Practical Completion, after which it will be handed over to Council, subject to acceptance.



Water elements



Themed adventure play



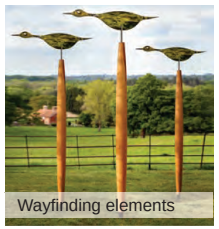
Interactive art elements



Timeless materials



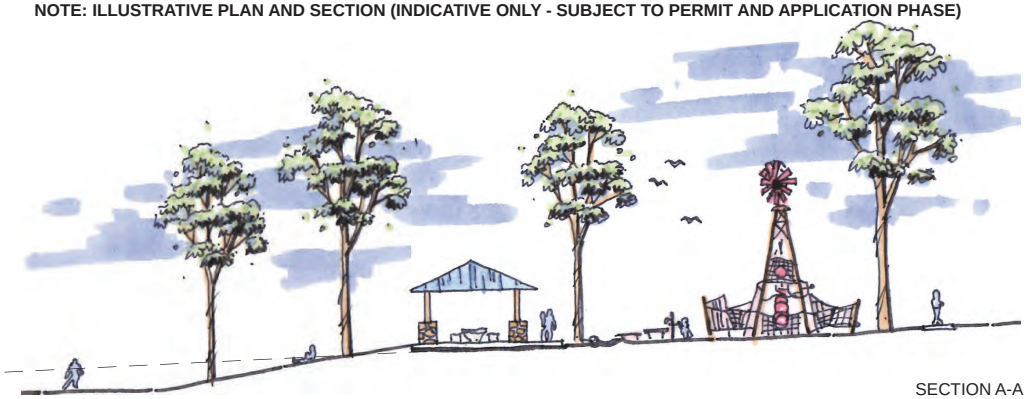
Flexible space for community events



Wayfinding elements




**NOTE: ILLUSTRATIVE PLAN AND SECTION (INDICATIVE ONLY - SUBJECT TO PERMIT AND APPLICATION PHASE)**



SECTION A-A

## 12.2 STREETSCAPE STRATEGY




**LEGEND**

- Site boundary
- Boulevard street and local street (modified) canopy trees
- Local street tree planting
- Access place small tree planting
- Laneway small tree planting
- Feature intersection planting

**BOULEVARD AND LOCAL STREET (MODIFIED) CANOPY TREES**

1. *Corymbia citriodora - Lemon Scented Gum*
2. *Eucalyptus melliodora - Yellow Box*
3. *Angophora costata - Smooth-barked Apple*

**LOCAL STREET**

4. *Acacia melanoxylon* - Blackwood
5. *Allocasuarina verticiliata - Drooping She-Oak*
6. *Eucalyptus leucoxylon*- Yellow Gum
7. *Eucalyptus polyanthemos* - Red Box
8. *Eucalyptus leucoxylon 'Euky Dwarf'*

**ACCESS PLACE**

9. *Callistemon citrinus* - Crimson Bottlebrush

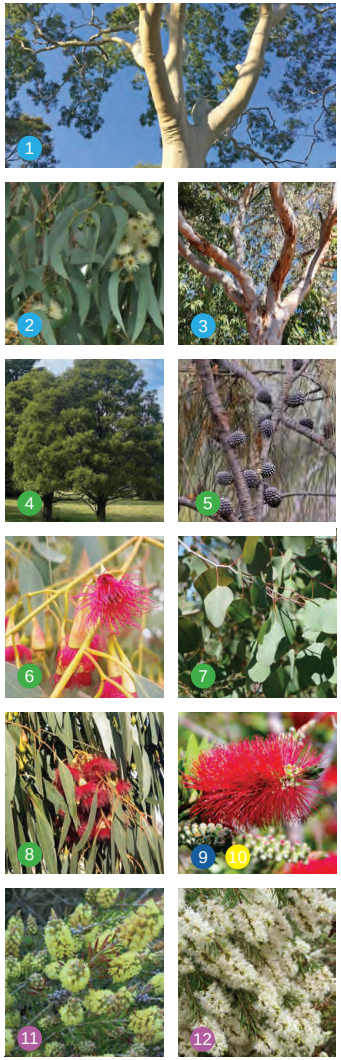
**LANEWAY**

10. *Callistemon citrinus* - Crimson Bottlebrush

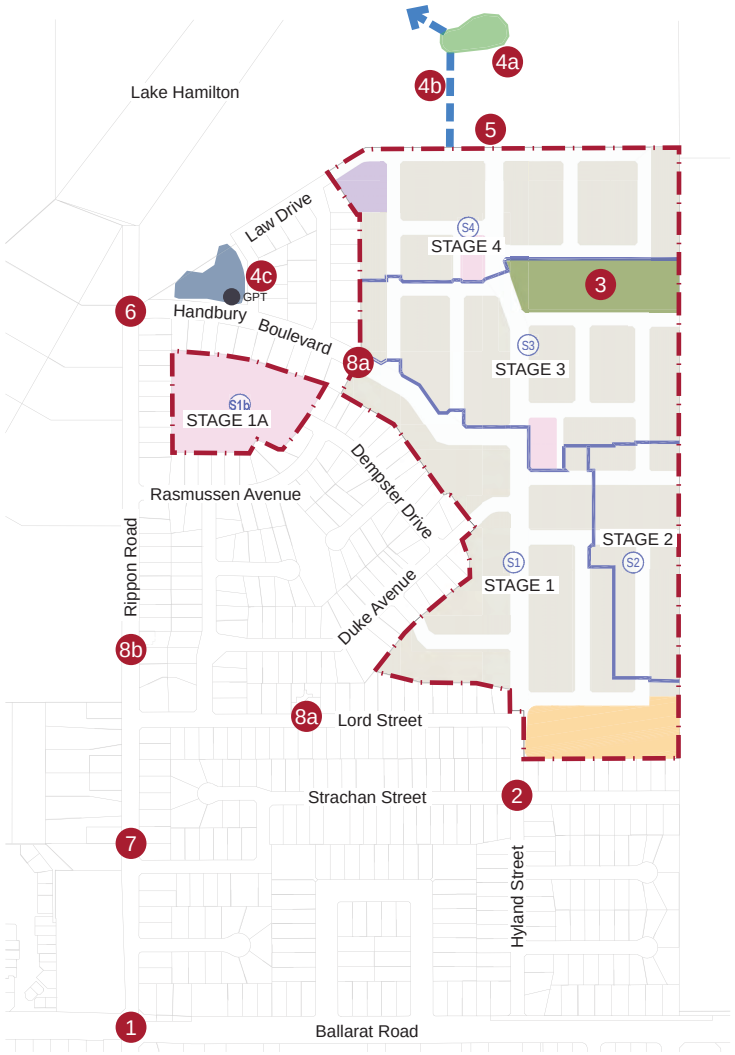
**FEATURE INTERSECTION**

11. *Callistemon salignus* - Willow Bottlebrush
12. *Melaleuca linariifolia* - Snow in Summer

**NOTE: INDICATIVE STREETSCAPE SPECIES**



## 13. PRECINCT INFRASTRUCTURE PLAN




Scale 1:5000 at A3

**PUBLIC INFRASTRUCTURE**

| # | Title | Description | Responsibility | Stage |
|---|---|---|---|---|
| 1 | Intersection Works | Construction of Signal intersection at Ballarat Road and Rippon Road | Developer | 2 |
| 2 | Intersection Works | Intersection configuration subject to Detailed Design at the Permit stage | Developer | 1 |
| 3 | Open Space | Provision of Land and Construction of a Local Park in accordance with endorsed plans | Developer | 3 |
| 4 | a. Wetland Raingarden | Construction of new Wetland / Raingarden | Developer | 3 |
| | b. Drainage Infrastructure | Construction of external Drainage Pipes / Swales | | |
| | c. Gross Pollutant Trap | Retrofit Gross Pollutant Trap to existing Pipes/Swales | | 1 |
| 5 | Key pedestrian connection North | Construction of pedestrian path from sites north boundary to connect with playground and foreshore paths | Developer | 4 |
| 6 | Key pedestrian connection West | Construction of pedestrian path from sites west boundary along Handbury Boulevard to connect with lake foreshore path, including a crossing off Rippon Road | Developer | 1 |
| 7 | Rippon Road linemarking | Linemarkers along Rippon Road to define centreline and parking lanes, between Ballarat Road and Handbury Boulevard | Developer | 3 |
| 8 | a. Speed Management Devices | Speed management devices in Handbury Blvd and Lord Street. | Developer | 1 |
| | b. Speed Management Devices | Speed management devices in Rippon Road. | Developer | 3 |

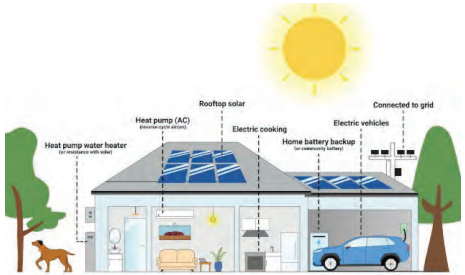
## 14. ENVIRODEVELOPMENT ASSESSMENT

- An initial EnviroDevelopment Assessment across the six areas of sustainability is provided to support the ODP.
- The assessment is informative and outlines what requirements can be reasonably implemented within the development.
- Lakes Edge urban layout has been developed to ensure the majority of lots achieve good access to solar for by aligning lot orientation within the most efficient east and north axis parameters.
- The street layout has been developed to minimise excessive earthworks by following the natural depressions of the existing landform.
- Urban Design Guidelines will be adopted to inform and require sustainability measures to be implemented at lot level, including the mandating of rainwater tanks connected to toilet and garden, and rooftop solar to battery.
- The Stormwater Management of the development will meet best practice through the implementation of rainwater harvesting at a lot level and end of line water quality treatment infrastructure such as raingardens/wetlands that also provide opportunity for aquatic habitat.
- Landscaping of the development with native species will provide habitat for indigenous fauna.
- Community engagement has commenced, and the development provides positive outcomes such as incorporation of a childcare centre to provide benefit to the wider community.










### Ecosystems

Protects and enhances the health of natural ecosystems through habitat conservation, biodiversity support, and the rehabilitation of degraded sites.

### Waste

Reduces landfill through responsible construction practices and long-term waste management strategies that prioritise reuse, recycling, and resource recovery.

### Energy

Improves efficiency through smart design, efficient systems, and renewable or non-polluting energy sources like solar, reducing emissions and long-term energy use.

### Materials

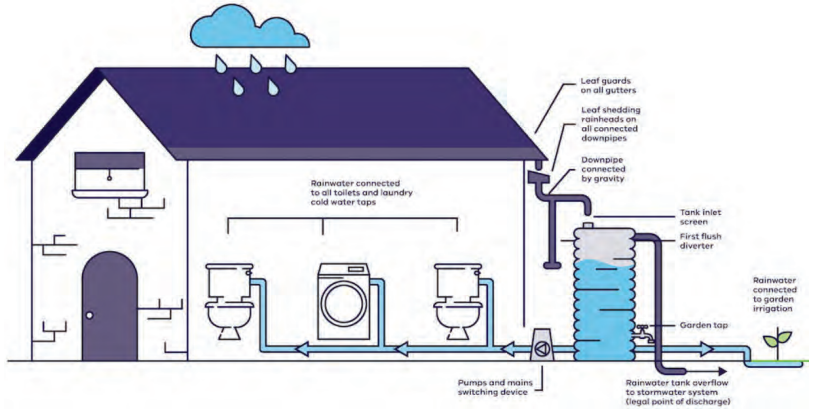
Reduces environmental impact through the use of recycled, reused, and responsibly sourced materials, with consideration for lifecycle impacts and long-term sustainability

### Water

Efficient use of water through smart design, reuse, and supply strategies such as rainwater harvesting, stormwater reuse, and water-efficient fixtures to reduce consumption.

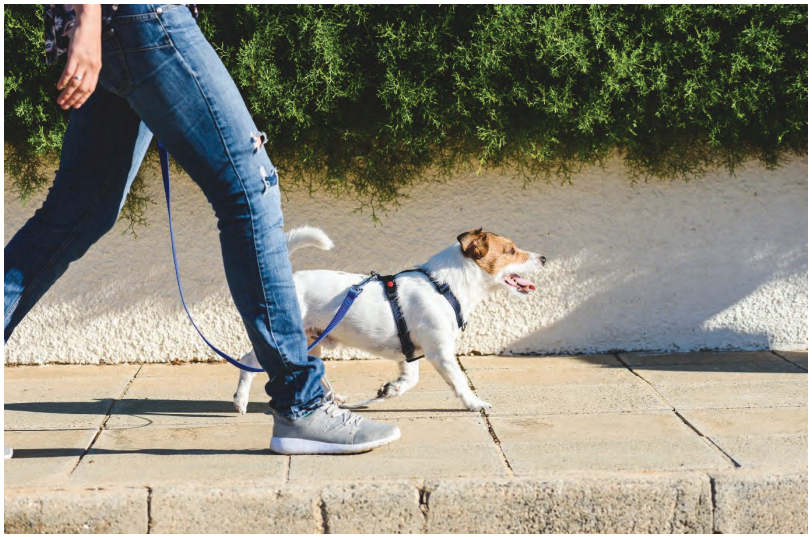
### Community

Supports the creation of vibrant, inclusive and connected communities through thoughtful design, access to facilities, diverse housing options and reduced reliance on private vehicles.



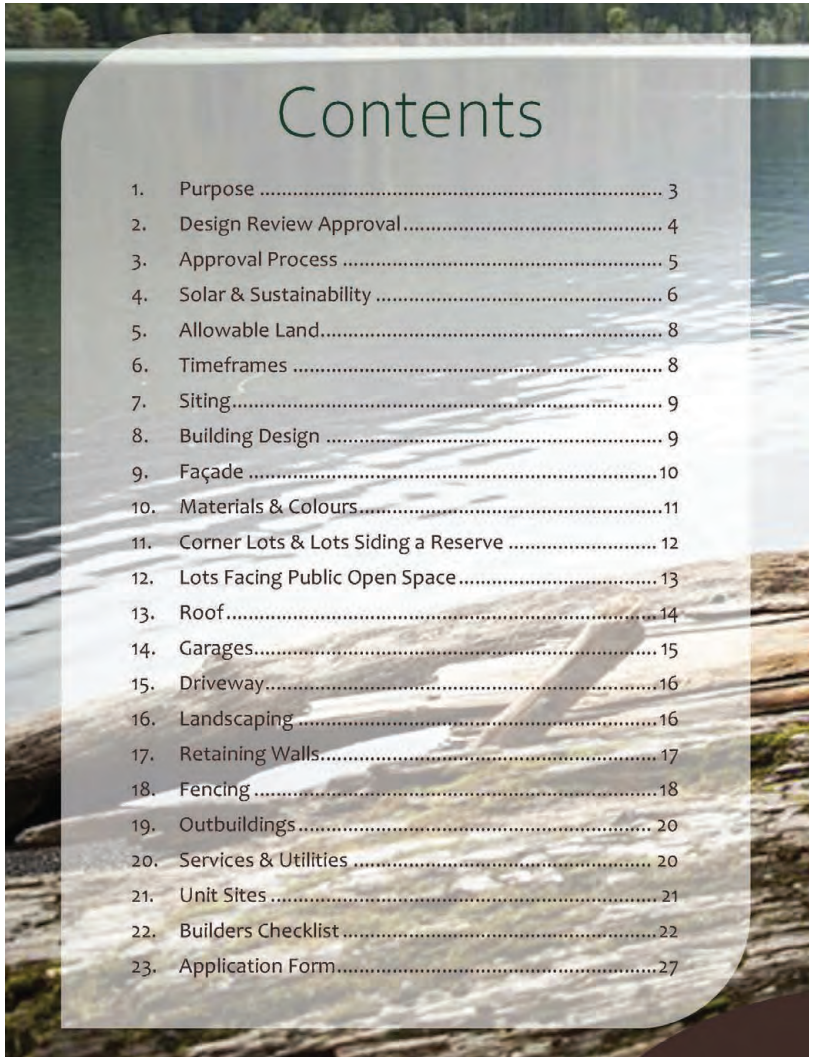
## 15. DESIGN GUIDELINES

A comprehensive set of Design Guidelines have been prepared setting out a wide range of requirements to be met, along with a comprehensive Design Review Approval process. The approval process will be managed by Taylors. The Guidelines include a range of built form and environmentally sustainable requirements. Building materials and landscaping matters are dealt with by the Guidelines, along with fencing, outbuildings and services and utilities.











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# PROPOSED RESIDENTIAL SUBDIVISION DEVELOPMENT LAKES EDGE, HAMILTON

Transport Impact Assessment Report

esr Transport Planning
efficient safe reliable

**ESR Transport Planning Pty Ltd** PO Box 146, Smythesdale VIC 3351

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## DOCUMENT CONTROL

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## PREPARED FOR

Lakes Edge (Hamilton) Pty Ltd

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# 1 INTRODUCTION

## 1.1 Overview

An Outline Development Plan (ODP) has been prepared that describes a planned development known as Lakes Edge. The land is located southeast of Lake Hamilton. The ODP anticipates its development into a residential estate.

To assist in the consideration of the ODP, ESR Transport Planning has been engaged to assess relevant transport implications.

## 1.2 Scope of This Report

This report documents a Transport Impact Assessment Report (TIAR) for the ODP which investigates the following:

- Existing transport conditions in the vicinity of the site.
- Traffic movements generated by the proposed land use.
- Anticipated impacts on the surrounding road network.
- Design merit of proposed transport facilities.
- Mitigating works to address transport impacts.

It is envisaged that subsequent transport investigation reports will be prepared to address specific issues and future planning permit applications.

## 1.3 Referenced Information

### Documents

- Austroads Traffic Management and Road Design Guides (various as noted in this report).
- Institute of Transportation Engineers (ITE), 2021, 11th Edition, *Trip Generation Manual*.
- Local Government Infrastructure Design Association, 2025, *Infrastructure Design Manual*.
- Southern Grampians Planning Scheme.
- Southern Grampians Shire Council, 2024, *Road Register*.
- Transport NSW, Version 1.1 (2024), *Guide to Transport Impact Assessment*.

### Drawings, Data, Information

- Inspections of the site and surrounds February and October 2025.
- Department of Transport and Planning, Transport Victoria Open Data Portal (opendata.transport.vic.gov.au).
- Development drawings, by Taylors, Dec. 2025.
- Online maps from Google, Nearmap, VicPlan, and Public Transport Victoria.
- Traffic volume data from Southern Grampians Shire Council.
- Transport NSW, Trip Generation Data & Analysis Reports (transport.nsw.gov.au/industry/asset-management-branch/reference-material).

## 1.4 Terms

- AADT Avg. Annual Daily Traffic Volume
- DOS degree of saturation
- DTP Dept. of Transport and Planning
- GFA gross floor area
- IDM Infrastructure Design Manual
- ITE Inst. of Transportation Engineers
- LOS level of service
- ODP Outline Development Plan
- TIAR Transport Impact Assessment Report
- vpd vehicle movements per day
- vph vehicle movements per hour

# 2 Contextual Analysis

## 2.1 Site

The subject site is located southeast of Lake Hamilton and includes several land parcels with a combined site area of 23Ha. The land which is currently vacant is within a General Residential Zone (GRZ1). Existing residential neighbourhoods exist to the west and south of the site. Land to the east is zoned Special Use Zone (SUZ1) and contains the campuses of St Mary's Primary School and Monivae College (secondary education). At the lake foreshore north of the site are recreational facilities including a playground, dog park, walking trails, and amenities.

Figure 2.1 Locality Map

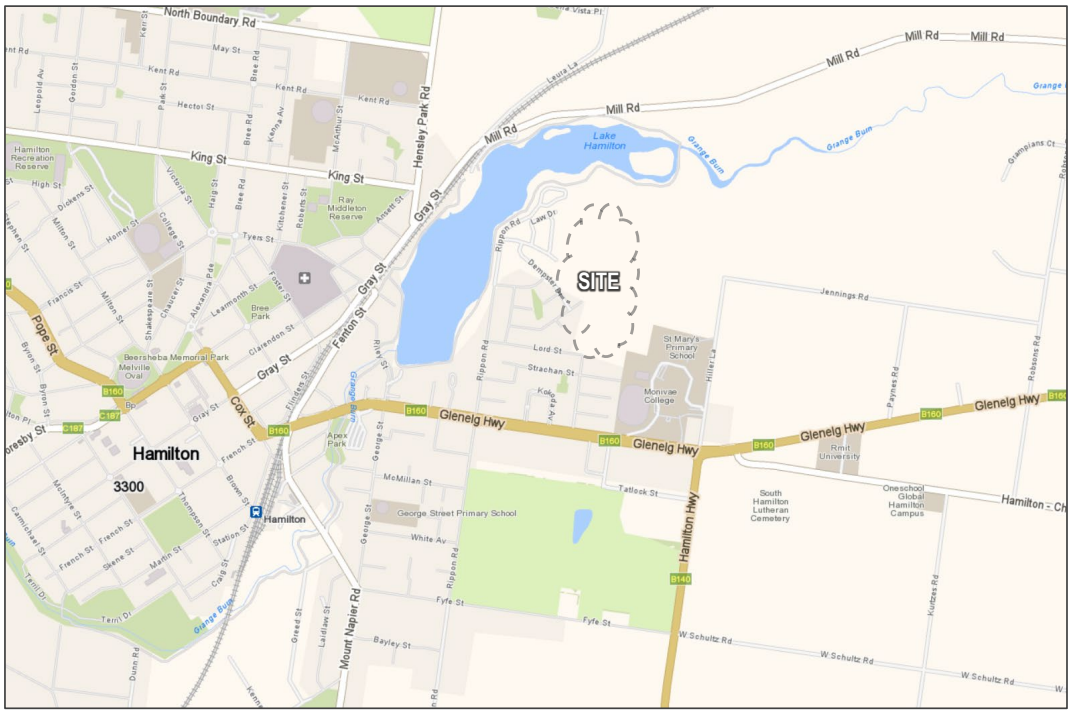
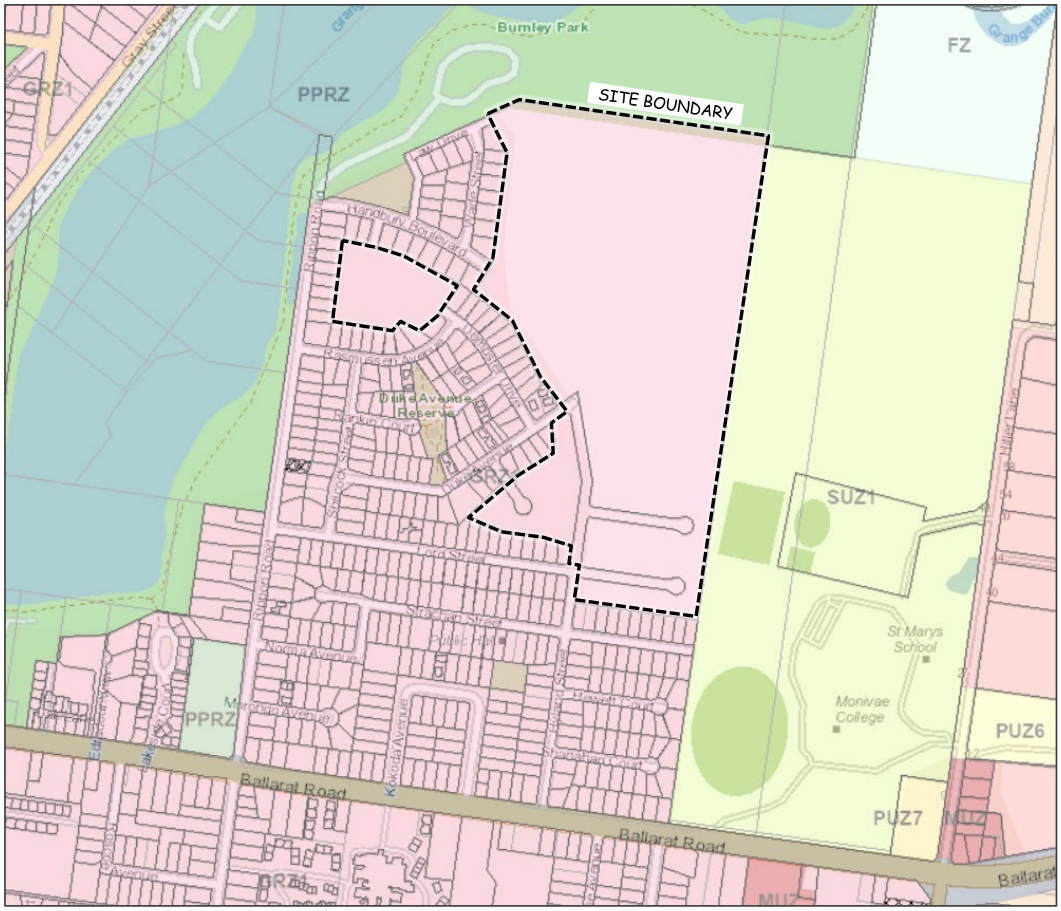


Figure 2.2 Subject Site




## 2.2 Road Network

The adjoining residential neighbourhood has a network of local streets classified as Access Streets, with default 50kph speed limits.

Predominately these have road reserves of approximately 15.5-16m, and carriageway widths in the order of 7.0-7.5m without linemarkings that accommodate two-way traffic and kerbside parking. This includes Hyland Street and Lord Street which terminate near the southern site boundary.

Handbury Boulevard terminates at the western site boundary. It has a 21m road reserve and a carriageway of approximately 8m width, with the northern nature strip accommodating swale drainage.

Rippon Road is classified as an Access Street. It has a road reserve of approximately 20-21m and a carriageway in the order of 12m width without linemarkings. The carriageway transitions to include angle parking abutting the Hamilton Lawn Tennis Club just north of Ballarat Road.

Rippon Road intersects with Ballarat Road (Glenelg Highway) at a full turning movement intersection. Hyland Street intersects with Ballarat Road at a left in / left out intersection.

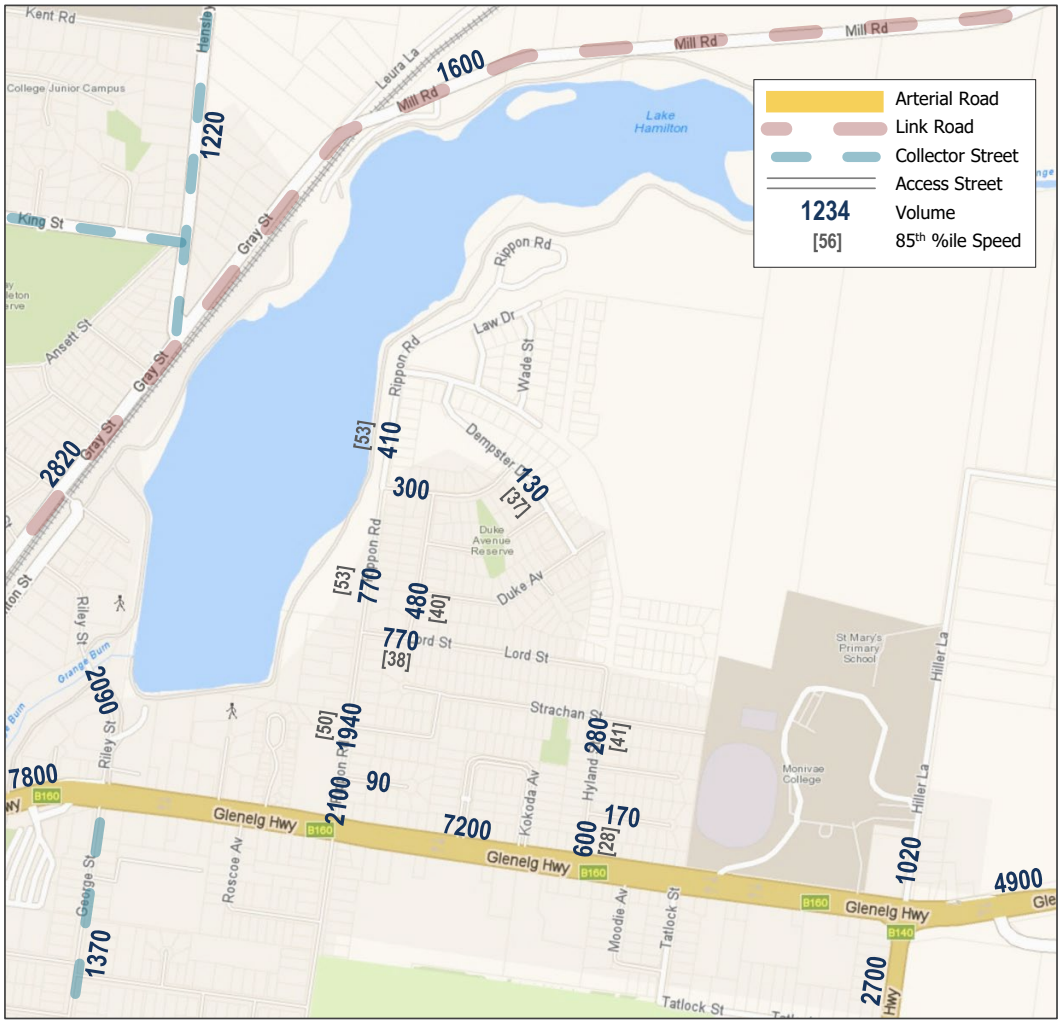
All nearby intersections are sign controlled, or uncontrolled.

Ballarat Road (part of the Glenelg Highway) is classified as an Arterial Road (Transport Zone Category 2 (TRZ2), managed by Department of Transport and Planning). It is subject to a 60kph speed limit and 40kph school speed zones nearby Monivae College. Within a road reserve of approximately 30-33m, it provides 2 through traffic lanes and a kerbside bicycle/parking lane in each direction, separated by a centre median. Ballarat Road is the main access route between the local area and Hamilton's town centre.

Figure 2.3 defines the areas road network hierarchy, combined with data of daily traffic volumes and vehicle speeds.

Appendix A contains photographs of local roadways.

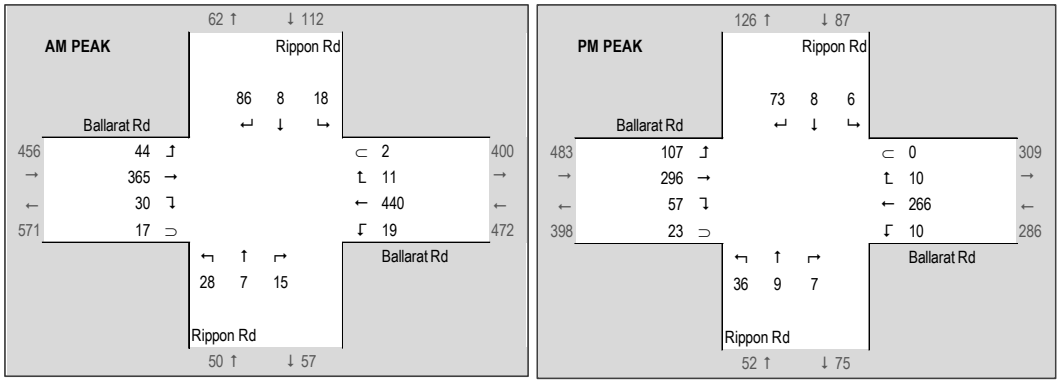
**Figure 2.3 Road Network Hierarchy, Daily Traffic Volumes, and Vehicle Speeds**




*Data sources*: Arterial Roads - Transport Victoria Open Data Portal, 2019 AADT (Average Annual Daily Traffic Volume).
Rippon Road and Hyland Street near Ballarat Road - surveyed October 2024, midweek volume.
All remaining data - Council database (various dates in recent years), midweek volume.

A survey of peak period traffic volumes at the Ballarat Road / Rippon Road intersection has been conducted on Thursday 24/10/24. Recorded peak hour volumes are shown in Figure 2.4.

Figure 2.4 Peak Hour Intersection Traffic Volumes – Ballarat Rd / Rippon Rd

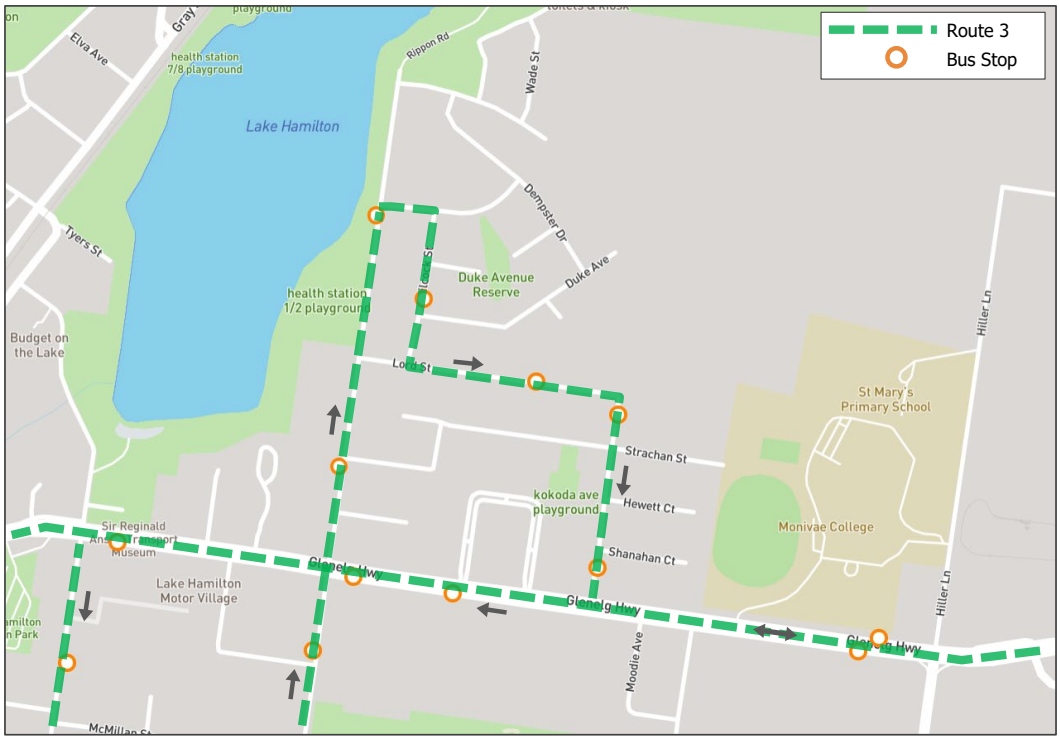



*Data source*: Survey Thursday 24/10/24, peak hours 8:15-9:15am & 3:30-4:30pm. Rippon Road volumes validated against 7 days of hourly volume data.

## 2.3 Public Transport

Bus service Hamilton East via Ballarat Road (Route 3) operates along Ballarat Road and the nearby residential road network as shown in Figure 2.5.

Figure 2.5 Nearby Bus Network




Source: Edited version of Public Transport Victoria online map.

## 2.4 Walking & Riding

Footpaths are generally provided along both sides of the local residential road network.

A trail loops around the Lake Hamilton shoreline.

On-road bicycle lanes are provided along Ballarat Road.

A children's crossing of Ballarat Road is provided east of the Rippon Road intersection.

## 2.5 Accident History

A review of road accidents in the site's vicinity has been undertaken using the Department of Transport and Planning's Road Crash database[1] which includes accidents reported to police which resulted in personal injury. Accidents records for the last available 5 year period were reviewed (01/10/19-30/09/24). The investigation area and accident details are defined in Appendix B.

These accident records do not provide compelling evidence of atypical safety deficiencies within the nearby transport network.

[1] Source: Transport Victoria Open Data Portal, Victoria Road Crash Data.

# 3 OUTLINE DEVELOPMENT PLAN

The ODP defines a residential estate development that will include a network of predominately north-south and east-west aligned roadways.

Several roadways that currently terminate at the site's boundary will be extended into the development.

The residential lots vary in size, those greater than 600m$^2$ would be capable of accommodating further subdivision for townhouse developments of a small number of dwellings.

The ODP includes 3 medium density superlots that would accommodate townhouse style dwelling developments. The largest superlot would be delivered in early stages of the development.

As well as residential lots, other land use includes a retail shop (local convenience centre) and child care centre in the southern part of the site. A recreation reserve (local park) is proposed towards the north of the site.

The development will occur in stages, generally in a south/southwest to north/northeast direction.

A sales/information office along with a café/restaurant is planned to be located near the shop and child care for development stages 1 and 2, and then located in the northwest corner of the site for latter stages. The sales office areas may become residential in the long term.

# 4 TRANSPORT NETWORK DESIGN

### Preamble

The ODP transport network has been planned utilising design guidance within Clause 56 of the Planning Scheme, the Infrastructure Design Manual (IDM) and various other transport planning texts such as Austroads publications.

### Road Layout, Hierarchy and Cross Sections

The ODP defines a road network layout generally forming a grid of north-south and east-west aligned roadways. A range of connections with the existing road network are planned to provide a permeable network with good connectivity to surrounding areas.

Roads within the ODP area will accommodate low traffic volumes with the vast majority having the functional classification of an Access Street. Both Hyland Street and Handbury Boulevard will provide key access routes to much of the site, and have been designed as wider Boulevard Access Streets. These roadways would be conducive to accommodate a bus route[2].

Within the largest medium density superlot, it is anticipated that vehicular carriageways will be common property driveways/accessways, and subject to a design response specific to that development with details defined at planning permit stage. This superlot is to be accessed from Dempster Drive at 2 locations. Should vehicular access within the superlot be all common property driveways, the existing conditions of Dempster Drive terminating at the site's boundary would continue. Or there may be an alternative design with Dempster Drive constructed as a public road through the site between these access points. Such details are subject to a planning permit stage design response.

The other 2 superlots are planned with properties accessed via a rear laneway.

In addition, short length carriageways (very low traffic, low vehicle speeds) will exist within the development, such as shared driveways to service lots past a through roadway curve. These can be termed Access Places and are also likely to be subject to individualised design responses.

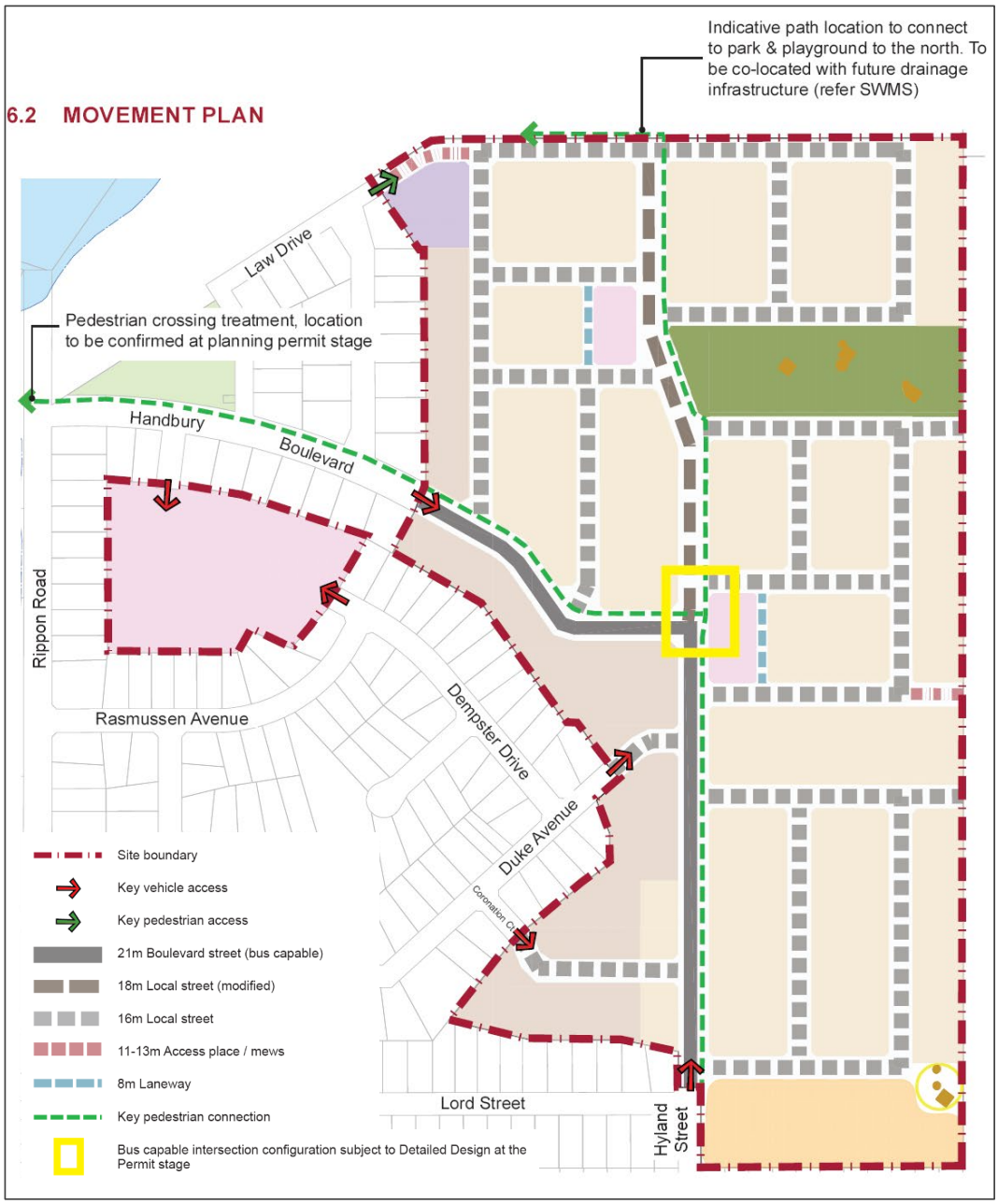
The planned road network includes 2 locations where Access Streets extend to the site's east boundary. In future should neighbouring land to the east be rezoned and development growth occur, these 2 locations will provide opportunity for roadway connectivity. Prior to any future extensions, these roadways will form short cul-de-sacs, and an interim conditions design response should be defined at planning permit stage.

Figure 4.1 defines the planned road network hierarchy (functional classification) and typical cross sections are shown in Figure 4.2.

The ODP road network is considered consistent with transport planning objectives of the Planning Scheme. Its layout offers connectivity, it will be easily navigated, and will appropriately disperse traffic demands.

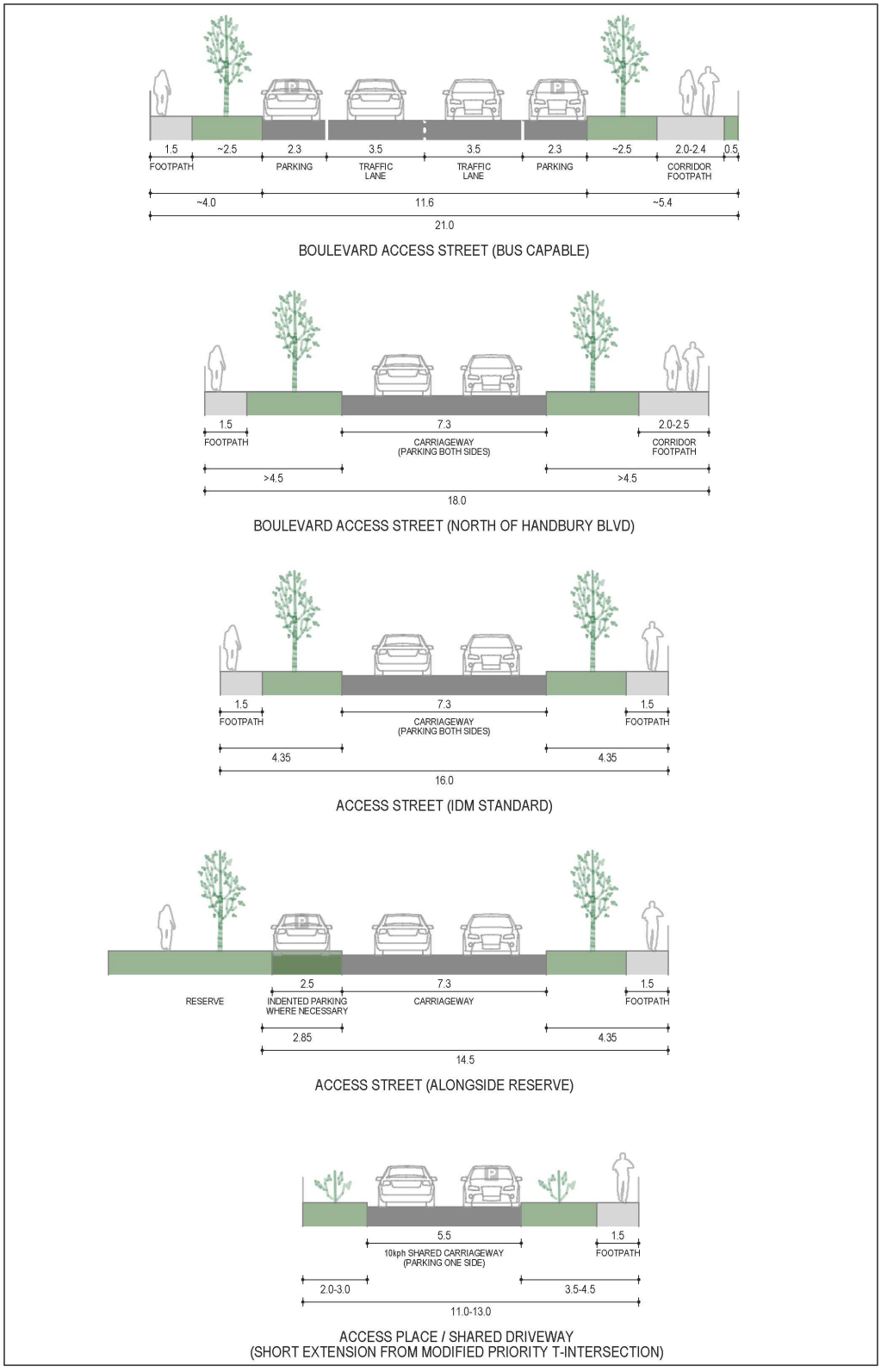
[2] Hyland Street bus capable south of Handbury Boulevard.

Figure 4.1 Proposed Road Network Hierarchy




Source: Taylors

**Figure 4.2 Typical Cross Sections**



The Boulevard Access Street cross section for Hyland Street and Handbury Boulevard within the site will need transitions at the site's boundary where connecting to existing cross sections that are different. Two options that both have merit are a gradual transition of linemarkings and kerbs (gradual meaning over a long length/low angle deflection), or a treatment that deflects traffic lanes which will also provide some speed management. Drawings of potential treatments have been prepared as shown in Appendix C. At Hyland Street, drawings depict 2 treatment options, a gradual transition option that has been adopted for the ODP and development planning, and an alternative deflection option using central island refuges. At Handbury Boulevard, a possible treatment option using a blister island has been shown. Further consultation with road and bus service authorities will be necessary to refine exact treatment details during planning permit and detailed design stages.

### Access to Public Transport

The adjoining residential neighbourhood has good accessibility with bus route 3 operating along various nearby roads.

The Department of Transport and Planning (DTP) have been contacted to advise on likely requirements for bus route planning. Feedback received is reproduced as follows:

*"There's no plans to change that route at the moment and I'm not aware of any background, but for developments adjacent to bus routes we usually request at least one bus capable road through the estate to provide for future opportunities for buses to service them."*

Hyland Street and Handbury Boulevard appear to be logical candidates to accommodate a future bus route and have been designed as bus capable roadways. A bus route realignment to include these roadways would improve spacing to maximise the number of residents within 400m of a bus service.

Figure 4.3 Existing and Option for Future Bus Route Realignment




Source: Edited version of Public Transport Victoria online map.

## Walking and Riding

Hyland Street and Handbury Boulevard have been identified as key corridors for personal mobility, connecting residents with recreational facilities within the development and around the lake, as well as the local convenience centre and towards schools. A wider footpath/shared path is planned along these roadways[3]. The Hyland Street corridor footpath is to extend beyond the site's north boundary connecting with the playground area and lake foreshore trail. The Handbury Boulevard corridor footpath is to extend beyond the site's west boundary along this roadway and connecting with the lake foreshore trail. This route is to include a priority crossing of Rippon Road. Due to vehicular traffic patterns at the Hyland Street and Rippon Road intersections, the path should cross these roadways to the north side of the intersections, so it's logical to construct the path north side for its entire length.

The proposed development has numerous opportunities for footpath connectivity to the east should at a future time neighbouring land be rezoned and development growth occur. The opportunities include road reserves that will include footpaths terminating at the site's east boundary, along with at the open space reserve.

Low traffic volume Access Streets generally provide high amenity cycling routes without the need for dedicated lane markings. It is also noted that the Road Rules permit certain cyclists such as those aged under 13 to ride along footpaths.

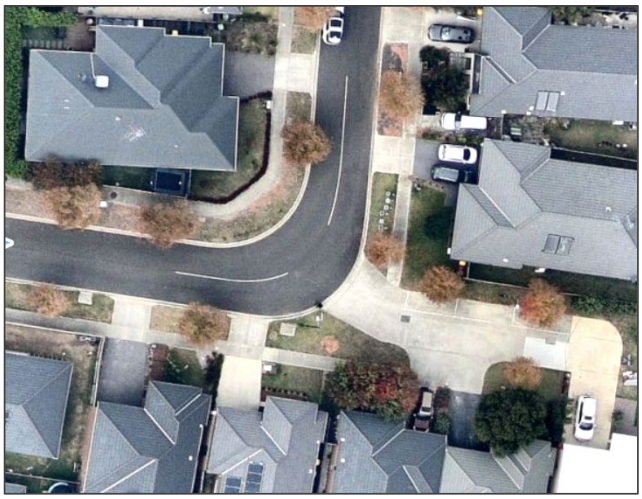
[3] Whilst wider paths in residential estates are often termed shared paths, they are generally not sign posted or marked as such, and therefore are not subject to road rules specific to shared paths.

### Internal Intersections

The proposed road network has been designed to avoid/minimise undesirable cross intersections in favour of T-intersections. Almost all intersections within the subdivision will operate as typical residential street give-way T-intersections.

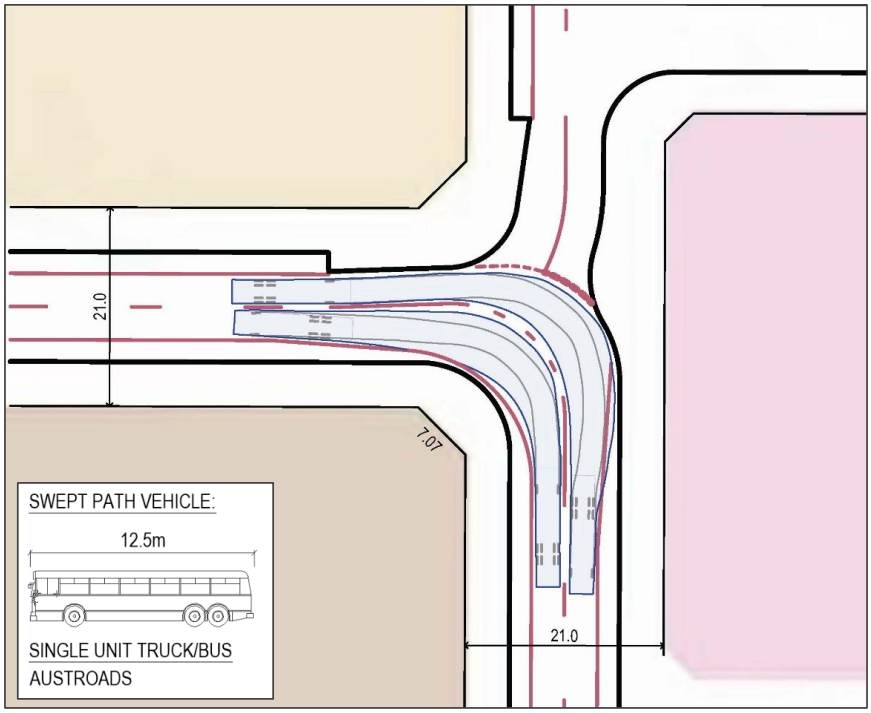
It is likely that some T-intersections will be configured as modified priority T-intersections. This layout is commonly utilised near estate boundaries where a short extension of the through road functions as a shared driveway for a small number of lots.

**Figure 4.4 Example of Modified Priority T-Intersection at Shared Driveway Extension**



A modified priority T-intersection is also the recommended treatment at the Hyland Street / Handbury Boulevard intersection. This will have two key advantages, to give priority along the bus route, and for traffic calming / speed management by breaking up Hyland Street's unobstructed length. Figure 4.5 shows a sketch design of an indicative intersection layout, confirming a satisfactory intersection geometry that is bus capable will be achievable within proposed road widths.

Figure 4.5 Potential Layout of Hyland Street / Handbury Boulevard Intersection




### Hyland Street / Strachan Street Intersection

Currently the Hyland Street / Strachan Street cross intersection is managed with Strachan Street having through priority. Hyland Street is managed with give-way control for the north approach and stop control for the south approach.

As travel patterns change due to the development, with Hyland Street providing a key access route, and given Strachan Street forms a cul-de-sac to the east, it will be prudent for intersection priority to be rearranged accordingly.

Either at this intersection or in the vicinity would be a recommended location for a treatment that also fulfils a speed management function for vehicular traffic along Hyland Street.

### Speed Management

In response to queries raised regarding the potential need for speed management devices (e.g. speed humps, slow point road narrowing), commentary on this matter is set out below.

The data of existing vehicle speeds along nearby roads shown in Figure 2.3 indicates overall good driver compliance with speed limits. This is despite local conditions having aspects not aligned with current best practice, such as uninterrupted street lengths.

An effective tool for roadway speed management is planning networks with self-explaining streets, a concept where road features, widths, and roadside environment communicate to drivers appropriate behaviour for that street type. It is considered that both nearby existing and proposed road networks have said features. An example is the typical Access Street cross section prevalent nearby and within the proposed development. This cross section has some speed

management built-in, in part given that an occasional parked car acts as a local road narrowing and deflects the alignment of through traffic.

Decisions around traffic calming devices need to consider that these devices can have negative impacts (e.g. increased traffic noise, maintenance burdens, nuisance to drivers, diverting traffic to other roads, public transport impacts, reduced parking supply). Providing devices on a roadway, and not along other nearby roadways may have negative implications to dispersal of traffic. As such, any decision to include devices should take the form of a comprehensive suite of works across the whole local precinct.

Having considered all of these matters, a requirement to implement speed management devices both within the proposed development and throughout nearby local streets is not clearly evident.

Notwithstanding, at Council's request some speed management treatments have been included in the ODP as follows:

- Rippon Road near Handbury Boulevard – The logical treatment here, which is related to the Handbury Boulevard corridor footpath crossing, is a zebra crossing on flat-top road hump (these are sometimes termed wombat crossings).

**Figure 4.6 Example of a Flat Top Hump Zebra Crossing**



- Rippon Road approximately 50m north of Lord Street where an existing track west of the roadway connects to the Lake Hamilton trail – Identified location for a speed and pedestrian treatment (e.g. flat-top road hump zebra crossing).
- Lord Street approximately midway between Rippon Road and Hyland Street - Identified location for a speed management device.
- Along Hyland Street – As discussed above a modified priority T-intersection treatment at the Handbury Boulevard intersection will fulfill speed management functionality. In addition, a treatment at or near Strachan Street has been specified.
- Along Handbury Boulevard (location not specified) – A proposed tight radius curve along Handbury Boulevard within the site will have a speed reduction functionality. Also, at the transition between existing and proposed cross sections is an opportunity for a treatment as set out above and shown in Appendix C.

### Assessment Outcomes

Given all of the above, development in accordance with the ODP is expected to deliver transport infrastructure that offers high amenity for users and facilitates safe and efficient transport outcomes.

# 5 TRAFFIC IMPACT ASSESSMENT

## 5.1 Traffic Generation

### Land Use

A land use schedule adopted for the purpose of estimating site generated traffic volumes is set out in Table 5.1. As the development is planned to occur in stages, traffic generation assessments consider a full development scenario, together with scenarios that represent approximately mid (or half) stage and three quarter stage in terms of development area or number of lots. The mid stage generally corresponds to completion (full occupation) of Stages 1 and 2 (or start of Stage 3), and the three quarter stage generally corresponds to completion (full occupation) of Stages 1, 2 and 3 (or start of Stage 4).

Table 5.1 Potential Land Use Schedule

| Land Use | Size/Quantity | | |
|---|---|---|---|
| | Mid development | ¾ development | Full development |
| residential (low density) | *125 dwellings* | *180 dwellings* | 245 dwellings |
| residential (medium density / social) | *115 dwellings* | *125 dwellings* | 130 dwellings |
| child care centre | *122 child places* | *122 child places* | 122 child places |
| shop | *400m² GFA* | *400m² GFA* | 400m² GFA |
| café/restaurant | - | *400m² GFA* | 400m² GFA |

### Residential Trip Rates

Transport NSW provides extensive guidance on the traffic generating characteristics of residential land use. Some key findings from this resource are summarised in Table 5.2.

Table 5.2 Residential Traffic Generation Rate Data (vehicle movements per dwelling)

| Description | AM Peak Hour | PM Peak Hour | Daily |
|---|---|---|---|
| *low density* | | | |
| avg. rates all regional sites | 0.83 | 0.84 | 7.5 |
| avg. rates all Sydney sites | 0.66 | 0.77 | 8.1 |
| Trips Database Bureau (TDB) data | 0.67 | 0.66 | 6.8 |
| ITE data | 0.75 | 0.99 | 9.4 |
| recommended rates | 0.75 | 0.75 | 8.0 |
| *medium density* | | | |
| avg. rates all regional sites | 0.41 | 0.60 | 3.7 |
| avg. rates all Sydney sites | 0.39 | 0.37 | 2.7 |
| Trips Database Bureau (TDB) data | 0.66-1.17 | 0.80-1.39 | 5.6-11.8 |
| ITE data | 0.35-0.54 | 0.44-0.62 | - |

Notes: [1] Trip rates are volumes to/from a subdivision/estate, not including other trips internally within an estate. [2] TDB is New Zealand and Australian data. [3] ITE is predominately USA data.

Another data reference is the surveys at Rippon Road and Hyland Street. Volumes along these connections to Ballarat Road are associated with a catchment area containing approximately 360

dwellings. The surveyed volumes equate to traffic generation rates of 0.59 (AM), 0.82 (PM), and 7.8 (daily). Some of this traffic will be associated with the tennis club and recreation facilities, likely most evident during the PM and daily timeframes.

Having considered the empirical data above, appropriate residential traffic generation rates for the purposes of this report are as follows:

- Low density: 0.75 (AM) 0.80 (PM) 8.0 (daily) vehicle movements / dwelling
- Medium density: 0.55 (AM) 0.60 (PM) 6.0 (daily) vehicle movements / dwelling

Empirical data also provides numerous examples of in/out distributions which have informed those adopted for analysis.

### Child Care Trip Rates

Transport NSW provides extensive guidance on the traffic generating characteristics of child care land use. Typical traffic generation rates are in the order of 0.8 vehicle movements per child (AM and PM peak hours) and 3 vehicle movements per child (daily). ITE 2021 data defines average generation rates for peak hours of 0.8 also, although for daily the rate is higher at 4.0. For the purposes of this report a daily rate of 3.5 has been adopted.

To avoid double counting, it is assumed that 10% of child care traffic is part of a linked trip / diverted trip already occurring in the local precinct.

Empirical data defines 50/50 in/out distributions during both peak hours and daily periods.

### Shop and Café/Restaurant Trip Rates

These components of the development are expected to attract a significant proportion of customers that are already travelling within the precinct (i.e. linked/diverted trips). A range of sources of empirical data including Transport NSW and ITE 2021 have been reviewed, with data showing that vehicle trip generation for these uses can vary substantially, particularly for the type of retail shop. For the purposes of this report, trip generation rates that are average, or within typical ranges have been adopted without reduction due to linked/diverted trips, as follows:

- shop: 3.0 (AM) 5.0 (PM) 50 (daily) vehicle movements / 100m$^2$ GFA
- café/restaurant: 2.0 (AM) 5.0 (PM) 60 (daily) vehicle movements / 100m$^2$ GFA

Empirical data also provides numerous examples of in/out distributions which have informed those adopted for analysis.

### Total Site Traffic Generation

Based on the above, the proposed subdivision is expected to generate site traffic movements for the mid, three quarter and full development scenarios as shown in Table's 5.3, 5.4, and 5.5, respectively.

Table 5.3 Mid Development Traffic Generation

| Land Use | AM Peak Hour | | | PM Peak Hour | | | Daily | | |
|---|---|---|---|---|---|---|---|---|---|
| | In | Out | Total | In | Out | Total | In | Out | Total |
| residential (low density) | 33 | 61 | 94 | 60 | 40 | 100 | 500 | 500 | 1,000 |
| residential (med. density) | 19 | 44 | 63 | 45 | 24 | 69 | 345 | 345 | 690 |
| child care centre | 44 | 44 | 88 | 44 | 44 | 88 | 192 | 192 | 384 |
| shop | 7 | 5 | 12 | 10 | 10 | 20 | 100 | 100 | 200 |
| café/restaurant | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **TOTAL** | **103** | **154** | **257** | **159** | **118** | **277** | **1,137** | **1,137** | **2,274** |

Table 5.4 ¾ Development Traffic Generation

| Land Use | AM Peak Hour | | | PM Peak Hour | | | Daily | | |
|---|---|---|---|---|---|---|---|---|---|
| | In | Out | Total | In | Out | Total | In | Out | Total |
| residential (low density) | 47 | 88 | 135 | 86 | 58 | 144 | 720 | 720 | 1,440 |
| residential (med. density) | 21 | 48 | 69 | 49 | 26 | 75 | 375 | 375 | 750 |
| child care centre | 44 | 44 | 88 | 44 | 44 | 88 | 192 | 192 | 384 |
| shop | 7 | 5 | 12 | 10 | 10 | 20 | 100 | 100 | 200 |
| café/restaurant | 5 | 3 | 8 | 12 | 8 | 20 | 120 | 120 | 240 |
| **TOTAL** | **124** | **188** | **312** | **201** | **146** | **347** | **1,507** | **1,507** | **3,014** |

Table 5.5 Full Development Traffic Generation

| Land Use | AM Peak Hour | | | PM Peak Hour | | | Daily | | |
|---|---|---|---|---|---|---|---|---|---|
| | In | Out | Total | In | Out | Total | In | Out | Total |
| residential (low density) | 64 | 120 | 184 | 118 | 78 | 196 | 980 | 980 | 1,960 |
| residential (med. density) | 22 | 50 | 72 | 51 | 27 | 78 | 390 | 390 | 780 |
| child care centre | 44 | 44 | 88 | 44 | 44 | 88 | 192 | 192 | 384 |
| shop | 7 | 5 | 12 | 10 | 10 | 20 | 100 | 100 | 200 |
| café/restaurant | 5 | 3 | 8 | 12 | 8 | 20 | 120 | 120 | 240 |
| **TOTAL** | **142** | **222** | **364** | **235** | **167** | **402** | **1,782** | **1,782** | **3,564** |

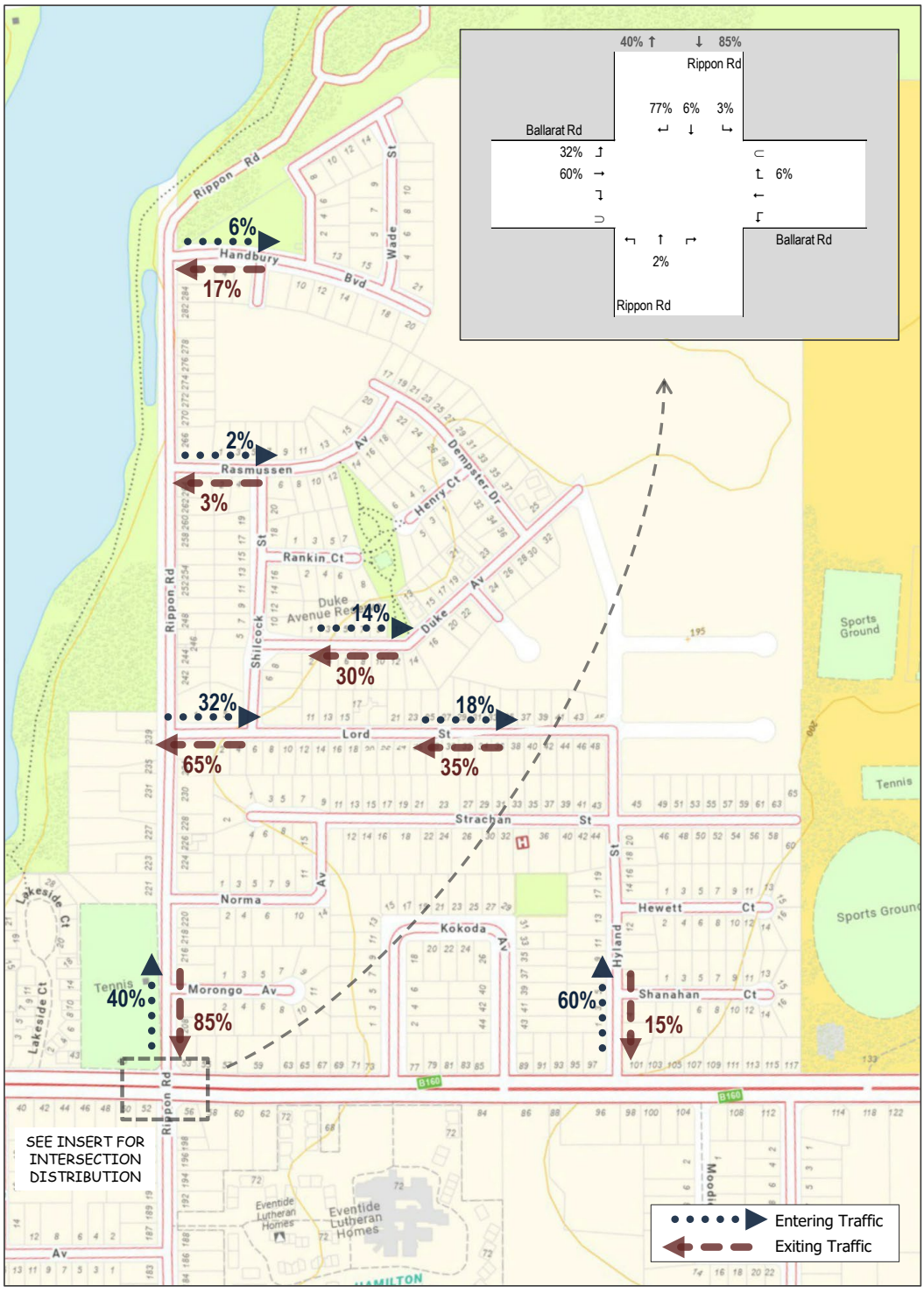
## 5.2 Traffic Distribution

The direction in which vehicles travel to and from a site is influenced by a variety of factors including the site's location, configuration of access intersections, characteristics of the surrounding road network and trip purpose.

After reviewing these factors and existing traffic patterns (including existing distributions at the Ballarat Road / Rippon Road intersection), it is expected that a majority of site traffic will travel to/from Ballarat Road west of Rippon Road. Different turning opportunities are available at nearby Ballarat Road intersections which will result in different travel patterns for traffic entering versus exiting the local precinct. For example, Hyland Street provides a direct route of entry to much of the development. However, for exiting traffic Hyland Street does not provide an opportunity to turn right at Ballarat Road towards the town centre and will therefore accommodate far less in the exiting direction.

The directional distribution of site traffic assumed for analytical purposes is shown in Figure 5.1.

**Figure 5.1 Directional Distribution Assumed for Site Traffic**



## 5.3 Future Traffic Volumes

### Scenarios

The site's development is expected to occur in stages over a number of years. Intersection operating performance has been analysed in this report accounting for site generated traffic growth as well as other general growth to nearby traffic.

Table 5.6 defines the travel demand scenarios analysed.

Table 5.6 Travel Demand Scenarios

| SCENARIO | DESCRIPTION |
|---|---|
| Existing Conditions | Existing traffic volumes (surveys 2024) |
| Future Base Conditions (no development) | Growth of 2% per annum for next 10 years[1] |
| Mid Stage Development | Approximately half development (as per Table 5.1) |
| ¾ Stage Development | Approximately three quarter development (as per Table 5.1) |
| Full Development | Completed development (as per Table 5.1) |

[1] Census data for Hamilton 2016-2021 defines a 3% growth rate. DTP data for Glenelg Highway AADT 2016-2019 defines a 2% growth rate.

### Conservative Basis for Assessment

When considering future traffic volumes and impacts of development traffic, it is worthwhile keeping in mind aspects of the traffic assessment that have a conservative basis (or over estimation of traffic) as follows:

- The lot yields in Table 5.1 are slightly greater than anticipated by development drawings to ensure a conservative basis for the traffic assessment. For example, a total of 375 dwellings are assumed by the traffic assessment, whereas the development master plan defines a yield of 327 residential lots (noting some lots greater than 600m$^2$ may be subject to developments of more than 1 dwelling).
- The mid and three quarter stage scenarios are also conservative against expected lot numbers by stage.
- The traffic distribution in Figure 5.1 adopts a very high proportion of site generated trips exiting via a right out of Rippon Road onto Ballarat Road, a critical movement for congestion analysis.

### Daily Traffic on Local Residential Network

On the basis of the traffic generation assessment in Section 5.1 and directional distributions in Section 5.2, daily traffic volumes along the local residential road network are shown in Figure's 5.2-5.4 over for existing conditions, site generated traffic, and future traffic (post full development).

**Figure 5.2**
**Daily Volumes – Existing Conditions**

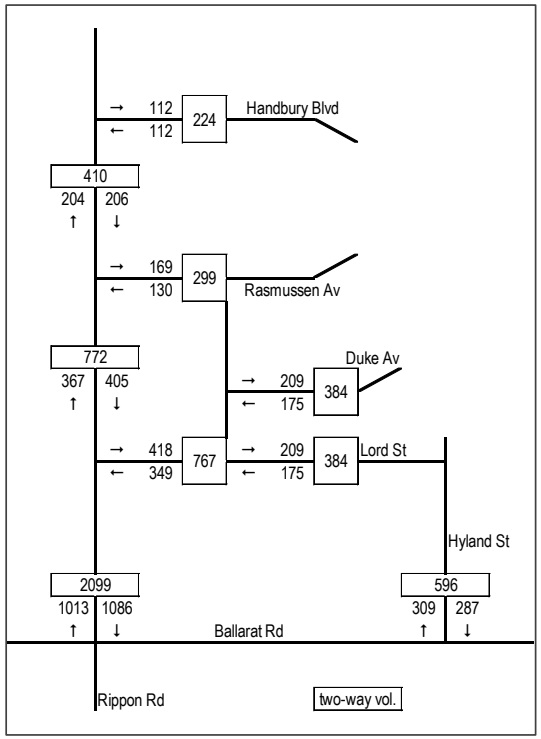



**Figure 5.3**
**Daily Volumes – Site Generated (Full Dev't) Traffic**

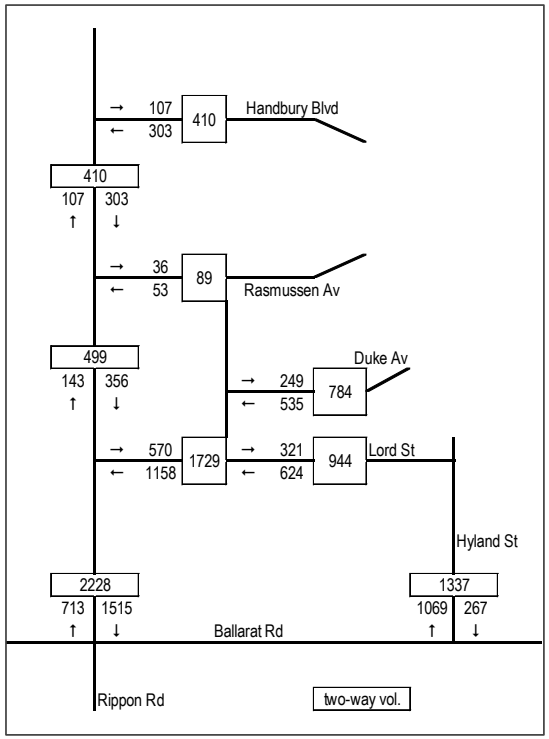
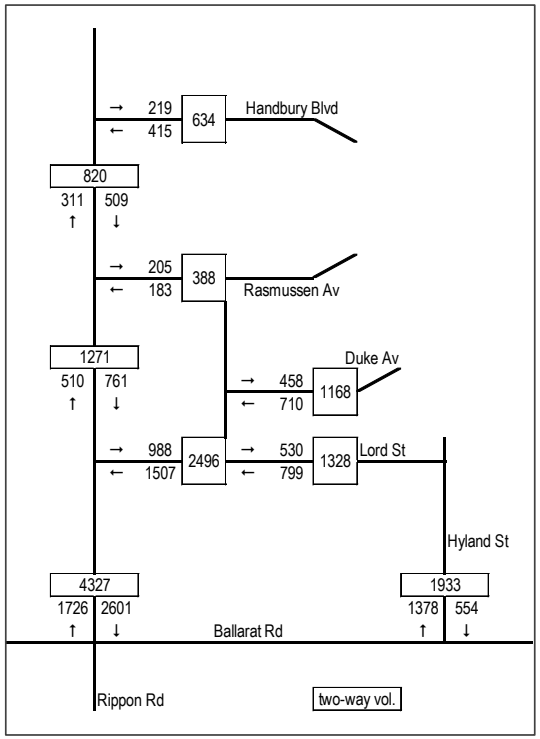



**Figure 5.4**
**Daily Volumes – Future Post Development Traffic**




Notes: [1] Handbury Boulevard volumes unknown, estimated based on existing number of dwellings and 8 vpd / dwelling trip rate. [2] Duke Avenue and Lord Street volumes east of Shilcock Street unknown, assume each to be 50% of volume along Lord Street at Rippon Road.

### Peak Hour Intersection Traffic

Forecast site generated traffic at the Ballarat Road / Rippon Road intersection during the AM and PM peak hours is shown in Figure 5.5. Forecast long term future traffic (base case plus full development) is shown in Figure 5.6.

Figure 5.5 Peak Hour Development Generated Traffic Volumes – Ballarat Rd / Rippon Rd

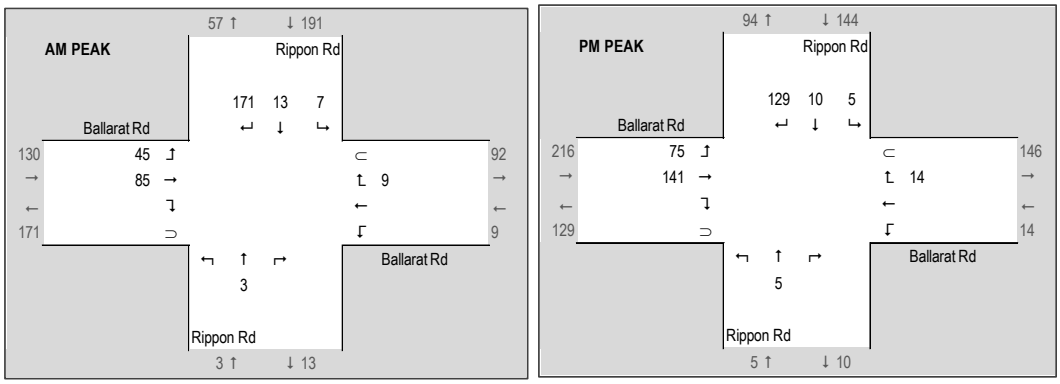
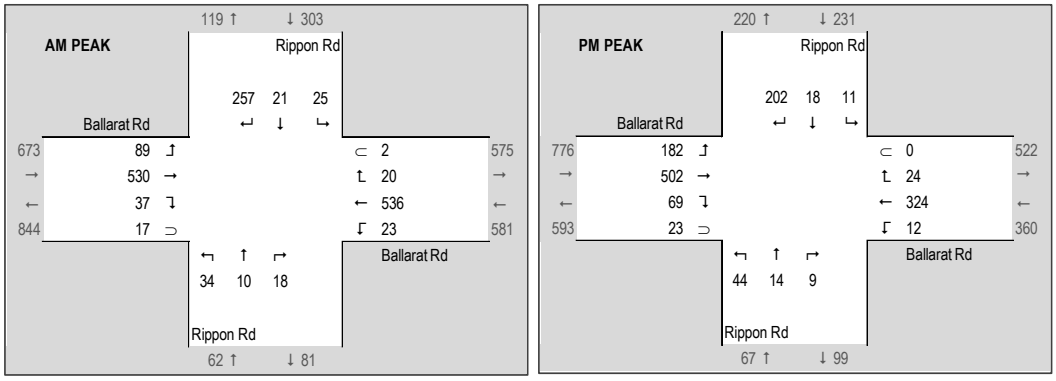



Figure 5.6 Peak Hour Future (Post Full Development) Traffic Volumes – Ballarat Rd / Rippon Rd




## 5.4 Ability of Nearby Residential Streets to Absorb Development Traffic

Guidelines for roadway capacity specify that a 2-lane urban roadway can accommodate daily traffic volumes in the order of 15,000 - 20,000 vpd without experiencing high delays during commuter peak periods[4]. However, without flaring at intersections to provide additional lanes, it is typically intersections which form a lower capacity constraint in urban road networks.

In residential areas, it is desirable for roadways to accommodate traffic activity below an 'indicative maximum volume' that is specified by type of roadway. Indicative maximum volumes are well below throughput capacity, and take into account the implications of traffic activity on residential amenity and efficient intersection operation. They could be considered a performance target to

[4] Interrupted flow capacity = 900 vph lane (Austroads Guide to Traffic Management Part 3), with 10% peak to daily ratio = 18,000 vpd.

provide local residents good amenity[5]. Indicative maximum volumes specified within the Planning Scheme and IDM are set out in Table 5.7.

Table 5.7 Indicative Maximum Volumes by Roadway Type

| Roadway Type/Classification | Carriageway Width | Planning Scheme | IDM |
|---|---|---|---|
| Access Lane | ~5.5m | 300 vpd | 0 - 300 vpd |
| Access Place | ~5.5m | 300 - 1000 vpd | 0 - 300 vpd |
| Access Street (level 1) | ~5.5m | 1000 - 2000 vpd | N/A |
| Access Street (level 2) | ~7.5m | 2000 - 3000 vpd | 0 - 2500 vpd |
| Collector Street (level 1) | ~11.5m | 3000 vpd | 2500 - 6000 vpd |
| Collector Street (level 2) | x2 ~7m[1] | 3000 - 7000 vpd | 6000 - 12000 vpd |

[1] Two divided carriageways.

With reference to Figure 5.4, future daily volumes on the local residential road network will be less than 3,000 vpd, except for Rippon Road in the vicinity of Ballarat Road.

Therefore, there is ample spare capacity within the local road network for site generated traffic to be absorbed without significant impact to efficient operating conditions, and for volumes to remain within performance targets for favourable residential amenity.

For Rippon Road near Ballarat Road, its future traffic volume is akin to functionality of a Collector Street. This is considered reasonable given Rippon Road could be considered to already have a Collector role and its cross section is consistent with a Collector functionality. The ODP defines that the as part of the development, mitigating works along Rippon Road of linemarkings between Ballarat Road and Lord Street to define the centreline and parking lanes will be delivered.

## 5.5 Capacity Analysis of Ballarat Road / Rippon Road Intersection

The Ballarat Road / Rippon Road intersection is the critical access intersection for the local precinct where most local traffic is concentrated. Capacity analysis of the intersection has been undertaken using Sidra Intersection software[6].

A regularly used performance measure is the degree of saturation (DOS) which is the ratio of arrival traffic volumes to capacity. Practical DOS values (targets for acceptable performance) are 0.90 (signalised intersection), 0.85 (roundabouts), and 0.80 (sign controlled intersections). Level of Service (LOS) is an index of the operational performance on a scale A-F.

Results of the analysis are summarised in Table 5.8, with more detailed results in Appendix D.

[5] The word 'amenity' is often used to describe a pleasing or agreeable environment.

[6] Sidra Intersection is a software tool used extensively worldwide that evaluates the capacity of intersections. It reports results including degree of saturation, level of service, delay and queue lengths. The intersection model adopts a staged crossing (network model).

Table 5.8 Sidra Analysis Results Summary, Ballarat Road / Rippon Road

| Intersection Layout | Travel Demand Scenario | AM Peak | | PM Peak | |
|---|---|---|---|---|---|
| | | DOS | Delay LOS | DOS | Delay LOS |
| Existing (sign controlled) | Existing | 0.19 | B | 0.17 | A |
| | Future Base | 0.22 | B | 0.19 | A |
| | Mid Stage Development | 0.62 | B | 0.38 | B |
| | ¾ Stage Development | 0.87 | C | 0.49 | B |
| | Full Development | 1.00 | E | 0.59 | C |

Note: Both DOS and LOS result is for the worse performing lane/movement.

Colour code based on Degree of Saturation: [ < 0.6 ] [ 0.6 – 0.7 ] [ 0.7 – 0.8 ] [ 0.8 – 0.9 ] [ 0.9 – 1.0 ] [ > 1.0 ]

Colour code based on Level of Service: LOS A LOS B LOS C LOS D LOS E LOS F

Key outcomes:

- The intersection currently operates well within capacity.
- The AM peak hour is the critical time for intersection performance.
- Operating conditions will remain below the Practical DOS for the mid-stage development scenario. Indicating the existing sign controlled intersection can accommodate traffic associated with occupation of approximately half the development area/lots.
- Operating conditions slightly exceed the Practical DOS for the ¾ stage development scenario.
- At full development, the intersection operates at capacity. In such circumstances, operating performance degrades significantly (e.g. high delays and queuing).

## 5.6 Upgrade of the Ballarat Road / Rippon Road Intersection

Sign controlled intersections with minor road traffic giving way to more than 2 through traffic lanes can be difficult to negotiate for some drivers, particularly as they become highly trafficked.

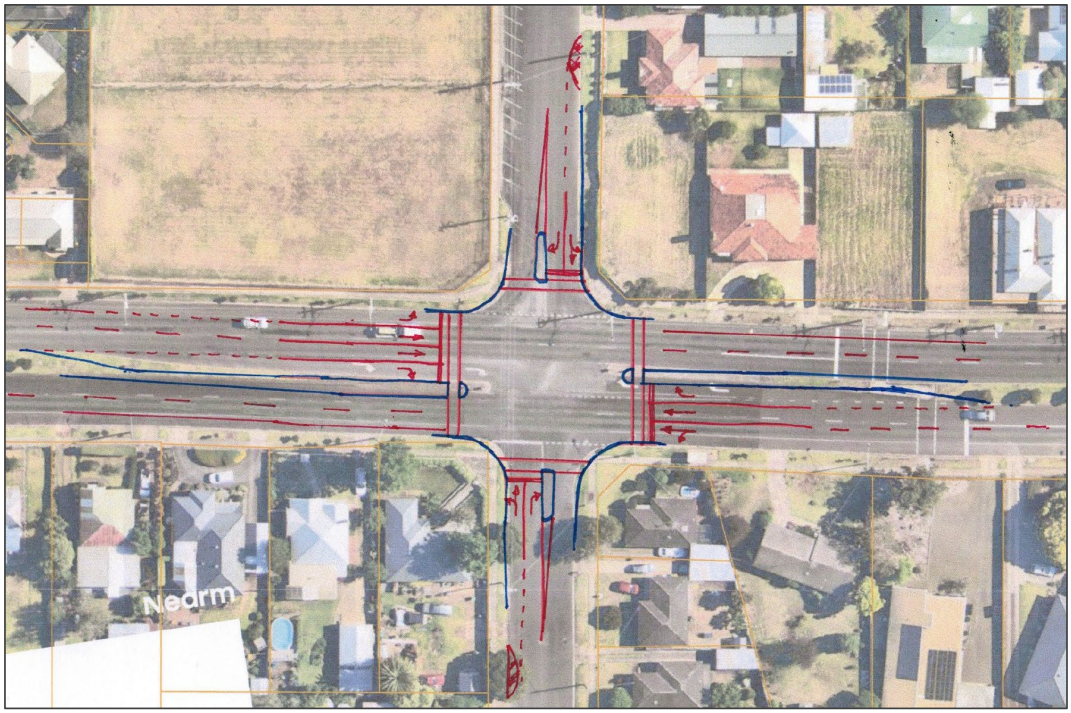
Also, a 4-lane duplicated highway can be a significant barrier to the movement of vulnerable road users (pedestrians and riders).

Given all of the above, it is considered that an upgrade to the Ballarat Road / Rippon Road intersection should be included into planning for future development growth. The sidra analysis above indicates that the trigger for an upgrade will be beyond the mid stage scenario, which corresponds with mid stage dwelling occupation at the end of Stage 2 / start of Stage 3.

To cater for anticipated future traffic, improve safety, and improve pedestrian and cyclist crossing opportunities, a signalised intersection upgrade is considered the most appropriate treatment.

A concept layout sketch has been prepared showing an anticipated layout of a signalised intersection upgrade, refer Figure 5.7.

Figure 5.7 Layout Sketch, Signalised Intersection Upgrade, Ballarat Road / Rippon Road




Capacity analysis of a signalised intersection, adopting the layout shown above has been undertaken with results summarised in Table 5.9, and more detailed results in Appendix D.

Table 5.9 Sidra Analysis Results Summary, Ballarat Road / Rippon Road

| Intersection Layout | Travel Demand Scenario | AM Peak | | PM Peak | |
|---|---|---|---|---|---|
| | | DOS | Delay LOS | DOS | Delay LOS |
| Traffic signals | Full Development | 0.59 | D | 0.53 | D |

Note: Both DOS and LOS result is for the worse performing lane/movement.

Colour code based on Degree of Saturation: [ < 0.6 ] [ 0.6 – 0.7 ] [ 0.7 – 0.8 ] [ 0.8 – 0.9 ] [ 0.9 – 1.0 ] [ > 1.0 ]

Colour code based on Level of Service: LOS A LOS B LOS C LOS D LOS E LOS F

Table 5.9 shows that a signalised intersection could be expected to deliver good operational performance accommodating future (post full development) traffic demands.

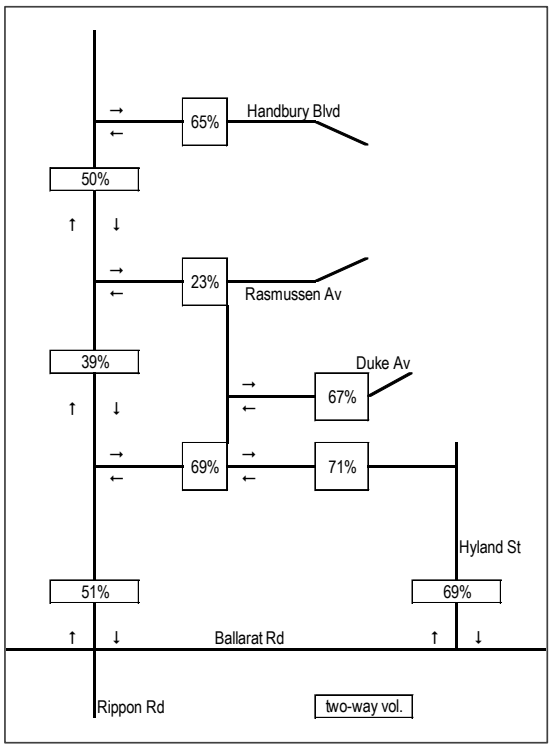
## 5.7 External Mitigating Works and Development Traffic Proportions

Responsible Authorities sometimes require upgrade of the nearby road network as part of conditional approval of development proposals. These are typically mitigating works the Responsible Authority considers necessary as a result of the proposed development.

Important considerations are nexus (the correlation between the proposed development and the project need) and equity (fairness, or that a developments share of benefit/use matches its contribution).

To inform decisions regarding developer funding of external road works, Figure 5.8 defines the proportion of traffic attributable to the development at various local roadway locations, based on the traffic assessments in this report.

**Figure 5.8 Development Traffic Proportions at Local Roadway Locations**




Development traffic as a percentage of development generated plus existing traffic (daily volumes).

# 6 CONCLUSIONS

The following conclusions have been made within this report:

1. Roads within the ODP area will accommodate low traffic volumes with the vast majority functioning as Access Streets.
2. Hyland Street and Handbury Boulevard are logical candidates to accommodate a future bus route and have been designed as bus capable roadways.
3. Development in accordance with the ODP is expected to deliver transport infrastructure that offers high amenity for users and facilitates safe and efficient transport outcomes.
4. Traffic activity generated by full occupation of the proposed subdivision is estimated to be in the order of 3,560 vehicle movements per day, that will disperse across access routes to/from the estate.
5. There is ample spare capacity within the local residential road network for site generated traffic to be absorbed without significant impact to efficient operating conditions, and for volumes to remain within performance targets for favourable residential amenity.
6. Rippon Road nearby Ballarat Road will experience future traffic akin to functionality of a Collector Street. This is considered reasonable given Rippon Road could be considered to already have a Collector role and its cross section is consistent with a Collector functionality.
7. The Ballarat Road / Rippon Road intersection is the critical access intersection for the local precinct where most local traffic is concentrated given turning restrictions at other nearby intersections. Subject to post development future traffic demands, poor operating conditions are expected at the intersection, with high delays for vehicles exiting Rippon Road. An upgrade to traffic signal control of the intersection is recommended, with a trigger for its need being during latter stages of the site's development.

# APPENDIX A ROADWAY PHOTOGRAPHS

Figure A1 Hyland Street (facing south from site boundary)



Figure A2 Handbury Boulevard (facing east to site boundary)



Figure A3 Rippon Road (facing north to Lord Street intersection)



Figure A4 Ballarat Road (facing west towards Rippon Road intersection)



Figure A5 Lord Street (facing west near Hyland Street)



Figure A6 Strachan Street (facing east)



Figure A7 Rasmussen Avenue (facing east from Rippon Road)

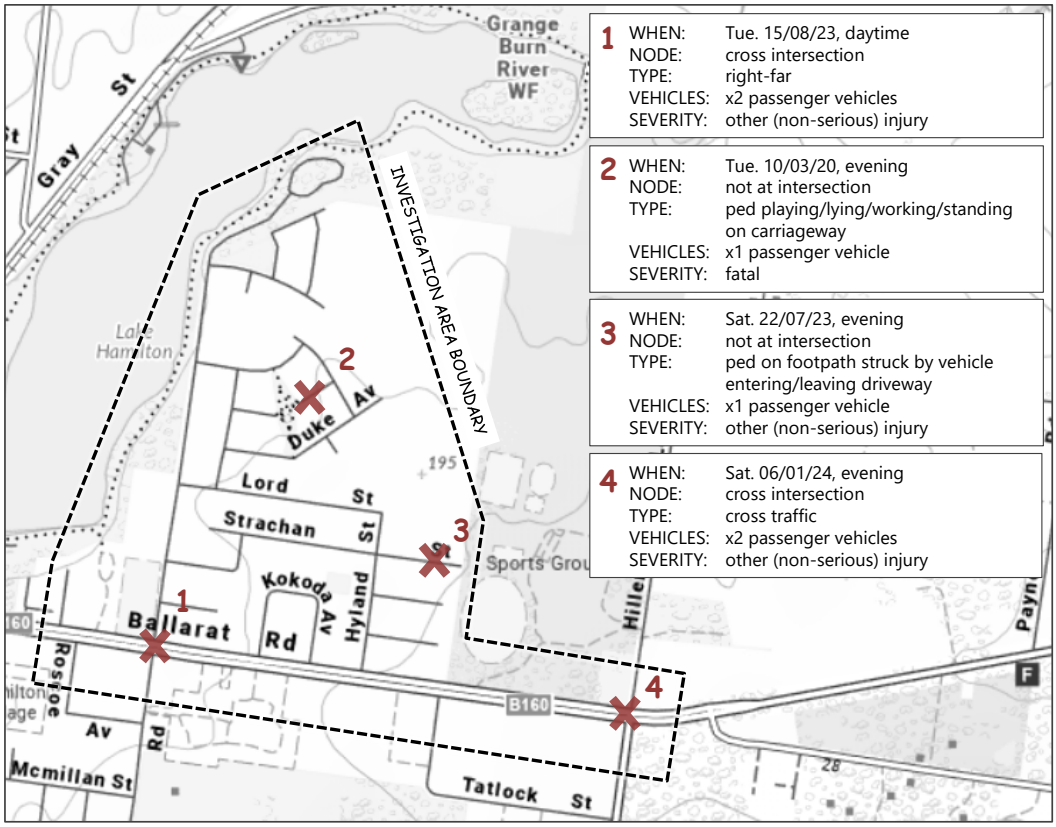



Figure A8 Dempster Drive (facing south from Handbury Boulevard)

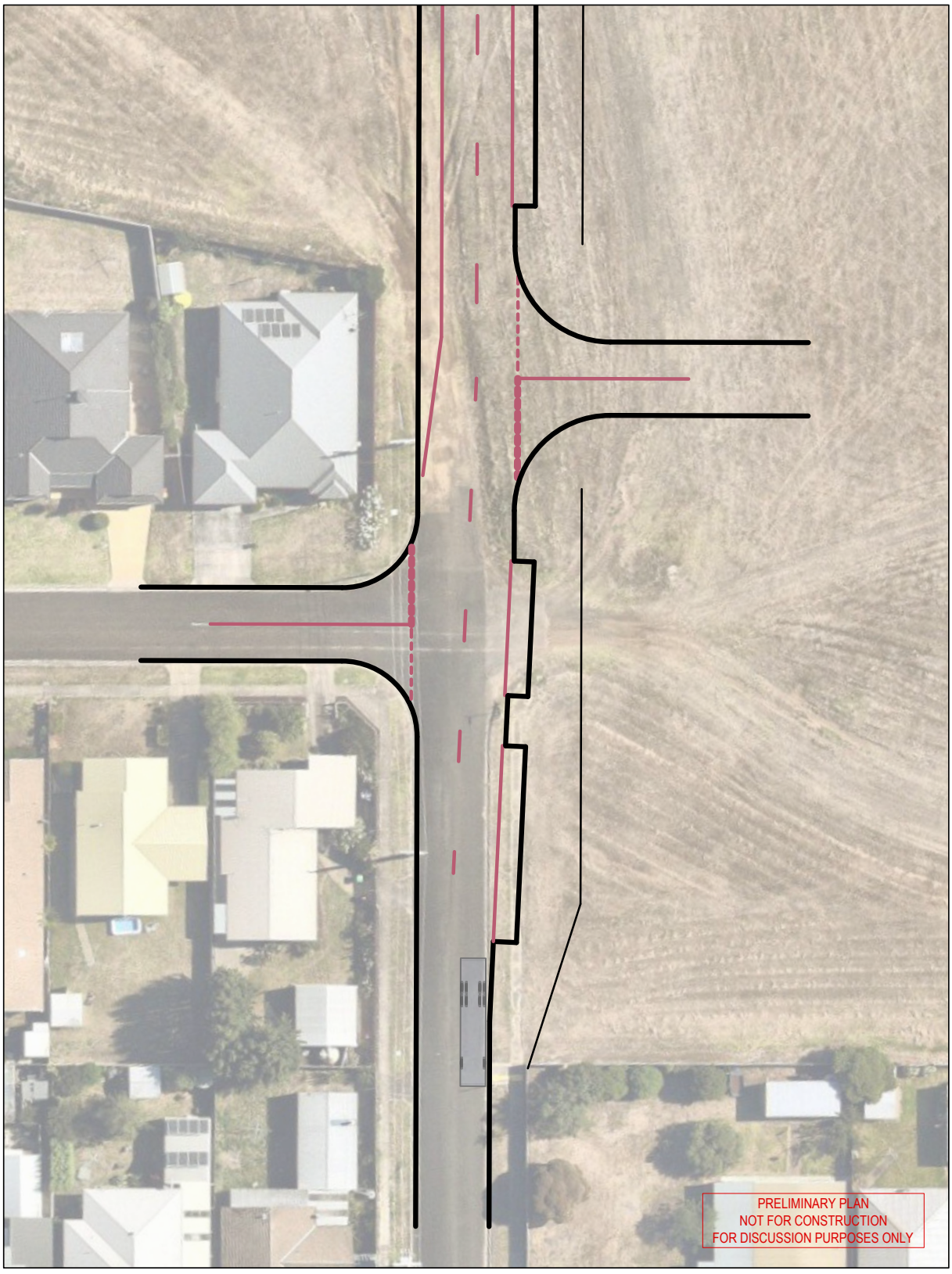


# APPENDIX B ROAD CRASH DATA SUMMARY

Figure B1 Accident Records Summary



# APPENDIX C CROSS SECTION TRANSITION DIAGRAMS



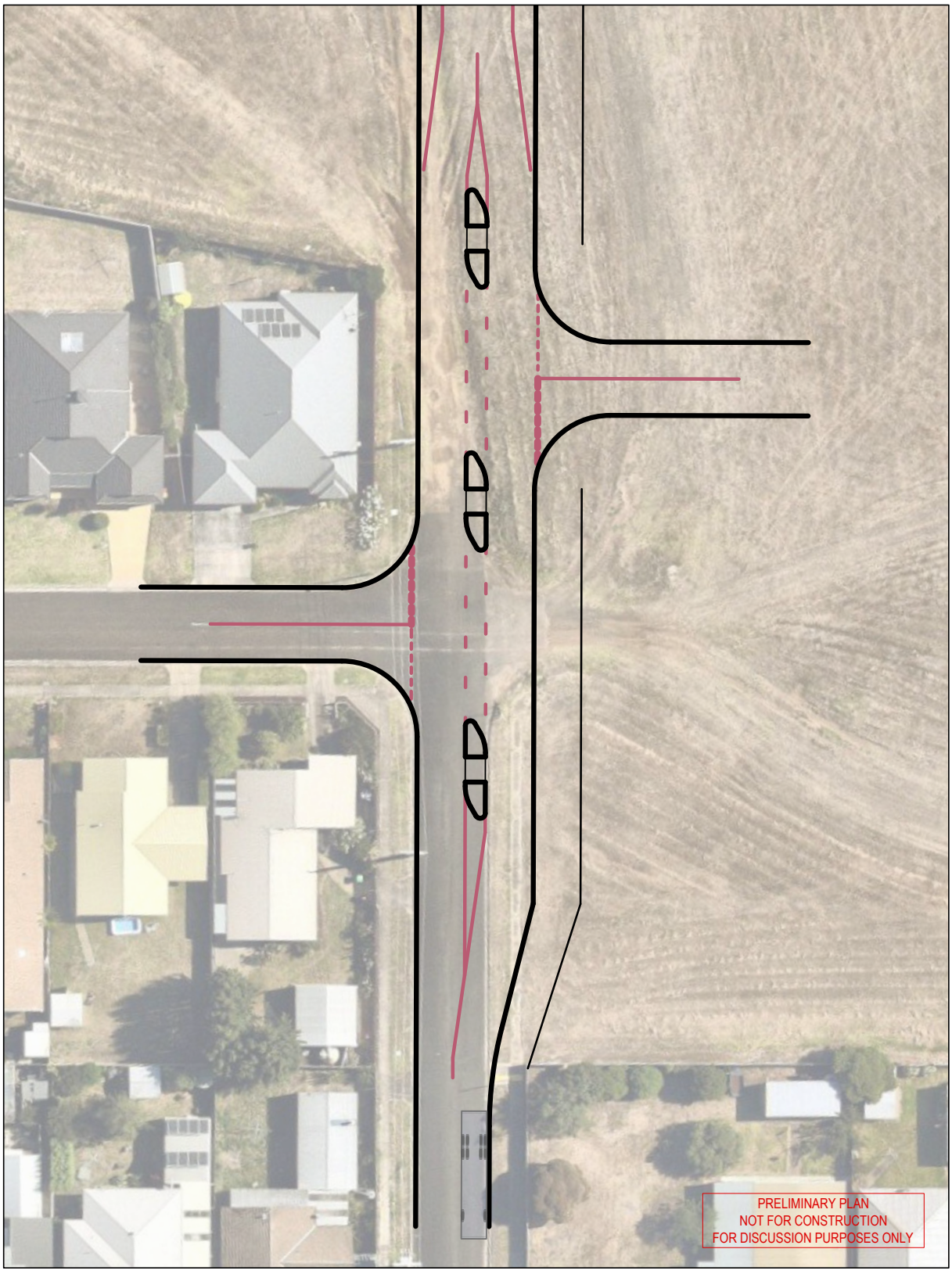

LAKES EDGE, HAMILTON
LAYOUT SKETCH - HYLAND STREET AT SOUTHERN BOUNDARY
GRADUAL CROSS SECTION TRANSITION

N

SCALE: 1:500
19 DECEMBER 2025

esr Transport Planning
PO Box 146, Smythesdale VIC 3351
P: 0427 044 324
E: drewm@esrtp.com.au
www.esrtp.com.au

SHEET: A4




LAKES EDGE, HAMILTON
LAYOUT SKETCH - HYLAND STREET AT SOUTHERN BOUNDARY
ISLAND REFUGES AT CROSS SECTION TRANSITION

N

SCALE: 1:500
19 DECEMBER 2025

esr Transport Planning
PO Box 146, Smythesdale VIC 3351
P: 0427 044 324
E: drewm@esrtp.com.au
www.esrtp.com.au

SHEET: A4




LAKES EDGE, HAMILTON
LAYOUT SKETCH - HANDBURY BOULEVARD AT WESTERN BOUNDARY
BLISTER ISLAND AS CROSS SECTION TRANSITION

N

SCALE: 1:500
19 DECEMBER 2025

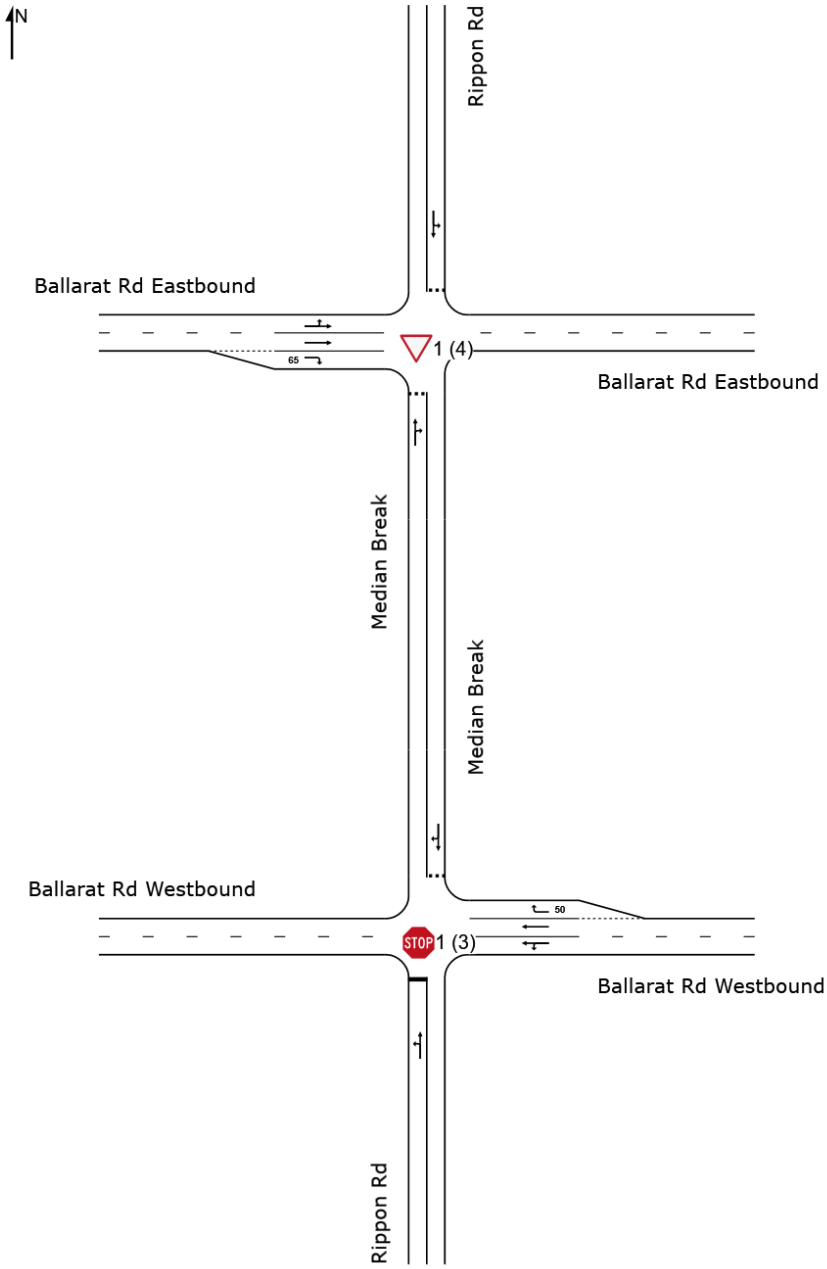
esr Transport Planning
PO Box 146, Smythesdale VIC 3351
P: 0427 044 324
E: drewm@esrtp.com.au
www.esrtp.com.au

SHEET: A4

# APPENDIX D SIDRA INTERSECTION ANALYSIS RESULTS

## NETWORK LAYOUT

**Network: [1] Rippon Intersections** (Rippon)




| SITES IN NETWORK | | |
|---|---|---|
| **Site ID** | **CCG ID** | **Site Name** |
| 1 (4) | NA | B'rat Rd EB-Rippon Rd-North Side |
| 1 (3) | NA | B'rat Rd WB-Rippon Rd-South Side |

## Site: [1 (4)] B'rat Rd EB-Rippon Rd-North Side (Rippon Network)

Existing – AM Peak

**Lane Use and Performance**

| | Demand Flows [ Total veh/h | HV ] % | Arrival Flows [ Total veh/h | HV ] % | Cap. veh/h | Deg. Satn v/c | Lane Util. % | Aver. Delay sec | Level of Service | 95% Back Of Queue [ Veh | Dist ] m | Lane Config | Lane Length m | Cap. Adj. % | Prob. Block. % |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Median Break | | | | | | | | | | | | | | | |
| Lane 1 | 37 | 5.0 | 37 | 5.0 | 866 | 0.043 | 100 | 3.4 | LOS A | 0.1 | 1.0 | Full | 7 | 0.0 | 0.0 |
| Approach | 37 | 5.0 | 37 | 5.0 | | 0.043 | | 3.4 | LOS A | 0.1 | 1.0 | | | | |
| North: Rippon Rd | | | | | | | | | | | | | | | |
| Lane 1 | 118 | 5.0 | 118 | 5.0 | 873 | 0.135 | 100 | 7.6 | LOS A | 0.6 | 4.7 | Full | 500 | 0.0 | 0.0 |
| Approach | 118 | 5.0 | 118 | 5.0 | | 0.135 | | 7.6 | LOS A | 0.6 | 4.7 | | | | |
| West: Ballarat Rd Eastbound | | | | | | | | | | | | | | | |
| Lane 1 | 214 | 5.0 | 214 | 5.0 | 1867 | 0.115 | 100 | 1.2 | LOS A | 0.0 | 0.0 | Full | 500 | 0.0 | 0.0 |
| Lane 2 | 216 | 5.0 | 216 | 5.0 | 1889 | 0.115 | 100 | 0.0 | LOS A | 0.0 | 0.0 | Full | 500 | 0.0 | 0.0 |
| Lane 3 | 49 | 5.0 | 49 | 5.0 | 1793 | 0.028 | 100 | 5.8 | LOS A | 0.0 | 0.0 | Short | 65 | 0.0 | NA |
| Approach | 480 | 5.0 | 480 | 5.0 | | 0.115 | | 1.2 | NA | 0.0 | 0.0 | | | | |
| All Vehicles | 635 | 5.0 | 635 | 5.0 | | 0.135 | | 2.5 | NA | 0.6 | 4.7 | | | | |

## Site: [1 (3)] B'rat Rd WB-Rippon Rd-South Side (Rippon Network)

Existing – AM Peak

**Lane Use and Performance**

| | Demand Flows [ Total veh/h | HV ] % | Arrival Flows [ Total veh/h | HV ] % | Cap. veh/h | Deg. Satn v/c | Lane Util. % | Aver. Delay sec | Level of Service | 95% Back Of Queue [ Veh | Dist ] m | Lane Config | Lane Length m | Cap. Adj. % | Prob. Block. % |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Rippon Rd | | | | | | | | | | | | | | | |
| Lane 1 | 53 | 5.0 | 53 | 5.0 | 818 | 0.064 | 100 | 10.7 | LOS B | 0.3 | 1.9 | Full | 500 | 0.0 | 0.0 |
| Approach | 53 | 5.0 | 53 | 5.0 | | 0.064 | | 10.7 | LOS B | 0.3 | 1.9 | | | | |
| East: Ballarat Rd Westbound | | | | | | | | | | | | | | | |
| Lane 1 | 241 | 5.0 | 241 | 5.0 | 1880 | 0.128 | 100 | 0.5 | LOS A | 0.0 | 0.0 | Full | 500 | 0.0 | 0.0 |
| Lane 2 | 242 | 5.0 | 242 | 5.0 | 1889 | 0.128 | 100 | 0.0 | LOS A | 0.0 | 0.0 | Full | 500 | 0.0 | 0.0 |
| Lane 3 | 14 | 5.0 | 14 | 5.0 | 1793 | 0.008 | 100 | 5.8 | LOS A | 0.0 | 0.0 | Short | 50 | 0.0 | NA |
| Approach | 497 | 5.0 | 497 | 5.0 | | 0.128 | | 0.4 | NA | 0.0 | 0.0 | | | | |
| North: Median Break | | | | | | | | | | | | | | | |
| Lane 1 | 148 | 5.0 | 148 | 5.0 | 790 | 0.188 | 100 | 4.4 | LOS A | 0.7 | 4.9 | Full | 7 | 0.0 | 0.0 |
| Approach | 148 | 5.0 | 148 | 5.0 | | 0.188 | | 4.4 | LOS A | 0.7 | 4.9 | | | | |
| All Vehicles | 698 | 5.0 | 698 | 5.0 | | 0.188 | | 2.0 | NA | 0.7 | 4.9 | | | | |

## Site: [1 (4)] B'rat Rd EB-Rippon Rd-North Side (Rippon Network)

Existing – PM Peak

**Lane Use and Performance**

| | Demand Flows [ Total veh/h | HV ] % | Arrival Flows [ Total veh/h | HV ] % | Cap. veh/h | Deg. Satn v/c | Lane Util. % | Aver. Delay sec | Level of Service | 95% Back Of Queue [ Veh | Dist ] m | Lane Config | Lane Length m | Cap. Adj. % | Prob. Block. % |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Median Break | | | | | | | | | | | | | | | |
| Lane 1 | 27 | 5.0 | 27 | 5.0 | 912 | 0.030 | 100 | 3.1 | LOS A | 0.1 | 0.7 | Full | 7 | 0.0 | 0.0 |
| Approach | 27 | 5.0 | 27 | 5.0 | | 0.030 | | 3.1 | LOS A | 0.1 | 0.7 | | | | |
| North: Rippon Rd | | | | | | | | | | | | | | | |
| Lane 1 | 92 | 5.0 | 92 | 5.0 | 860 | 0.107 | 100 | 7.6 | LOS A | 0.5 | 3.7 | Full | 500 | 0.0 | 0.0 |
| Approach | 92 | 5.0 | 92 | 5.0 | | 0.107 | | 7.6 | LOS A | 0.5 | 3.7 | | | | |
| West: Ballarat Rd Eastbound | | | | | | | | | | | | | | | |
| Lane 1 | 209 | 5.0 | 209 | 5.0 | 1836 | 0.114 | 100 | 3.0 | LOS A | 0.0 | 0.0 | Full | 500 | 0.0 | 0.0 |
| Lane 2 | 215 | 5.0 | 215 | 5.0 | 1889 | 0.114 | 100 | 0.0 | LOS A | 0.0 | 0.0 | Full | 500 | 0.0 | 0.0 |
| Lane 3 | 84 | 5.0 | 84 | 5.0 | 1793 | 0.047 | 100 | 5.8 | LOS A | 0.0 | 0.0 | Short | 65 | 0.0 | NA |
| Approach | 508 | 5.0 | 508 | 5.0 | | 0.114 | | 2.2 | NA | 0.0 | 0.0 | | | | |
| All Vehicles | 627 | 5.0 | 627 | 5.0 | | 0.114 | | 3.0 | NA | 0.5 | 3.7 | | | | |

## Site: [1 (3)] B'rat Rd WB-Rippon Rd-South Side (Rippon Network)

Existing – PM Peak

**Lane Use and Performance**

| | Demand Flows [ Total veh/h | HV ] % | Arrival Flows [ Total veh/h | HV ] % | Cap. veh/h | Deg. Satn v/c | Lane Util. % | Aver. Delay sec | Level of Service | 95% Back Of Queue [ Veh | Dist ] m | Lane Config | Lane Length m | Cap. Adj. % | Prob. Block. % |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Rippon Rd | | | | | | | | | | | | | | | |
| Lane 1 | 55 | 5.0 | 55 | 5.0 | 1039 | 0.053 | 100 | 9.4 | LOS A | 0.2 | 1.5 | Full | 500 | 0.0 | 0.0 |
| Approach | 55 | 5.0 | 55 | 5.0 | | 0.053 | | 9.4 | LOS A | 0.2 | 1.5 | | | | |
| East: Ballarat Rd Westbound | | | | | | | | | | | | | | | |
| Lane 1 | 145 | 5.0 | 145 | 5.0 | 1881 | 0.077 | 100 | 0.4 | LOS A | 0.0 | 0.0 | Full | 500 | 0.0 | 0.0 |
| Lane 2 | 146 | 5.0 | 146 | 5.0 | 1889 | 0.077 | 100 | 0.0 | LOS A | 0.0 | 0.0 | Full | 500 | 0.0 | 0.0 |
| Lane 3 | 11 | 5.0 | 11 | 5.0 | 1793 | 0.006 | 100 | 5.8 | LOS A | 0.0 | 0.0 | Short | 50 | 0.0 | NA |
| Approach | 301 | 5.0 | 301 | 5.0 | | 0.077 | | 0.4 | NA | 0.0 | 0.0 | | | | |
| North: Median Break | | | | | | | | | | | | | | | |
| Lane 1 | 169 | 5.0 | 169 | 5.0 | 995 | 0.170 | 100 | 3.1 | LOS A | 0.6 | 4.6 | Full | 7 | 0.0 | 0.0 |
| Approach | 169 | 5.0 | 169 | 5.0 | | 0.170 | | 3.1 | LOS A | 0.6 | 4.6 | | | | |
| All Vehicles | 525 | 5.0 | 525 | 5.0 | | 0.170 | | 2.2 | NA | 0.6 | 4.6 | | | | |

## Site: [1 (4)] B'rat Rd EB-Rippon Rd-North Side (Rippon Network)

Future Base – AM Peak

**Lane Use and Performance**

| | Demand Flows [ Total veh/h | HV ] % | Arrival Flows [ Total veh/h | HV ] % | Cap. veh/h | Deg. Satn v/c | Lane Util. % | Aver. Delay sec | Level of Service | 95% Back Of Queue [ Veh | Dist ] m | Lane Config | Lane Length m | Cap. Adj. % | Prob. Block. % |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Median Break | | | | | | | | | | | | | | | |
| Lane 1 | 40 | 5.0 | 40 | 5.0 | 785 | 0.051 | 100 | 3.9 | LOS A | 0.2 | 1.2 | Full | 7 | 0.0 | 0.0 |
| Approach | 40 | 5.0 | 40 | 5.0 | | 0.051 | | 3.9 | LOS A | 0.2 | 1.2 | | | | |
| North: Rippon Rd | | | | | | | | | | | | | | | |
| Lane 1 | 118 | 5.0 | 118 | 5.0 | 769 | 0.153 | 100 | 8.5 | LOS A | 0.7 | 5.2 | Full | 500 | 0.0 | 0.0 |
| Approach | 118 | 5.0 | 118 | 5.0 | | 0.153 | | 8.5 | LOS A | 0.7 | 5.2 | | | | |
| West: Ballarat Rd Eastbound | | | | | | | | | | | | | | | |
| Lane 1 | 256 | 5.0 | 256 | 5.0 | 1871 | 0.137 | 100 | 1.0 | LOS A | 0.0 | 0.0 | Full | 500 | 0.0 | 0.0 |
| Lane 2 | 259 | 5.0 | 259 | 5.0 | 1889 | 0.137 | 100 | 0.0 | LOS A | 0.0 | 0.0 | Full | 500 | 0.0 | 0.0 |
| Lane 3 | 57 | 5.0 | 57 | 5.0 | 1793 | 0.032 | 100 | 5.8 | LOS A | 0.0 | 0.0 | Short | 65 | 0.0 | NA |
| Approach | 572 | 5.0 | 572 | 5.0 | | 0.137 | | 1.1 | NA | 0.0 | 0.0 | | | | |
| All Vehicles | 729 | 5.0 | 729 | 5.0 | | 0.153 | | 2.4 | NA | 0.7 | 5.2 | | | | |

## Site: [1 (3)] B'rat Rd WB-Rippon Rd-South Side (Rippon Network)

Future Base– AM Peak

**Lane Use and Performance**

| | Demand Flows [ Total veh/h | HV ] % | Arrival Flows [ Total veh/h | HV ] % | Cap. veh/h | Deg. Satn v/c | Lane Util. % | Aver. Delay sec | Level of Service | 95% Back Of Queue [ Veh | Dist ] m | Lane Config | Lane Length m | Cap. Adj. % | Prob. Block. % |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Rippon Rd | | | | | | | | | | | | | | | |
| Lane 1 | 62 | 5.0 | 62 | 5.0 | 733 | 0.085 | 100 | 11.4 | LOS B | 0.3 | 2.4 | Full | 500 | 0.0 | 0.0 |
| Approach | 62 | 5.0 | 62 | 5.0 | | 0.085 | | 11.4 | LOS B | 0.3 | 2.4 | | | | |
| East: Ballarat Rd Westbound | | | | | | | | | | | | | | | |
| Lane 1 | 294 | 5.0 | 294 | 5.0 | 1880 | 0.156 | 100 | 0.5 | LOS A | 0.0 | 0.0 | Full | 500 | 0.0 | 0.0 |
| Lane 2 | 295 | 5.0 | 295 | 5.0 | 1889 | 0.156 | 100 | 0.0 | LOS A | 0.0 | 0.0 | Full | 500 | 0.0 | 0.0 |
| Lane 3 | 14 | 5.0 | 14 | 5.0 | 1793 | 0.008 | 100 | 5.8 | LOS A | 0.0 | 0.0 | Short | 50 | 0.0 | NA |
| Approach | 602 | 5.0 | 602 | 5.0 | | 0.156 | | 0.4 | NA | 0.0 | 0.0 | | | | |
| North: Median Break | | | | | | | | | | | | | | | |
| Lane 1 | 156 | 5.0 | 156 | 5.0 | 704 | 0.221 | 100 | 5.2 | LOS A | 0.8 | 5.7 | Full | 7 | 0.0 | 0.0 |
| Approach | 156 | 5.0 | 156 | 5.0 | | 0.221 | | 5.2 | LOS A | 0.8 | 5.7 | | | | |
| All Vehicles | 820 | 5.0 | 820 | 5.0 | | 0.221 | | 2.1 | NA | 0.8 | 5.7 | | | | |

## Site: [1 (4)] B'rat Rd EB-Rippon Rd-North Side (Rippon Network)

Future Base – PM Peak

**Lane Use and Performance**

| | Demand Flows [ Total veh/h | HV ] % | Arrival Flows [ Total veh/h | HV ] % | Cap. veh/h | Deg. Satn v/c | Lane Util. % | Aver. Delay sec | Level of Service | 95% Back Of Queue [ Veh | Dist ] m | Lane Config | Lane Length m | Cap. Adj. % | Prob. Block. % |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Median Break | | | | | | | | | | | | | | | |
| Lane 1 | 29 | 5.0 | 29 | 5.0 | 846 | 0.035 | 100 | 3.4 | LOS A | 0.1 | 0.8 | Full | 7 | 0.0 | 0.0 |
| Approach | 29 | 5.0 | 29 | 5.0 | | 0.035 | | 3.4 | LOS A | 0.1 | 0.8 | | | | |
| North: Rippon Rd | | | | | | | | | | | | | | | |
| Lane 1 | 92 | 5.0 | 92 | 5.0 | 767 | 0.119 | 100 | 8.3 | LOS A | 0.5 | 4.0 | Full | 500 | 0.0 | 0.0 |
| Approach | 92 | 5.0 | 92 | 5.0 | | 0.119 | | 8.3 | LOS A | 0.5 | 4.0 | | | | |
| West: Ballarat Rd Eastbound | | | | | | | | | | | | | | | |
| Lane 1 | 243 | 5.0 | 243 | 5.0 | 1843 | 0.132 | 100 | 2.6 | LOS A | 0.0 | 0.0 | Full | 500 | 0.0 | 0.0 |
| Lane 2 | 249 | 5.0 | 249 | 5.0 | 1889 | 0.132 | 100 | 0.0 | LOS A | 0.0 | 0.0 | Full | 500 | 0.0 | 0.0 |
| Lane 3 | 97 | 5.0 | 97 | 5.0 | 1793 | 0.054 | 100 | 5.8 | LOS A | 0.0 | 0.0 | Short | 65 | 0.0 | NA |
| Approach | 589 | 5.0 | 589 | 5.0 | | 0.132 | | 2.0 | NA | 0.0 | 0.0 | | | | |
| All Vehicles | 711 | 5.0 | 711 | 5.0 | | 0.132 | | 2.9 | NA | 0.5 | 4.0 | | | | |

## Site: [1 (3)] B'rat Rd WB-Rippon Rd-South Side (Rippon Network)

Future Base– PM Peak

**Lane Use and Performance**

| | Demand Flows [ Total veh/h | HV ] % | Arrival Flows [ Total veh/h | HV ] % | Cap. veh/h | Deg. Satn v/c | Lane Util. % | Aver. Delay sec | Level of Service | 95% Back Of Queue [ Veh | Dist ] m | Lane Config | Lane Length m | Cap. Adj. % | Prob. Block. % |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Rippon Rd | | | | | | | | | | | | | | | |
| Lane 1 | 65 | 5.0 | 65 | 5.0 | 989 | 0.066 | 100 | 9.7 | LOS A | 0.3 | 1.9 | Full | 500 | 0.0 | 0.0 |
| Approach | 65 | 5.0 | 65 | 5.0 | | 0.066 | | 9.7 | LOS A | 0.3 | 1.9 | | | | |
| East: Ballarat Rd Westbound | | | | | | | | | | | | | | | |
| Lane 1 | 177 | 5.0 | 177 | 5.0 | 1881 | 0.094 | 100 | 0.4 | LOS A | 0.0 | 0.0 | Full | 500 | 0.0 | 0.0 |
| Lane 2 | 177 | 5.0 | 177 | 5.0 | 1889 | 0.094 | 100 | 0.0 | LOS A | 0.0 | 0.0 | Full | 500 | 0.0 | 0.0 |
| Lane 3 | 11 | 5.0 | 11 | 5.0 | 1793 | 0.006 | 100 | 5.8 | LOS A | 0.0 | 0.0 | Short | 50 | 0.0 | NA |
| Approach | 364 | 5.0 | 364 | 5.0 | | 0.094 | | 0.4 | NA | 0.0 | 0.0 | | | | |
| North: Median Break | | | | | | | | | | | | | | | |
| Lane 1 | 182 | 5.0 | 182 | 5.0 | 940 | 0.194 | 100 | 3.4 | LOS A | 0.7 | 5.3 | Full | 7 | 0.0 | 0.0 |
| Approach | 182 | 5.0 | 182 | 5.0 | | 0.194 | | 3.4 | LOS A | 0.7 | 5.3 | | | | |
| All Vehicles | 612 | 5.0 | 612 | 5.0 | | 0.194 | | 2.3 | NA | 0.7 | 5.3 | | | | |

## Site: [1 (4)] B'rat Rd EB-Rippon Rd-North Side (Rippon Network)

Mid Stage Development – AM Peak

**Lane Use and Performance**

| | Demand Flows [ Total veh/h | HV ] % | Arrival Flows [ Total veh/h | HV ] % | Cap. veh/h | Deg. Satn v/c | Lane Util. % | Aver. Delay sec | Level of Service | 95% Back Of Queue [ Veh | Dist ] m | Lane Config | Lane Length m | Cap. Adj. % | Prob. Block. % |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Median Break | | | | | | | | | | | | | | | |
| Lane 1 | 48 | 5.0 | 48 | 5.0 | 720 | 0.067 | 100 | 4.4 | LOS A | 0.2 | 1.6 | Full | 7 | 0.0 | 0.0 |
| Approach | 48 | 5.0 | 48 | 5.0 | | 0.067 | | 4.4 | LOS A | 0.2 | 1.6 | | | | |
| North: Rippon Rd | | | | | | | | | | | | | | | |
| Lane 1 | 258 | 5.0 | 258 | 5.0 | 414 | 0.623 | 100 | 14.0 | LOS B | 3.1 | 22.6 | Full | 500 | 36.4 N3 | 0.0 |
| Approach | 258 | 5.0 | 258 | 5.0 | | 0.623 | | 14.0 | LOS B | 3.1 | 22.6 | | | | |
| West: Ballarat Rd Eastbound | | | | | | | | | | | | | | | |
| Lane 1 | 305 | 5.0 | 305 | 5.0 | 1862 | 0.164 | 100 | 1.5 | LOS A | 0.0 | 0.0 | Full | 500 | 0.0 | 0.0 |
| Lane 2 | 310 | 5.0 | 310 | 5.0 | 1889 | 0.164 | 100 | 0.0 | LOS A | 0.0 | 0.0 | Full | 500 | 0.0 | 0.0 |
| Lane 3 | 57 | 5.0 | 57 | 5.0 | 1098 | 0.052 | 100 | 5.8 | LOS A | 0.0 | 0.0 | Short | 65 | 38.8 N3 | NA |
| Approach | 672 | 5.0 | 672 | 5.0 | | 0.164 | | 1.2 | NA | 0.0 | 0.0 | | | | |
| All Vehicles | 978 | 5.0 | 978 | 5.0 | | 0.623 | | 4.7 | NA | 3.1 | 22.6 | | | | |

## Site: [1 (3)] B'rat Rd WB-Rippon Rd-South Side (Rippon Network)

Mid Stage Development – AM Peak

**Lane Use and Performance**

| | Demand Flows [ Total veh/h | HV ] % | Arrival Flows [ Total veh/h | HV ] % | Cap. veh/h | Deg. Satn v/c | Lane Util. % | Aver. Delay sec | Level of Service | 95% Back Of Queue [ Veh | Dist ] m | Lane Config | Lane Length m | Cap. Adj. % | Prob. Block. % |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Rippon Rd | | | | | | | | | | | | | | | |
| Lane 1 | 64 | 5.0 | 64 | 5.0 | 638 | 0.101 | 100 | 12.4 | LOS B | 0.4 | 2.8 | Full | 500 | 0.0 | 0.0 |
| Approach | 64 | 5.0 | 64 | 5.0 | | 0.101 | | 12.4 | LOS B | 0.4 | 2.8 | | | | |
| East: Ballarat Rd Westbound | | | | | | | | | | | | | | | |
| Lane 1 | 294 | 5.0 | 294 | 5.0 | 1880 | 0.156 | 100 | 0.5 | LOS A | 0.0 | 0.0 | Full | 500 | 0.0 | 0.0 |
| Lane 2 | 295 | 5.0 | 295 | 5.0 | 1889 | 0.156 | 100 | 0.0 | LOS A | 0.0 | 0.0 | Full | 500 | 0.0 | 0.0 |
| Lane 3 | 20 | 5.0 | 20 | 5.0 | 1793 | 0.011 | 100 | 5.8 | LOS A | 0.0 | 0.0 | Short | 50 | 0.0 | NA |
| Approach | 608 | 5.0 | 608 | 5.0 | | 0.156 | | 0.5 | NA | 0.0 | 0.0 | | | | |
| North: Median Break | | | | | | | | | | | | | | | |
| Lane 1 | 291 | 5.0 | 291 | 5.0 | 688 | 0.422 | 100 | 6.8 | LOS A | 2.1 | 15.4 | Full | 7 | 0.0 | 38.8 |
| Approach | 291 | 5.0 | 291 | 5.0 | | 0.422 | | 6.8 | LOS A | 2.1 | 15.4 | | | | |
| All Vehicles | 963 | 5.0 | 963 | 5.0 | | 0.422 | | 3.1 | NA | 2.1 | 15.4 | | | | |

## Site: [1 (4)] B'rat Rd EB-Rippon Rd-North Side (Rippon Network)

Mid Stage Development – PM Peak

**Lane Use and Performance**

| | Demand Flows [ Total veh/h | HV ] % | Arrival Flows [ Total veh/h | HV ] % | Cap. veh/h | Deg. Satn v/c | Lane Util. % | Aver. Delay sec | Level of Service | 95% Back Of Queue [ Veh | Dist ] m | Lane Config | Lane Length m | Cap. Adj. % | Prob. Block. % |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Median Break | | | | | | | | | | | | | | | |
| Lane 1 | 43 | 5.0 | 43 | 5.0 | 725 | 0.060 | 100 | 4.3 | LOS A | 0.2 | 1.4 | Full | 7 | 0.0 | 0.0 |
| Approach | 43 | 5.0 | 43 | 5.0 | | 0.060 | | 4.3 | LOS A | 0.2 | 1.4 | | | | |
| North: Rippon Rd | | | | | | | | | | | | | | | |
| Lane 1 | 199 | 5.0 | 199 | 5.0 | 527 | 0.377 | 100 | 12.0 | LOS B | 1.9 | 14.0 | Full | 500 | 14.4 N3 | 0.0 |
| Approach | 199 | 5.0 | 199 | 5.0 | | 0.377 | | 12.0 | LOS B | 1.9 | 14.0 | | | | |
| West: Ballarat Rd Eastbound | | | | | | | | | | | | | | | |
| Lane 1 | 319 | 5.0 | 319 | 5.0 | 1838 | 0.173 | 100 | 3.0 | LOS A | 0.0 | 0.0 | Full | 500 | 0.0 | 0.0 |
| Lane 2 | 328 | 5.0 | 328 | 5.0 | 1889 | 0.173 | 100 | 0.0 | LOS A | 0.0 | 0.0 | Full | 500 | 0.0 | 0.0 |
| Lane 3 | 97 | 5.0 | 97 | 5.0 | 1523 | 0.064 | 100 | 5.8 | LOS A | 0.0 | 0.0 | Short | 65 | 15.1 N3 | NA |
| Approach | 743 | 5.0 | 743 | 5.0 | | 0.173 | | 2.0 | NA | 0.0 | 0.0 | | | | |
| All Vehicles | 985 | 5.0 | 985 | 5.0 | | 0.377 | | 4.2 | NA | 1.9 | 14.0 | | | | |

## Site: [1 (3)] B'rat Rd WB-Rippon Rd-South Side (Rippon Network)

Mid Stage Development – PM Peak

**Lane Use and Performance**

| | Demand Flows [ Total veh/h | HV ] % | Arrival Flows [ Total veh/h | HV ] % | Cap. veh/h | Deg. Satn v/c | Lane Util. % | Aver. Delay sec | Level of Service | 95% Back Of Queue [ Veh | Dist ] m | Lane Config | Lane Length m | Cap. Adj. % | Prob. Block. % |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Rippon Rd | | | | | | | | | | | | | | | |
| Lane 1 | 68 | 5.0 | 68 | 5.0 | 896 | 0.076 | 100 | 10.2 | LOS B | 0.3 | 2.2 | Full | 500 | 0.0 | 0.0 |
| Approach | 68 | 5.0 | 68 | 5.0 | | 0.076 | | 10.2 | LOS B | 0.3 | 2.2 | | | | |
| East: Ballarat Rd Westbound | | | | | | | | | | | | | | | |
| Lane 1 | 177 | 5.0 | 177 | 5.0 | 1881 | 0.094 | 100 | 0.4 | LOS A | 0.0 | 0.0 | Full | 500 | 0.0 | 0.0 |
| Lane 2 | 177 | 5.0 | 177 | 5.0 | 1889 | 0.094 | 100 | 0.0 | LOS A | 0.0 | 0.0 | Full | 500 | 0.0 | 0.0 |
| Lane 3 | 21 | 5.0 | 21 | 5.0 | 1793 | 0.012 | 100 | 5.8 | LOS A | 0.0 | 0.0 | Short | 50 | 0.0 | NA |
| Approach | 375 | 5.0 | 375 | 5.0 | | 0.094 | | 0.5 | NA | 0.0 | 0.0 | | | | |
| North: Median Break | | | | | | | | | | | | | | | |
| Lane 1 | 285 | 5.0 | 285 | 5.0 | 915 | 0.312 | 100 | 3.8 | LOS A | 1.3 | 9.6 | Full | 7 | 0.0 | 15.1 |
| Approach | 285 | 5.0 | 285 | 5.0 | | 0.312 | | 3.8 | LOS A | 1.3 | 9.6 | | | | |
| All Vehicles | 728 | 5.0 | 728 | 5.0 | | 0.312 | | 2.7 | NA | 1.3 | 9.6 | | | | |

## Site: [1 (4)] B'rat Rd EB-Rippon Rd-North Side (Rippon Network)

¾ Stage Development – AM Peak

**Lane Use and Performance**

| | Demand Flows [ Total veh/h | HV ] % | Arrival Flows [ Total veh/h | HV ] % | Cap. veh/h | Deg. Satn v/c | Lane Util. % | Aver. Delay sec | Level of Service | 95% Back Of Queue [ Veh | Dist ] m | Lane Config | Lane Length m | Cap. Adj. % | Prob. Block. % |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Median Break | | | | | | | | | | | | | | | |
| Lane 1 | 49 | 5.0 | 49 | 5.0 | 707 | 0.070 | 100 | 4.6 | LOS A | 0.2 | 1.6 | Full | 7 | 0.0 | 0.0 |
| Approach | 49 | 5.0 | 49 | 5.0 | | 0.070 | | 4.6 | LOS A | 0.2 | 1.6 | | | | |
| North: Rippon Rd | | | | | | | | | | | | | | | |
| Lane 1 | 288 | 5.0 | 288 | 5.0 | 331 | 0.872 | 100 | 20.7 | LOS C | 5.4 | 39.2 | Full | 500 | - 47.7 N3 | 0.0 |
| Approach | 288 | 5.0 | 288 | 5.0 | | 0.872 | | 20.7 | LOS C | 5.4 | 39.2 | | | | |
| West: Ballarat Rd Eastbound | | | | | | | | | | | | | | | |
| Lane 1 | 315 | 5.0 | 315 | 5.0 | 1861 | 0.169 | 100 | 1.6 | LOS A | 0.0 | 0.0 | Full | 500 | 0.0 | 0.0 |
| Lane 2 | 320 | 5.0 | 320 | 5.0 | 1889 | 0.169 | 100 | 0.0 | LOS A | 0.0 | 0.0 | Full | 500 | 0.0 | 0.0 |
| Lane 3 | 57 | 5.0 | 57 | 5.0 | 1793 | 0.032 | 100 | 5.8 | LOS A | - N9 | - N9 | Short | 65 | 0.0 | NA |
| Approach | 692 | 5.0 | 692 | 5.0 | | 0.169 | | 1.2 | NA | - N9 | - N9 | | | | |
| All Vehicles | 1029 | 5.0 | 1029 | 5.0 | | 0.872 | | 6.8 | NA | - N9 | - N9 | | | | |

## Site: [1 (3)] B'rat Rd WB-Rippon Rd-South Side (Rippon Network)

¾ Stage Development – AM Peak

**Lane Use and Performance**

| | Demand Flows [ Total veh/h | HV ] % | Arrival Flows [ Total veh/h | HV ] % | Cap. veh/h | Deg. Satn v/c | Lane Util. % | Aver. Delay sec | Level of Service | 95% Back Of Queue [ Veh | Dist ] m | Lane Config | Lane Length m | Cap. Adj. % | Prob. Block. % |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Rippon Rd | | | | | | | | | | | | | | | |
| Lane 1 | 64 | 5.0 | 64 | 5.0 | 617 | 0.104 | 100 | 12.7 | LOS B | 0.4 | 2.9 | Full | 500 | 0.0 | 0.0 |
| Approach | 64 | 5.0 | 64 | 5.0 | | 0.104 | | 12.7 | LOS B | 0.4 | 2.9 | | | | |
| East: Ballarat Rd Westbound | | | | | | | | | | | | | | | |
| Lane 1 | 294 | 5.0 | 294 | 5.0 | 1880 | 0.156 | 100 | 0.5 | LOS A | 0.0 | 0.0 | Full | 500 | 0.0 | 0.0 |
| Lane 2 | 295 | 5.0 | 295 | 5.0 | 1889 | 0.156 | 100 | 0.0 | LOS A | 0.0 | 0.0 | Full | 500 | 0.0 | 0.0 |
| Lane 3 | 20 | 5.0 | 20 | 5.0 | 1793 | 0.011 | 100 | 5.8 | LOS A | 0.0 | 0.0 | Short | 50 | 0.0 | NA |
| Approach | 608 | 5.0 | 608 | 5.0 | | 0.156 | | 0.5 | NA | 0.0 | 0.0 | | | | |
| North: Median Break | | | | | | | | | | | | | | | |
| Lane 1 | 320 | 5.0 | 320 | 5.0 | 687 | 0.466 | 100 | 7.1 | LOS A | 2.5 N8 | 18.2 N8 | Full | 7 | 0.0 | 49.9 |
| Approach | 320 | 5.0 | 320 | 5.0 | | 0.466 | | 7.1 | LOS A | 2.5 | 18.2 | | | | |
| All Vehicles | 993 | 5.0 | 993 | 5.0 | | 0.466 | | 3.4 | NA | 2.5 | 18.2 | | | | |

## Site: [1 (4)] B'rat Rd EB-Rippon Rd-North Side (Rippon Network)

¾ Stage Development – PM Peak

**Lane Use and Performance**

| | Demand Flows [ Total veh/h | HV ] % | Arrival Flows [ Total veh/h | HV ] % | Cap. veh/h | Deg. Satn v/c | Lane Util. % | Aver. Delay sec | Level of Service | 95% Back Of Queue [ Veh | Dist ] m | Lane Config | Lane Length m | Cap. Adj. % | Prob. Block. % |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Median Break | | | | | | | | | | | | | | | |
| Lane 1 | 46 | 5.0 | 46 | 5.0 | 692 | 0.067 | 100 | 4.6 | LOS A | 0.2 | 1.5 | Full | 7 | 0.0 | 0.0 |
| Approach | 46 | 5.0 | 46 | 5.0 | | 0.067 | | 4.6 | LOS A | 0.2 | 1.5 | | | | |
| North: Rippon Rd | | | | | | | | | | | | | | | |
| Lane 1 | 223 | 5.0 | 223 | 5.0 | 460 | 0.485 | 100 | 13.8 | LOS B | 2.5 | 18.4 | Full | 500 | 20.5 N3 | 0.0 |
| Approach | 223 | 5.0 | 223 | 5.0 | | 0.485 | | 13.8 | LOS B | 2.5 | 18.4 | | | | |
| West: Ballarat Rd Eastbound | | | | | | | | | | | | | | | |
| Lane 1 | 339 | 5.0 | 339 | 5.0 | 1837 | 0.185 | 100 | 3.0 | LOS A | 0.0 | 0.0 | Full | 500 | 0.0 | 0.0 |
| Lane 2 | 348 | 5.0 | 348 | 5.0 | 1889 | 0.185 | 100 | 0.0 | LOS A | 0.0 | 0.0 | Full | 500 | 0.0 | 0.0 |
| Lane 3 | 97 | 5.0 | 97 | 5.0 | 1412 | 0.069 | 100 | 5.8 | LOS A | 0.0 | 0.0 | Short | 65 | 21.3 N3 | NA |
| Approach | 784 | 5.0 | 784 | 5.0 | | 0.185 | | 2.0 | NA | 0.0 | 0.0 | | | | |
| All Vehicles | 1054 | 5.0 | 1054 | 5.0 | | 0.485 | | 4.7 | NA | 2.5 | 18.4 | | | | |

## Site: [1 (3)] B'rat Rd WB-Rippon Rd-South Side (Rippon Network)

¾ Stage Development – PM Peak

**Lane Use and Performance**

| | Demand Flows [ Total veh/h | HV ] % | Arrival Flows [ Total veh/h | HV ] % | Cap. veh/h | Deg. Satn v/c | Lane Util. % | Aver. Delay sec | Level of Service | 95% Back Of Queue [ Veh | Dist ] m | Lane Config | Lane Length m | Cap. Adj. % | Prob. Block. % |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Rippon Rd | | | | | | | | | | | | | | | |
| Lane 1 | 68 | 5.0 | 68 | 5.0 | 878 | 0.078 | 100 | 10.3 | LOS B | 0.3 | 2.3 | Full | 500 | 0.0 | 0.0 |
| Approach | 68 | 5.0 | 68 | 5.0 | | 0.078 | | 10.3 | LOS B | 0.3 | 2.3 | | | | |
| East: Ballarat Rd Westbound | | | | | | | | | | | | | | | |
| Lane 1 | 177 | 5.0 | 177 | 5.0 | 1881 | 0.094 | 100 | 0.4 | LOS A | 0.0 | 0.0 | Full | 500 | 0.0 | 0.0 |
| Lane 2 | 177 | 5.0 | 177 | 5.0 | 1889 | 0.094 | 100 | 0.0 | LOS A | 0.0 | 0.0 | Full | 500 | 0.0 | 0.0 |
| Lane 3 | 23 | 5.0 | 23 | 5.0 | 1793 | 0.013 | 100 | 5.8 | LOS A | 0.0 | 0.0 | Short | 50 | 0.0 | NA |
| Approach | 377 | 5.0 | 377 | 5.0 | | 0.094 | | 0.6 | NA | 0.0 | 0.0 | | | | |
| North: Median Break | | | | | | | | | | | | | | | |
| Lane 1 | 309 | 5.0 | 309 | 5.0 | 912 | 0.339 | 100 | 4.0 | LOS A | 1.5 | 11.2 | Full | 7 | 0.0 | 21.3 |
| Approach | 309 | 5.0 | 309 | 5.0 | | 0.339 | | 4.0 | LOS A | 1.5 | 11.2 | | | | |
| All Vehicles | 755 | 5.0 | 755 | 5.0 | | 0.339 | | 2.9 | NA | 1.5 | 11.2 | | | | |

## Site: [1 (4)] B'rat Rd EB-Rippon Rd-North Side (Rippon Network)

Full Development – AM Peak

**Lane Use and Performance**

| | Demand Flows [ Total veh/h | HV ] % | Arrival Flows [ Total veh/h | HV ] % | Cap. veh/h | Deg. Satn v/c | Lane Util. % | Aver. Delay sec | Level of Service | 95% Back Of Queue [ Veh | Dist ] m | Lane Config | Lane Length m | Cap. Adj. % | Prob. Block. % |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Median Break | | | | | | | | | | | | | | | |
| Lane 1 | 53 | 5.0 | 53 | 5.0 | 696 | 0.076 | 100 | 4.7 | LOS A | 0.2 | 1.8 | Full | 7 | 0.0 | 0.0 |
| Approach | 53 | 5.0 | 53 | 5.0 | | 0.076 | | 4.7 | LOS A | 0.2 | 1.8 | | | | |
| North: Rippon Rd | | | | | | | | | | | | | | | |
| Lane 1 | 319 | 5.0 | 319 | 5.0 | 320 | 0.996 | 100 | 44.7 | LOS E | 11.9 | 86.9 | Full | 500 | -47.8 N3 | 0.0 |
| Approach | 319 | 5.0 | 319 | 5.0 | | 0.996 | | 44.7 | LOS E | 11.9 | 86.9 | | | | |
| West: Ballarat Rd Eastbound | | | | | | | | | | | | | | | |
| Lane 1 | 323 | 5.0 | 323 | 5.0 | 1860 | 0.174 | 100 | 1.7 | LOS A | 0.0 | 0.0 | Full | 500 | 0.0 | 0.0 |
| Lane 2 | 328 | 5.0 | 328 | 5.0 | 1889 | 0.174 | 100 | 0.0 | LOS A | 0.0 | 0.0 | Full | 500 | 0.0 | 0.0 |
| Lane 3 | 57 | 5.0 | 57 | 5.0 | 1793 | 0.032 | 100 | 5.8 | LOS A | - N9 | - N9 | Short | 65 | 0.0 | NA |
| Approach | 708 | 5.0 | 708 | 5.0 | | 0.174 | | 1.2 | NA | - N9 | - N9 | | | | |
| All Vehicles | 1080 | 5.0 | 1080 | 5.0 | | 0.996 | | 14.2 | NA | - N9 | - N9 | | | | |

## Site: [1 (3)] B'rat Rd WB-Rippon Rd-South Side (Rippon Network)

Full Development – AM Peak

**Lane Use and Performance**

| | Demand Flows [ Total veh/h | HV ] % | Arrival Flows [ Total veh/h | HV ] % | Cap. veh/h | Deg. Satn v/c | Lane Util. % | Aver. Delay sec | Level of Service | 95% Back Of Queue [ Veh | Dist ] m | Lane Config | Lane Length m | Cap. Adj. % | Prob. Block. % |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Rippon Rd | | | | | | | | | | | | | | | |
| Lane 1 | 65 | 5.0 | 65 | 5.0 | 589 | 0.111 | 100 | 13.0 | LOS B | 0.4 | 3.1 | Full | 500 | 0.0 | 0.0 |
| Approach | 65 | 5.0 | 65 | 5.0 | | 0.111 | | 13.0 | LOS B | 0.4 | 3.1 | | | | |
| East: Ballarat Rd Westbound | | | | | | | | | | | | | | | |
| Lane 1 | 294 | 5.0 | 294 | 5.0 | 1880 | 0.156 | 100 | 0.5 | LOS A | 0.0 | 0.0 | Full | 500 | 0.0 | 0.0 |
| Lane 2 | 295 | 5.0 | 295 | 5.0 | 1889 | 0.156 | 100 | 0.0 | LOS A | 0.0 | 0.0 | Full | 500 | 0.0 | 0.0 |
| Lane 3 | 23 | 5.0 | 23 | 5.0 | 1793 | 0.013 | 100 | 5.8 | LOS A | 0.0 | 0.0 | Short | 50 | 0.0 | NA |
| Approach | 612 | 5.0 | 612 | 5.0 | | 0.156 | | 0.5 | NA | 0.0 | 0.0 | | | | |
| North: Median Break | | | | | | | | | | | | | | | |
| Lane 1 | 349 | 5.0 | 349 | 5.0 | 685 | 0.510 | 100 | 7.6 | LOS A | 2.9 N8 | 21.4 N8 | Full | 7 | 0.0 | 49.9 |
| Approach | 349 | 5.0 | 349 | 5.0 | | 0.510 | | 7.6 | LOS A | 2.9 | 21.4 | | | | |
| All Vehicles | 1026 | 5.0 | 1026 | 5.0 | | 0.510 | | 3.7 | NA | 2.9 | 21.4 | | | | |

## Site: [1 (4)] B'rat Rd EB-Rippon Rd-North Side (Rippon Network)

Full Development – PM Peak

**Lane Use and Performance**

| | Demand Flows [ Total veh/h | HV ] % | Arrival Flows [ Total veh/h | HV ] % | Cap. veh/h | Deg. Satn v/c | Lane Util. % | Aver. Delay sec | Level of Service | 95% Back Of Queue [ Veh | Dist ] m | Lane Config | Lane Length m | Cap. Adj. % | Prob. Block. % |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Median Break | | | | | | | | | | | | | | | |
| Lane 1 | 49 | 5.0 | 49 | 5.0 | 667 | 0.074 | 100 | 4.8 | LOS A | 0.2 | 1.7 | Full | 7 | 0.0 | 0.0 |
| Approach | 49 | 5.0 | 49 | 5.0 | | 0.074 | | 4.8 | LOS A | 0.2 | 1.7 | | | | |
| North: Rippon Rd | | | | | | | | | | | | | | | |
| Lane 1 | 243 | 5.0 | 243 | 5.0 | 410 | 0.593 | 100 | 15.9 | LOS C | 3.2 | 23.1 | Full | 500 | 25.7 N3 | 0.0 |
| Approach | 243 | 5.0 | 243 | 5.0 | | 0.593 | | 15.9 | LOS C | 3.2 | 23.1 | | | | |
| West: Ballarat Rd Eastbound | | | | | | | | | | | | | | | |
| Lane 1 | 355 | 5.0 | 355 | 5.0 | 1836 | 0.193 | 100 | 3.1 | LOS A | 0.0 | 0.0 | Full | 500 | 0.0 | 0.0 |
| Lane 2 | 365 | 5.0 | 365 | 5.0 | 1889 | 0.193 | 100 | 0.1 | LOS A | 0.0 | 0.0 | Full | 500 | 0.0 | 0.0 |
| Lane 3 | 97 | 5.0 | 97 | 5.0 | 1316 | 0.074 | 100 | 5.8 | LOS A | 0.0 | 0.0 | Short | 65 | 26.6 N3 | NA |
| Approach | 817 | 5.0 | 817 | 5.0 | | 0.193 | | 2.0 | NA | 0.0 | 0.0 | | | | |
| All Vehicles | 1109 | 5.0 | 1109 | 5.0 | | 0.593 | | 5.2 | NA | 3.2 | 23.1 | | | | |

## Site: [1 (3)] B'rat Rd WB-Rippon Rd-South Side (Rippon Network)

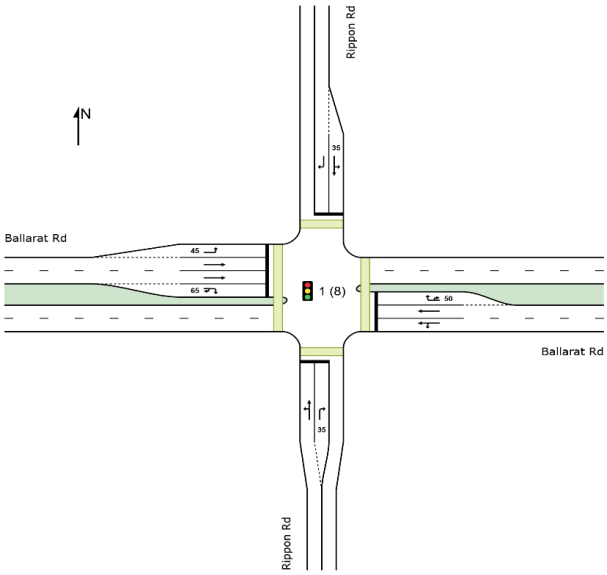
Full Development – PM Peak

**Lane Use and Performance**

| | Demand Flows [ Total veh/h | HV ] % | Arrival Flows [ Total veh/h | HV ] % | Cap. veh/h | Deg. Satn v/c | Lane Util. % | Aver. Delay sec | Level of Service | 95% Back Of Queue [ Veh | Dist ] m | Lane Config | Lane Length m | Cap. Adj. % | Prob. Block. % |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Rippon Rd | | | | | | | | | | | | | | | |
| Lane 1 | 71 | 5.0 | 71 | 5.0 | 849 | 0.083 | 100 | 10.5 | LOS B | 0.3 | 2.4 | Full | 500 | 0.0 | 0.0 |
| Approach | 71 | 5.0 | 71 | 5.0 | | 0.083 | | 10.5 | LOS B | 0.3 | 2.4 | | | | |
| East: Ballarat Rd Westbound | | | | | | | | | | | | | | | |
| Lane 1 | 177 | 5.0 | 177 | 5.0 | 1881 | 0.094 | 100 | 0.4 | LOS A | 0.0 | 0.0 | Full | 500 | 0.0 | 0.0 |
| Lane 2 | 177 | 5.0 | 177 | 5.0 | 1889 | 0.094 | 100 | 0.0 | LOS A | 0.0 | 0.0 | Full | 500 | 0.0 | 0.0 |
| Lane 3 | 25 | 5.0 | 25 | 5.0 | 1793 | 0.014 | 100 | 5.8 | LOS A | 0.0 | 0.0 | Short | 50 | 0.0 | NA |
| Approach | 379 | 5.0 | 379 | 5.0 | | 0.094 | | 0.6 | NA | 0.0 | 0.0 | | | | |
| North: Median Break | | | | | | | | | | | | | | | |
| Lane 1 | 328 | 5.0 | 328 | 5.0 | 909 | 0.361 | 100 | 4.1 | LOS A | 1.7 | 12.6 | Full | 7 | 0.0 | 26.6 |
| Approach | 328 | 5.0 | 328 | 5.0 | | 0.361 | | 4.1 | LOS A | 1.7 | 12.6 | | | | |
| All Vehicles | 778 | 5.0 | 778 | 5.0 | | 0.361 | | 3.0 | NA | 1.7 | 12.6 | | | | |

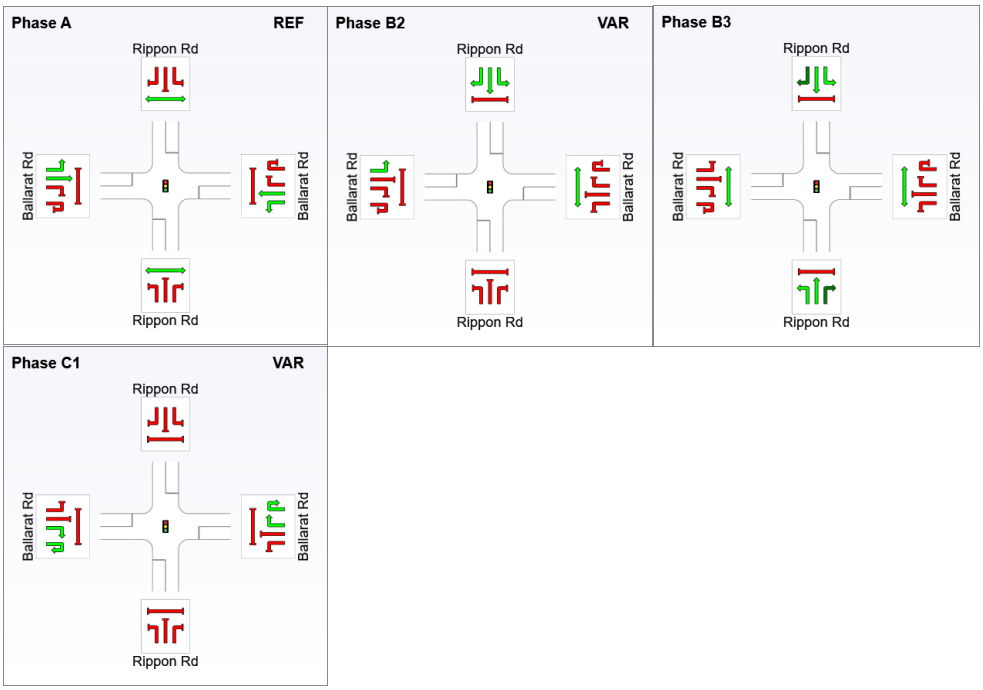
## SITE LAYOUT

**Site: [1 (8)] B'rat Rd-Rippon Rd_signalised** (Rippon signals)




## INPUT PHASE SEQUENCE

Signals - EQUISAT (Fixed-Time/SCATS) Isolated
**Phase Sequence: FCRT EW, partial NS**
**Reference Phase: Phase A**
**Input Phase Sequence: A, B2*, B3, C1***



**Site: [1 (8)] B'rat Rd-Rippon Rd_signalised** (Rippon signals)

Full Development – AM Peak

**Lane Use and Performance**

| | Demand Flows [ Total veh/h | HV ] % | Arrival Flows [ Total veh/h | HV ] % | Cap. veh/h | Deg. Satn v/c | Lane Util. % | Aver. Delay sec | Level of Service | 95% Back Of Queue [ Veh | Dist ] m | Lane Config | Lane Length m | Cap. Adj. % | Prob. Block. % |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Rippon Rd | | | | | | | | | | | | | | | |
| Lane 1 | 46 | 5.0 | 46 | 5.0 | 571 | 0.081 | 100 | 20.1 | LOS C | 1.0 | 7.1 | Full | 500 | 0.0 | 0.0 |
| Lane 2 | 19 | 5.0 | 19 | 5.0 | 466 | 0.041 | 100 | 21.5 | LOS C | 0.4 | 2.9 | Short | 35 | 0.0 | NA |
| Approach | 65 | 5.0 | 65 | 5.0 | | 0.081 | | 20.5 | LOS C | 1.0 | 7.1 | | | | |
| East: Ballarat Rd | | | | | | | | | | | | | | | |
| Lane 1 | 293 | 5.0 | 293 | 5.0 | 497 | 0.589 | 100 | 21.9 | LOS C | 7.7 | 56.5 | Full | 500 | 0.0 | 0.0 |
| Lane 2 | 296 | 5.0 | 296 | 5.0 | 502 | 0.589 | 100 | 21.4 | LOS C | 7.8 | 57.0 | Full | 500 | 0.0 | 0.0 |
| Lane 3 | 23 | 5.0 | 23 | 5.0 | 174 | 0.133 | 100 | 34.1 | LOS C | 0.7 | 4.8 | Short | 50 | 0.0 | NA |
| Approach | 612 | 5.0 | 612 | 5.0 | | 0.589 | | 22.1 | LOS C | 7.8 | 57.0 | | | | |
| North: Rippon Rd | | | | | | | | | | | | | | | |
| Lane 1 | 48 | 5.0 | 48 | 5.0 | 589 | 0.082 | 100 | 18.5 | LOS B | 1.0 | 7.3 | Short | 35 | 0.0 | NA |
| Lane 2 | 271 | 5.0 | 271 | 5.0 | 470 | 0.576 | 100 | 25.2 | LOS C | 6.9 | 50.6 | Full | 500 | 0.0 | 0.0 |
| Approach | 319 | 5.0 | 319 | 5.0 | | 0.576 | | 24.2 | LOS C | 6.9 | 50.6 | | | | |
| West: Ballarat Rd | | | | | | | | | | | | | | | |
| Lane 1 | 94 | 5.0 | 94 | 5.0 | 430 | 0.218 | 100 | 25.9 | LOS C | 2.3 | 16.6 | Short | 45 | 0.0 | NA |
| Lane 2 | 279 | 5.0 | 279 | 5.0 | 502 | 0.555 | 100 | 21.1 | LOS C | 7.3 | 53.1 | Full | 500 | 0.0 | 0.0 |
| Lane 3 | 279 | 5.0 | 279 | 5.0 | 502 | 0.555 | 100 | 21.1 | LOS C | 7.3 | 53.1 | Full | 500 | 0.0 | 0.0 |
| Lane 4 | 57 | 5.0 | 57 | 5.0 | 162 | 0.350 | 100 | 35.6 | LOS D | 1.7 | 12.4 | Short | 65 | 0.0 | NA |
| Approach | 708 | 5.0 | 708 | 5.0 | | 0.555 | | 22.9 | LOS C | 7.3 | 53.1 | | | | |
| All Vehicles | 1704 | 5.0 | 1704 | 5.0 | | 0.589 | | 22.8 | LOS C | 7.8 | 57.0 | | | | |

Cycle Time = 60.0 seconds (Site Optimum Cycle Time - Minimum Delay)

**Site: [1 (8)] B'rat Rd-Rippon Rd_signalised** (Rippon signals)

Full Development – PM Peak

**Lane Use and Performance**

| | Demand Flows [ Total veh/h | HV ] % | Arrival Flows [ Total veh/h | HV ] % | Cap. veh/h | Deg. Satn v/c | Lane Util. % | Aver. Delay sec | Level of Service | 95% Back Of Queue [ Veh | Dist ] m | Lane Config | Lane Length m | Cap. Adj. % | Prob. Block. % |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Rippon Rd | | | | | | | | | | | | | | | |
| Lane 1 | 61 | 5.0 | 61 | 5.0 | 554 | 0.110 | 100 | 20.6 | LOS C | 1.3 | 9.5 | Full | 500 | 0.0 | 0.0 |
| Lane 2 | 9 | 5.0 | 9 | 5.0 | 456 | 0.021 | 100 | 21.8 | LOS C | 0.2 | 1.4 | Short | 35 | 0.0 | NA |
| Approach | 71 | 5.0 | 71 | 5.0 | | 0.110 | | 20.8 | LOS C | 1.3 | 9.5 | | | | |
| East: Ballarat Rd | | | | | | | | | | | | | | | |
| Lane 1 | 176 | 5.0 | 176 | 5.0 | 495 | 0.355 | 100 | 20.3 | LOS C | 4.3 | 31.5 | Full | 500 | 0.0 | 0.0 |
| Lane 2 | 178 | 5.0 | 178 | 5.0 | 500 | 0.355 | 100 | 19.9 | LOS B | 4.4 | 31.8 | Full | 500 | 0.0 | 0.0 |
| Lane 3 | 26 | 5.0 | 26 | 5.0 | 196 | 0.134 | 100 | 33.3 | LOS C | 0.7 | 5.4 | Short | 50 | 0.0 | NA |
| Approach | 380 | 5.0 | 380 | 5.0 | | 0.355 | | 21.0 | LOS C | 4.4 | 31.8 | | | | |
| North: Rippon Rd | | | | | | | | | | | | | | | |
| Lane 1 | 31 | 5.0 | 31 | 5.0 | 584 | 0.052 | 100 | 17.7 | LOS B | 0.6 | 4.6 | Short | 35 | 0.0 | NA |
| Lane 2 | 213 | 5.0 | 213 | 5.0 | 454 | 0.468 | 100 | 24.9 | LOS C | 5.3 | 38.6 | Full | 500 | 0.0 | 0.0 |
| Approach | 243 | 5.0 | 243 | 5.0 | | 0.468 | | 24.0 | LOS C | 5.3 | 38.6 | | | | |
| West: Ballarat Rd | | | | | | | | | | | | | | | |
| Lane 1 | 192 | 5.0 | 192 | 5.0 | 428 | 0.448 | 100 | 27.4 | LOS C | 5.0 | 36.3 | Short | 45 | 0.0 | NA |
| Lane 2 | 264 | 5.0 | 264 | 5.0 | 500 | 0.528 | 100 | 21.0 | LOS C | 6.8 | 49.9 | Full | 500 | 0.0 | 0.0 |
| Lane 3 | 264 | 5.0 | 264 | 5.0 | 500 | 0.528 | 100 | 21.0 | LOS C | 6.8 | 49.9 | Full | 500 | 0.0 | 0.0 |
| Lane 4 | 97 | 5.0 | 97 | 5.0 | 183 | 0.528 | 100 | 35.6 | LOS D | 2.9 | 21.4 | Short | 65 | 0.0 | NA |
| Approach | 817 | 5.0 | 817 | 5.0 | | 0.528 | | 24.2 | LOS C | 6.8 | 49.9 | | | | |
| All Vehicles | 1511 | 5.0 | 1511 | 5.0 | | 0.528 | | 23.2 | LOS C | 6.8 | 49.9 | | | | |

Cycle Time = 60.0 seconds (Site Optimum Cycle Time - Minimum Delay)

TAYLORS
Urban Development | Infrastructure

# Integrated Drainage and Stormwater Management Plan

22 Handbury Boulevard, Hamilton

Revision 2 - November 2025

Prepared for Lake Edge (Hamilton) Projects Pty Ltd



**DSA Land Engineering Pty Ltd** | **ABN** 58 159 964 593 | **Certified to** ISO 14001, ISO 9001 & ISO 45001 | Incorporating Taylors Stizza

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## INTRODUCTION

It is understood that it is proposed to subdivide the land at 22 Handbury Boulevard, Hamilton (**Subject Land**) into residential and commercial (Childcare, convenience & café) allotments. An Integrated Drainage and Stormwater Management Plan (**IDSMP**) is required to be submitted to Southern Grampians Shire Council in support of the proposed development demonstrating compliance with the relevant requirements of the planning scheme.

## COMMISSION

Taylors has been engaged by Lake Edge (Hamilton) Projects Pty Ltd to prepare an integrated water management plan and stormwater management strategy which addresses the requirements of Council. The scope of the investigation is to include:

- Desktop investigation of existing drainage services in the vicinity of the Subject Land
- Site visit to the land to identify opportunities and constraints not readily identifiable from plans
- Identification of the external catchment and estimation of overland flow paths from the upstream catchment
- Consultation with Council in relation to their requirements for drainage for the development
- Identification of the existing or proposed water sources, including stormwater, potable and recycled water assets, and wastewater systems;
- Prepare a Surface/Stormwater Management Strategy for Council which will include:
    - Overall configuration of the treatment system (if required)
    - Modelled performance of the treatment system against Best Practice objectives using MUSIC
    - Calculations for Floodway safety criteria achieved lor overland flow component
    - Demonstration that the proposed development can be adequately serviced by drainage, flood protection, waterway and water quality treatment infrastructure so the Planning Scheme requirements can be met
    - identifying areas proposed to be set aside for waterways (existing and constructed), wetlands, retarding basins and other stormwater quality treatment or management infrastructure to be determined and appropriately incorporated within the proposed urban layout.
    - A site overview including site location (including map/site plan), site description, describe existing and future site constraints and opportunities; identify upstream and downstream stormwater infrastructure; description of catchment characteristics
        - Outline a proposed strategy detailing (where appropriate):
        - Description of the proposed minor and major drainage system
        - Description of the proposed stormwater quality treatment system
        - Pipelines
        - Overland flow paths
        - Retarding Basins
        - Stormwater quality treatment assets
        - Floodway safety (flood depths and velocities)
        - Flood levels
        - Freeboard
        - Drainage outfall (downstream of proposed development)
        - Prepare a conceptual plan detailing how the requirements of the various authorities can be adequately addressed

## PROPOSAL

It is understood that it is proposed to subdivide the land as generally shown below. It is expected that the development will comprise of approximately 252 residential allotments, medium density sites, childcare centre, local convenience centre, café / sales office and a local park. An overall development plan is shown below.




*Figure 1 - Indicative Masterplan*

## INVESTIGATION

The investigation into the likely requirements of the drainage authorities in relation to the above-mentioned development included a desktop and site visit. The desktop investigation included obtaining existing service information from the following sources:

- Southern Grampians Shire Council
- Wannon Water
- Glenelg Hopkins Catchment Management Authority
- Land Victoria
- Survey prepared by Taylors
- NearMap.com

## LIMITATIONS AND ASSUMPTIONS

This investigation has been scoped and undertaken as a desktop study to provide preliminary advice on the anticipated stormwater management work at the proposed development site. There are limitations on the level of detail which can be given due to the nature of this review. Desktop studies such as this are reliant on information, which is made available from service authorities, with an assumption it provides an accurate representation of existing site conditions.

# FINDINGS

## Existing Topography and Land Use

The Subject Land comprises an area of approximately 23 hectares, with the west parcel comprising approximately 1.6 Ha and the east parcel comprising approximately 21.4 Ha.

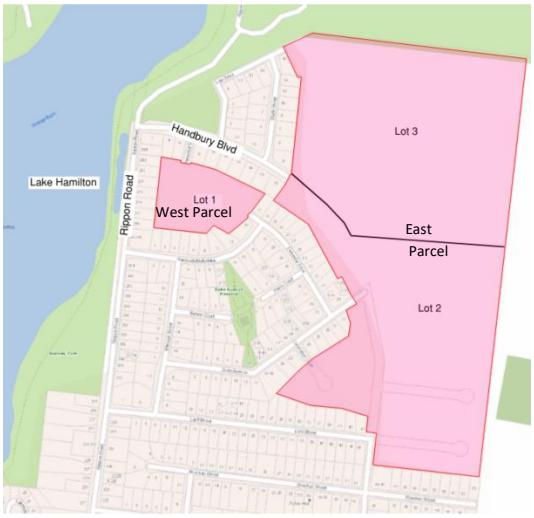



*Figure 2 - Locality Plan*

The West Parcel falls towards the north-west corner from a high point in the north-east corner at a grade of approximately 4%, and from the south-west corner at a grade of approximately 1%. The north-east corner is at a height of approximately 187m (AHD), the south-west corner is at a height of approximately 181.3m (AHD) and the north-west corner is at a height of approximately 180m (AHD). The land has been generally cleared, with a scattering of trees in parts of the site.

The East Parcel has a ridge across the northern part which splits the parcel into 2 catchments. The southern catchment falls from the south-east corner at a height of approximately 199m (AHD) towards the existing limit of Handbury Boulevard at a grade of approximately 2.5%, The northern catchment falls towards the north-west at grades generally between approximately 2.2% and 3.5%. There is a small hill within the proposed Public Open Space that falls in all directions. Grades from the small hill varying between approximately 4% and 9%.

The Subject Land has been generally cleared and generally comprises of pasture grass with a scattering of trees in some parts of the site.



*Figure 3 - Topography of the Subject Land*

## Consultation with Council

Initial consultation with Council was undertaken on 31 July 2025 to seek information on existing drainage infrastructure in the area and to identify any known drainage issues.

Council's Engineer Kunal Ponanna has advised:

- Council has limited information on the existing drainage assets given their age (circa 2000); and
- Residents have reported some flooding issues near the southern part of the Subject Land which is expected to be a result of blocked drainage pipe and pits.

Further information was received from Council on the 15/08 which comprised of:

- A partial set (11 of 17) of engineering plans for Stage 1 of the VicUrban Lakes Edge development in the northwest of the site.
- A sketch plan of the wetland adjacent to the lake has been provided.
- Preamble pages, contents page and summary of a historical stormwater management report prepared by Ecological Engineering.
- High level servicing report forming part of the original permit application.
- GIS output of the location of drainage assets

A review of the information received from Council revealed that:

- Detailed engineering plans of the existing drainage network for Handbury Drive were provided which shows the existing underground drains and a constructed wetland as shown below. Full details of the information provided is included in Appendix A.

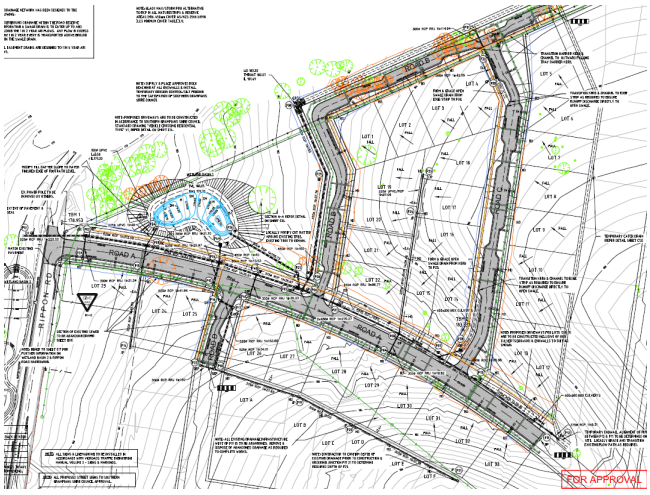



*Figure 4 – Approved Engineering Plan – Handbury Bvld*

- Detailed engineering plans for the balance of the existing Lakes Edge Development were not available.
- Drainage computations for the previous stages of the Lakes Edge development were not available.
- The overview plan from a part of a stormwater report doesn't provide any detailed information, however it does include an overall catchment plan as shown below, which indicates that the

majority of the Subject Land was intended to discharge along Handbury Blvd with a small catchment in the northeast which discharges to the north and east – refer below.

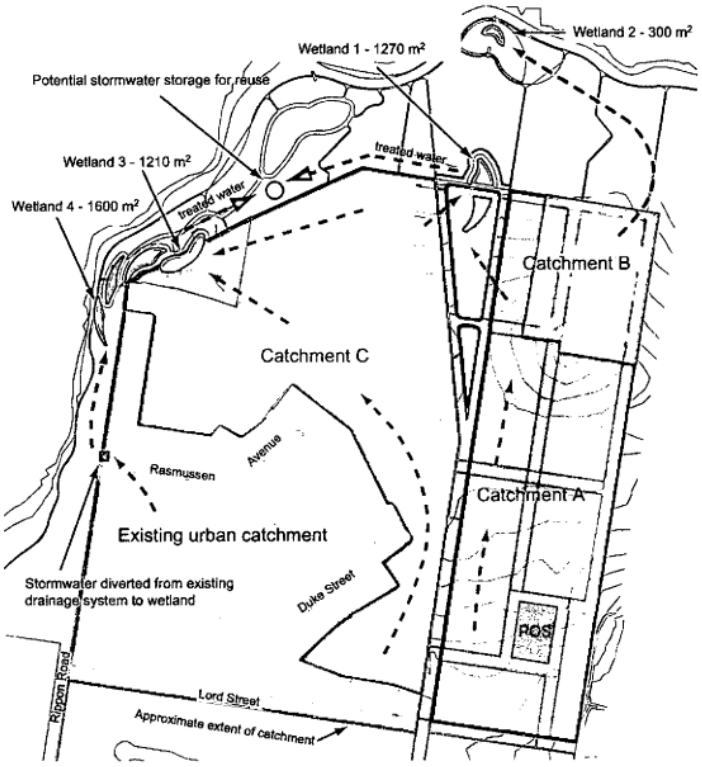



*Figure 5 – Former Stormwater Management Strategy*

- The existing downstream network in this area was designed to cater for the 50% AEP design flows from road areas and 20% AEP design flows from lots. Accordingly, the existing drainage network will not have sufficient capacity to cater for stormwater flows from the proposed development under the current requirements of the planning scheme.
- The direction of flow in the above catchment plan appears to be inconsistent with the topography of the area, although the design of the north south road angling to the northwest may have provided a constant grade to the north.
- There is no evidence to suggest that the southeast area of the proposed development can connect to the immediately adjacent drainage network (Lord St, Hyland St) that is stormwater from this area will be required to be directed to the north.
- A wetland (existing) has been designed along Handbury Bvld (Refer below). It is not clear whether the wetland has been designed to cater for the flows from the Subject Land.

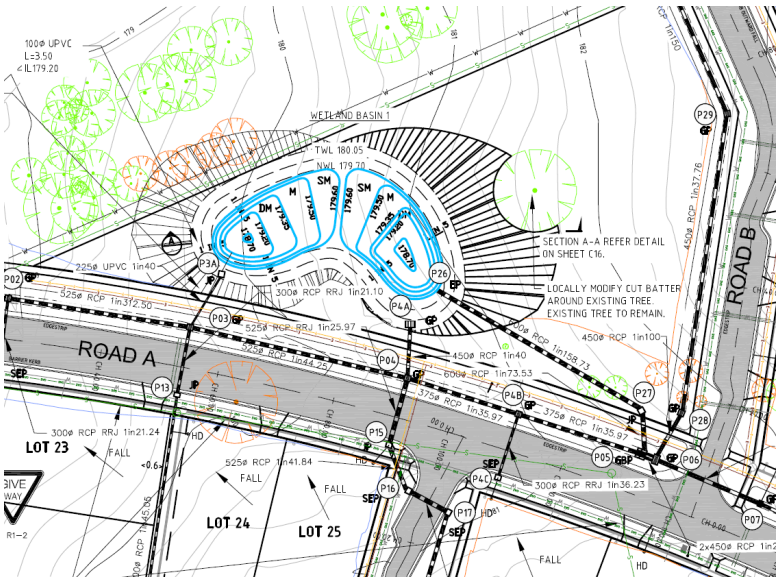



*Figure 6 – Existing Wetland – Handbury Bvld*

- Council has required (Section 173 Agreement) that an of an integrated drainage and stormwater management plan that incorporates innovative and sensitive drainage and stormwater urban design and reuse techniques that avoids or reduces the need for dependency upon retarding basins (existing or new). Consideration may be given to siting relevant water quality assets and water reuse within the Lake Hamilton foreshore reserve, public open space and streetscapes.

Council has also required that consideration of Enviro-Development Requirements be given to the stormwater design and planning. Objective of the relevant Enviro-Development Requirements are summarised below:

- Protection and enhancement of natural surface and groundwater hydrological regime including riparian zones and buffers (where relevant depending on site) in consideration of the stability, ecological integrity and functionality of stormwater receiving environments and groundwater dependent ecosystems (GDE's). This includes incorporating and protecting any significant natural aquatic ecosystem features into the project design.
- Incorporation of integrated water cycle management principles (surface water, groundwater, water quality) into project design including water sensitive urban design devices. Set quantifiable water quality targets which exceed planning/legislative requirements and verify design through accepted modelling (e.g. MUSIC). Recognition can also be given for stormwater reuse (such as infill sites) where appropriate water treatment measures and infrastructure are to be utilised.
- Appropriate drainage to protect both water cycle and infrastructure; and
- Incorporation of adequate stormwater management provisions during and post construction to avoid enhanced risk of flooding and flood damage and to reduce risk of pollution entering waterways. Design and construct to limit the post-project peak one-year ARI event discharge to the receiving waterway to the pre-project peak one-year ARI event discharge, for sites that are upstream of erodible waterways. Must also consider impact on and from adjacent sites.
- Incorporate Water Sensitive Urban Design principles into design of public realm.

## Council's Request for Further Information – 29 Sep, 2025

Version 1 of this report was submitted to Council in conjunction with an application for approval of the overall development plan for the proposed development. Council subsequently issued a request for further information on 29 September 2025 seeking further information in relation to the following items.

- The provision of any alternative proposed wetlands that has been discussed with Council or advise if alternative options are no longer being considered.
- In addition, the following further details will be required prior to the first stage of detailed plan approval and/or prior to issuing of any future planning permit:
    - Additional details relating to the northeast catchment discharge point.
    - Climate change impact analysis.
    - Clarification of the VD ratio for section CC of 0.392 on page 32 will be required prior to approval of the Integrated Drainage and Stormwater Management Plan.
    - Acceptance of the proposed Atlan Ecoceptor will be required.
    - A detailed retarding strategy for the two medium density sites (S1a and MD Site 2) must be submitted and approved by the responsible authority.
    - The gross pollutant trap proposed for the existing council wetland at RES 1 PS623157 must be completed prior to practical completion of the first stage of the development.

A response to the above matters is provided below. In addition, this report has been updated to incorporate other changes to the overall development plan.

**Alternative wetland locations**

Initially it was proposed to augment the existing wetland located near the corner of Handbury Bvld and Law Drive, however it was established that augmentation of the existing infrastructure would not be possible as a result of:

- The existing location of existing electricity and telecommunications assets immediately north of the existing wetland; and
- The ability to convey minor flows along Handbury Bvld given the existing normal water level of the wetland and the existing level and grade of Handbury Bvld; and
- The limited capacity in the existing drainage system in Handbury Bvld; and
- The water levels of Lake Hamilton and existing drainage outfall to the lake; and
- The size of the proposed pipe from the proposed development and the ability to provide cover to the existing road reserve surface and clearance from existing services; and
- An additional wetland for the northern catchments is required regardless of any proposed augmentation of the existing Handbury Bvld wetland.

Additionally, it was noted that it was envisaged by Council as a part of the development of the existing residential areas that a wetland would be located in this area – refer figure 5 above.

The location of the northern wetland has been dictated by:

- Size of the minor flow outfall pipe for the development; and
- The depth of the outfall pipe which considers the cover requirements set out in the IDM and the level of the proposed sewer along the northern boundary; and
- The location of existing vegetation in the land to the north of the development; and
- The required construction corridor; and
- The depth of the proposed wetland and its integration with the existing landform; and
- The water level in Lake Hamilton; and
- The ability to reduce the footprint of the wetland by locating same closer to the lake.

Accordingly, the following area will be further investigated for the construction of the wetland.




**Additional details relating to the northeast catchment discharge point.**
The northeast catchment will be filled as detailed in this report and minor and major flows will discharge to the drainage pipe and / or swale directing drainage flows to the proposed wetland – Refer Point A above.

**Climate change impact analysis.**
An analysis will be undertaken as a part of each detailed plan set submitted to Council to confirm that any additional flows (@2100) can be accommodated in the freeboard provided in the design (assuming flows at 2025).

**Clarification of the VD ratio for section CC of 0.392 on page 32 will be required prior to approval of the Integrated Drainage and Stormwater Management Plan.**
The design will be optimised at detailed design phase and if required, the swale could be widened (refer below) to reduce the depth and velocity of the flow to ensure that the VD ratio is less than $0.3m^2/s$



**Acceptance of the proposed Atlan Ecoceptor will be required.**
Approval of the GPT by Council will be required as a part of the detailed engineering plan approval.

**A detailed retarding strategy for the two medium density sites (S1a and MD Site 2) must be submitted and approved by the responsible authority.**
Once a layout is confirmed, which considers drainage, engineering plans and computations will be submitted to and approved by Council.

**The gross pollutant trap proposed for the existing council wetland at RES 1 PS623157 must be completed prior to practical completion of the first stage of the development.**
Noted – refer PIP

## Consultation with Glenelg Hopkins Catchment Management Authority

The Glenelg Hopkins Catchment Management Authority (**GH CMA**) protects and enhances the land, water and biodiversity across 26,910 sq km of Victoria's South-West.

The CMA is Waterway Manager for this region and has the following functions:

- Protecting and enhancing waterway health; and
- Designation of waterways; and
- Managing and issuing licences for certain works or activities on a designated waterway.

The Glenelg Hopkins CMA is responsible for authorising Works on Waterways under the Water Act 1989. A Works on Waterways Licence is one approval that may be required to legally perform works on or near a waterway.

Works and activities on or near a designated waterway require a licence from the GH CMA. Works and activities can include:

- Building a crossing – culverts, bridge or ford
- Connecting to a waterway by pipe or drain
- Building a jetty
- Cleaning out the waterway – removing weeds and silt

Lake Hamilton is a waterbody that falls along a designated waterway and therefore a licence will be required to construct any new connection to Lake Hamilton.

Further details regarding the licencing is provided in Appendix B.

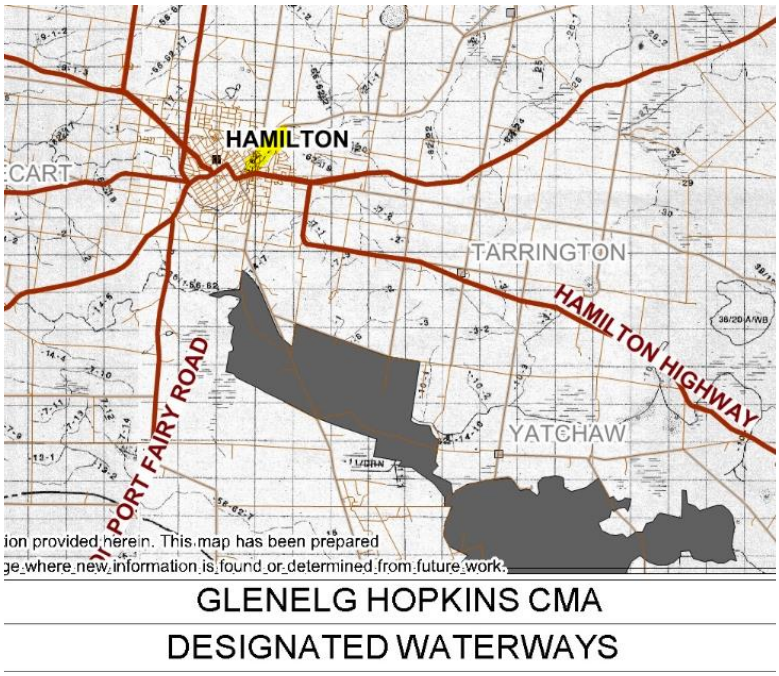



*Figure 7 – GH CMA Designated Waterways*

GH CMA has mapped flooding across its region as shown below which confirms that flooding of the lake area does occur (as expected). The flood level at Handbury Bvld is 179.59m AHD. The flood level at adjacent to the dog park to the north of the Subject land is 179.62m AHD.

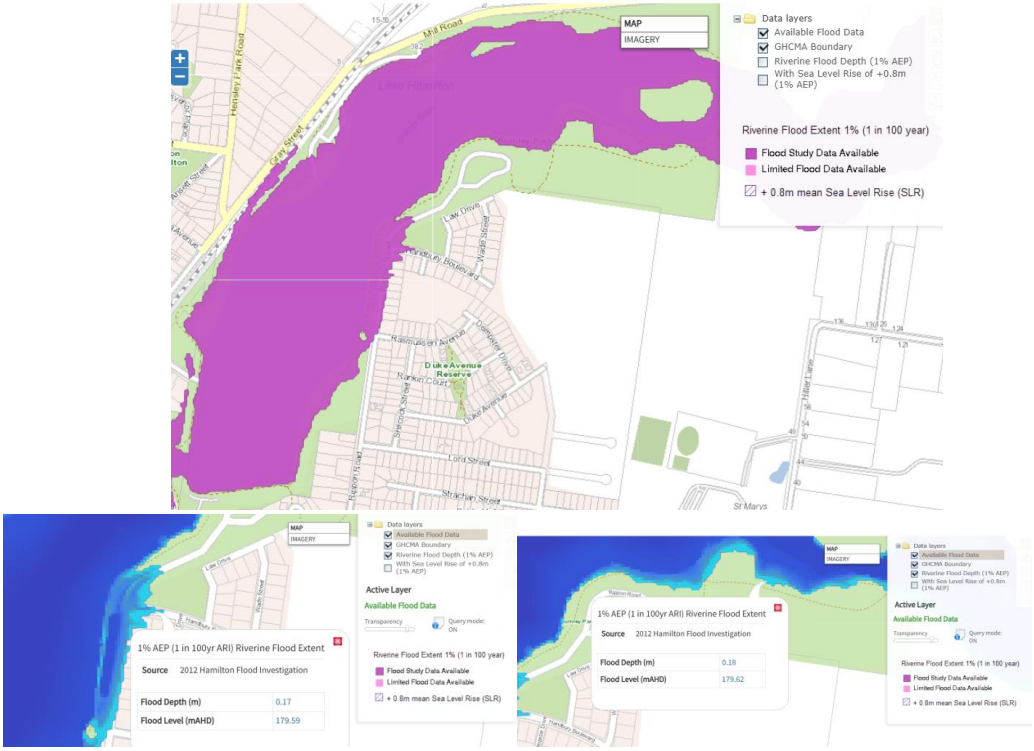



*Figure 8 – Flood Data*

## Consultation with Wannon Water

Wannon Region Water Corporation (WW) is Victoria's second largest regional urban water corporation by service area. WW provides services to 34 towns, including residential, commercial, industrial and rural customers. WW's primary functions are to:

- Provide, manage, operate and protect water supply systems. This includes the collection, storage, treatment, transfer and distribution of drinking water.
- Provide, manage and operate systems to convey, treat and dispose of sewage and (if we so decide) trade waste.
- Identify and plan future community needs for water supply and sewerage services.
- Develop and implement programs that conserve water and use it efficiently and recycle and re-use treated wastewater.
- Investigate, promote and conduct research into any matters which relate to our functions.
- Educate the community about our functions.

WW has provided advice specifically related to this development which is included in Appendix C which requires that:

- Compliance with requirements of 56.07 of the planning scheme to reduce potable water usage, improve management and quality of stormwater and reduce flood impacts. Post development stormwater flows will ideally be retarded by a variety of IWM aspects including rain gardens, detention basins, increased site permeability and drought tolerant native landscaping that reduce the discharge to pre-development rates. Design plans should incorporate water sensitive designs that with the incorporation of native plants can act as wildlife corridors connecting the lake to the surrounding landscape.
- At a minimum compliance with the Best Practice reductions for Water Quality 80% reduction in Suspended solids (SS) 45% reduction in total nitrogen (TN) 45% reduction in total phosphorus (TP) 70% reduction in gross pollutants (GP).

## Existing Drainage Infrastructure

South Grampians Shire Council has provided details of their existing drainage infrastructure in the area which includes:

- A 50% AEP underground stormwater network in the existing residential allotments in adjoining stages of the Lake Hamilton development.
- A 20% AEP underground stormwater network in the existing roads in adjoining stages of the Lake Hamilton development.

A schematic layout of the existing drainage network is presented in Figure 4 below.

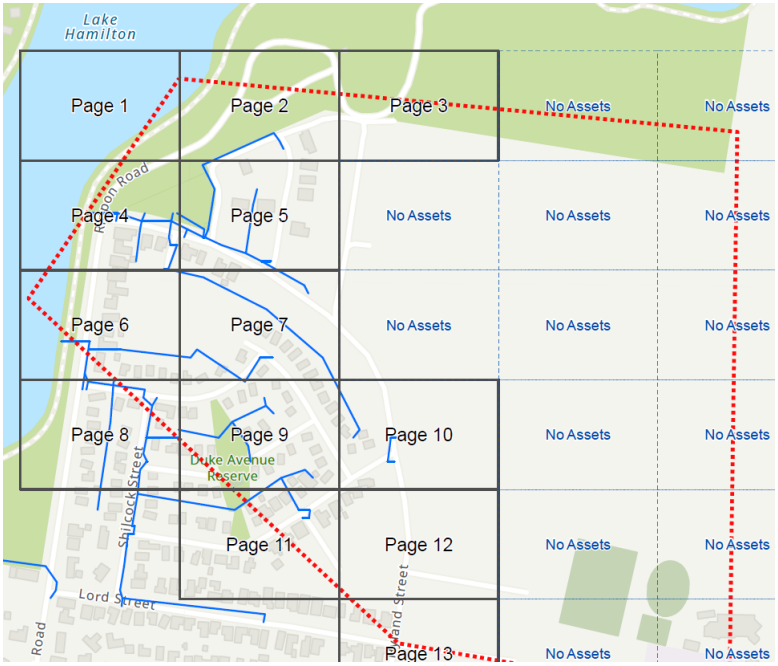



*Figure 9 - Existing Drainage Infrastructure*

## Catchments

A fundamental component in developing a Stormwater Management Strategy is understanding the catchments contributing to a particular flow of stormwater across the Subject Land.

**Existing Upstream (External) Catchments – Minor Flows**

A plan detailing the extent of the upstream (external) drainage catchment (minor flows) and direction of minor flows in the adjoining external catchment is shown in Figure 5 below.

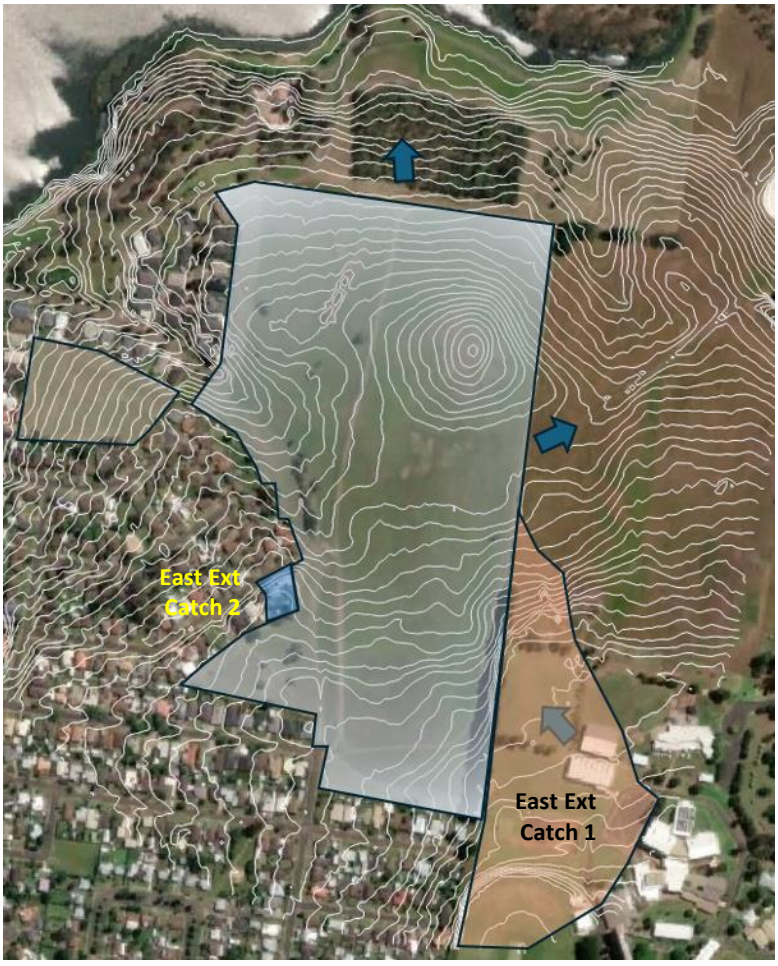



*Figure 10 – Upstream Catchment – Minor flows*

An analysis of the upstream minor drainage catchment revealed:

- **East Ext Catch 1** – An external catchment to the southeast of the East parcel with an area of 6.2Ha contributes to flows across the Subject land.
- **East Ext Catch 2** – Minor flows from a catchment along Duke Ave with an area of approximately 1200m$^2$ discharge onto the Subject Land as shown below.

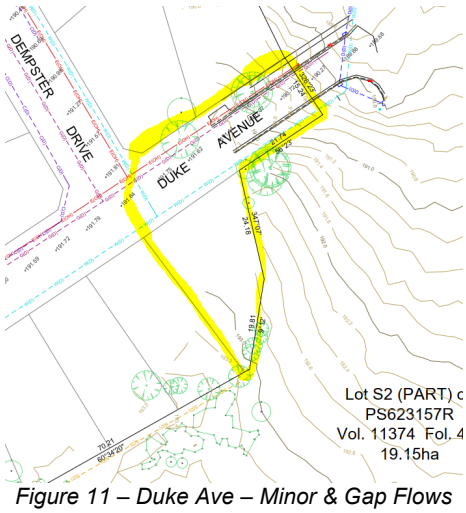



*Figure 11 – Duke Ave – Minor & Gap Flows*

**Existing Upstream Catchments – Gap Flows**

A plan detailing the extent of the upstream external drainage catchment **gap** flows onto the Subject Land from the adjoining external catchment is shown in Figure 6 below.



*Figure 12 – Upstream Catchment – Gap Flows*

An analysis of the upstream drainage catchment revealed:

- A catchment of some 6.2Ha directs stormwater surface flows towards the East Parcel of the Subject Land. The use of land in the upstream catchment is currently education; with sports fields comprising most of the catchment. Due to the external catchment characteristics (shape, length of overland flow path, surface and slope) and the resulting time of concentration, the overall contribution to gap flows through the Subject Land is likely to be minor.
- Gap flows from a catchment (Blue) along Duke Ave discharge onto the Subject Land as shown above.
- Gap flows from a catchment (Green) along Dempster Drive discharge onto the West Parcel of the Subject Land as shown above.

## Existing Drainage Outfall for the Subject land

The outfall for drainage from the Subject Land is ultimately Lake Hamilton.

### West Parcel

Stormwater flows from the West Parcel can discharge to existing underground stormwater drains located in the northwest and southwest corner of the land (or potentially existing Council drainage pipes on the land). Detailed engineering design plans have been requested required from Council and which will enable confirmation of the capacity of the existing drainage network. Alternatively, an analysis (including a survey of the downstream pits and pipes, preparation of catchment plans and a hydraulic analysis of same) of the downstream drainage network could be undertaken. For the time being, it can be reasonably assumed from information previously provided by Council that the existing drainage network was previously designed to cater for the 20% AEP design storm event and therefore detention of developed flows will be required to the capacity of the existing downstream drainage network. Alternatively, the existing downstream drainage network could be augmented to provide sufficient capacity.

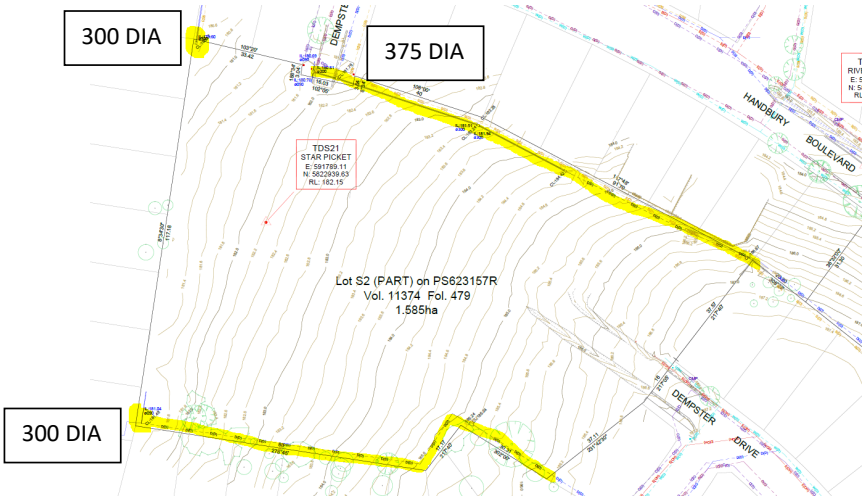



Figure 13 – Existing Stormwater Drains – West Parcel

**East Parcel**

***Law Drive***

There is no existing drainage outfall available along the northern boundary of the East Parcel.

A 375mm diameter stormwater drain is located at the corner of Law Drive and Wade Street and is unlikely to have any capacity to accept flows from the Subject Land.




*Figure 14 – Law Drive – Existing Drainage*

***Handbury Bvld***

An existing 375mm diameter stormwater drain is located in Hanbury Bvld which is supplemented by a swale drain to accept some overland flows from the development.

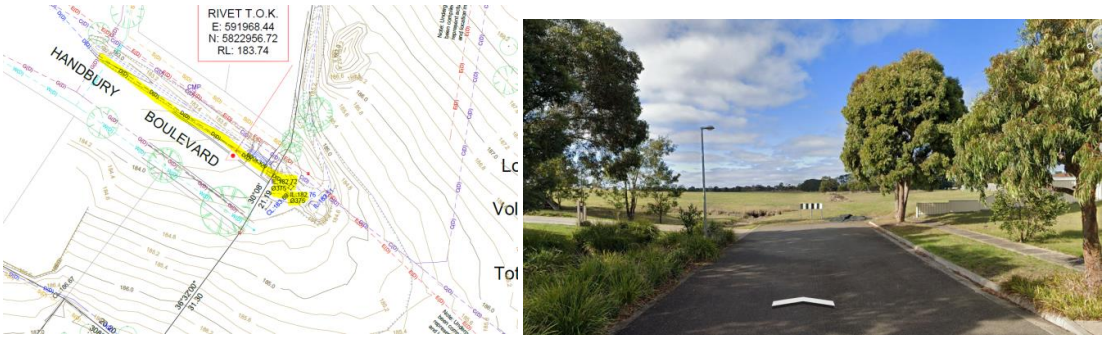



*Figure 15 – Handbury Bvld – Existing Drainage*

***Dempster Drive***

The existing underground drain on the Subject land and at the rear of the existing residential properties in Dempster Drive is **unlikely** to provide a drainage outfall for a development on the Subject Land.

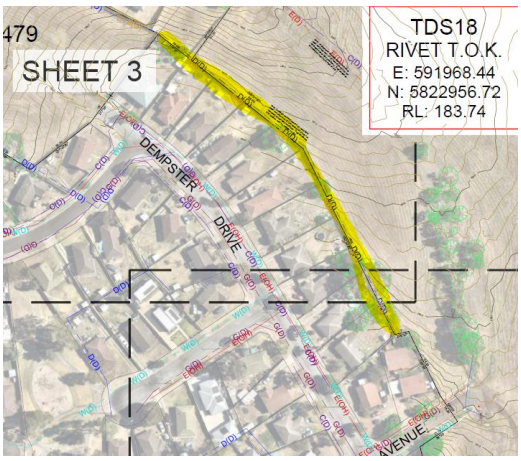



*Figure 16 – Dempster Drive (Rear) – Existing Drainage*

***Duke Ave (Rear)***

There is a small portion of land within the East Parcel at the rear of existing properties in Duke Ave which **does not** have a drainage outfall. Filling of this land will be required to redirect flows to Duke Ave or to the northeast (most likely). The capacity of the drain in Duke Ave is not known. Detailed engineering design plans have been requested from Council to confirm the capacity of the existing drainage network. Alternatively, an analysis (a survey of the downstream pits and pipes, preparation of catchment plans and a hydraulic analysis of same) of the downstream drainage network will be required to be undertaken. For the time being, it has been assumed that the Duke Ave catchment will be drained against the grade to the west. Filling (approximately 1.2m) will be required to enable redirection of the minor flows.




*Figure 17 – Duke Ave – Existing Drainage*

***Lord & Hyland Streets***

Based on Council records and the feature survey undertaken, there are no existing drainage assets available for an outfall near Lord and Hyland Streets. Drainage in this area will be required to be directed to the north through the Subject Land.

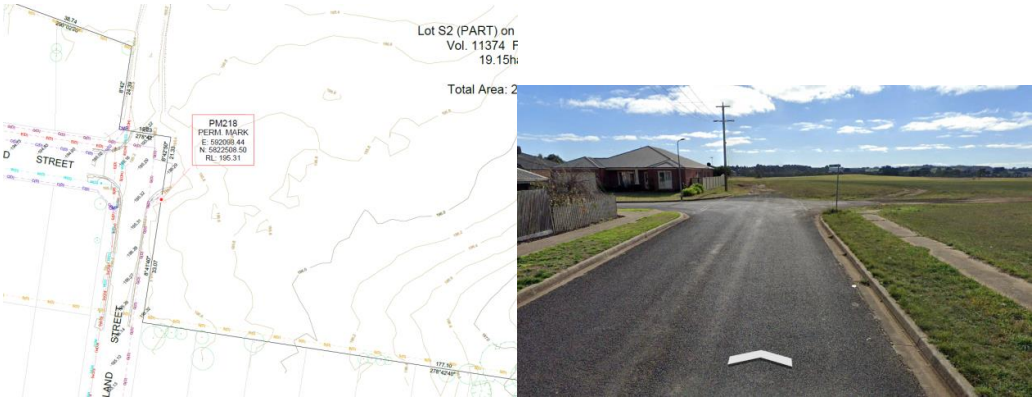



*Figure 18 – Lord & Hyland Streets – Existing Drainage*

## Planning Controls

The Subject Land is currently zoned as General Residential Zone under the provisions of the Southern Grampians Planning Scheme. The land is not subject to any overlays. The Subject Land is in a designated bush fire prone area and in an area of Aboriginal cultural heritage sensitivity.

The relevant sections of Clause 56.07 relating to the provision of drainage for the proposed development are included in Appendix D.

Key objectives of the planning scheme that are to be achieved by the subdivision in respect to drainage are:

The stormwater management system must be:

- Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority.
- Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of stormwater is proposed.
- Designed to meet the current best practice performance objectives for stormwater quality as contained in the *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999).
- Designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts.
- Designed to contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design.

For all storm events up to and including the 20% Average Exceedance Probability (AEP) standard:

- Stormwater flows should be contained within the drainage system to the requirements of the relevant authority.
- Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall.

For storm events greater than 20% AEP and up to and including 1% AEP standard:

- Provision must be made for the safe and effective passage of stormwater flows.
- All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority.
- Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria $d_a V_{ave} < 0.35$ m$^2$/s (where, $d_a$ = average depth in metres and $V_{ave}$ = average velocity in metres per second).

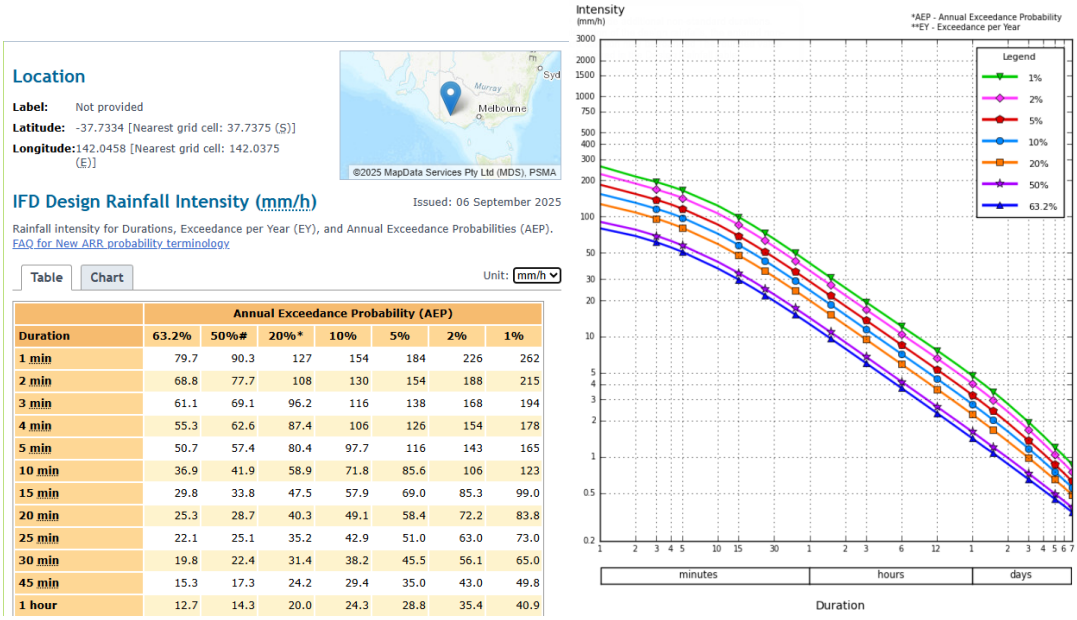
The design of the local drainage network should:

- Ensure stormwater is retarded to a standard required by the responsible drainage authority.
- Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, stormwater should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge.
- Ensure that inlet and outlet structures take into account the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overland flow in a safe and predetermined manner.
- Include water sensitive urban design features to manage stormwater in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs.

Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.

## Rainfall Intensity

Rainfall intensity for the Hamilton area has been sourced from the Bureau of Meteorology and are shown as follows.



**Location**

**Label:** Not provided
**Latitude:** -37.7334 [Nearest grid cell: 37.7375 (S)]
**Longitude:** 142.0458 [Nearest grid cell: 142.0375 (E)]



**IFD Design Rainfall Intensity (mm/h)**

Issued: 06 September 2025

Rainfall intensity for Durations, Exceedance per Year (EY), and Annual Exceedance Probabilities (AEP).
FAQ for New ARR probability terminology

Table | Chart

Unit: mm/h

| | Annual Exceedance Probability (AEP) | | | | | | |
|---|---|---|---|---|---|---|---|
| **Duration** | **63.2%** | **50%#** | **20%*** | **10%** | **5%** | **2%** | **1%** |
| **1 min** | 79.7 | 90.3 | 127 | 154 | 184 | 226 | 262 |
| **2 min** | 68.8 | 77.7 | 108 | 130 | 154 | 188 | 215 |
| **3 min** | 61.1 | 69.1 | 96.2 | 116 | 138 | 168 | 194 |
| **4 min** | 55.3 | 62.6 | 87.4 | 106 | 126 | 154 | 178 |
| **5 min** | 50.7 | 57.4 | 80.4 | 97.7 | 116 | 143 | 165 |
| **10 min** | 36.9 | 41.9 | 58.9 | 71.8 | 85.6 | 106 | 123 |
| **15 min** | 29.8 | 33.8 | 47.5 | 57.9 | 69.0 | 85.3 | 99.0 |
| **20 min** | 25.3 | 28.7 | 40.3 | 49.1 | 58.4 | 72.2 | 83.8 |
| **25 min** | 22.1 | 25.1 | 35.2 | 42.9 | 51.0 | 63.0 | 73.0 |
| **30 min** | 19.8 | 22.4 | 31.4 | 38.2 | 45.5 | 56.1 | 65.0 |
| **45 min** | 15.3 | 17.3 | 24.2 | 29.4 | 35.0 | 43.0 | 49.8 |
| **1 hour** | 12.7 | 14.3 | 20.0 | 24.3 | 28.8 | 35.4 | 40.9 |



*Figure 19 – Rainfall Intensity - Hamilton*

## Water Supply

Water is provided from Wannon Water's water supply network which is delivered in underground pipes to each residential property in Hamilton. WW sources its water from the Grampians Water Supply System which dates back to 1900 and supplying water for customers in:

- Cavendish
- Dunkeld
- Hamilton
- Tarrington.

Water for 6,100 customers in Hamilton, Dunkeld and Tarrington comes from streams in the Grampians. During dry periods, extra water is sourced from Rocklands Reservoir or shallow groundwater bores in the Grampians.

The water is stored in Hayes, Cruckoor and Hartwichs reservoirs, allowing the different raw water qualities to blend together. This also allows sediment to settle before the water is sent to the Hamilton Water Treatment Plant

### Typical water usage

As an indication of water usage, reference is made to Yarra Valley Water's Urban Water Strategy which has found that average residential water usage in 2018 was 161 litres per person per day. City

West Water's Residential End Use Measurement Study found a similar figure of 156 litres per person per day.

The City West Water study also found that, on average, toilet flushing accounted for 21% of all water usage, 14% was used for irrigation purposes and 10% was used for laundering clothes. The remaining 55% was made of bathroom, kitchen, dishwashing, cooling and leaks.

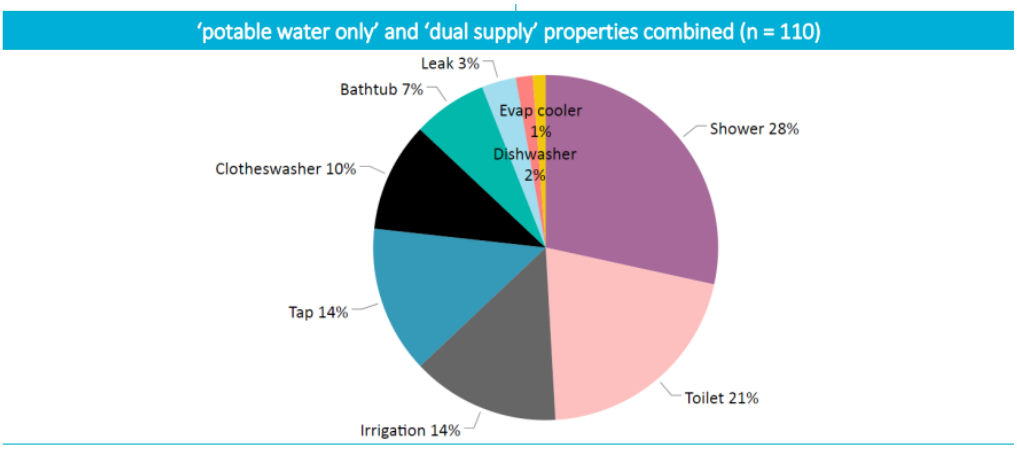



*Figure 10 – Water Usage by Type (CWW 2017)*

## DISCUSSION

**Proposed Outfall – West parcel**

The outfall for the West Parcel will be the existing 375 diameter drains in the northeast and southeast corner of the West Parcel as indicated by the red arrows.

Overland flows for the external catchment (Dempster Drive – East – Shown in purple) will be required to be directed through the development to Dempster Drive – North – shown as blue)

Minor flows from the development on the East Parcel will be required to be detained in an on-site stormwater detention system for the 20% AEP design storm event to a permissible site discharge of the equivalent of the downstream capacity of the existing drainage network. Indicatively, this could be taken as the estimated 160l/s to the northwest (to be confirmed by survey). The permissible discharge to the southeast is not currently known and will be subject to further investigation.

The western portion of the land (west side of blue dashed line) will require filling to direct gap flows to Dempster Dive North or additional detention will be required to detain developed flows from the portion of land which cannot discharge gap flows to Dempster Drive north for all storm events unto and including the 1% AEP design storm event.

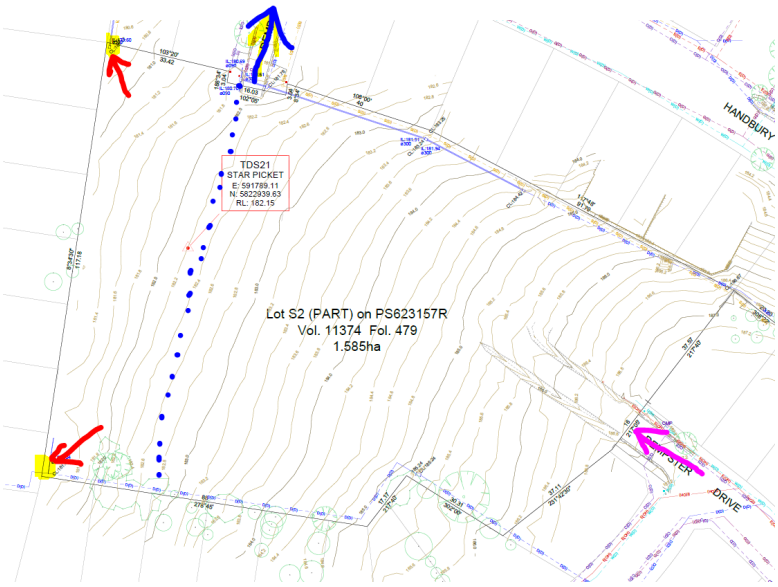



*Figure 21 – Outfalls for West Parcel*

Alternatively, the existing drainage network can be augmented to provide sufficient capacity for the developed stormwater flows.

An analysis of the downstream drainage network will be required to be undertaken (which will include a survey of the downstream pits and pipes, preparation of catchment plans and a hydraulic analysis of same) to determine capacity of the downstream drainage infrastructure, more specifically the permissible site discharge.

**Proposed Outfall – East parcel – Minor Flows**

The East Parcel has been divided into 3 catchment areas as shown below (Green, blue and uncoloured catchments).

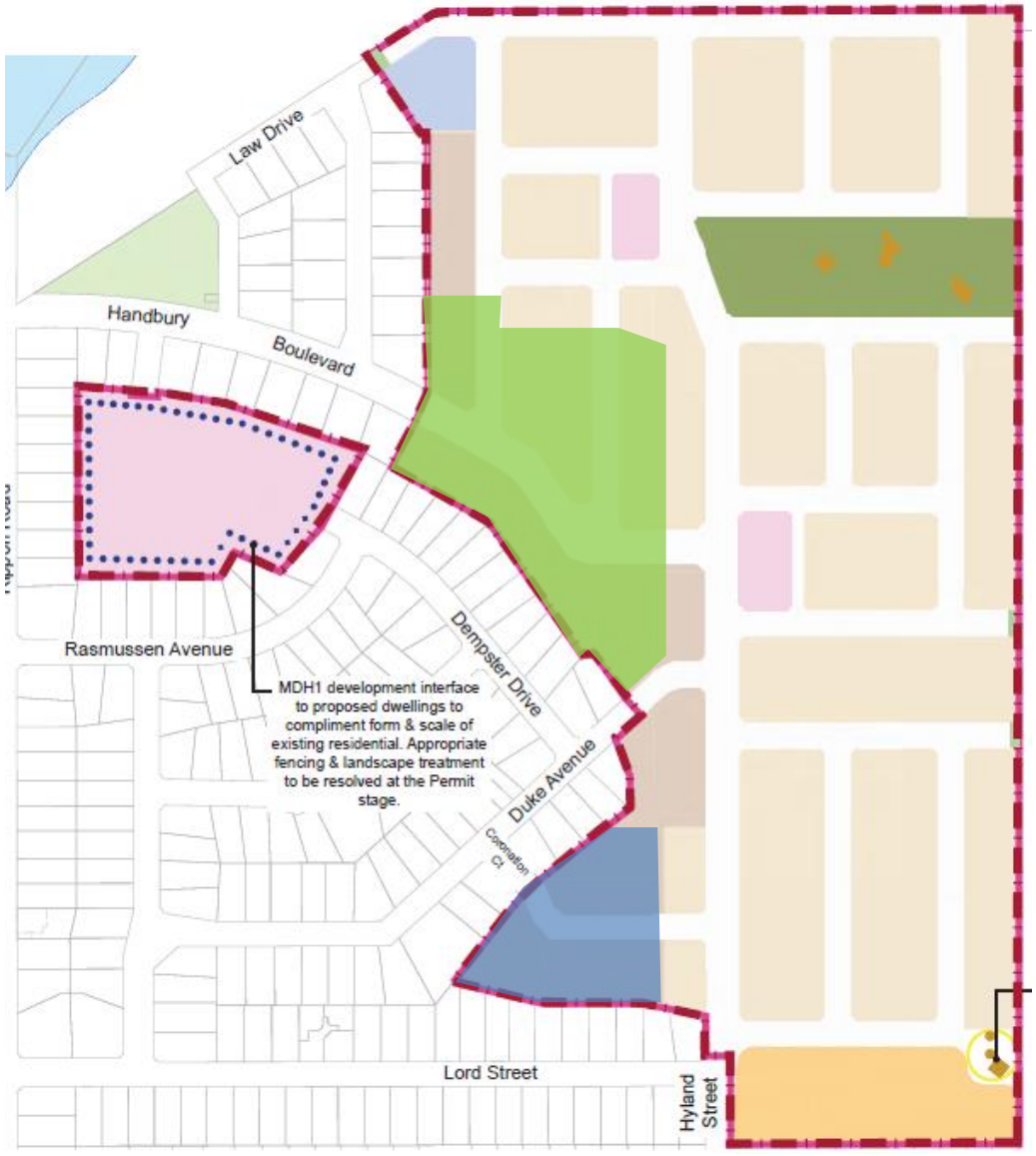



*Figure 22 – Catchments - West Parcel*

***Main Catchment***

The Main catchment (green) is approximately 17.65Ha will be discharged to Lake Hamilton to the north via the foreshore reserve.




*Figure 23 – Outfall – Main Catchment, East Parcel*

Filling (up to 1.6m in depth) of the area in the north east of this catchment will be required to ensure that surface and underground drainage pipe flows can be directed to the outfall.

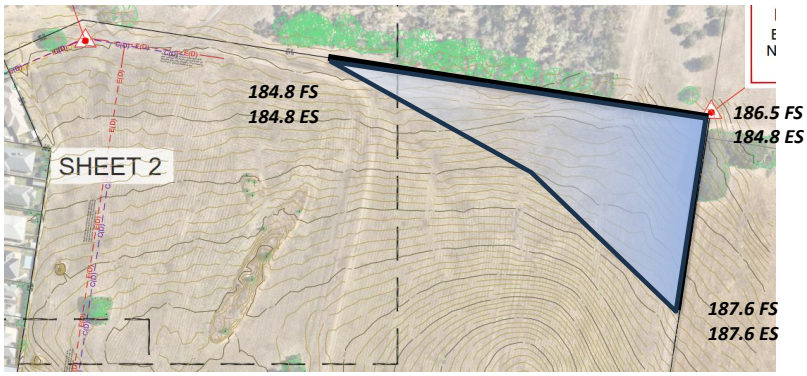



*Figure 24 – Filling Northeast*

***Handbury Catchment***

The Handbury catchment will discharge to the existing 375mm diameter underground drain in Handbury Bvld which has capacity for 387l/s.

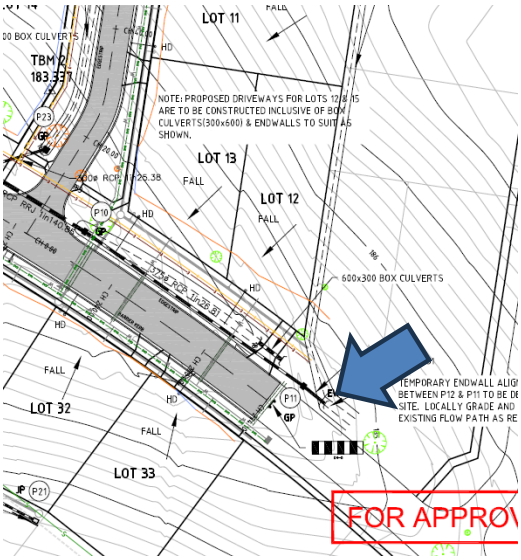



*Figure 25 – Handbury Bvld - Existing Pipe*

Form | PIPE CAPACITY |
F 1090 Ver 1.0

**COLEBROOK-WHITE TRANSITION EQUATION - FULL FLOW ONLY**

| | |
|---|---|
| Project Name: | Handbury Bvld |
| Project No: | 24678/E |
| Description: | Existing pipe capacity |
| Prepared By: | JOY |
| Date: | 8/09/2025 |

Data to be entered
Computed Cells

| | | | | |
|---|---|---|---|---|
| **Viscosity** | = | 1.01E-06 | *20 deg C* | |
| **k** | = | 0.6 | | |
| **D (inner)** | = | 0.375 | *(m)* | **R** = 0.09375 *(D/4)* |
| **S (pipe grade)** | = | 3.730 | *(%)* | |
| **Velocity** | = | 3.51 | *(m/s)* | |
| **Q (flow)** | = | 387.81 | *(l/s)* | |
| | = | 0.39 | *($m^3s^{-1}$)* | |

*Figure 26 – Handbury Bvld – Existing Pipe Capacity*

***Duke Ave Catchment***

The Duke Ave catchment will discharge to the existing drainage infrastructure in Duke Ave (capacity unknown) or more likely, redirected against the grade of the topography to the Main Catchment). Detention of stormwater flows is likely to be required for the minor flow if discharging to Duke Ave. Detention of gap flows will be required in the case of both options.

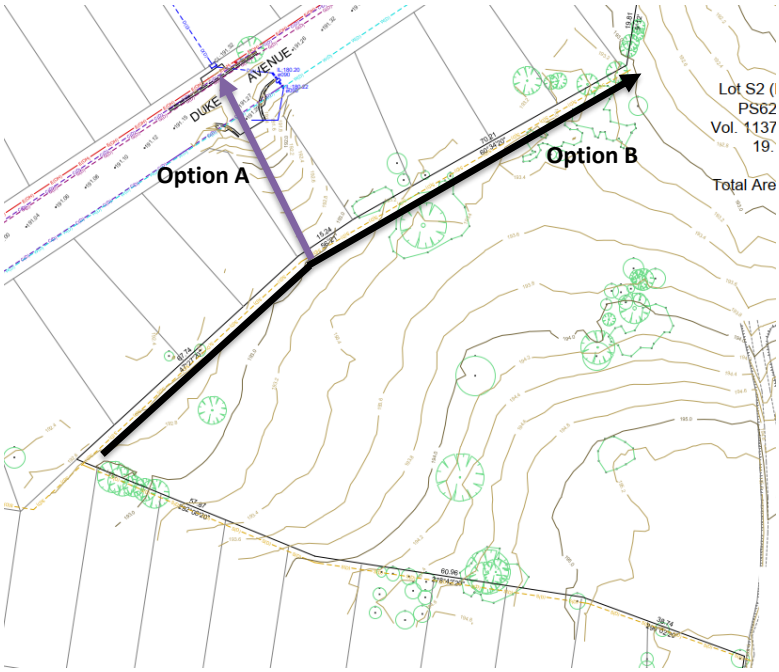



*Figure 27 – Duke Ave Outfall Options*

**Flooding**

The flood level of Lake Hamilton has been established as approximately 179.62m AHD.
The lowest part of the West Parcel is 180.6m AHD.
The lowest part of the East parcel is 184.6 AHD.

With the provision of 600mm freeboard, the Subject land is sufficiently high enough above Lake Hamilton to avoid risk of flooding in the 1% AEP storm event.

**Existing Road Reserve Capacity**

It is proposed that Handbury Bvld will be required to cater for the gap flows from the development from the Main and Hanbury Catchments. In order to assess the capacity of the existing Handbury Bvld road reserve, the following analysis has been undertaken.

| | |
|---|---|
| Development major flows from Main Catchment  | Area: 18.27Ha<br>Coefficient of Runoff: 0.75<br>Time of concentration: Say 21 minutes<br>Intensity: 81.3mm/hr<br>Flow: 3.04m$^3$/s<br><br>Includes External Catchment: 6.2Ha |
| Development minor flows from South Catchment | Area: 18.27Ha<br>Coefficient of Runoff: 0.75<br>Time of concentration: Say 13 minutes<br>Intensity: 39.1mm/hr<br>Flow: 1.462m$^3$/s |
| Gap Flow from South Catchment | **1.674m$^3$/s** |

The critical cross section in Handbury Bvld has been taken at the western end of the road as shown below.

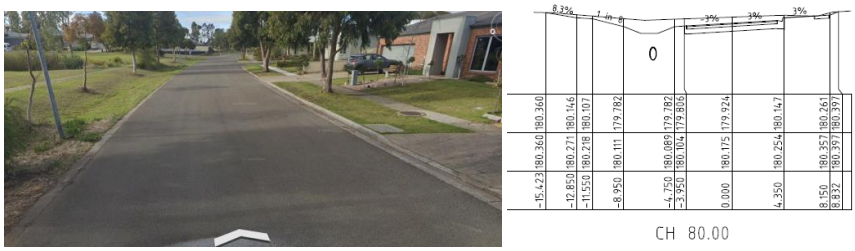



*Figure 28 – Handbury Bvld Critical Cross Section*

Based on a road grade of 1.5%, pavement width of 8.15m, an analysis (based on the critical cross section) of the hydraulic capacity of Handbury Bvld has been undertaken using PC Convey which revealed that the existing road reserve has capacity to cater for gap flows from the development on the Subject Land.

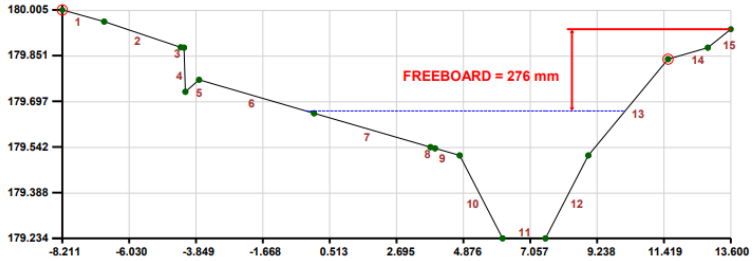



*Figure 29 – PC Convey Cross Section Analysis*

**Management of Overland Flows Within the Development**

Overland flows originating from or directed through the development will be directed along purpose built overland flow paths as shown in Figure 30 below.

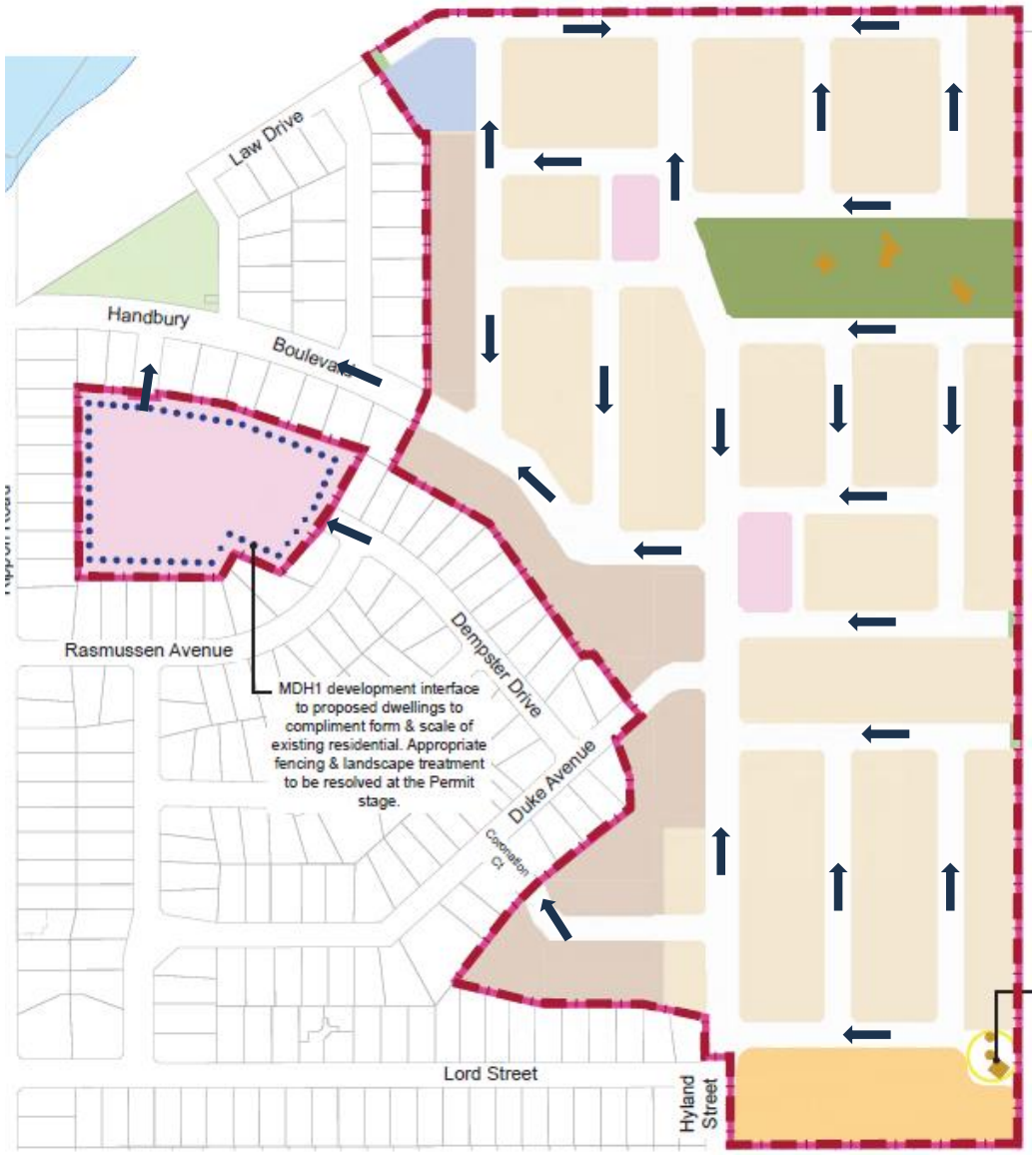



*Figure 30 – Overland Flow Direction*

**Proposed Road Reserve Capacity**

An analysis of critical cross sections throughout the proposed development was undertaken at locations A, B & D – refer below.

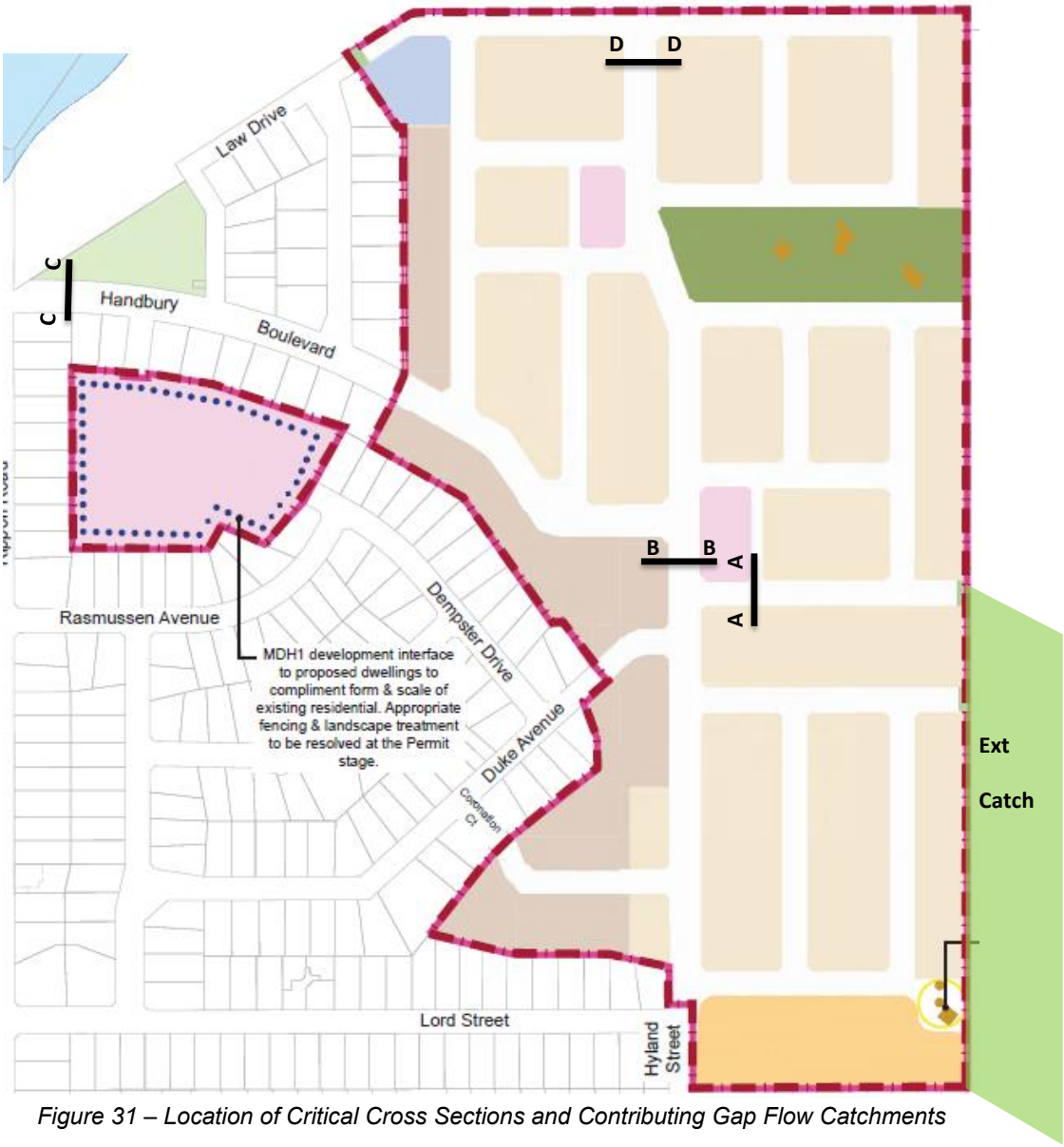



*Figure 31 – Location of Critical Cross Sections and Contributing Gap Flow Catchments*

The extent of each of the overland flows through the development has been determined and it has been verified the proposed overland flow path has capacity to cater for the nominated flow whilst meeting the relevant flood safety criteria. Details of the critical overland flows are included below together with relevant calculations demonstrating compliance with flood safety criteria.

| Section | Road reserve width (m) | Catch. Area (ha) | Pipe flow AEP (%) | Gap flow (m^3/s) | Slope (%) | Flow velocity Vave (m/s) | Dmax | Vave x Dmax |
|---|---|---|---|---|---|---|---|---|
| A-A | 16 | 3.1 | 20 | 0.415 | 200 | 0.811 | 0.15 | 0.122 |
| B-B | 21 | 4.85 | 20 | 0.9 | 80 | 1.2 | 0.17 | 0.204 |
| C-C | 21.8 | 9.7 | 50 | 1.674 | 77 | 0.911 | 0.43 | 0.392 |
| D-D | 21 | 1.45 | 20 | 0.154 | 150 | 0.717 | 0.11 | 0.079 |

Detailed computations are included in Appendix E; noting that the eastern external catchment assumed to enter subject site. Gap flows based on partial area analysis.

**Management of external overland flows**

External surface stormwater flows on the land have been identified from the land to the east based on survey and survey as shown below.




*Figure 32 – Surface Stormwater flows from the East*

The following design and construction requirement will need to be satisfied at the applicable stage:

1- Fill rear boundary of lots with the consent of the adjacent landholder (school) to enable acceptance of surface stormwater flows into the proposed road reserve as shown above.

**Minor Flows**

It has been established that the downstream drainage infrastructure has insufficient capacity to cater for the proposed development on the Subject Land – particularly along the existing constructed section of Handbury Bvld. The construction of underground drain with sufficient capacity to cater for circa 1m$^3$/s may be impractical given the size of the pipe required to cater for this magnitude of flow (900mm diameter), level of Handbury Bvld near the lake (179.5), required cover (minimum 900mm) and the normal water level of the lake (circa 178m). On this basis, it is proposed to pipe the minor flows to the north as shown below.

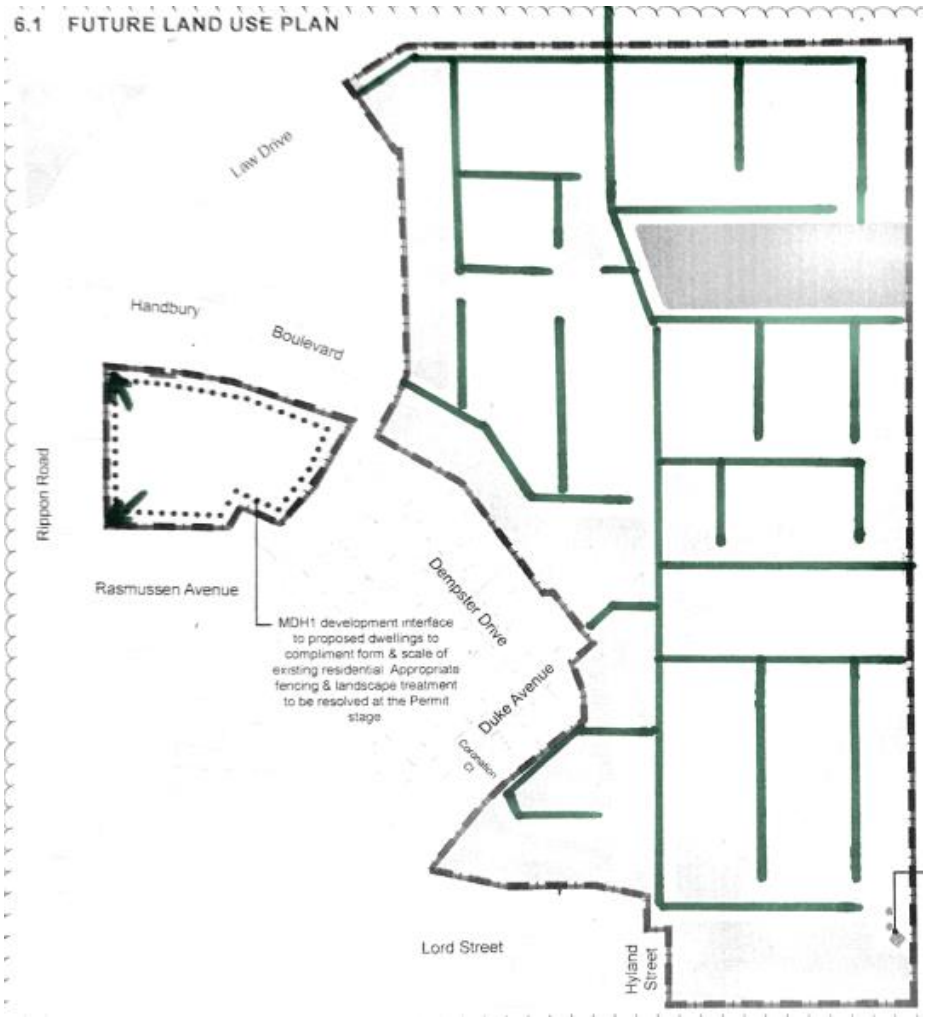



*Figure 34 – Minor / Underground Drainage Network*

***Handbury Bvld Catchment***

Whilst it is ultimately proposed to maximise the minor flows to the north, a small catchment (being the extension of Hadbury Bvld) will continue to discharge to the existing section of that road. An area of 2.49 Ha contributes to the existing drain in Handbury Bvld which will contribute a flow of 362l/s. As the existing drain in Handbury Bvld has existing capacity for 387l/s, the flows for this catchment can discharge to the existing drainage network without retardation.

| | |
|---|---|
| 20% AEP Development flows – Handbury Bvld Catchment  | Area: 2.62Ha<br>Coefficient of Runoff: 0.75<br>Time of concentration: Say 7 minutes (conservatively)<br>Intensity: 69.8mm/hr<br>Flow: 0.362m$^3$/s |

**Freeboard**

Council's guidelines dictate 150mm of freeboard is required to be provided throughout the development.

**Overland Flows**

All overland flows must comply with the following criteria for safety (Taken from the DELWP Guidelines for Development in Flood Affected Areas, February 2019).

**Table 2: Safety criteria for subdivision of land**

| Type | Maximum depth (D), velocity (V) and product (VD) | | | Applicable to |
|---|---|---|---|---|
| | D max metres | V max metres/second | VD max metres2/sec | |
| Greenfield residential | 0.3 | 2.0 | 0.3 | Entrance to lots and accessway |

**Table 1: Thresholds for safety of children, small cars and light buildings**

*Source: Adapted from Australian Rainfall and Runoff*

| Category | Maximum depth (D), velocity (V) and product (VD) | | |
|---|---|---|---|
| | D max metres | Vmax Metres/second | VD max Metres$^2$/second |
| Children | 0.5 | 3.0 | 0.4 |
| Small cars | 0.3 | 3.0 | 0.3 |
| Light buildings | 2.0 | 2.0 | 1.0 |

**Water Quality**

Stormwater quality requirements for the proposed development have been identified in the Southern Grampians Planning Scheme. These requirements have been reiterated in our consultation with Council, WW and the GHCMA. It is therefore appropriate to identify a drainage strategy that addresses these requirements.

*Urban Stormwater – Best Practice Environmental Guidelines (2006)* states stormwater management should be based on the following principles:

- Provision of public safety and prevention of flood damage and control of storm flows
- Preservation and enhancement of stormwater quality
- Preservation of the natural and beneficial function of the natural drainage system
- Treatment of stormwater in order to meet water quality objectives for reuse and/or discharge to surface waters
- Protection of natural systems
- Reduction of potable water demands

The performance objectives can be achieved by utilising Water Sensitive Urban Design (WSUD). The concept of water sensitive urban design (WSUD) is based on formulating development plans which incorporate multiple stormwater management objectives, which recognise the opportunities for urban design, landscape architecture and stormwater management infrastructure to be linked.

To maximise the effectiveness of WSUD, careful planning and understanding of the characteristics of the catchment and treatment processes is required. As such, the selection and implementation of structural treatment measures can be broken down into the following process:

- Establishment of treatment objectives including the identification of pollutants specific to the catchment and the necessary level of treatment.
- Development of a “Treatment train” of appropriate treatment measures and their interrelationships with each other.
- Determination of treatment measures based on the proposed site opportunities and constraints.

**Treatment objectives**

The objectives for environmental management of stormwater as required by Council, WW and WGCMA are as follows:

| Pollutant | Receiving Water Objective | Current best practice performance objective |
|---|---|---|
| **Post Construction Phase** | | |
| Suspended Solids (SS) | Comply with SEPP | 80% retention of the typical urban annual load |
| Total Phosphorus (TP) | Comply with SEPP | 45% retention of the typical urban annual load |
| Total Nitrogen (TN) | Comply with SEPP | 45% retention of the typical urban annual load |
| Litter | Comply with SEPP | 70% retention of the typical urban annual load |
| **Construction Phase** | | |
| Suspended Solids | Comply with SEPP | Effective treatment of 90% of daily runoff events. Effective treatment equates to a 50%ile SS concentration of 50mg/L |
| Litter | Comply with SEPP | Prevent litter from entering the stormwater system |
| Other Pollutants | Comply with SEPP | Limit the application, generation and migration of toxic substances to the maximum extent practicable |

**Pollutant Sources**

The main pollutants in urban stormwater are large quantities of already naturally occurring nutrients and particles such as nitrogen and phosphorus, heavy metals and fine sediments. Typically for a residential area, these pollutants originate from a variety of sources including:

- Atmospheric deposition
- Synthetic and organic litter
- Leaf litter, grass cuttings and other vegetation
- Animal faeces
- Herbicides, pesticides and fertilisers
- Sewer overflows
- Leakages and spillages from vehicles, storage tanks and bins
- Wastewater from cleaning operations
- Vehicle emissions
- Wear of vehicle components such as tyres and brakes
- Wear of road surfaces
- Erosion from construction activity and vegetation removal on slopes
- Litter

These urban pollutants are washed into waterways during storm events.

**Site/Development Opportunities and Constraints**

Based on the existing features of the site and the proposed development plan, stormwater management opportunities and constraints have been identified. Appropriate design responses to the opportunities and constraints have been devised to ensure an integrated and sustainable stormwater management solution is identified.

| Opportunity(O)/Constraint (C) | Design Response |
|---|---|
| C: Large external catchment – potential external gap flows entering the site. | If possible direct flows away from the site or provide drainage reserve to accommodate external flows. Impact on gap flows through the site will be minimal. |
| C: The site is not currently serviced by existing drainage infrastructure | Consult with Council and GHCMA in respect to the proposed outfall to the north to Lake Hamilton |
| O: Existing vegetation is confined to a small portion of the site | Stormwater detention basins and treatment facilities can be constructed with minimal hindrance to existing vegetation. |
| C: Stormwater runoff during the construction of the development will carry high loads of sediment. | Prepare construction environmental management plan in accordance with current industry practice. |
| C: Lake Hamilton normal and top water level | The levels in Lake Hamilton are fixed. |
| C: Existing services located in the existing drainage reserve | Limited area to expand existing wetland, seek alternative location for treatment assets |
| C: Level of the existing drainage reserve | The existing level of the existing drainage reserve does not provide opportunity to expand existing wetland asset |
| C: Topography of the East Parcel; notably the highpoint near the proposed park | Respect the topography of the existing ground. Overland flows will be dictated by the existing ridge. Minor flows can be piped against natural grade. |
| O: The proposed size of the lots are sufficient to enable installation of water tanks | Explore opportunity to collate rainwater from dwellings and reuse |

**Integrated Water Management**

Integrated Water Management (IWM) is a collaborative approach to water planning and management that brings together the management of water resources, land, and community needs to deliver multiple social, environmental, cultural, and economic benefits. IWM recognises the interconnectedness of the water cycle — including drinking water, wastewater, stormwater, and waterways — and the need to manage water in a more integrated and place-based way.

## Integrated Water Management Options

The following Integrated Water Management options have been considered:

**Reduce flow to stormwater systems and waterways by passive Irrigation:** Passive irrigation of landscaped areas from impervious surfaces. Subject to Council acceptance of the perpetual maintenance and liability of passive street tree irrigation infrastructure, installation can be provided for street trees not abutting a residential property where they cannot be cared for the the residents.

**Rainwater Harvesting:** Rainwater harvesting from dwelling roofs and re-use of captured stormwater in the laundry and for toilet flushing. Assuming that all residential allotments over 300m$^2$ install 2000L rainwater tanks, the results indicate that in an average rainfall year average approximately 13ML per year of potable water could be substituted using rainwater; a saving of approximately 17%.

**Improve waterway health** by reducing runoff flows which in turn reduces flow stresses to downstream waterways. Harvesting stormwater from residential allotments and from hardstand areas within the active open space land will assist to meet this objective.

**Shading and urban cooling** by introducing new planting within proposed road reserves and open space areas.

**Water Quality Treatment Strategy**

Based on the site opportunities, constraints, integrated water management inititves and potential design responses, a stormwater strategy has been identified for the proposed development. Adaptations of the strategy could be made during the detailed design stage of the development in order to accord with advances in technology and provide further integration with the desired environs. The strategy for stormwater treatment is below.

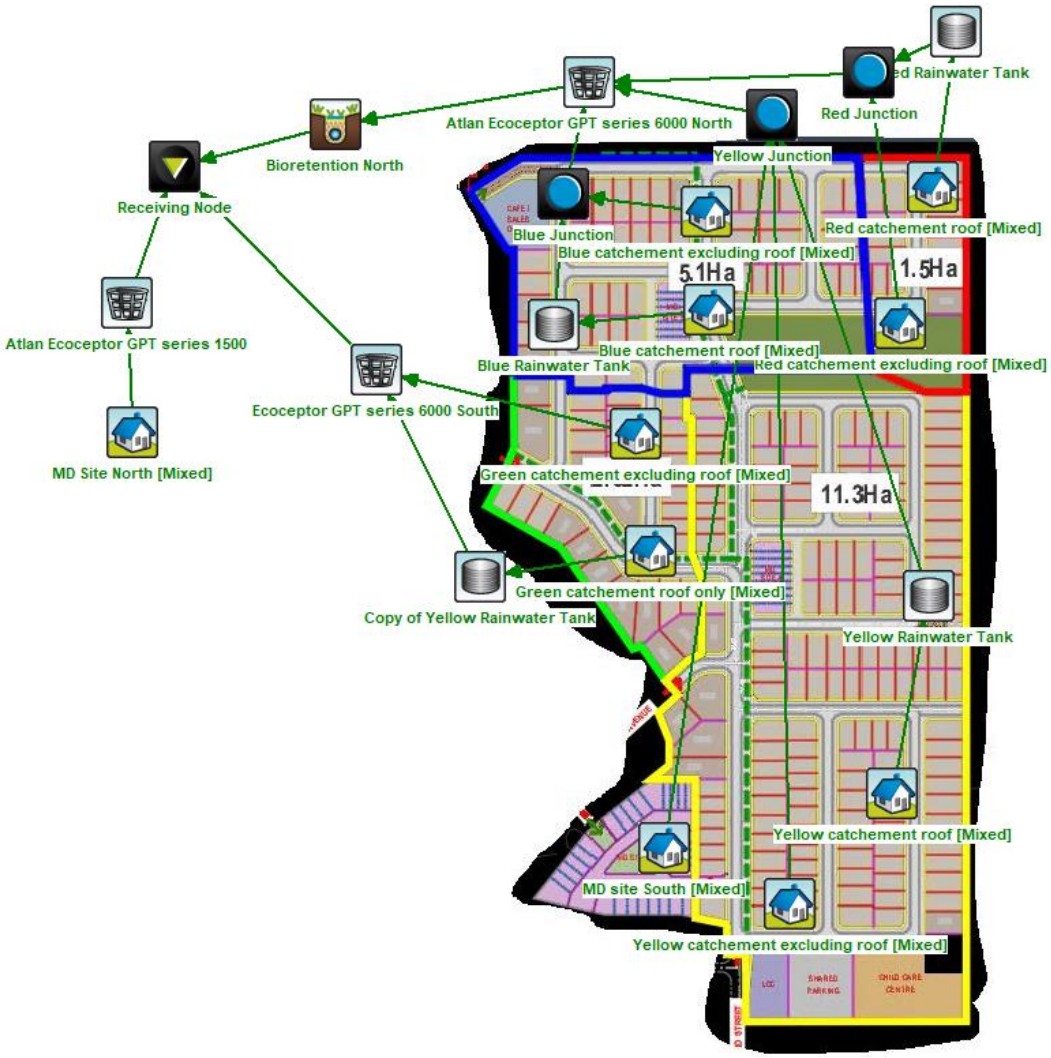



*Figure 35 – Proposed Drainage Management Strategy*

Under this strategy it is proposed to treat all stormwater runoff from the Subject land and discharge to the Lake Hamilton.

The proposed strategy requires:

- **Rainwater harvesting** - Key component of strategy e.g. all dwellings on lots greater than 300m$^2$ will be required to install a 2000L water tank. The water tank will be required to be plumbed to the garden and toilets to enable re-use of stormwater. This requirement is proposed to be enforced by design guidelines. Removing stormwater from the system effectively also removes pollutants in the water from entering the waterways.
- **Diversion of frequent (4EY) flows** – Frequent flows will be diverted and treated first by a Gross Polluntant Trap (**GPT**) (incorporating a sediment trap) for pre-treatment prior to entering the Bioretention Cell for further treatment. The Handbury Bvld Catchment and West Parcel site will be treated by GPTs.
- **Gross Pollutant Trap (GPT)** removes contaminants from wastewater primarily by capturing large debris and suspended solids through screening and sedimentation. While GPTs are not designed to directly remove nutrients like nitrogen and phosphorus, they help reduce these by trapping organic matter and algae that contain them. This pre-treatment reduces the pollutant load before the water moves on to more advanced systems—like wetlands or biofilters—that specifically target nutrient removal. MUSIC modelling parameters for the GPT are shown below.
- **Bioretention cell**s remove pollutants from wastewater through a combination of physical, chemical, and biological processes. It captures gross pollutants (GP) like litter and debris in its surface mulch and vegetation layer. Total Suspended Solids (TSS) settle out as water infiltrates through the soil media. Nitrogen is removed via plant uptake and microbial processes like nitrification and denitrification, while phosphorus binds to soil particles or is absorbed by plants. Overall, bioretention cells act as natural filters, improving water quality before it enters downstream systems. MUSIC modelling details of the Bioretention cell are shown below:

**Stormwater Treatment Preliminary Design**

In order to ensure the strategy is compatible with the development, preliminary sizing of stormwater elements is required. It is proposed to treat stormwater runoff from developed areas of the site to meet the objectives of Urban Stormwater – Best Practice Environmental Guidelines (1999) which will result in 80%, 45%, 45% reductions in typical annual loads of total suspended solids, total nitrogen and total phosphorous respectively. Stormwater quality modelling of the strategy was undertaken using Music V5. The following design criteria were used in the design:

- Melbourne Airport Koo Wee Rup reference year 1987-1996 (500-650mm mean annual rainfall range) was used to model MUSIC for this development. This is because the mean annual rainfall closely resembled flows found in Hamilton (513mm from BOM)
- Catchment soil store capacity 120mm, field capacity 50mm, percentage impervious 80% for the entire site.
- Roof areas amounting to 180m$^2$ per lot was directed to 2000L rainwater tanks
- Reuse of water from the rainwater tanks was allocated at 110L/day per dwelling for internal domestic use
- The Majority of runoff from the road and allotments to be treated using a sediment trap and Bioretention Cell. The Handbury and West Parcels will be treated by a GPT prior to discharge to the existing wetland or discharge from the West Parcel.
- The sediment trap/GPT MUSIC design parameters were based on the manufacturer's specifications for the Atlan Ecoceptor GPT Series 6000, as shown below. Note that reductions in nitrogen, phosphorus, and total suspended solids (TSS) are expected in accordance with both the manufacturer's performance claims and results from independent testing. Exact sizing of the system will be determined at Detailed Design stage.

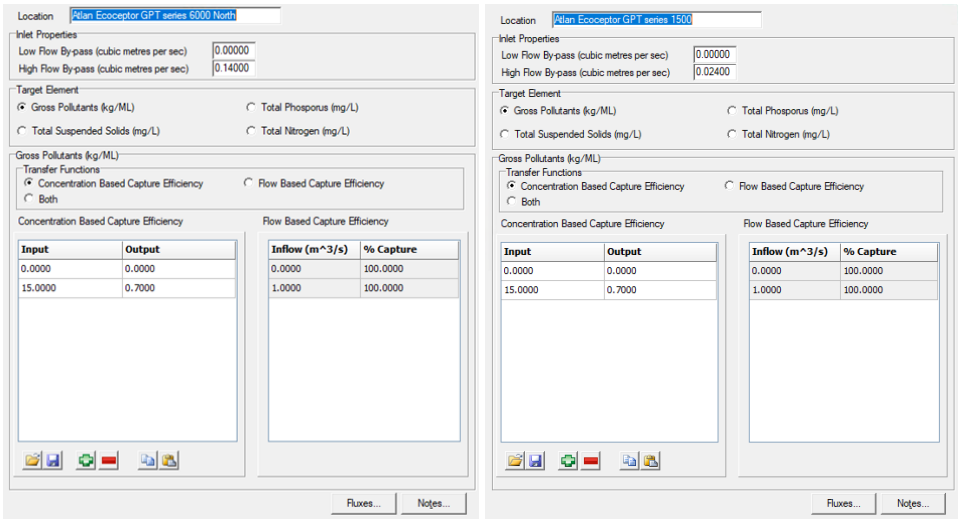



*Figure 36 – GPT Modelling Parameters*

The properties of the bio-retention cell have been modelled in MUSIC as shown below.

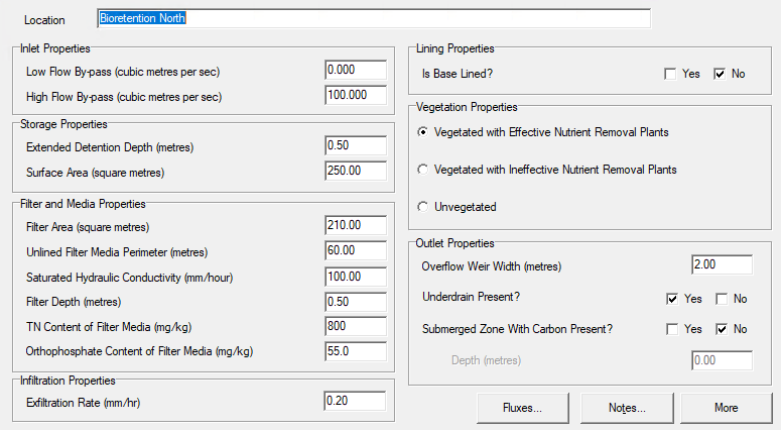



*Figure 37 - bio-retention cell properties*

The implementation of these water quality measures has resulted in adequate reductions of TSS, TN and TP as shown in Figure 38 - Resultant reductions in typical annual loads of TN, TP and TSS

| | Sources | Residual Load | % Reduction |
|---|---|---|---|
| **Flow (ML/yr)** | 74.5 | 64.3 | 13.6 |
| **Total Suspended Solids (kg/yr)** | 14800 | 2950 | 80 |
| **Total Phosphorus (kg/yr)** | 30.4 | 10.1 | 66.7 |
| **Total Nitrogen (kg/yr)** | 214 | 90.9 | 57.5 |
| **Gross Pollutants (kg/yr)** | 3110 | 42.9 | 98.6 |

*Figure 38 - Resultant reductions in typical annual loads of TN, TP and TSS*

A conceptual sketch of the proposed treatment system is shown below.

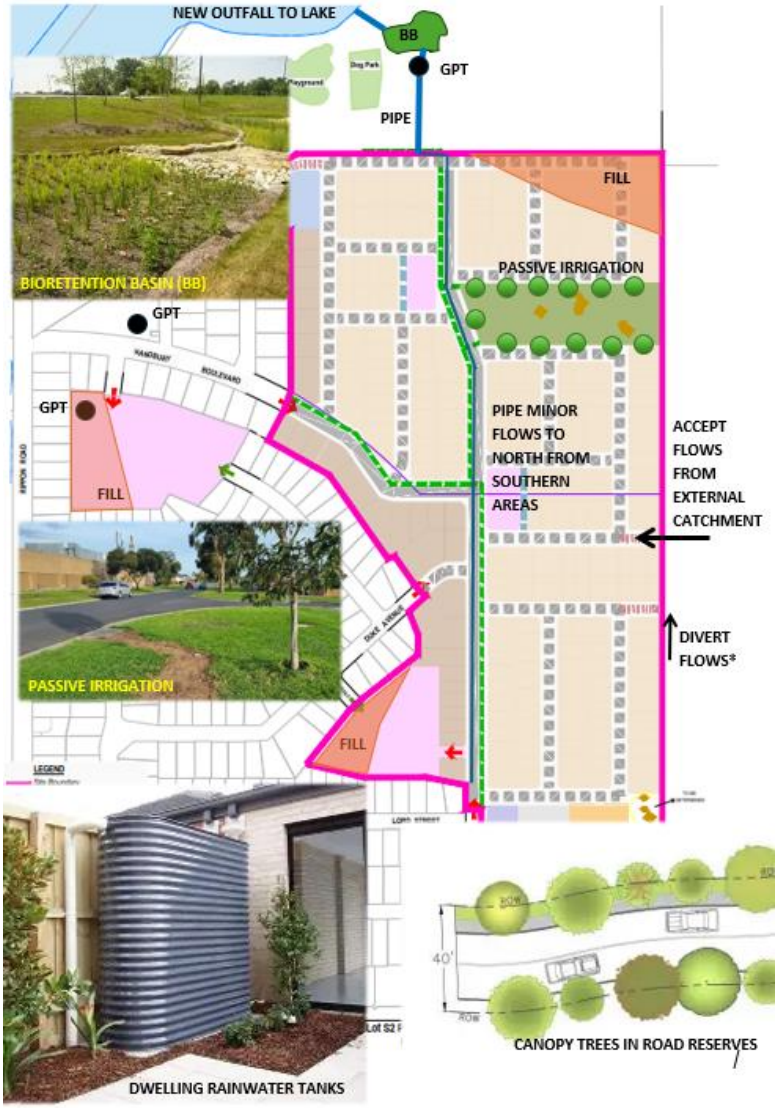



*Figure 39- Conceptual sketch of proposed treatment system*

**Stormwater Detention**

Stormwater detention facilities are often required to be incorporated into developments to ensure post development peak stormwater discharges are restricted to the capacity of the downstream drainage network. This is achieved by restricting the stormwater outflow from development by the use of flow restriction devices (e.g. orifices, weirs, etc.) within the drainage network. The excess development flows are stored in voids (oversized pipes, detention basins, depressions etc.) and reduce the impact of the development on downstream drainage infrastructure.

The volume of stormwater to be stored for a particular storm event is calculated by determining the volume of flow in excess of the allowable discharge over the storm runoff discharge period.

For the calculation of the detention storage for the 1% and 20% design storm events, Boyd's Method has been utilised. For smaller areas, up to about 10 ha, the inflow hydrograph may be assumed to be triangular or trapezoidal, depending on the duration of the storm in relation to the time of concentration, or travel, of runoff from the extremities of the catchment. The peak discharge is determined from the rational formula, Q = CIA/360 using the coefficient runoff appropriate to the ultimate planned development within the catchment and intensities related to the return period of the design storm, and time of concentration. The outflow hydrograph is assumed to follow the rising limp of the inflow hydrograph and then remains constant. This procedure is repeated for several storm durations, and the respective storage capacities calculated and compared to determine the maximum storage capacity required. The procedure is demonstrated below for storms of duration, $t_c$, $2t_c$, $3t_c$ and $4t_c$ where $t_c$ is the time of concentration of the catchment at ultimate development.

Subject to further analysis of the existing stormwater drainage system, stormwater detention may be required for the future areas designated for medium density as those areas drain into the existing drainage network as shown in pink below.

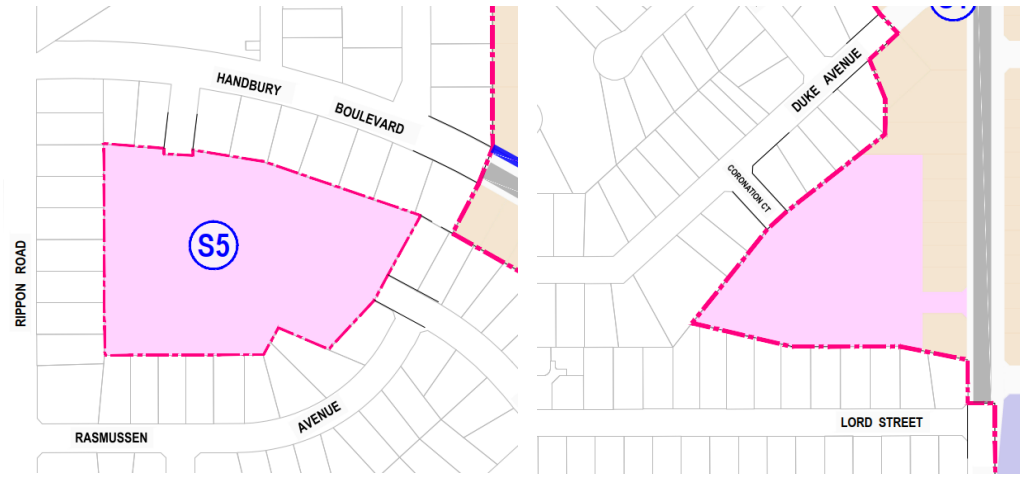



*Figure 40 – Potential areas subject to Stormwater Detention*

The parameters have been utilised and revealed the following volumes will be required to be stored.

| Storm Event ARI | Premissible discharge l/s | Storage requirement $m^3$ |
|---|---|---|
| **Handbury Bvld** | 20% AEP based upon C = 0.5 | |
| **20% AEP** | 154l/s | 35 |
| | | |
| **Corination Crt** | 20% AEP based upon C = 0.5 | |
| **20% AEP** | 107l/s | 24 |

*Figure 2 - Stormwater Detention Requirements*

Upon consideration of the development opportunities and constraints (noted in) it is proposed to accommodate the required storage and associated discharge control device as follows:

- **Handbury Bvld Medium Density Site** - Provision of 125m of 600mm diameter pipe located under the proposed common driveway
- **Corination Crt Medium Density Site** - Provision of 85m of 600mm diameter pipe located under the proposed common driveway

If detention of the 1% AEP flows is required, then $160m^3$ and $111m^3$ storage will be required for the Handbury and Corination Court sites respectively.

**Interim Drainage Arrangements**

The first two stages of the proposed development (8.95Ha) are proposed to drain to a proposed interim retarding and sediment basin located near Handbury Bvld as shown below.

The size of the retarding basin has been calculated in the same manner outlined in the previous section of this report – Stormwater Detention; noting that the permissible site discharge was reduced from the available capacity in the existing pipe to compensate for the developed flows from uncontrolled lot and road area.

| Storm Event ARI | Permissible discharge l/s | Storage requirement $m^3$ |
|---|---|---|
| Handbury Bvld Interim Basin | | |
| 20% AEP | 338 | **751** |

A retarding basin with a volume of 751m3 can be accomodated as follows

| | |
|---|---|
| Basin volume | 751$m^3$ |
| Base level | 184.2m |
| Inlet IL | 184.2 |
| Outlet IL | 184.0 |
| Existing outlet pipe IL | 182.71 |
| Depth of storage | 1.0m |
| Batter slope | 1:5 |
| Base area | 30m x 15m |
| Top water area | 40m x 25m |
| Freeboard requirement | 300mm |

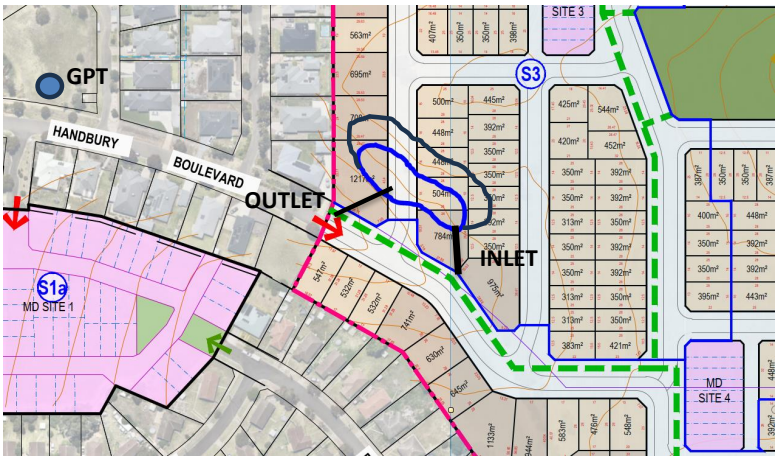



Figure 41 – Proposed Interim Detention

As it is proposed to install a GPT on the inlet pipe into the existing wetland, no sediment basin is required to treat interim flows.

**Compliance with Council Planning Scheme**

In order to verify the proposed drainage system meets the requirements of clause 56.07-4 of the Southern Grampians Planning Scheme it is appropriate to demonstrate how the proposed stormwater strategy responds to and satisfies the requirements of the planning scheme.

| Planning Scheme Requirement | Design Response |
|---|---|
| *The urban stormwater management system must be:*<br>• *Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority.*<br>• *Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of urban run-off is proposed.*<br>• *Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended.*<br>• *Designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts.*<br>• *Designed to contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.* | *The detailed design of the drainage system will be undertaken in accordance with the IDM*<br><br>*Rainwater tanks will require installation by a licensed plumber in accordance with the relevant industry standards. WW, GH CMA & Council will be able to note any requirements in a planning permit issued for the subdivision*<br><br>*It has been verified the proposed stormwater treatment system meets the requirements of Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended.*<br><br>*Stormwater detention infrastructure has been proposed to be incorporated into the development which will allow the reduction of post development flows to the capacity of the downstream drainage network*<br><br>*Canopy trees will be encouraged in streetscapes and open space subject to landscape design and Council requirements* |
| *The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design* | *Drainage and Innovative landscape design will be undertaken collaboratively to integrate the stormwater and landscape elements in accordance with the requirements of Council, WW and GH CMA* |

| | |
|---|---|
| *For all storm events up to and including the 20% Average Exceedance Probability (AEP) standard:*<br>• *Stormwater flows should be contained within the drainage system to the requirements of the relevant authority.*<br>• *Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall.* | *The detailed design of the drainage system will be undertaken in accordance with the IDM. The design will be submitted to and approved by Council. It is noted the Council guidelines require storm events up to and including the 20% Average Exceedance Probability (AEP) standard are to be contained within the drainage system.*<br>*The drainage system will be designed so no ponding of stormwater will occur within road reserves.* |
| *For storm events greater than 20% AEP and up to and including 1% AEP standard:*<br>• *Provision must be made for the safe and effective passage of stormwater flows.*<br>• *All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority.*<br>• *Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria da Vave < 0.35 $m^2/s$ (where, da = average depth in metres and Vave = average velocity in metres per second).* | *Gap flows will be transferred along the proposed road reserves in accordance with Council requirements.*<br>*A minimum 600mm freeboard shall be provided above the 1 in 100 year water level in Lake Hamilton.*<br>*150mm freeboard will be provided in road reserves to all lots*<br>*Detailed design demonstrating that that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria da Vave < 0.35 $m^2/s$ will be required to be submitted and approved by Council prior to commencement of works.* |
| *For storm events greater than 20% AEP and up to and including 1% AEP standard:*<br>• *Provision must be made for the safe and effective passage of stormwater flows.*<br>• *All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority.*<br>• *Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria da Vave < 0.35 $m^2/s$ (where, da = average depth in metres and Vave = average velocity in metres per second).* | *Gap flows will be transferred along the proposed road reserves in accordance with Council requirements.*<br>*A minimum 600mm freeboard shall be provided above the 1 in 100 year water level in Lake Hamilton*<br>*150mm freeboard will be provided in road reserves to all lots*<br>*Detailed design demonstrating streets, footpaths and cycle paths which are subject to flooding meet the safety criteria da Vave < 0.35 $m^2/s$ will be required to be submitted and approved by Council prior to commencement of works.* |
| *The design of the local drainage network should:*<br>• *Ensure run-off is retarded to a standard required by the responsible drainage authority.*<br>• *Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, run-off should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge.*<br>• *Ensure the inlet and outlet structures take into account the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overland flow in a safe and predetermined manner.*<br>• *Include water sensitive urban design features to manage run-off in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs.* | *It is proposed to provide infrastructure to address the stormwater detention requirements for the interim outfall (via Handbury Drive). The detention system design shall be submitted to and approved by Council.*<br>*Each allotment shall be provided with a house drainage connection point in accordance with the IDM*<br>*Inlet and outlet structures shall be designed and constructed in accordance with the IDM*<br>*It is proposed that WSUD (sediment trap, bio-retention cells) will be incorporated within the existing foreshore reserve in accordance with the requirements of WW, GH CMA* |
| *Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.* | *All flood mitigation works will be design in accordance with the GH CMA* |

**Construction Site Management**

The construction of the development will require careful environmental management to ensure sensitive features of the proposed stormwater network and environmental values of the site are not compromised in any way. An Environmental Management Plan (EMP) can assist in identifying environmental values, risks, monitoring activities, responsibilities and construction approaches. The plan should incorporate the following measures:

- Stormwater management during construction to meet the objectives of “Best Practice” as specified in this document
- Erosion prevention and control techniques generally in accordance with EPA Publication 480 (1996) – Environmental Guidelines for Major Construction Sites and EPA Publication 275 (1991) – Construction Techniques for Sediment Pollution Control
- Protection of vegetation by fencing
- Stabilisation of earthworks batters
- Cleaning of construction plant leaving the site
- Early establishment of vegetation where practical
- Control of dust and noise
- Formation of specific facilities for storage of chemicals, fuels, etc.
- Recycling of stormwater where possible
- Removal of waste

## CONCLUSION

A surface stormwater drainage management strategy for the Subject Land has been prepared which has:

- Identified the characteristics of the Subject Land relevant to drainage.
- Identified local drainage catchments.
- Included details of consultation with Council, GH CMA and WW.
- Undertaken appropriate modelling for water quality and flow.
- Outlined a stormwater management strategy for the land which meets the requirements of Clause 56.04-7 of the Southern Grampians Planning Scheme.

The report has identified several integrated water management options that should be incorporated into the design of the subdivision that will help reduce demand on potable water but also provide improvements to urban cooling, local habitat and attractive spaces for community use and well-being. Features of the drainage and stormwater strategy include:

- Acceptance of surface stormwater flows from external catchments.
- Defining overland flow paths within the proposed development which meets the DELWP safety criteria.
- Identified flow path for minor flows.
- Identified through preliminary design stormwater quality treatment measures (GPT / Sediment trap, Bioretention basin) to ensure that stormwater being discharged from the development meets Best Practice.
- Specified that all dwellings greater than 300m2 install rainwater tanks and reuse captures stormwater in the laundry and toilets.
- Specified canopy trees in streetscapes and open space to assist in urban cooling.
- Specified passive street tree irrigation in areas not fronted by allotments.

The implementation of this initiative will achieve the following integrated water cycle objectives:

- ✓ Reduction in urban stormwater runoff through application of best practice approach to urban stormwater management (raingarden, passive irrigation);
- ✓ Reduction of demand on the potable water supply, mitigation of flooding and improvement to downstream river health by capture and reuse of stormwater on a lot scale.
- ✓ Achievement of a high level of innovation and performance in the employment of integrated water management techniques by review of feasible integrated water management options which have included passive street tree irrigation (where there are no adjoining dwellings), planting canopy trees to assist in cooling, construction of a bioretention basin, and mandated rainwater tanks and domestic reuse of stormwater (for all lots over 300m$^2$).
- ✓ Requiring development to improve stormwater performance and encourage the use of potable water alternative (provision of rainwater tanks and re-use of stormwater)

The report has identified that the configuration of allotments is adequate to accommodate any work to detain, retain and/or treat stormwater.

It is considered the proposed development can meet the requirements of the Southern Grampians Shire Council.

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Report prepared by:
**TAYLORS**



John Yalden
Charted Professional Engineer
690769

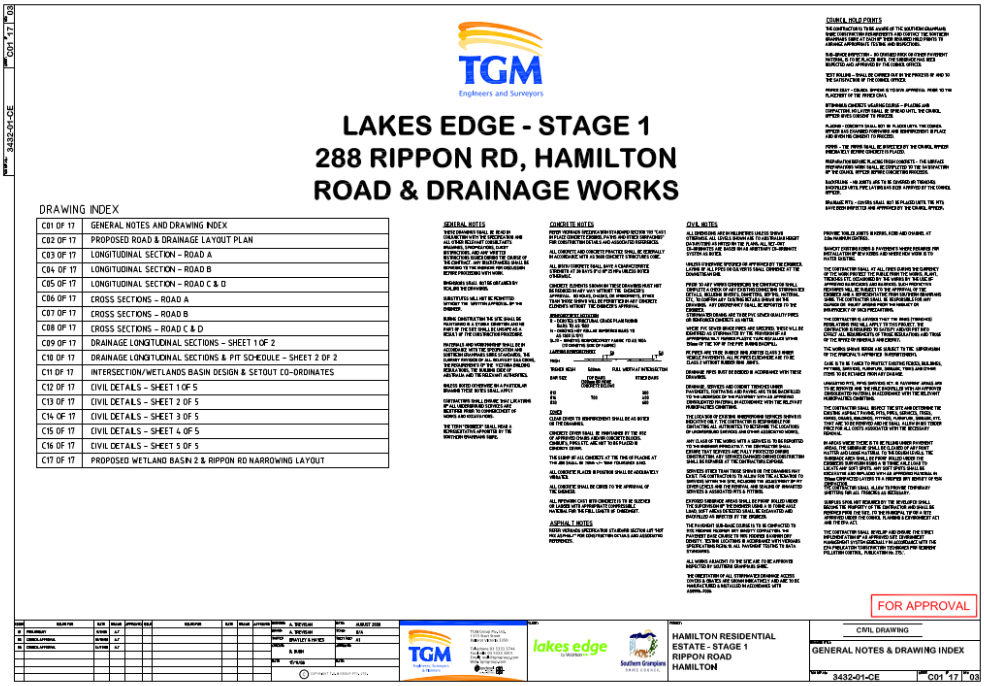
Report reviewed by:
**TAYLORS**



Mayuraj Chandrakaran
Charted Professional Engineer
2883898

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Integrated Drainage and Stormwater Management Plan – Lakes Edge - 22 Handbury Boulevard Hamilton - Rev 2

# APPENDIX A – HANDBURY BVLD ENGINEERING PLANS



TGM
Engineers and Surveyors

LAKES EDGE - STAGE 1
288 RIPPON RD, HAMILTON
ROAD & DRAINAGE WORKS

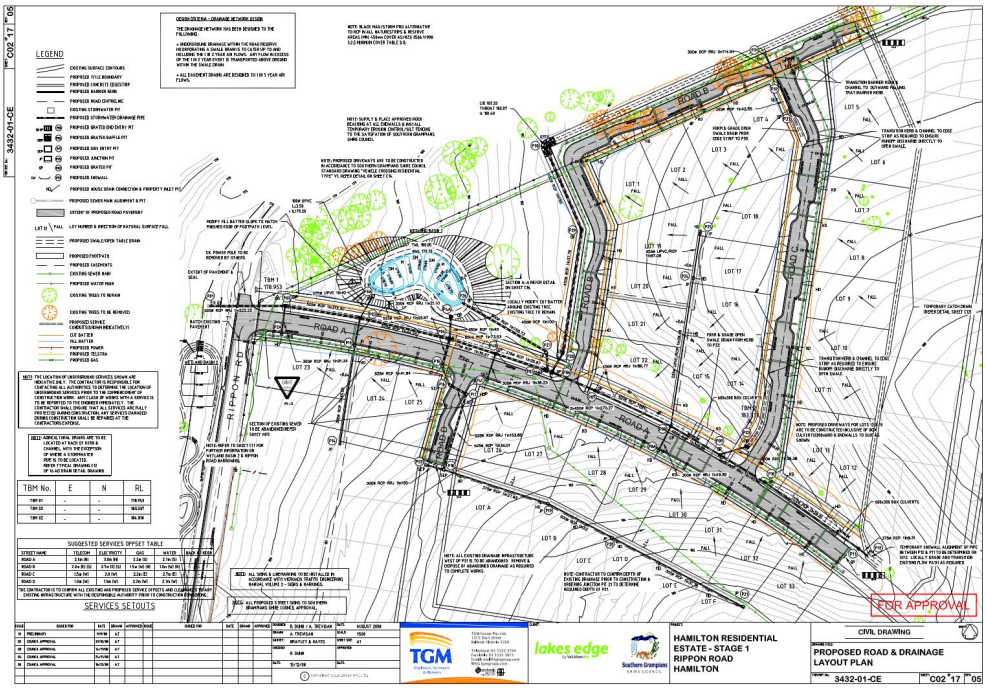
DRAWING INDEX

| | |
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| C02 OF 17 | PROPOSED ROAD & DRAINAGE LAYOUT PLAN |
| C03 OF 17 | LONGITUDINAL SECTION – ROAD A |
| C04 OF 17 | LONGITUDINAL SECTION – ROAD B |
| C05 OF 17 | LONGITUDINAL SECTION – ROAD C & D |
| C06 OF 17 | CROSS SECTIONS – ROAD A |
| C07 OF 17 | CROSS SECTIONS – ROAD B |
| C08 OF 17 | CROSS SECTIONS – ROAD C & D |
| C09 OF 17 | DRAINAGE LONGTUDINAL SECTIONS – SHEET 1 OF 2 |
| C10 OF 17 | DRAINAGE LONGITUDINAL SECTIONS & PIT SCHEDULE – SHEET 2 OF 2 |
| C11 OF 17 | INTERSECTION/WETLANDS BASIN DESIGN & SETOUT CO-ORDINATES |
| C12 OF 17 | CIVIL DETAILS – SHEET 1 OF 5 |
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| C15 OF 17 | CIVIL DETAILS – SHEET 4 OF 5 |
| C16 OF 17 | CIVIL DETAILS – SHEET 5 OF 5 |
| C17 OF 17 | PROPOSED WETLAND BASIN 2 & RIPPON RD NARROWING LAYOUT |

FOR APPROVAL

HAMILTON RESIDENTIAL ESTATE - STAGE 1
RIPPON ROAD
HAMILTON

CIVIL DRAWING
GENERAL NOTES & DRAWING INDEX
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LEGEND

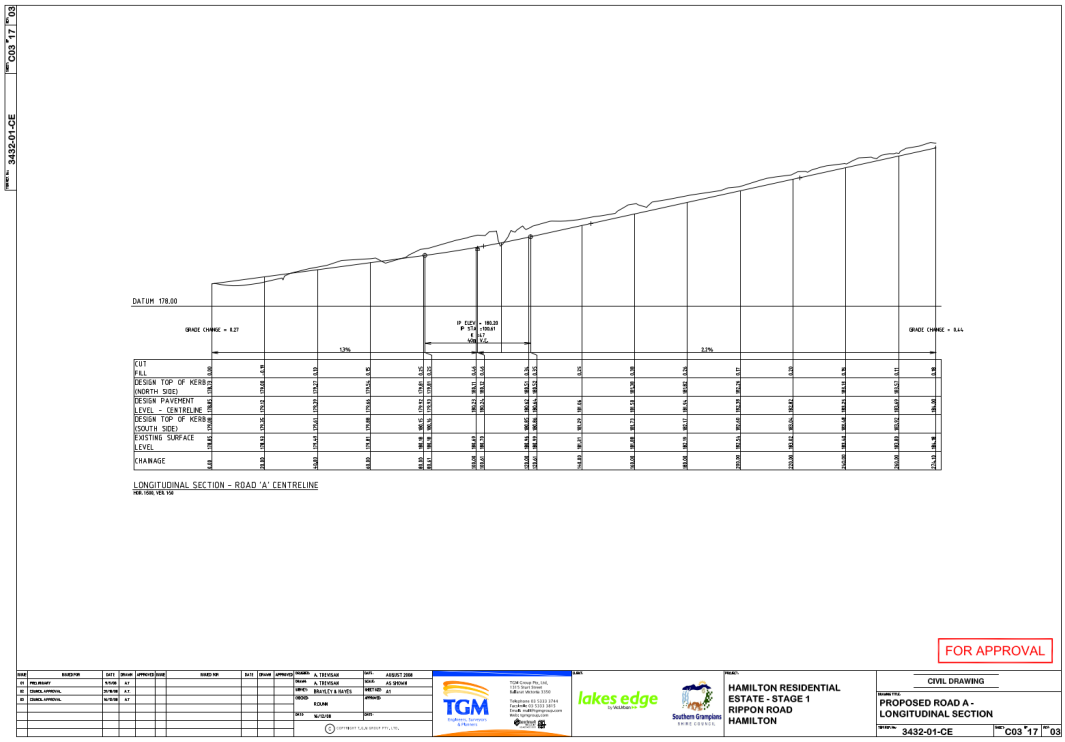
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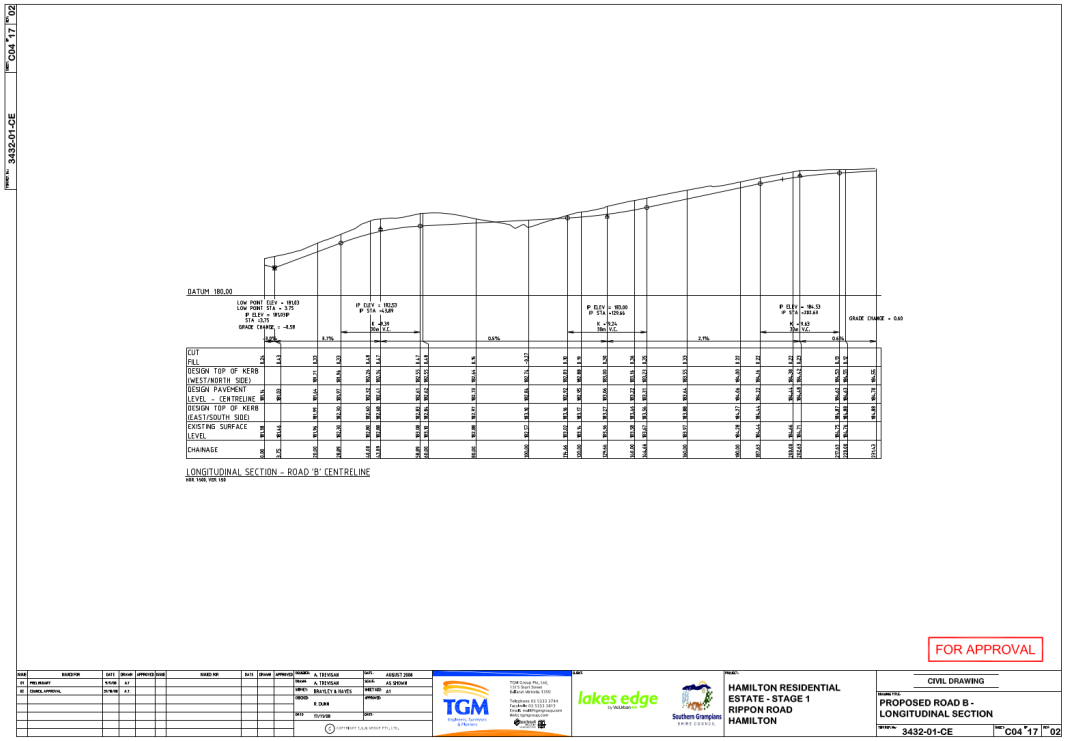
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HAMILTON RESIDENTIAL ESTATE - STAGE 1
RIPPON ROAD
HAMILTON

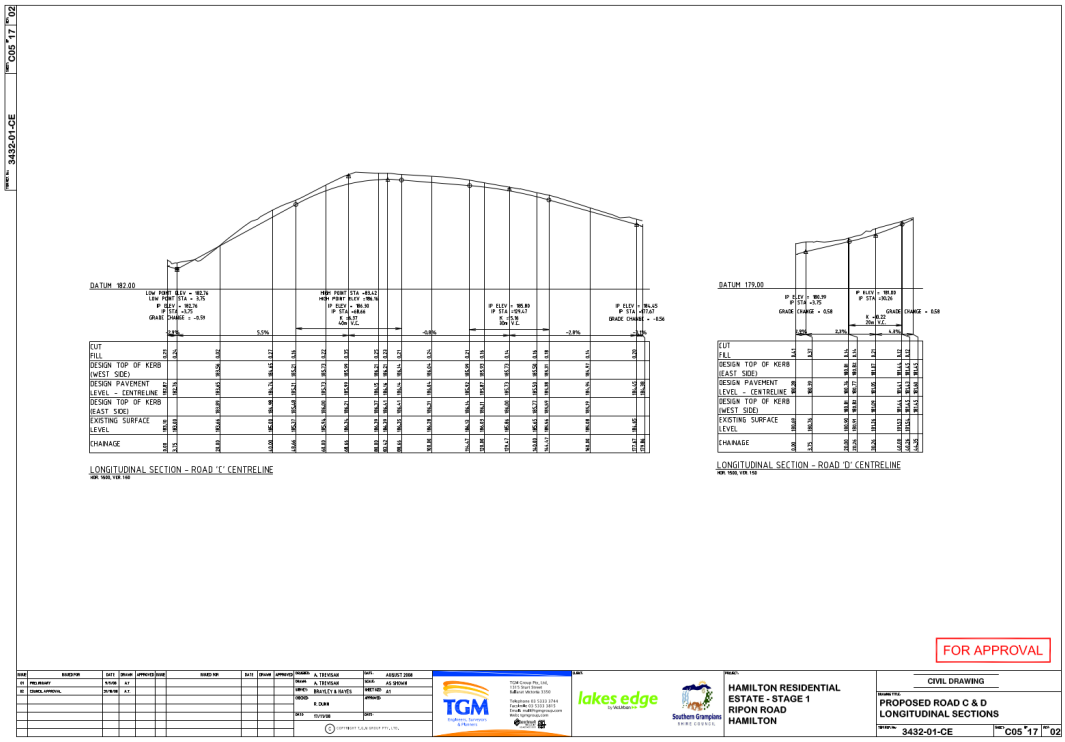
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PROPOSED ROAD & DRAINAGE LAYOUT PLAN
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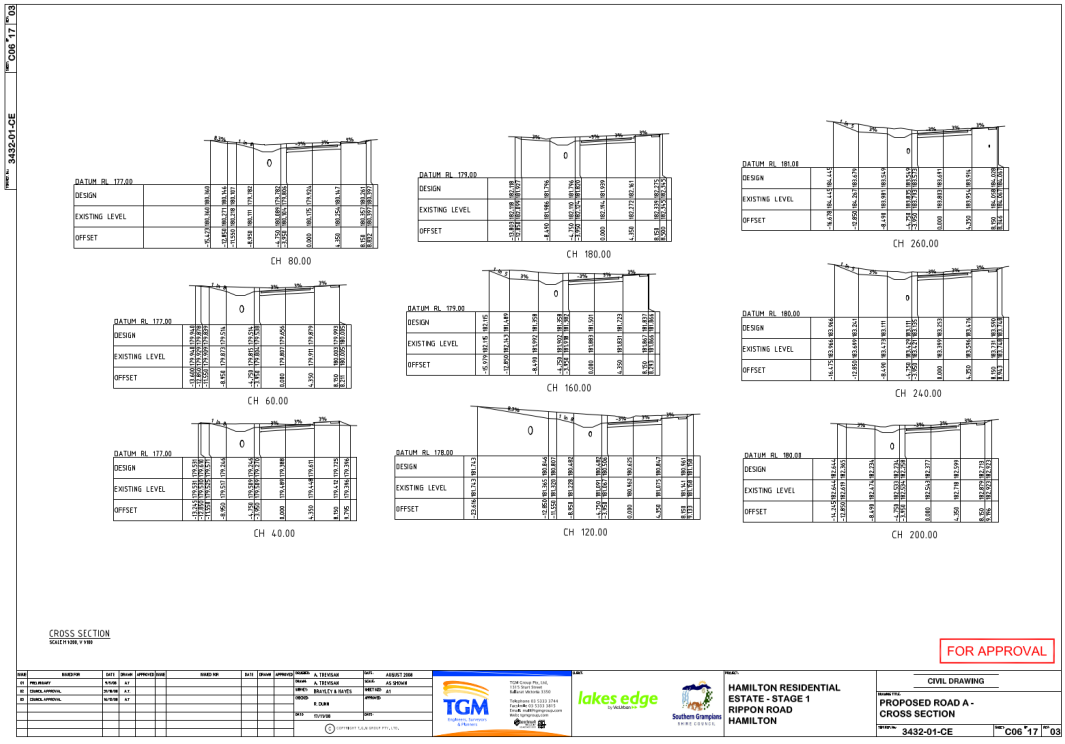
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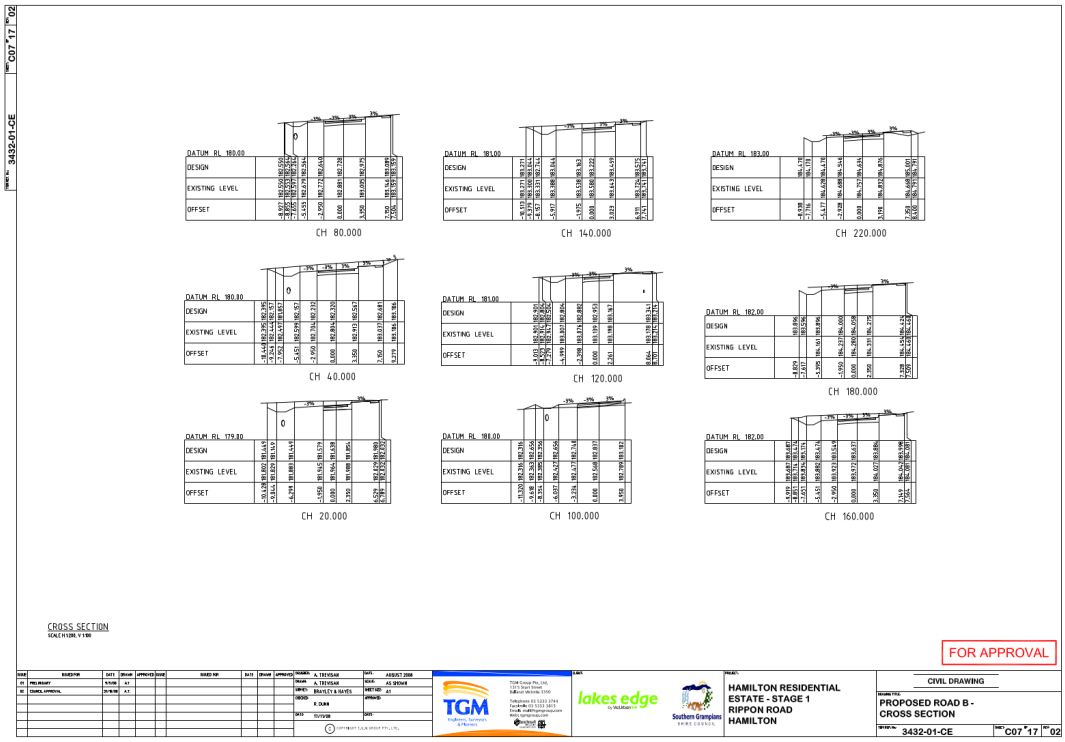


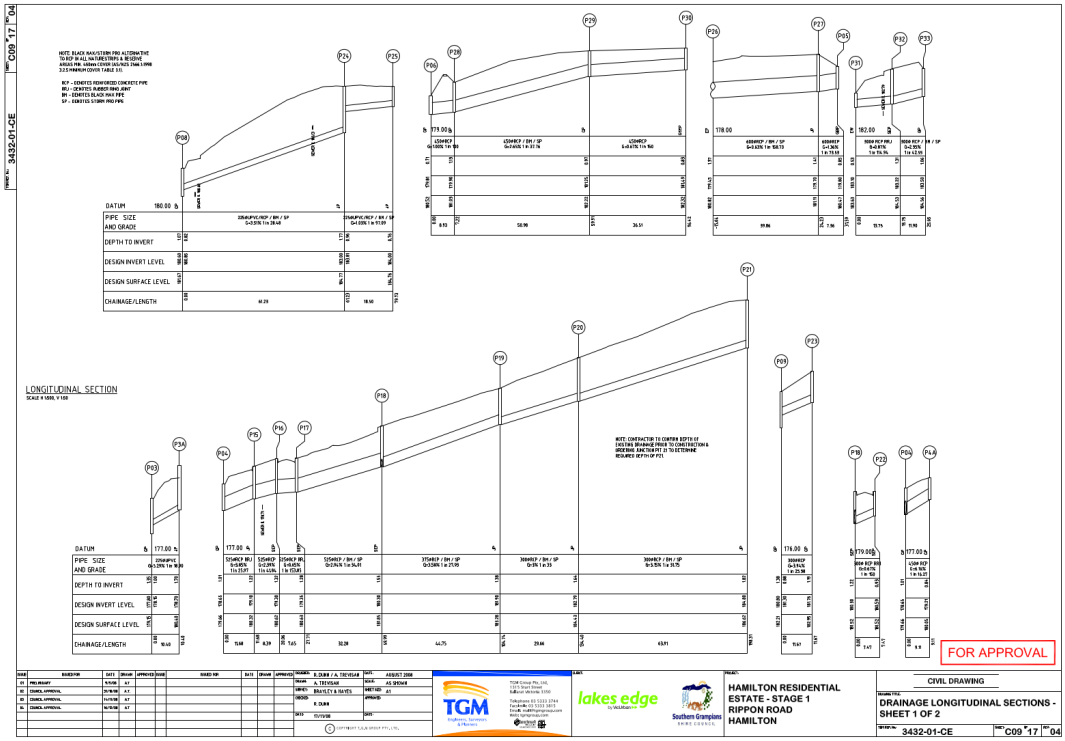



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Integrated Drainage and Stormwater Management Plan – Lakes Edge - 22 Handbury Boulevard Hamilton - Rev 2



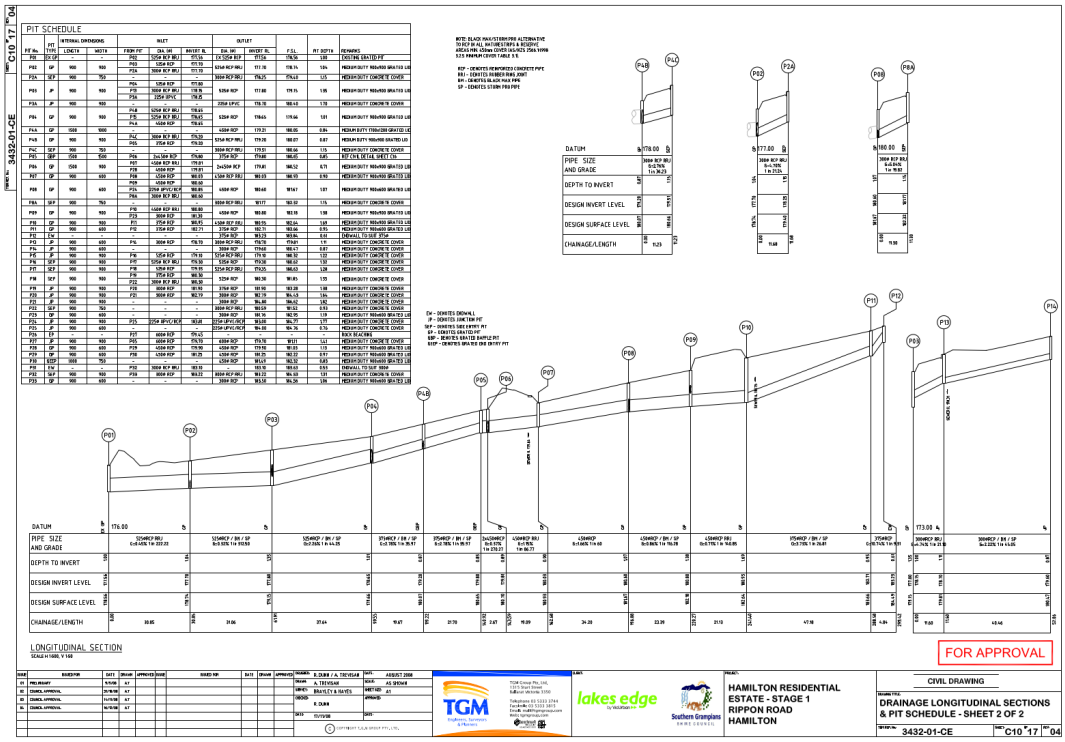



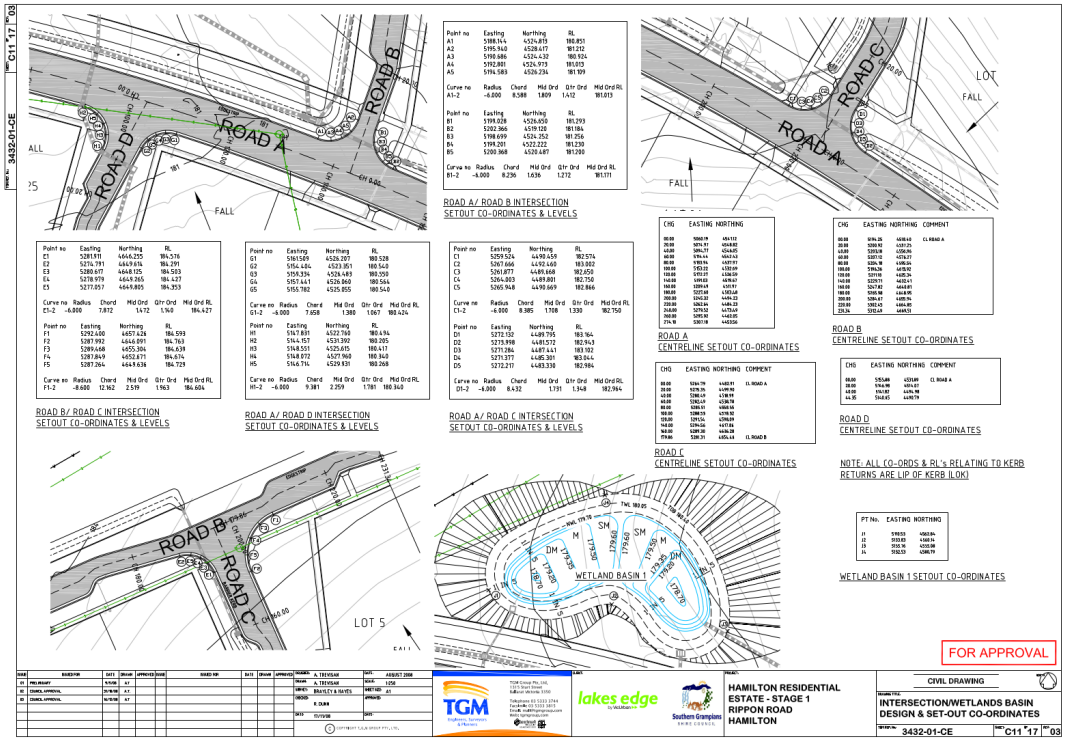

CH 80.000
CH 140.000
CH 220.000
CH 40.000
CH 120.000
CH 180.000
CH 20.000
CH 100.000
CH 160.000
CROSS SECTION
FOR APPROVAL
HAMILTON RESIDENTIAL ESTATE - STAGE 1
RIPPON ROAD
HAMILTON
CIVIL DRAWING
PROPOSED ROAD B - CROSS SECTION
3432-01-CE
C07 17 02


LONGITUDINAL SECTION
FOR APPROVAL
HAMILTON RESIDENTIAL ESTATE - STAGE 1
RIPPON ROAD
HAMILTON
CIVIL DRAWING
DRAINAGE LONGITUDINAL SECTIONS - SHEET 1 OF 2
3432-01-CE
C09 17 04

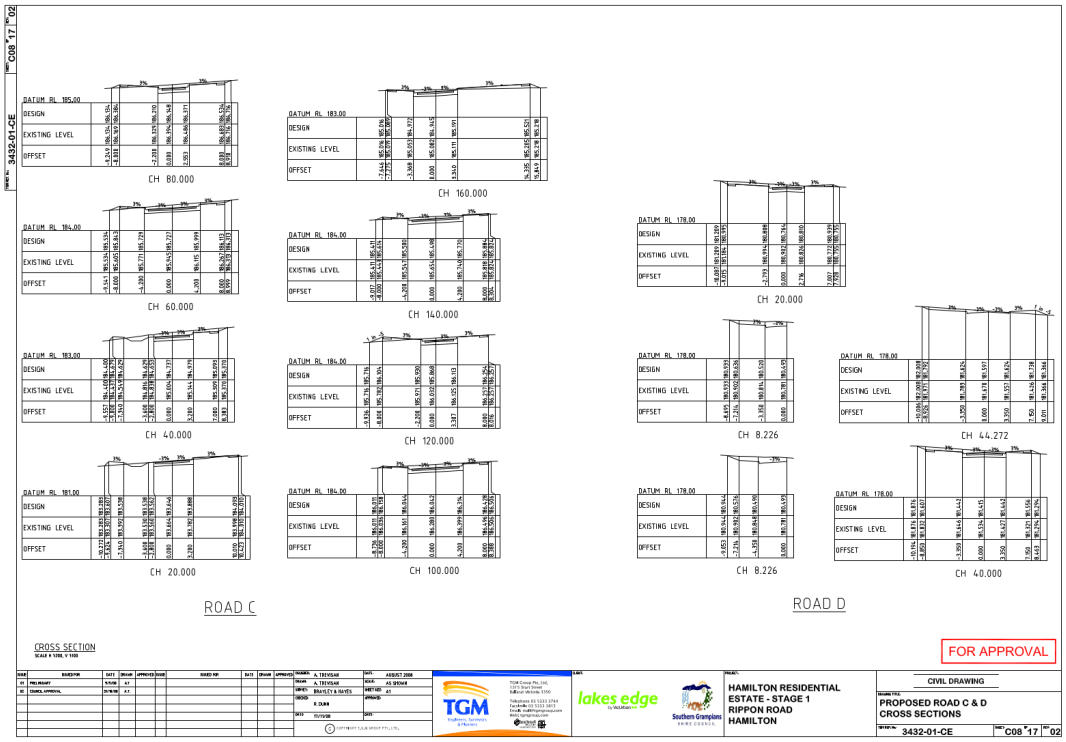
TAYLORS

Our Ref: 24678/E
Integrated Drainage and Stormwater Management Plan – Lakes Edge - 22 Handbury Boulevard Hamilton - Rev 2



Our Ref: 24678/E
Integrated Drainage and Stormwater Management Plan – Lakes Edge - 22 Handbury Boulevard Hamilton - Rev 2



# APPENDIX B – GHCMA - WORKS OF WATERWAY

OFFICIAL

Glenelg Hopkins CMA Waterway Planning
79 French Street, Hamilton, Vic 3300 T: 03 5571 2526 E: planning@ghcma.vic.gov.au
ABN: 55 218 240 014 www.ghcma.vic.gov.au

## STATUTORY AUTHORISATIONS WORKS ON A WATERWAY

## GUIDANCE NOTE

**The Glenelg Hopkins CMA is responsible for authorising Works on Waterways under the *Water Act 1989*.**

A Works on Waterways Licence is one approval that may be required to legally perform works on or near a waterway.

Other authority approvals (licences, permits, permissions) are often required. The granting of a Works on Waterways Licence does not exempt you from the need to comply with other legislation.

**IT IS YOUR RESPONSIBILITY TO ENSURE ALL OTHER NECESSARY APPROVALS ARE OBTAINED PRIOR TO COMMENCEMENT OF WORKS.**

The table below outlines approvals which may be required prior to commencement of works. This table is a guide only. This is not necessarily a current and comprehensive statement of approvals which may be required for proposed works or activities.

The approvals required will depend upon the nature of the works or activities proposed and the area within which they are to be carried out.

We recommend that applicants obtain independent advice on the approvals required for the works or activities they propose to carry out.

| APPROVAL | LEGISLATION | COMMENTS |
|---|---|---|
| **Works on Waterways** | • *Water Act 1989 (Vic)* | This is the licence the Glenelg Hopkins CMA issues for works on a waterway. An assessment is undertaken that considers the impact of the works on the bed and banks (stability), and the health of the waterway including aspects such as fish passage. |
| **Planning permit – Works type** | • *Planning and Environment Act 1987 (Vic)* | A planning permit may be required for works on waterways depending upon the nature and purpose of the works and the provisions of the relevant planning scheme (including zoning and overlay provisions). In some cases, a planning permit is required for the removal of native vegetation.<br>Contact the relevant local council for further information. |

Glenelg Hopkins CMA

| APPROVAL | LEGISLATION | COMMENTS |
|---|---|---|
| **Planning permit – Remove, Destroy or Lop of Native Vegetation** | • *Planning and Environment Act 1987*<br>• *Victorian Planning Provisions Clause 52.17-1 & Native vegetation regulations* | A permit is required to remove, destroy or lop native vegetation, including dead native vegetation, subject to certain exemptions which must be confirmed via consultation with your local council. |
| **Planning permit – Changing flow across a boundary** | • *Planning and Environment Act 1987 (Vic)* | A planning permit may be required for earthworks associated with waterways or drains that alter the way water flows. Works that have the potential to change the flow of water across a property boundary require a planning permit under many zones within the provisions of the relevant planning scheme (including zoning and overlay provisions). This commonly applies under the Farming Zone.<br>Contact the relevant local council for further information. |
| **Works approval** | • *Environment Protection Act 1970 (Vic)* | A works approval may be required for some works on waterways (for example works which result in the discharge of wastewater into the waterway).<br>Contact the Environment Protection Authority (EPA) for further information and approvals processes. |
| **Licence for a Dam or Bore** | • *Water Act 1989 (Vic)* | A permit or licence to construct a dam or bore is required under the *Water Act 1989* for certain proposals.<br>Contact Southern Rural Water for further information. |
| **Permits for wildlife, fish or flora and fauna** | • *Wildlife Act 1975 (Vic);*<br>• *Flora and Fauna Guarantee Act 1988 (Vic)*<br>• *Fisheries Act 1995 (Vic)* | A permit may be required for activities which could harm wildlife, fish or flora.<br>Contact the Department of Energy, Environment and Climate Action (DEECA) for further information or to apply for a permit. |

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| APPROVAL | LEGISLATION | COMMENTS |
|---|---|---|
| **Aboriginal heritage** | • *Aboriginal Heritage Act 2006 (Vic)*<br>• *Aboriginal Heritage Regulations 2018 (Vic)* | All Aboriginal cultural heritage places and objects in Victoria are protected by law under the *Aboriginal Heritage Act 2006*. It is against the law to disturb or destroy an Aboriginal cultural heritage place or object.<br>It is the responsibility of the applicant, as the party legally and financially responsible for the proposed activity, to determine if a Cultural Heritage Management Plan (CHMP) is required under the *Aboriginal Heritage Act 2006*. **If a Cultural Heritage Management Plan (CHMP) is required, then the CHMP must be approved prior to the issue of other permits and licences.** Use the Aboriginal Heritage Planning tools on the Aboriginal Victoria website to determine if your works are likely to require a CHMP https://heritage.achris.vic.gov.au/aavQuestion1.aspx. A final copy of the process list must be attached to your Works on Waterways Licence application.<br>If a CHMP is required, then the approved CHMP **must also be attached** to your Works on Waterways Licence application. Licence applications for works requiring a CHMP **will not** be processed by the CMA until an approved CHMP is received. Contact First Peoples – State Relations on 1800 762 003 or visit https://www.firstpeoplesrelations.vic.gov.au/cultural-heritage-permit if you require assistance.<br>Earthworks not governed by a CHMP but are within a culturally sensitive area or in/near a registered cultural heritage place have a risk of damaging Aboriginal cultural heritage. You should consider if you need to apply for a Cultural Heritage Permit (CHP) or undertake a voluntary CHMP. It is the responsibility of the applicant to seek further advice from about this from First Peoples – State Relations on either 1800 732 003 or https://www.firstpeoplesrelations.vic.gov.au/aboriginal-culture-and-heritage. |
| **Prohibition of certain works and activities** | • *Heritage Rivers Act 1992 (Vic)* | Certain activities may be prohibited near heritage rivers.<br>Contact the Department of Energy, Environment and Climate Action (DEECA) for further information on details of activities that cannot be undertaken in the vicinity of heritage rivers and the obligations on land managers to manage heritage rivers to achieve particular outcomes. |

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Glenelg Hopkins CMA

| APPROVAL | LEGISLATION | COMMENTS |
|---|---|---|
| **Approval for carrying out a controlled action.** | • *Environment Protection Biodiversity and Conservation Act 1999 (Commonwealth)* | Actions that may have significant impact on matters of National Environmental Significance must be referred to the Commonwealth Government for a determination as to whether the matter is a "controlled action", and any necessary approvals must be obtained.<br>Contact the Australian Government Department of Climate Change, Energy, the Environment and Water for further information including guidelines for matters of national environmental significance and details of the approvals process.<br>**NOTE: Many wetlands in the Glenelg Hopkins Region are protected by this legislation which can impose stiff penalties for non compliance. Please contact the CMA for advice the status of your wetland under this legislation prior to commencement of any works.** |
| **Native title** | • *Native Title Act 1993 (Commonwealth)*<br>• *Land Titles Validation Act 1994 (Vic)*<br>• *Traditional Owner Settlement Act 2010 (Vic)* | Native title rights will need to be considered and an agreement may need to be entered into with any person holding native title over the land upon which the works are proposed to be carried out.<br>Contact the Department of Justice and Community Safety for further information on native title matters. |
| **Works Authority – Extractive activities** | • *Mineral Resources (Sustainable Development) Act 1990 (Vic)* | A Works Authority is required for extractive (e.g. mining) industries.<br>Contact the Department of Energy, Environment and Climate Action (DEECA) for further information or to apply for a work authority. |

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Glenelg Hopkins CMA

| APPROVAL | LEGISLATION | COMMENTS |
|---|---|---|
| **Consent for works on Crown land** | • *Land Act 1958 (Vic)*<br>• *Crown Land Reserves Act 1978 (Vic)*<br>• *Forests Act1958 (Vic)*<br>• *National Parks Act 1975 (Vic)*<br>• *Coastal Management Act 1995 (Vic)* | Consent may be required for the carrying out of works or activities on Crown land, with the type of consent depending upon the status of the relevant Crown land, for example:<br>- Unreserved Crown Land: a licence or lease under the Land Act (if appropriate) or a formal agreement with the land manager if the works are to be carried out on behalf of the land manager.<br>- Reserved Crown Land: a licence or lease under the Crown Land (Reserves) Act (if appropriate) or a formal agreement with the land manager if the works are to be carried out on behalf of the land manager.<br>- State forest, national parks, state parks, nature reserves: Forests Act (lease/licence/section 52 permit/agreement providing works are on behalf of land manager), National Parks Act (licence/lease/section 23 approval/section 21 permit/agreement providing works are on behalf of land manager, as appropriate), Wildlife Act (agreement providing works are on behalf of land manager)<br>- Coastal crown land: consent under the *Coastal Management Act 1995*<br>Contact the Department of Energy, Environment and Climate Action (DEECA) for further information on how to obtain Crown Land Consent for your works. |
| **Before You Dig Australia** | • *Various* | Before You Dig Australia (BYDA) is a free national referral service designed to prevent damage and disruption to the vast pipe and cable networks which provides Australia with essential services.<br>BYDA creates a unique partnership with Australia's underground asset owners. It acts as a single point of contact for you to receive information about underground networks at your excavation site so you don't have to contact the utility organisations individually. Simply inform BYDA of the location of your works and they pass on this referral to the affected asset owners. They then send the information directly to you.<br>The BYDA service is also designed to protect Australia's excavators. Whether you are a back yard renovator, an individual tradesman or a commercial excavator the potential for injury, personal liability and even death exists every day. Obtaining accurate information about your work site significantly minimises these risks.<br>Go to www.byda.com.au for more information. |

Version: January 2024

# APPENDIX C - ADVICE FROM WANNON WATER

wannonWATER

**Location of existing sewer and water main assets**




*Figure 2: Water and sewer networks*

**The invert levels of all the adjacent sewer mains:**

See attached GIS plans - Lakes Edge 1, 2 & 3 for details - All dimensions to be checked for accuracy

**Address** PO BOX 1158 Warrnambool VIC 3280 **Email** info@wannonwater.com.au
**Phone** 1300 926 666 **DX** 28029
**wannonwater.com.au**
ABN 94 007 404 851

wannonWATER

**The capacity for the existing infrastructure to cater for a residential development of approximately 400 lots**

Due to topography of the land, indicated development area and current sewer depths, it is unlikely a pump station will be required, however further design details will be required for confirmation.

There are two sewer networks (as circled) that the new development could drain to. Both then drain to the Digby St Sewer Pump Station (SPS) The preferred network is the northern system.

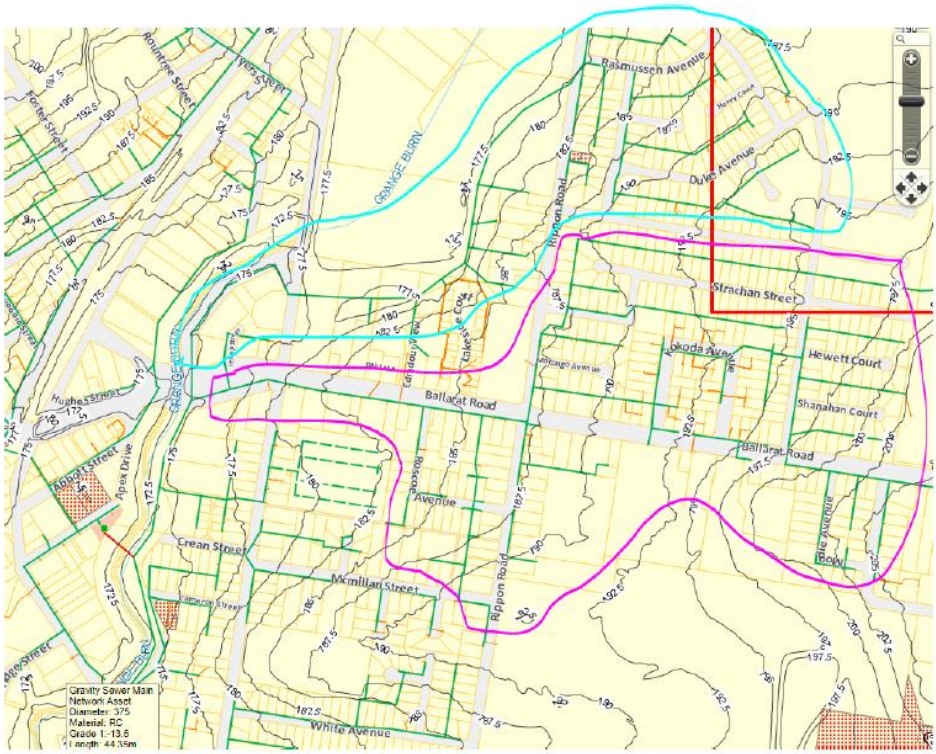



*Figure 3: Sewer network systems*

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**Phone** 1300 926 666 **DX** 28029
**wannonwater.com.au**
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*Figure 4: Sewer route to treatment plant via Digby Rd Sewer Pump Station*

**The proposed connection points for a residential development on this land**

The suggested sewer connection locations to develop plans for are indicated below






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ABN 94 007 404 851




*Figure 5: Preferred connection locations*

**Existing contour you may have available**

Council is better placed to provide this as a shapefile. Lakes Edge Topography attachment

**Copies of sewer and water main designs for the adjoining development.**

These are not readily provided, please provide a concept and send it to Wannon Water for review

**Details of any requirements in respect to integrated water management**

Compliance with requirements of 56.07 of the planning scheme to reduce potable water usage, improve management and quality of stormwater and reduce flood impacts.

Post development stormwater flows will ideally be retarded by a variety of IWM aspects including rain gardens, detention basins, increased site permeability and drought tolerant native landscaping that reduce the discharge to pre-development rates.

Design plans should incorporate water sensitive designs that with the incorporation of native plants can act as wildlife corridors connecting the lake to the surrounding landscape.

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**Phone** 1300 926 666 **DX** 28029
**wannonwater.com.au**
ABN 94 007 404 851

| Measure / Design Strategy | Stormwater Quality | Stormwater Quantity | Potable Water Reduction / Substitution |
|---|---|---|---|
| Water efficient fixtures and appliances | Not applicable | Not applicable | Highly Applicable |
| Drought tolerant landscaping | Not Applicable | Not Applicable | Highly Applicable |
| Rainwater harvesting | Highly Applicable | Highly Applicable | Highly Applicable |
| Gardens beds & swales | Highly Applicable | Highly Applicable | Moderately Applicable |
| Permeable paving | Moderately Applicable | Moderately Applicable | Not Applicable |
| Raingardens | Highly Applicable | Highly Applicable | Moderately Applicable |
| Green walls and roofs | Moderately Applicable | Moderately Applicable | Not Applicable |
| Greywater | Not applicable | Not applicable | Moderately Applicable |
| Reticulated recycled water | Not applicable | Not applicable | Moderately Applicable |

**Details of any stormwater requirements in respect to Lake Hamilton if Wannon Water is a stakeholder**

At a minimum compliance with the Best Practice reductions for Water Quality

80% reduction in Suspended solids (SS)

45% reduction in total nitrogen (TN)

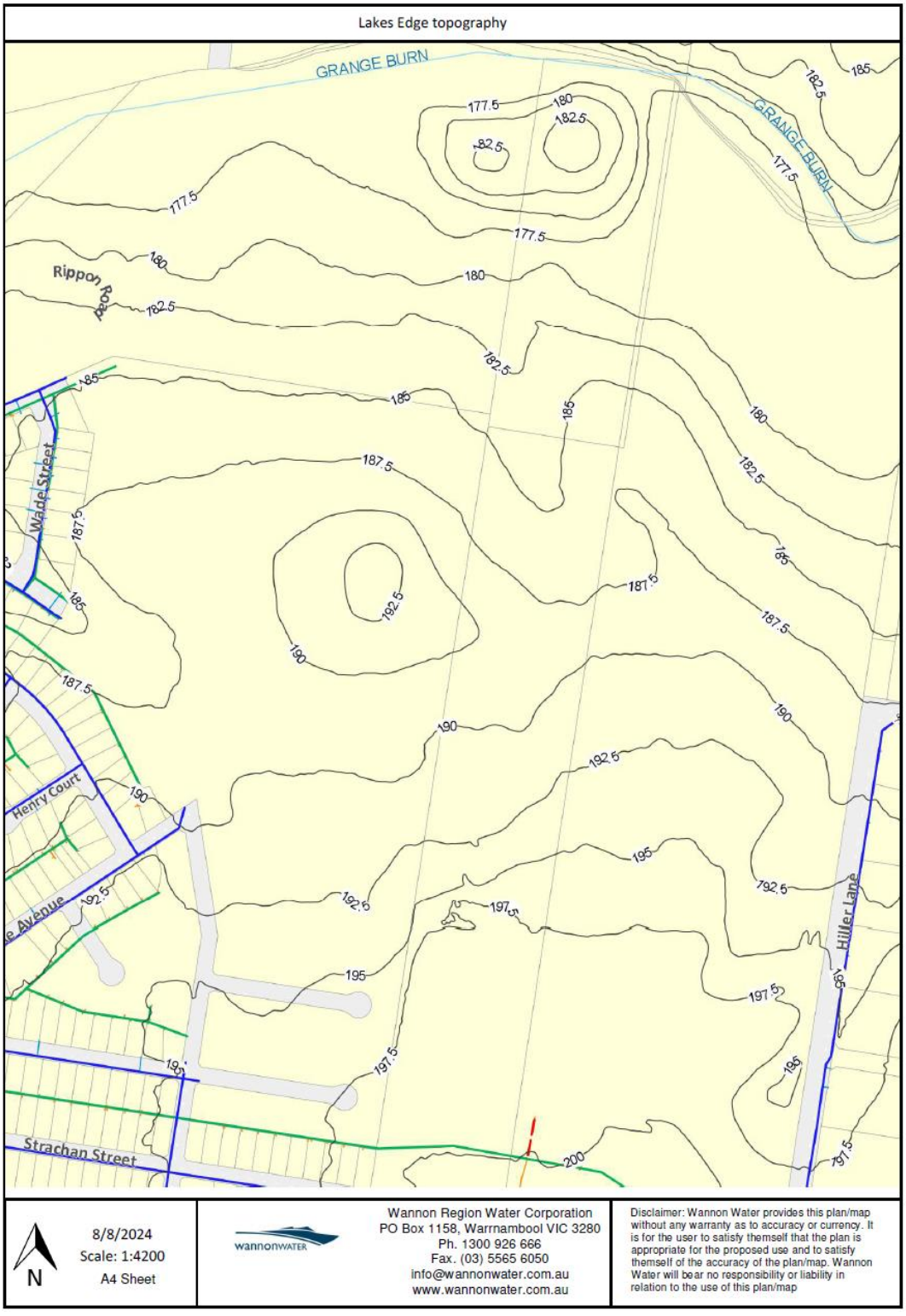
45% reduction in total phosphorus (TP)

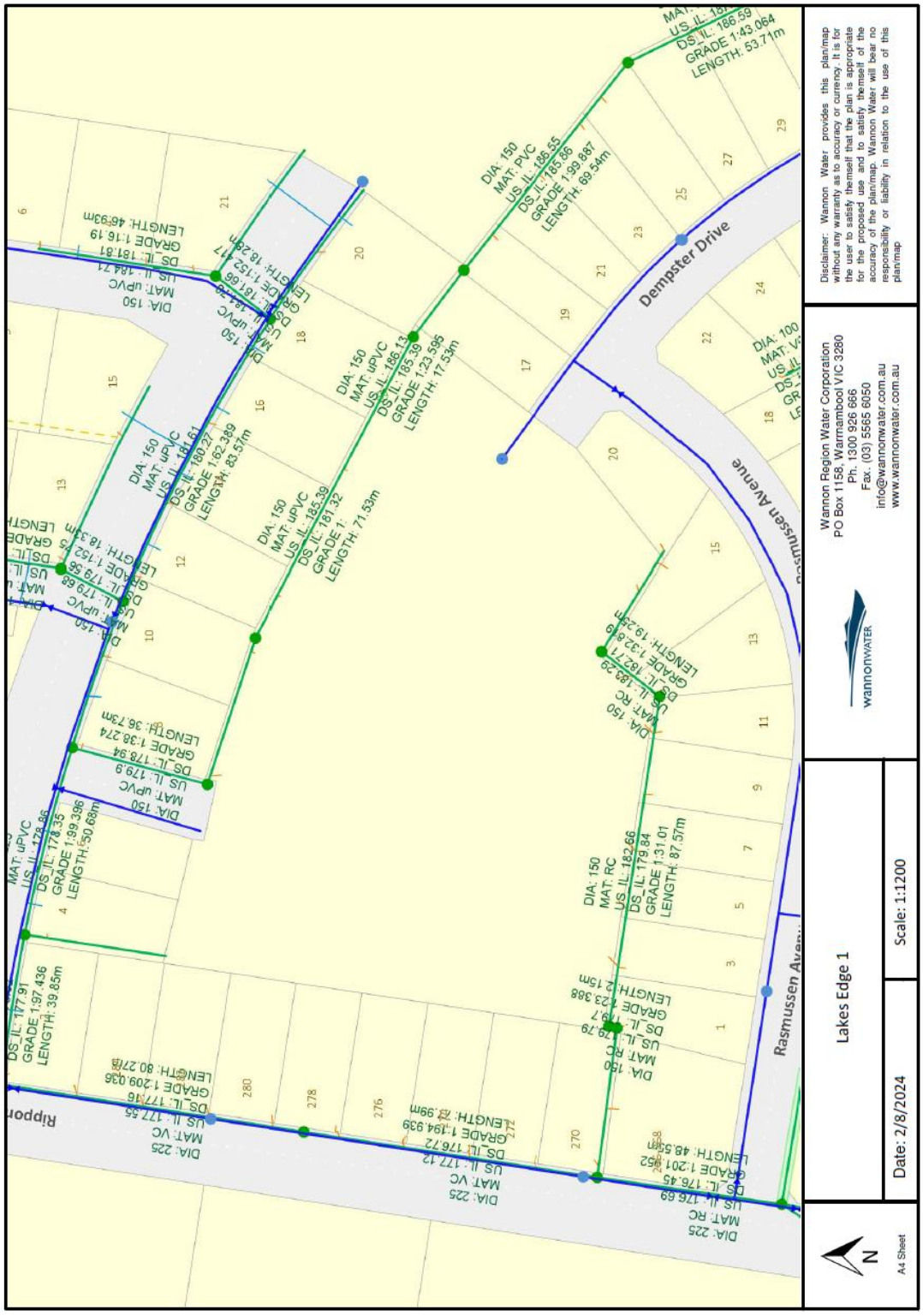
70% reduction in gross pollutants (GP)

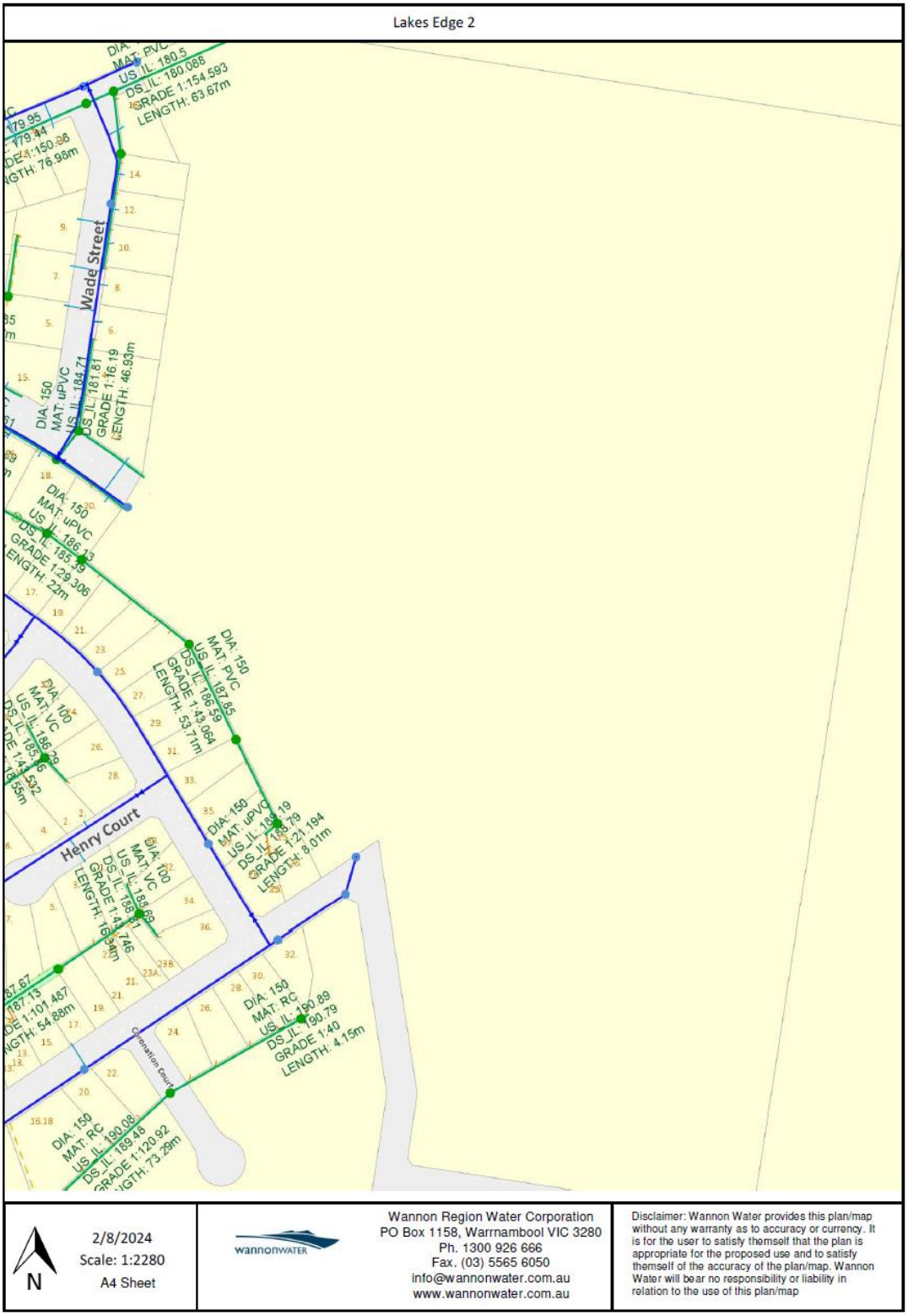
**Details of a point of contact for us at Wannon Water throughout the land development process**

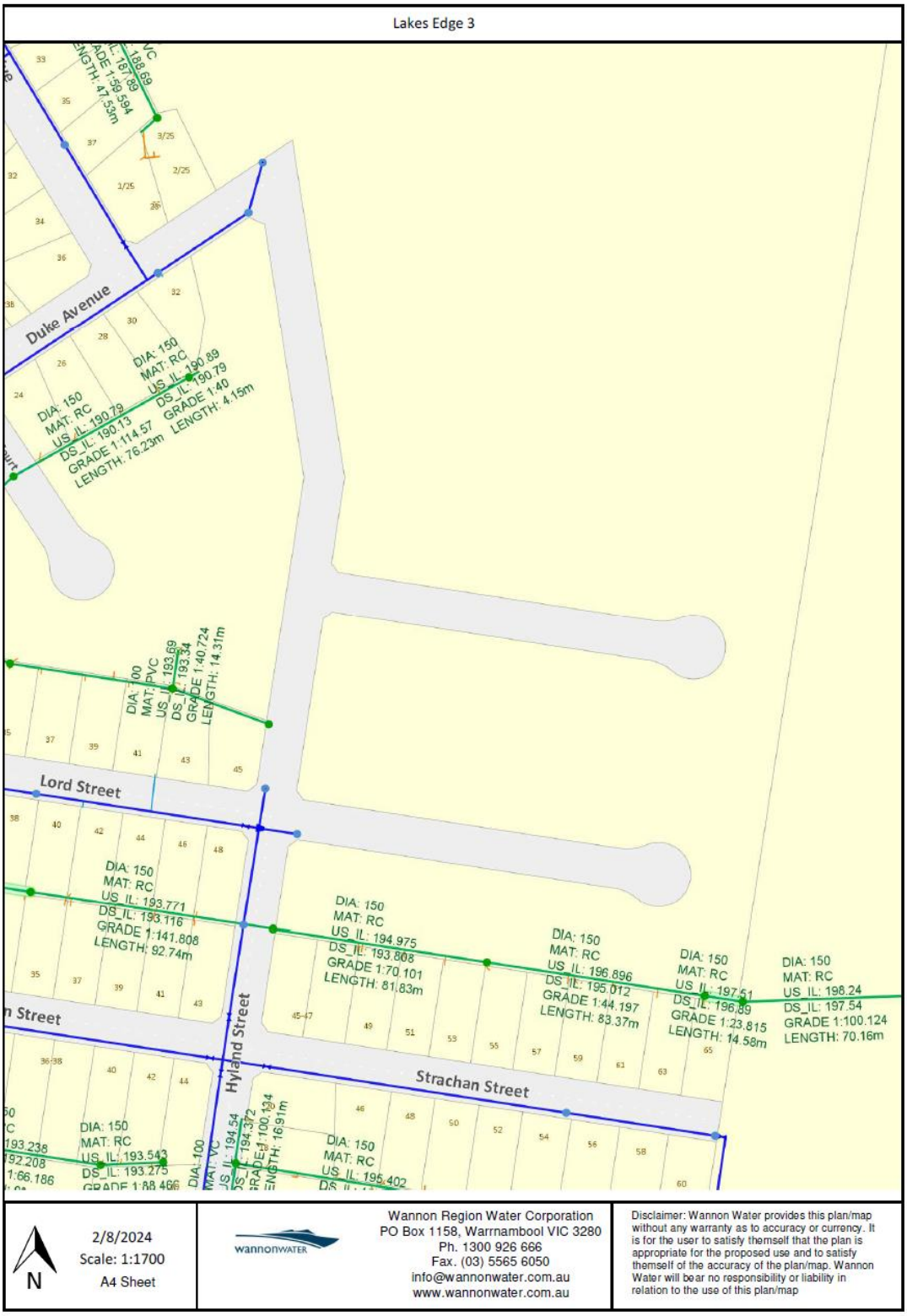
Development Services via info@wannonwater.com.au

**Address** PO BOX 1158 Warrnambool VIC 3280 **Email** info@wannonwater.com.au
**Phone** 1300 926 666 **DX** 28029
**wannonwater.com.au**
ABN 94 007 404 851


Lakes Edge topography
GRANGE BURN
GRANGE BURN
Rippon Road
Wade Street
Henry Court
Hiller Lane
Strachan Street
177.5
180
182.5
185
187.5
190
192.5
195
197.5
200
N
8/8/2024
Scale: 1:4200
A4 Sheet
wannonWATER
Wannon Region Water Corporation
PO Box 1158, Warrnambool VIC 3280
Ph. 1300 926 666
Fax. (03) 5565 6050
info@wannonwater.com.au
www.wannonwater.com.au
Disclaimer: Wannon Water provides this plan/map without any warranty as to accuracy or currency. It is for the user to satisfy themself that the plan is appropriate for the proposed use and to satisfy themself of the accuracy of the plan/map. Wannon Water will bear no responsibility or liability in relation to the use of this plan/map


Dempster Drive
Rasmussen Avenue
Rippon
Disclaimer: Wannon Water provides this plan/map without any warranty as to accuracy or currency. It is for the user to satisfy themself that the plan is appropriate for the proposed use and to satisfy themself of the accuracy of the plan/map. Wannon Water will bear no responsibility or liability in relation to the use of this plan/map
Wannon Region Water Corporation
PO Box 1158, Warrnambool VIC 3280
Ph. 1300 926 666
Fax. (03) 5565 6050
info@wannonwater.com.au
www.wannonwater.com.au
wannonWATER
Lakes Edge 1
Scale: 1:1200
Date: 2/8/2024
N
A4 Sheet


Lakes Edge 2
Wade Street
Henry Court
Coronation Court
DIA: 150
MAT: PVC
US_IL: 180.5
DS_IL: 180.088
GRADE 1:154.593
LENGTH: 63.67m
DIA: 150
MAT: uPVC
US_IL: 184.71
DS_IL: 181.81
GRADE 1:16.19
LENGTH: 46.93m
DIA: 150
MAT: uPVC
US_IL: 186.3
DS_IL: 185.99
GRADE 1:29.306
LENGTH: 22m
DIA: 150
MAT: PVC
US_IL: 187.85
DS_IL: 186.59
GRADE 1:43.064
LENGTH: 53.71m
DIA: 100
MAT: VC
US_IL: 186.29
DS_IL: 185.96
DIA: 150
MAT: uPVC
US_IL: 188.19
DS_IL: 187.79
GRADE 1:21.194
LENGTH: 8.01m
DIA: 100
MAT: VC
US_IL: 188.89
GRADE 1:47.46
DIA: 150
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DS_IL: 190.79
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MAT: RC
US_IL: 190.08
DS_IL: 189.46
GRADE 1:120.92
LENGTH: 73.29m
N
2/8/2024
Scale: 1:2280
A4 Sheet
wannonwater
Wannon Region Water Corporation
PO Box 1158, Warrnambool VIC 3280
Ph. 1300 926 666
Fax. (03) 5565 6050
info@wannonwater.com.au
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Lakes Edge 3
Duke Avenue
Lord Street
Hyland Street
Strachan Street
DIA: 150
MAT: RC
US_IL: 190.89
DS_IL: 190.79
GRADE 1:40
LENGTH: 4.15m
DIA: 150
MAT: RC
US_IL: 190.79
DS_IL: 190.13
GRADE 1:114.57
LENGTH: 76.23m
DIA: 100
MAT: PVC
US_IL: 193.69
DS_IL: 193.34
GRADE 1:40.724
LENGTH: 14.31m
DIA: 150
MAT: RC
US_IL: 193.771
DS_IL: 193.116
GRADE 1:141.808
LENGTH: 92.74m
DIA: 150
MAT: RC
US_IL: 194.975
DS_IL: 193.808
GRADE 1:70.101
LENGTH: 81.83m
DIA: 150
MAT: RC
US_IL: 196.896
DS_IL: 195.012
GRADE 1:44.197
LENGTH: 83.37m
DIA: 150
MAT: RC
US_IL: 197.51
DS_IL: 196.89
GRADE 1:23.815
LENGTH: 14.58m
DIA: 150
MAT: RC
US_IL: 198.24
DS_IL: 197.54
GRADE 1:100.124
LENGTH: 70.16m
DIA: 150
MAT: RC
US_IL: 193.543
DS_IL: 193.275
DIA: 150
MAT: RC
US_IL: 195.402
N
2/8/2024
Scale: 1:1700
A4 Sheet
wannonwater
Wannon Region Water Corporation
PO Box 1158, Warrnambool VIC 3280
Ph. 1300 926 666
Fax. (03) 5565 6050
info@wannonwater.com.au
www.wannonwater.com.au
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# APPENDIX D– PLANNING SCHEME ORDINANCE

**SOUTHERN GRAMPIANS PLANNING SCHEME**

## 56.07 INTEGRATED WATER MANAGEMENT

29/10/2015
VC101

### 56.07-1 Drinking water supply objectives

09/10/2006
VC42

To reduce the use of drinking water.

To provide an adequate, cost-effective supply of drinking water.

**Standard C22**

The supply of drinking water must be:

- Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority.
- Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority.

### 56.07-2 Reused and recycled water objective

20/03/2023
VC229

To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.

**Standard C23**

Reused and recycled water supply systems must be:

- Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Health.
- Provided to the boundary of all lots in the subdivision where required by the relevant water authority.

### 56.07-3 Waste water management objective

01/07/2021
VC203

To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.

**Standard C24**

Waste water systems must be:

- Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority.
- Consistent with a domestic waste water management plan adopted by the relevant council.

Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.

### 56.07-4 Stormwater management objectives

26/10/2018
VC154

To minimise damage to properties and inconvenience to residents from stormwater.

To ensure that the street operates adequately during major storm events and provides for public safety.

To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.

To encourage stormwater management that maximises the retention and reuse of stormwater.

To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.

Page 986 of 1212

**SOUTHERN GRAMPIANS PLANNING SCHEME**

**Standard C25**

The stormwater management system must be:

- Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority.
- Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of stormwater is proposed.
- Designed to meet the current best practice performance objectives for stormwater quality as contained in the *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999).
- Designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts.
- Designed to contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design.

For all storm events up to and including the 20% Average Exceedence Probability (AEP) standard:

- Stormwater flows should be contained within the drainage system to the requirements of the relevant authority.
- Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall.

For storm events greater than 20% AEP and up to and including 1% AEP standard:

- Provision must be made for the safe and effective passage of stormwater flows.
- All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority.
- Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria $d_a V_{ave} < 0.35\ m^2/s$ (where, $d_a$ = average depth in metres and $V_{ave}$ = average velocity in metres per second).

The design of the local drainage network should:

- Ensure stormwater is retarded to a standard required by the responsible drainage authority.
- Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, stormwater should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge.
- Ensure that inlet and outlet structures take into account the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overland flow in a safe and predetermined manner.
- Include water sensitive urban design features to manage stormwater in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs.

Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.

# Appendix E – Computations

| | |
|---|---|
| **Location:** | **Hamilton** |
| **Date Issued:** | **8/09/2025** |

**Project Details**

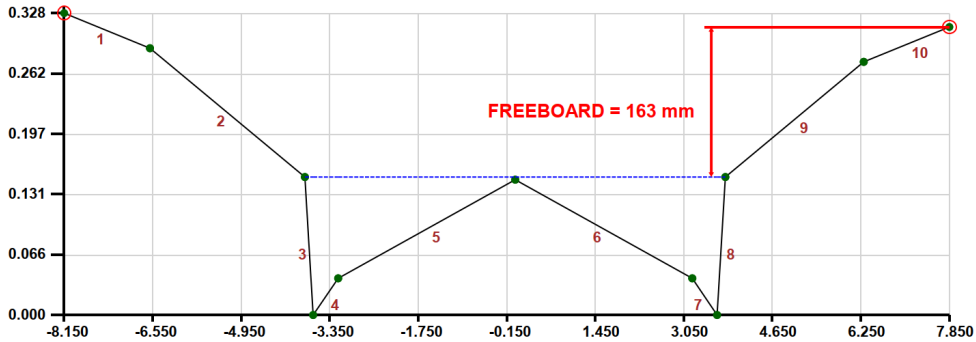
| | |
|---|---|
| **Project:** | Handbury Boulevard SWMS |
| **Stage:** | Overall |
| **Job No.** | 24678 |
| **Designer:** | MIO |
| **Date:** | 809/2025 |
| **Address:** | 22 Handbury Boulevard, Hamilton |

| 22 Handbury Boulevard, Hamilton | | | | | | | | | Notes |
|---|---|---|---|---|---|---|---|---|---|
| Catchment Name | Catchment A | External catchment Monvae College | Catchment B | Catchment C | Node A-A ** | Node B-B ** | Node C-C ** | Catchment D | Catchment Name |
| Area (ha) | 3.100 | 6.210 | 4.850 | 9.700 | 3.721 | 8.571 | 18.271 | 1.450 | Catchment Area |
| $T_i$ (min) | 5 | 0 | 5 | 5 | 5 | 5 | 5 | 5 | Initial Time of Concentration |
| Flow Length (m) | 305 | 570 | 430 | 720 | 305 | 430 | 720 | 260 | Longest Flow Path Length |
| Est. Pipe Velocity (m/s) | 1.5 | 0.12 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 2 | Estimated Velocity in Pipe |
| Est. Overland Velocity (m/s) | 0.75 | 0.12 | 0.75 | 0.75 | 0.75 | 0.75 | 0.75 | 0.75 | Estimated Velocity Overland |
| $T_p$ (min) | 3.4 | 80.0 | 4.8 | 8.0 | 3.4 | 4.8 | 8.0 | 2.2 | Flow Length / Pipe Velocity / 60 sec. |
| $T_o$ (min) | 6.8 | 58.0 | 9.6 | 16.0 | 6.8 | 9.6 | 16.0 | 5.8 | Flow Length / Overland Vel / 60 sec. |
| **$Q_{99\%}$ $T_c$ (min)** | **8.4** | **58.0** | **9.8** | **13.0** | **8.4** | **9.8** | **13.0** | **7.2** | **$T_c = T_i + T_p$** |
| **$Q_{1\%}$ $T_c$ (min)** | **11.8** | **58.0** | **14.6** | **21.0** | **11.8** | **14.6** | **21.0** | **10.8** | **$T_c = T_i + T_o$** |
| Fraction Impervious | 0.75 | 0.35 | 0.75 | 0.75 | 0.75 | 0.75 | 0.75 | 0.75 | Fraction Imprevious = f |
| $^{10\%}I_1$ (mm/hr) | 24.299 | 24.299 | 24.299 | 24.299 | 24.299 | 24.299 | 24.299 | 24.299 | Taken from BOM Rainfall Data |
| $C'_{10}$ | 0.091 | 0.091 | 0.091 | 0.091 | 0.091 | 0.091 | 0.091 | 0.091 | $C'_{10} = 0.1 + 0.0133(^{10}I_1 - 25)$ |
| $C_{10\%}$ | 0.750 | 0.350 | 0.750 | 0.750 | 0.750 | 0.750 | 0.750 | 0.750 | IDM adopt same Cr for all AEPs |
| $C_{4EY}$ | 0.750 | 0.350 | 0.750 | 0.750 | 0.750 | 0.750 | 0.750 | 0.750 | IDM adopt same Cr for all AEPs |
| $C_{50\%}$ | 0.750 | 0.350 | 0.750 | 0.750 | 0.750 | 0.750 | 0.750 | 0.750 | IDM adopt same Cr for all AEPs |
| $C_{20\%}$ | 0.750 | 0.350 | 0.750 | 0.750 | 0.750 | 0.750 | 0.750 | 0.750 | IDM adopt same Cr for all AEPs |
| $C_{5\%}$ | 0.750 | 0.350 | 0.750 | 0.750 | 0.750 | 0.750 | 0.750 | 0.750 | IDM adopt same Cr for all AEPs |
| $C_{2\%}$ | 0.750 | 0.350 | 0.750 | 0.750 | 0.750 | 0.750 | 0.750 | 0.750 | IDM adopt same Cr for all AEPs |
| $C_{1\%}$ | 0.750 | 0.350 | 0.750 | 0.750 | 0.750 | 0.750 | 0.750 | 0.750 | IDM adopt same Cr for all AEPs |
| $I_{4EY}$ (mm/hr) | 24.167 | 8.671 | 22.562 | 19.713 | 24.167 | 22.562 | 19.713 | 25.855 | Taken from BOM Rainfall Data |
| $I_{50\%}$ (mm/hr) | 45.685 | 14.665 | 42.372 | 36.531 | 45.685 | 42.372 | 36.531 | 49.189 | Taken from BOM Rainfall Data |
| $I_{20\%}$ (mm/hr) | 45.723 | 20.477 | 48.296 | 39.108 | 54.149 | 48.296 | 39.108 | 56.704 | Taken from BOM Rainfall Data |
| $I_{10\%}$ (mm/hr) | 78.212 | 24.858 | 72.611 | 62.640 | 78.212 | 72.611 | 62.640 | 84.087 | Taken from BOM Rainfall Data |
| $I_{5\%}$ (mm/hr) | 78.693 | 29.509 | 70.190 | 56.764 | 78.693 | 70.190 | 56.764 | 82.390 | Taken from BOM Rainfall Data |
| $I_{2\%}$ (mm/hr) | 97.216 | 36.259 | 86.725 | 70.087 | 97.216 | 86.725 | 70.087 | 101.761 | Taken from BOM Rainfall Data |
| $I_{1\%}$ (mm/hr) | 112.882 | 41.901 | 100.711 | 81.333 | 112.882 | 100.711 | 81.333 | 118.140 | Taken from BOM Rainfall Data |
| $Q_{4EY}$ ($m^3/s$) | 0.156 | 0.052 | 0.228 | 0.398 | 0.171 | 0.387 | 0.737 | 0.065 | $Q_{4EY} = C_{4EY}I_{4EY}A$ / 360 |
| $Q_{50\%}$ ($m^3/s$) | 0.295 | 0.089 | 0.428 | 0.738 | 0.323 | 0.727 | 1.365 | 0.123 | $Q_{50\%} = C_{50\%}I_{50\%}A$ / 360 |
| $Q_{20\%}$ ($m^3/s$) | 0.295 | 0.124 | 0.488 | 0.790 | 0.382 | 0.829 | 1.462 | 0.142 | $Q_{20\%} = C_{20\%}I_{20\%}A$ / 360 |
| $Q_{10\%}$ ($m^3/s$) | 0.505 | 0.150 | 0.734 | 1.266 | 0.552 | 1.246 | 2.341 | 0.210 | $Q_{10\%} = C_{10\%}I_{10\%}A$ / 360 |
| $Q_{5\%}$ ($m^3/s$) | 0.508 | 0.178 | 0.709 | 1.147 | 0.556 | 1.205 | 2.122 | 0.206 | $Q_{5\%} = C_{5\%}I_{5\%}A$ / 360 |
| $Q_{2\%}$ ($m^3/s$) | 0.628 | 0.219 | 0.876 | 1.416 | 0.687 | 1.489 | 2.619 | 0.254 | $Q_{2\%} = C_{2\%}I_{2\%}A$ / 360 |
| $Q_{1\%}$ ($m^3/s$) | 0.729 | 0.253 | 1.018 | 1.644 | 0.797 | 1.729 | 3.040 | 0.295 | $Q_{1\%} = C_{1\%}I_{1\%}A$ / 360 |
| **$Q_{GAP}$ ($m^3/s$)** | **0.434** | **0.164** | **0.589** | **0.905** | **0.415** | **0.900** | **1.674** | **0.154** | **$Q_{GAP}$** |

** DENOTES CATCHMENT BASED ON PARTIAL AREAS

PROJECT: Handbury Boulevard Hamilton
Section A-A
Print-out date: 08/09/2025 - Time: 7:29
Data File: C:\Temp\24678 - Hamilton\20250908 SWMS\comps\Section A-A.dat

## 1. CROSS-SECTION




## 2. DISCHARGE INFORMATION

1% AEP storm event
Section A-A

Required overland / channel / watercourse discharge = 0.415 cumecs (the cross-section cannot carry this discharge)

## 3. RESULTS Water surface elevation = 0.150 m

High Flow Channel grade = 1 in 200, Main Channel / Low Flow Channel grade = 1 in 200.

| | LEFT OVERBANK | MAIN CHANNEL | RIGHT OVERBANK | TOTAL CROSS-SECTION |
|---|---|---|---|---|
| Discharge (cumecs): | 0.000 | 0.406 | 0.000 | 0.406 |
| D(Max) = Max. Depth (m): | 0.000 | 0.150 | 0.000 | 0.150 |
| D(Ave) = Ave. Depth (m): | 0.000 | 0.066 | 0.000 | 0.066 |
| V = Ave. Velocity (m/s): | 0.000 | 0.811 | 0.000 | 0.811 |
| D(Max) x V (cumecs/m): | 0.000 | 0.122 | 0.000 | 0.122 |
| D(Ave) x V (cumecs/m): | 0.000 | 0.053 | 0.000 | 0.053 |
| Froude Number: | 0.000 | 1.008 | 0.000 | 1.008 |
| Area (m^2): | 0.000 | 0.501 | 0.000 | 0.501 |
| Wetted Perimeter (m): | 0.000 | 7.731 | 0.000 | 7.731 |
| Flow Width (m): | 0.000 | 7.600 | 0.000 | 7.600 |
| Hydraulic Radius (m): | 0.000 | 0.065 | 0.000 | 0.065 |
| Composite Manning's n: | 0.000 | 0.014 | 0.000 | 0.014 |
| Split Flow? | - | - | - | No |

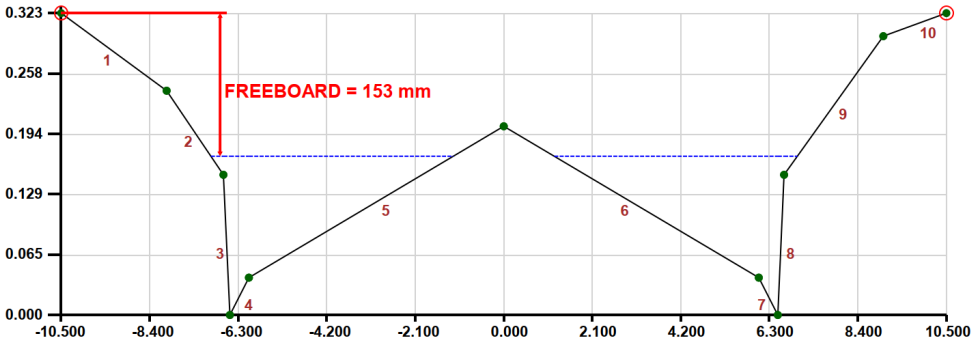
## 4. CROSS-SECTION DATA

| | LEFT HAND POINT | | RIGHT HAND POINT | | |
|---|---|---|---|---|---|
| SEGMENT NO. | CHAINAGE (m) | R.L. (m) | CHAINAGE (m) | R.L. (m) | MANNING'S N |
| 1 | -8.150 | 0.328 | -6.600 | 0.290 | 0.013 |
| 2 | -6.600 | 0.290 | -3.800 | 0.150 | 0.035 |
| 3 | -3.800 | 0.150 | -3.650 | 0.000 | 0.013 |
| 4 | -3.650 | 0.000 | -3.200 | 0.040 | 0.013 |
| 5 | -3.200 | 0.040 | 0.000 | 0.147 | 0.013 |
| 6 | 0.000 | 0.147 | 3.200 | 0.040 | 0.013 |
| 7 | 3.200 | 0.040 | 3.650 | 0.000 | 0.013 |
| 8 | 3.650 | 0.000 | 3.800 | 0.150 | 0.035 |
| 9 | 3.800 | 0.150 | 6.300 | 0.275 | 0.035 |
| 10 | 6.300 | 0.275 | 7.850 | 0.313 | 0.013 |

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PROJECT: Handbury Boulevard Hamilton
Section B-B
Print-out date: 08/09/2025 - Time: 8:05
Data File: C:\Temp\24678 - Hamilton\20250908 SWMS\comps\Section B-B.dat

## 1. CROSS-SECTION




## 2. DISCHARGE INFORMATION

1% AEP storm event
Section B-B

Required overland / channel / watercourse discharge = 0.9 cumecs

## 3. RESULTS Water surface elevation = 0.170 m

High Flow Channel grade = 1 in 80, Main Channel / Low Flow Channel grade = 1 in 80.

| | LEFT OVERBANK | MAIN CHANNEL | RIGHT OVERBANK | TOTAL CROSS-SECTION |
|---|---|---|---|---|
| Discharge (cumecs): | 0.000 | 0.961 | 0.000 | 0.961 |
| D(Max) = Max. Depth (m): | 0.000 | 0.170 | 0.000 | 0.170 |
| D(Ave) = Ave. Depth (m): | 0.000 | 0.069 | 0.000 | 0.069 |
| V = Ave. Velocity (m/s): | 0.000 | 1.200 | 0.000 | 1.200 |
| D(Max) x V (cumecs/m): | 0.000 | 0.204 | 0.000 | 0.204 |
| D(Ave) x V (cumecs/m): | 0.000 | 0.083 | 0.000 | 0.083 |
| Froude Number: | 0.000 | 1.453 | 0.000 | N/A |
| Area (m^2): | 0.000 | 0.801 | 0.000 | 0.801 |
| Wetted Perimeter (m): | 0.000 | 11.659 | 0.000 | 11.659 |
| Flow Width (m): | 0.000 | 11.527 | 0.000 | 11.527 |
| Hydraulic Radius (m): | 0.000 | 0.069 | 0.000 | 0.069 |
| Composite Manning's n: | 0.000 | 0.016 | 0.000 | N/A |
| Split Flow? | - | - | - | Yes |

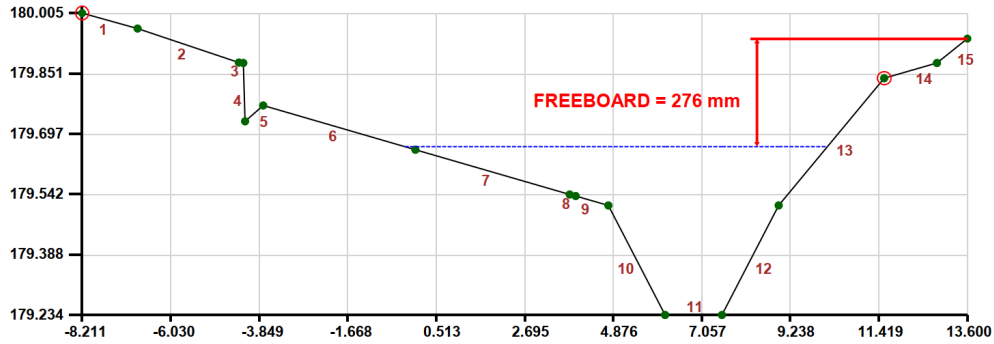
## 4. CROSS-SECTION DATA

| | LEFT HAND POINT | | RIGHT HAND POINT | | |
|---|---|---|---|---|---|
| SEGMENT NO. | CHAINAGE (m) | R.L. (m) | CHAINAGE (m) | R.L. (m) | MANNING'S N |
| 1 | -10.500 | 0.323 | -8.000 | 0.240 | 0.013 |
| 2 | -8.000 | 0.240 | -6.650 | 0.150 | 0.035 |
| 3 | -6.650 | 0.150 | -6.500 | 0.000 | 0.013 |
| 4 | -6.500 | 0.000 | -6.050 | 0.040 | 0.013 |
| 5 | -6.050 | 0.040 | 0.000 | 0.202 | 0.013 |
| 6 | 0.000 | 0.202 | 6.050 | 0.040 | 0.013 |
| 7 | 6.050 | 0.040 | 6.500 | 0.000 | 0.013 |
| 8 | 6.500 | 0.000 | 6.650 | 0.150 | 0.035 |
| 9 | 6.650 | 0.150 | 9.000 | 0.298 | 0.035 |
| 10 | 9.000 | 0.298 | 10.500 | 0.323 | 0.013 |

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PROJECT: Handbury Boulevard Hamilton
Section C-C
Print-out date: 08/09/2025 - Time: 6:41
Data File: C:\Temp\24678 - Hamilton\20250908 SWMS\comps\Section C-C.dat

## 1. CROSS-SECTION




## 2. DISCHARGE INFORMATION

1% AEP storm event
Design discharge after construction of retarding basin

Required overland / channel / watercourse discharge = 1.674 cumecs

## 3. RESULTS Water surface elevation = 179.664 m

High Flow Channel grade = 1 in 77, Main Channel / Low Flow Channel grade = 1 in 77.

| | LEFT OVERBANK | MAIN CHANNEL | RIGHT OVERBANK | TOTAL CROSS-SECTION |
|---|---|---|---|---|
| Discharge (cumecs): | 0.000 | 1.714 | 0.000 | 1.714 |
| D(Max) = Max. Depth (m): | 0.000 | 0.430 | 0.000 | 0.430 |
| D(Ave) = Ave. Depth (m): | 0.000 | 0.181 | 0.000 | 0.181 |
| V = Ave. Velocity (m/s): | 0.000 | 0.911 | 0.000 | 0.911 |
| D(Max) x V (cumecs/m): | 0.000 | 0.392 | 0.000 | 0.392 |
| D(Ave) x V (cumecs/m): | 0.000 | 0.165 | 0.000 | 0.165 |
| Froude Number: | 0.000 | 0.684 | 0.000 | 0.684 |
| Area (m^2): | 0.000 | 1.881 | 0.000 | 1.881 |
| Wetted Perimeter (m): | 0.000 | 10.482 | 0.000 | 10.482 |
| Flow Width (m): | 0.000 | 10.415 | 0.000 | 10.415 |
| Hydraulic Radius (m): | 0.000 | 0.179 | 0.000 | 0.179 |
| Composite Manning's n: | 0.000 | 0.040 | 0.000 | 0.040 |
| Split Flow? | - | - | - | No |

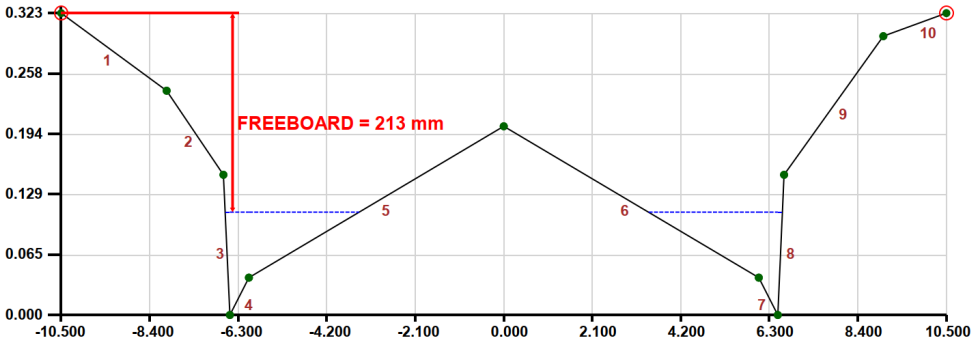
## 4. CROSS-SECTION DATA

| | LEFT HAND POINT | | RIGHT HAND POINT | | |
|---|---|---|---|---|---|
| SEGMENT NO. | CHAINAGE (m) | R.L. (m) | CHAINAGE (m) | R.L. (m) | MANNING'S N |
| 1 | -8.211 | 180.005 | -6.850 | 179.966 | 0.013 |
| 2 | -6.850 | 179.966 | -4.350 | 179.879 | 0.035 |
| 3 | -4.350 | 179.879 | -4.240 | 179.878 | 0.013 |
| 4 | -4.240 | 179.878 | -4.200 | 179.729 | 0.013 |
| 5 | -4.200 | 179.729 | -3.750 | 179.769 | 0.013 |
| 6 | -3.750 | 179.769 | 0.000 | 179.656 | 0.015 |
| 7 | 0.000 | 179.656 | 3.800 | 179.542 | 0.015 |
| 8 | 3.800 | 179.542 | 3.950 | 179.538 | 0.013 |
| 9 | 3.950 | 179.538 | 4.750 | 179.514 | 0.050 |
| 10 | 4.750 | 179.514 | 6.150 | 179.234 | 0.050 |
| 11 | 6.150 | 179.234 | 7.550 | 179.234 | 0.050 |
| 12 | 7.550 | 179.234 | 8.950 | 179.514 | 0.050 |
| 13 | 8.950 | 179.514 | 11.550 | 179.839 | 0.050 |
| 14 | 11.550 | 179.839 | 12.850 | 179.878 | 0.035 |

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PROJECT: Handbury Boulevard Hamilton
Section D-D
Print-out date: 08/09/2025 - Time: 8:48
Data File: C:\Temp\24678 - Hamilton\20250908 SWMS\comps\Section D-D.dat

## 1. CROSS-SECTION




## 2. DISCHARGE INFORMATION

1% AEP storm event
Section D-D

Required overland / channel / watercourse discharge = 0.154 cumecs

## 3. RESULTS Water surface elevation = 0.110 m

High Flow Channel grade = 1 in 150, Main Channel / Low Flow Channel grade = 1 in 150.

| | LEFT OVERBANK | MAIN CHANNEL | RIGHT OVERBANK | TOTAL CROSS-SECTION |
|---|---|---|---|---|
| Discharge (cumecs): | 0.000 | 0.198 | 0.000 | 0.198 |
| D(Max) = Max. Depth (m): | 0.000 | 0.110 | 0.000 | 0.110 |
| D(Ave) = Ave. Depth (m): | 0.000 | 0.043 | 0.000 | 0.043 |
| V = Ave. Velocity (m/s): | 0.000 | 0.717 | 0.000 | 0.717 |
| D(Max) x V (cumecs/m): | 0.000 | 0.079 | 0.000 | 0.079 |
| D(Ave) x V (cumecs/m): | 0.000 | 0.031 | 0.000 | 0.031 |
| Froude Number: | 0.000 | 1.097 | 0.000 | N/A |
| Area (m^2): | 0.000 | 0.276 | 0.000 | 0.276 |
| Wetted Perimeter (m): | 0.000 | 6.445 | 0.000 | 6.445 |
| Flow Width (m): | 0.000 | 6.348 | 0.000 | 6.348 |
| Hydraulic Radius (m): | 0.000 | 0.043 | 0.000 | 0.043 |
| Composite Manning's n: | 0.000 | 0.014 | 0.000 | N/A |
| Split Flow? | - | - | - | Yes |

## 4. CROSS-SECTION DATA

| | LEFT HAND POINT | | RIGHT HAND POINT | | |
|---|---|---|---|---|---|
| SEGMENT NO. | CHAINAGE (m) | R.L. (m) | CHAINAGE (m) | R.L. (m) | MANNING'S N |
| 1 | -10.500 | 0.323 | -8.000 | 0.240 | 0.013 |
| 2 | -8.000 | 0.240 | -6.650 | 0.150 | 0.035 |
| 3 | -6.650 | 0.150 | -6.500 | 0.000 | 0.013 |
| 4 | -6.500 | 0.000 | -6.050 | 0.040 | 0.013 |
| 5 | -6.050 | 0.040 | 0.000 | 0.202 | 0.013 |
| 6 | 0.000 | 0.202 | 6.050 | 0.040 | 0.013 |
| 7 | 6.050 | 0.040 | 6.500 | 0.000 | 0.013 |
| 8 | 6.500 | 0.000 | 6.650 | 0.150 | 0.035 |
| 9 | 6.650 | 0.150 | 9.000 | 0.298 | 0.035 |
| 10 | 9.000 | 0.298 | 10.500 | 0.323 | 0.013 |

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Our Ref: 24678/E
Integrated Drainage and Stormwater Management Plan – Lakes Edge - 22 Handbury Boulevard Hamilton - Rev 2

Form | D1 - Detention - Rational, Boyd's and Gould's | F 1087 Ver 2.0

**BOYDS METHOD**

| | | | | | |
|---|---|---|---|---|---|
| Location | Hamilton | | | | |
| Date Issued | 5/09/2025 | | | | |
| Requested Coords | Latitude | -37.7339 | South | Longitude | 142.046382 East |

**Project Details**

| | |
|---|---|
| **Project:** | Lakes Edge |
| **Stage:** | Stage 1 & 2 Temporary RB |
| **Job No.** | 24678/E |
| **Designer:** | JOY |
| **Date:** | 5/09/2025 |
| **Address:** | Handbury Bvld, Hamilton |

**Legend**

| | |
|---|---|
| | Data to be entered |
| | Computed Cells |
| | Computed Max |

$S_{max} = V_1 (1 - Q_p/I_p)$

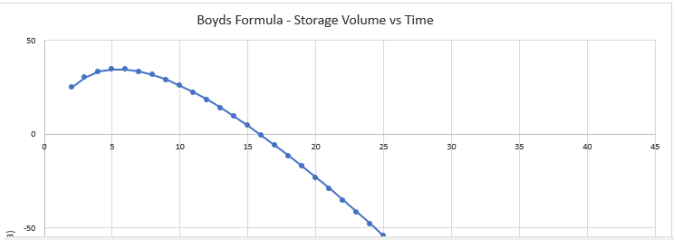
$S_{max}$ = Maximum Volume of temporary Storage ($m^3$)
$V_1$ = Volume of inflow flood ($m^3$)
$I_p$ = Peak discharge of inflow hydrograph ($m^3/s$)
$Q_p$ = Peak discharge of outflow hydrograph ($m^3/s$)

| | | |
|---|---|---|
| Effective Catchment Area ∑CA = | 1.20 | ha |
| Restricted outflow requirement = | 0.154 | $m^3/s$ |
| Storm | 20 | AEP |
| Initial Time | 2 | min |

***Storage Volume Required*** 35 m3 ***Critical Duration*** 5 *min*

**20% AEP**

| Time (min) | 20% AEP Intensity (mm/h) | $I_p$ ($m^3/s$) | $Q_p$ ($m^3/s$) | $V_1$ ($m^3$) | $S_{max}$ ($m^3$) |
|---|---|---|---|---|---|
| 2 | 107.96 | 0.36 | 0.15 | 43 | 25 |
| 3 | 96.24 | 0.32 | 0.15 | 58 | 30 |
| 4 | 87.42 | 0.29 | 0.15 | 70 | 33 |
| **5** | 80.41 | 0.27 | 0.15 | 81 | **35** |
| 6 | 74.64 | 0.25 | 0.15 | 90 | 34 |
| 7 | 69.79 | 0.23 | 0.15 | 98 | 33 |
| 8 | 65.65 | 0.22 | 0.15 | 105 | 32 |
| 9 | 62.06 | 0.21 | 0.15 | 112 | 29 |
| 10 | 58.90 | 0.20 | 0.15 | 118 | 26 |
| 11 | 56.11 | 0.19 | 0.15 | 124 | 22 |
| 12 | 53.62 | 0.18 | 0.15 | 129 | 18 |
| 13 | 51.37 | 0.17 | 0.15 | 134 | 14 |
| 14 | 49.34 | 0.17 | 0.15 | 139 | 9 |
| 15 | 47.50 | 0.16 | 0.15 | 143 | 4 |
| 16 | 45.80 | 0.15 | 0.15 | 147 | -1 |
| 17 | 44.25 | 0.15 | 0.15 | 151 | -6 |
| 18 | 42.82 | 0.14 | 0.15 | 155 | -12 |




**BOYDS METHOD**

| | | | | | |
|---|---|---|---|---|---|
| Location | Hamilton | | | | |
| Date Issued | 5/09/2025 | | | | |
| Requested Coords | Latitude | -37.7339 | South | Longitude | 142.046382 East |

**Project Details**

| | |
|---|---|
| **Project:** | Lakes Edge |
| **Stage:** | Stage 1 & 2 Temporary RB |
| **Job No.** | 24678/E |
| **Designer:** | JOY |
| **Date:** | 5/09/2025 |
| **Address:** | Handbury Bvld, Hamilton |

**Legend**

| | |
|---|---|
| | Data to be entered |
| | Computed Cells |
| | Computed Max |

$S_{max} = V_1 (1 - Q_p/I_p)$

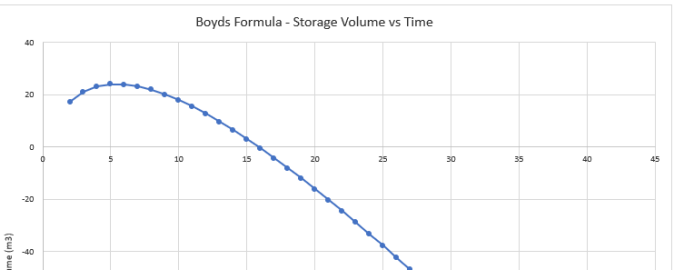
$S_{max}$ = Maximum Volume of temporary Storage ($m^3$)
$V_1$ = Volume of inflow flood ($m^3$)
$I_p$ = Peak discharge of inflow hydrograph ($m^3/s$)
$Q_p$ = Peak discharge of outflow hydrograph ($m^3/s$)

| | | |
|---|---|---|
| Effective Catchment Area ∑CA = | 0.84 | ha |
| Restricted outflow requirement = | 0.107 | $m^3/s$ |
| Storm | 20 | AEP |
| Initial Time | 2 | min |

***Storage Volume Required*** 24 m3 ***Critical Duration*** 5 *min*

**20% AEP**

| Time (min) | 20% AEP Intensity (mm/h) | $I_p$ ($m^3/s$) | $Q_p$ ($m^3/s$) | $V_1$ ($m^3$) | $S_{max}$ ($m^3$) |
|---|---|---|---|---|---|
| 2 | 107.96 | 0.25 | 0.11 | 30 | 17 |
| 3 | 96.24 | 0.22 | 0.11 | 40 | 21 |
| 4 | 87.42 | 0.20 | 0.11 | 49 | 23 |
| **5** | 80.41 | 0.19 | 0.11 | 56 | **24** |
| 6 | 74.64 | 0.17 | 0.11 | 62 | 24 |
| 7 | 69.79 | 0.16 | 0.11 | 68 | 23 |
| 8 | 65.65 | 0.15 | 0.11 | 73 | 22 |
| 9 | 62.06 | 0.14 | 0.11 | 78 | 20 |
| 10 | 58.90 | 0.14 | 0.11 | 82 | 18 |
| 11 | 56.11 | 0.13 | 0.11 | 86 | 15 |
| 12 | 53.62 | 0.12 | 0.11 | 90 | 13 |
| 13 | 51.37 | 0.12 | 0.11 | 93 | 10 |
| 14 | 49.34 | 0.11 | 0.11 | 96 | 6 |
| 15 | 47.50 | 0.11 | 0.11 | 99 | 3 |
| 16 | 45.80 | 0.11 | 0.11 | 102 | -1 |
| 17 | 44.25 | 0.10 | 0.11 | 105 | -4 |
| 18 | 42.82 | 0.10 | 0.11 | 107 | -8 |
| 19 | 41.49 | 0.10 | 0.11 | 110 | -12 |
| 20 | 40.26 | 0.09 | 0.11 | 112 | -16 |



Form | D1 - Detention - Rational, Boyd's and Gould's | F 1087 Ver 2.0

**BOYDS METHOD**

| | | | | | |
|---|---|---|---|---|---|
| Location | Hamilton | | | | |
| Date Issued | 5/09/2025 | | | | |
| Requested Coords | Latitude | -37.7339 | South | Longitude | 142.046382 East |

**Project Details**

| | |
|---|---|
| **Project:** | Lakes Edge |
| **Stage:** | Stage 1 & 2 Temporary RB |
| **Job No.** | 24678/E |
| **Designer:** | JOY |
| **Date:** | 5/09/2025 |
| **Address:** | Handbury Bvld, Hamilton |

**Legend**

| | |
|---|---|
| | Data to be entered |
| | Computed Cells |
| | Computed Max |

$S_{max} = V_1 (1 - Q_p/I_p)$

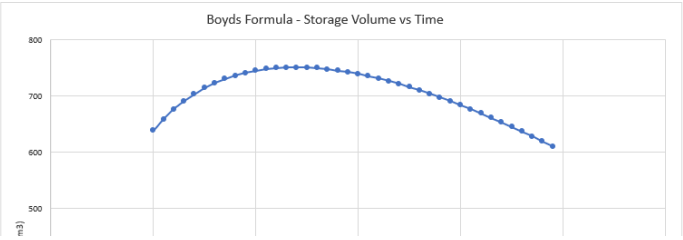
$S_{max}$ = Maximum Volume of temporary Storage ($m^3$)
$V_1$ = Volume of inflow flood ($m^3$)
$I_p$ = Peak discharge of inflow hydrograph ($m^3/s$)
$Q_p$ = Peak discharge of outflow hydrograph ($m^3/s$)

| | | |
|---|---|---|
| Effective Catchment Area ∑CA = | 8.58 | ha |
| Restricted outflow requirement = | 0.338 | $m^3/s$ |
| Storm | 20 | AEP |
| Initial Time | 10 | min |

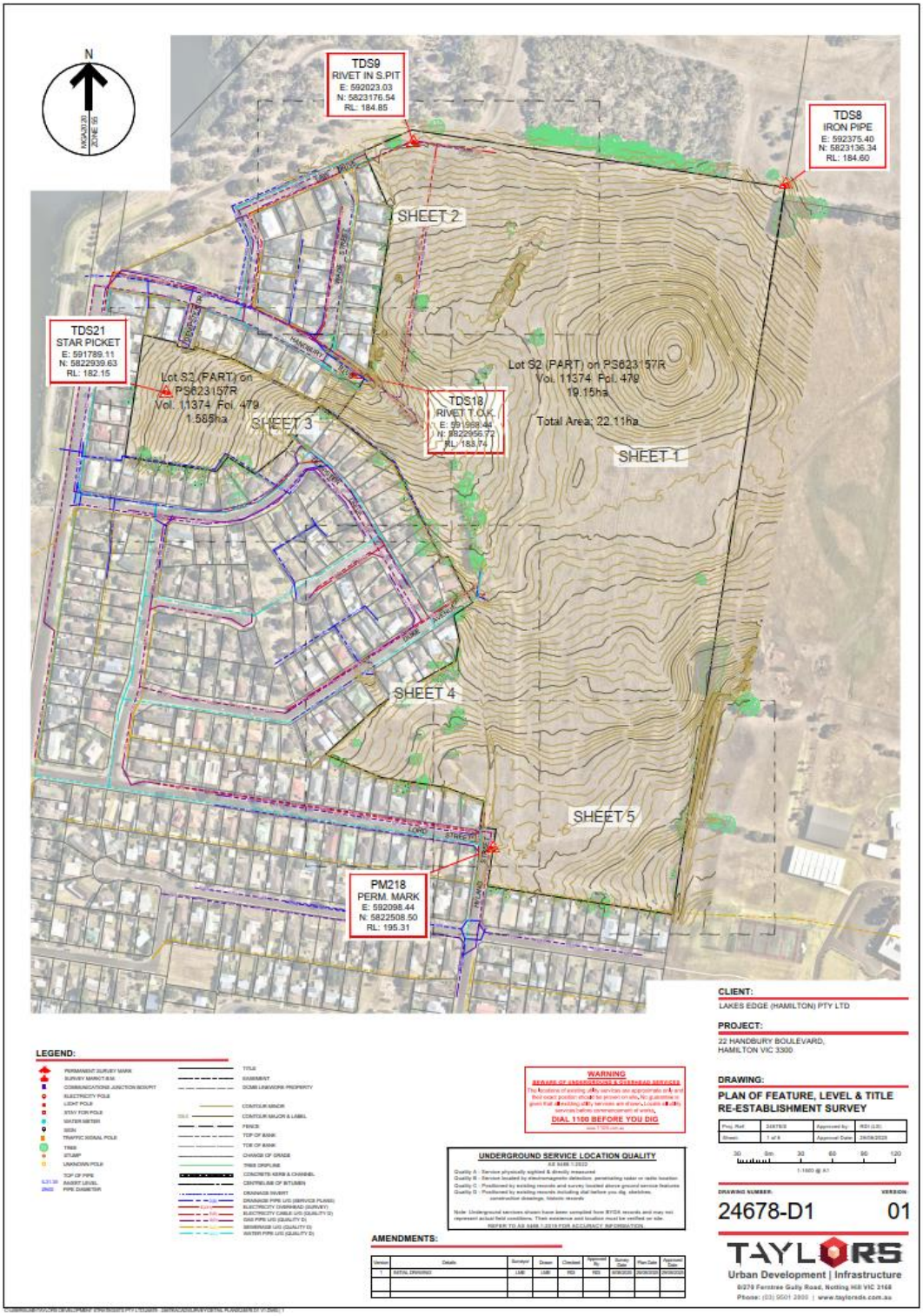
***Storage Volume Required*** 751 m3 ***Critical Duration*** 24 ***min***

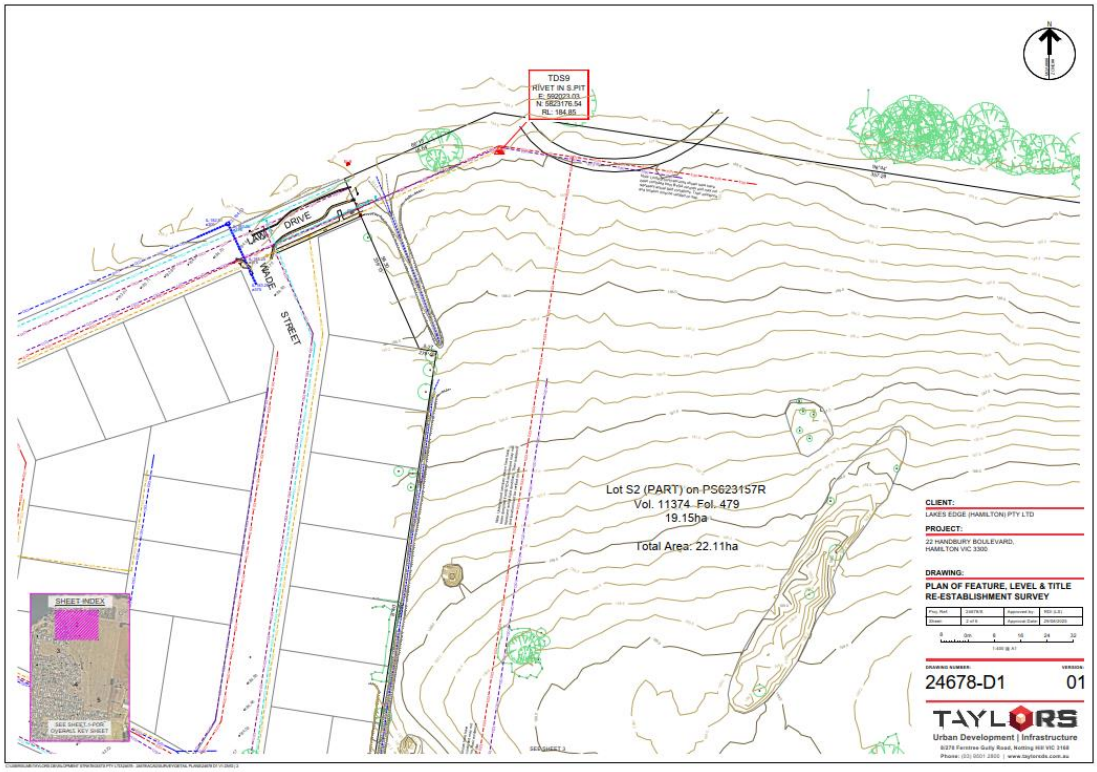
| Time (min) | 20% AEP Intensity (mm/h) | $I_p$ ($m^3/s$) | $Q_p$ ($m^3/s$) | $V_1$ ($m^3$) | $S_{max}$ ($m^3$) |
|---|---|---|---|---|---|
| 10 | 58.90 | 1.40 | 0.34 | 842 | 639 |
| 11 | 56.11 | 1.34 | 0.34 | 882 | 659 |
| 12 | 53.62 | 1.28 | 0.34 | 920 | 676 |
| 13 | 51.37 | 1.22 | 0.34 | 955 | 691 |
| 14 | 49.34 | 1.18 | 0.34 | 987 | 704 |
| 15 | 47.50 | 1.13 | 0.34 | 1018 | 714 |
| 16 | 45.80 | 1.09 | 0.34 | 1048 | 723 |
| 17 | 44.25 | 1.05 | 0.34 | 1075 | 731 |
| 18 | 42.82 | 1.02 | 0.34 | 1102 | 737 |
| 19 | 41.49 | 0.99 | 0.34 | 1127 | 742 |
| 20 | 40.26 | 0.96 | 0.34 | 1151 | 745 |
| 21 | 39.11 | 0.93 | 0.34 | 1174 | 748 |
| 22 | 38.03 | 0.91 | 0.34 | 1196 | 750 |
| 23 | 37.03 | 0.88 | 0.34 | 1217 | 751 |
| **24** | 36.08 | 0.86 | 0.34 | 1238 | **751** |
| 25 | 35.20 | 0.84 | 0.34 | 1258 | 751 |
| 26 | 34.36 | 0.82 | 0.34 | 1277 | 750 |

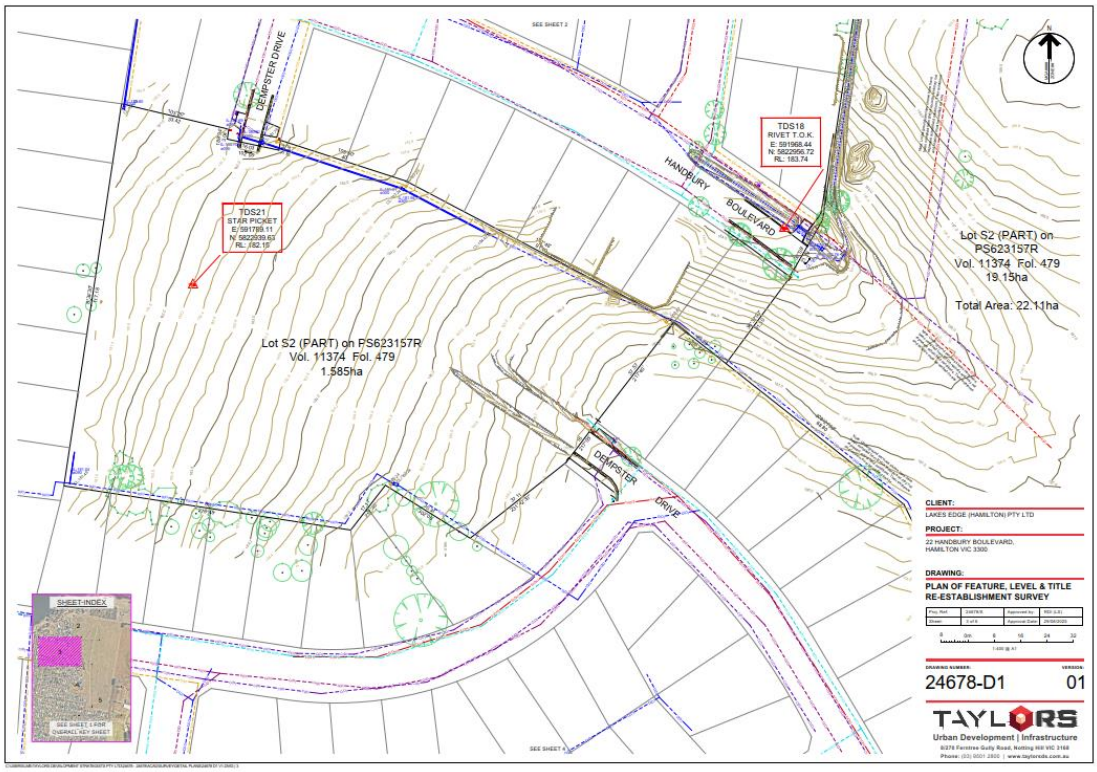
**20% AEP**

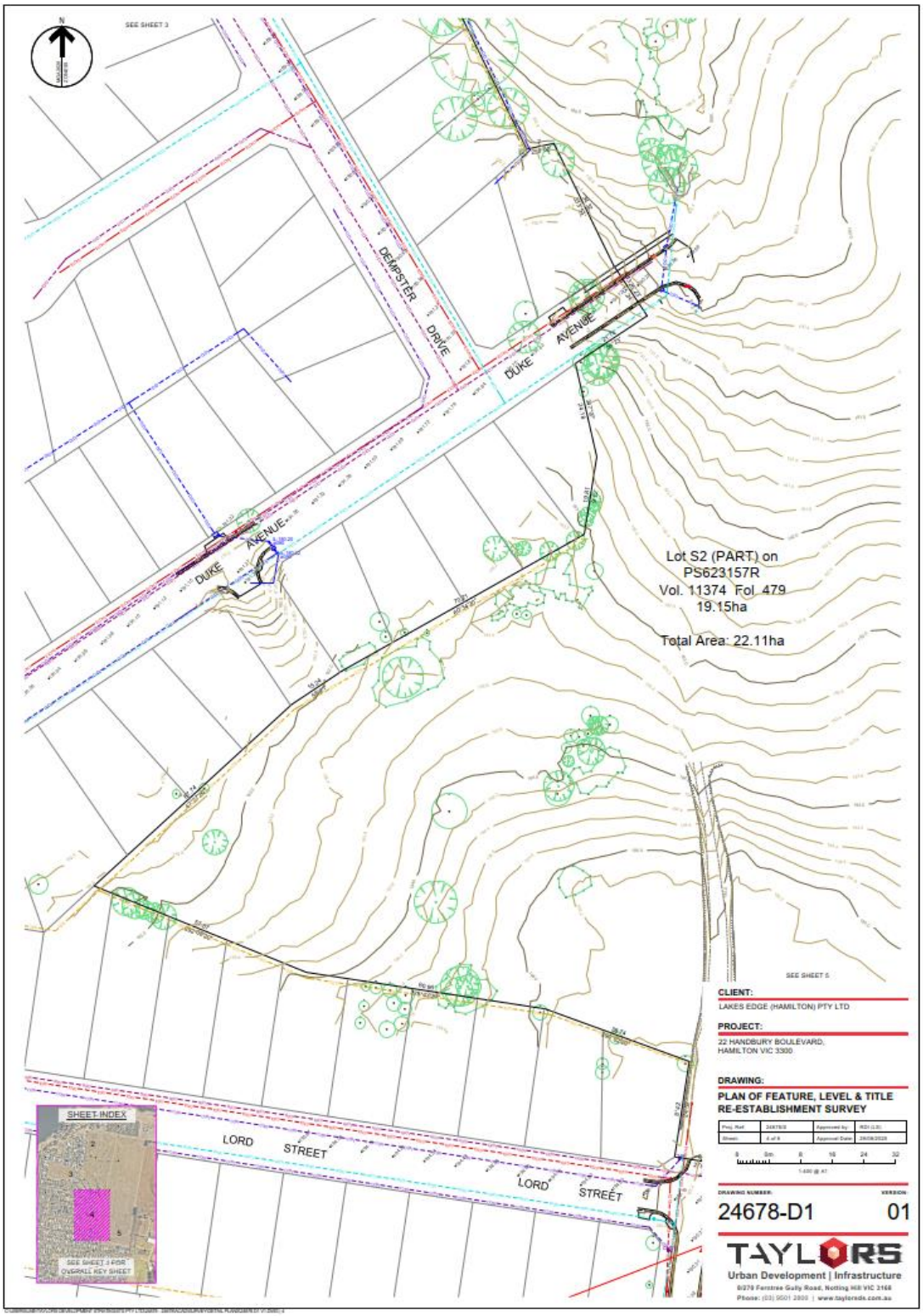


## Appendix F – Survey Plan

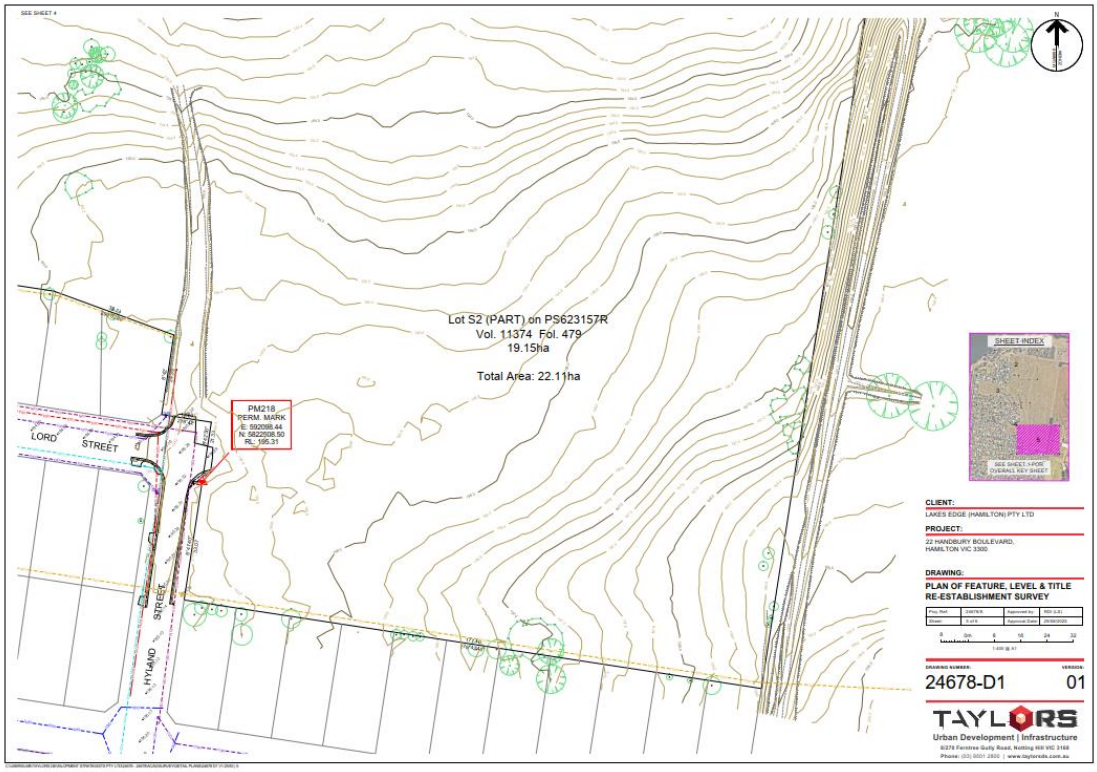


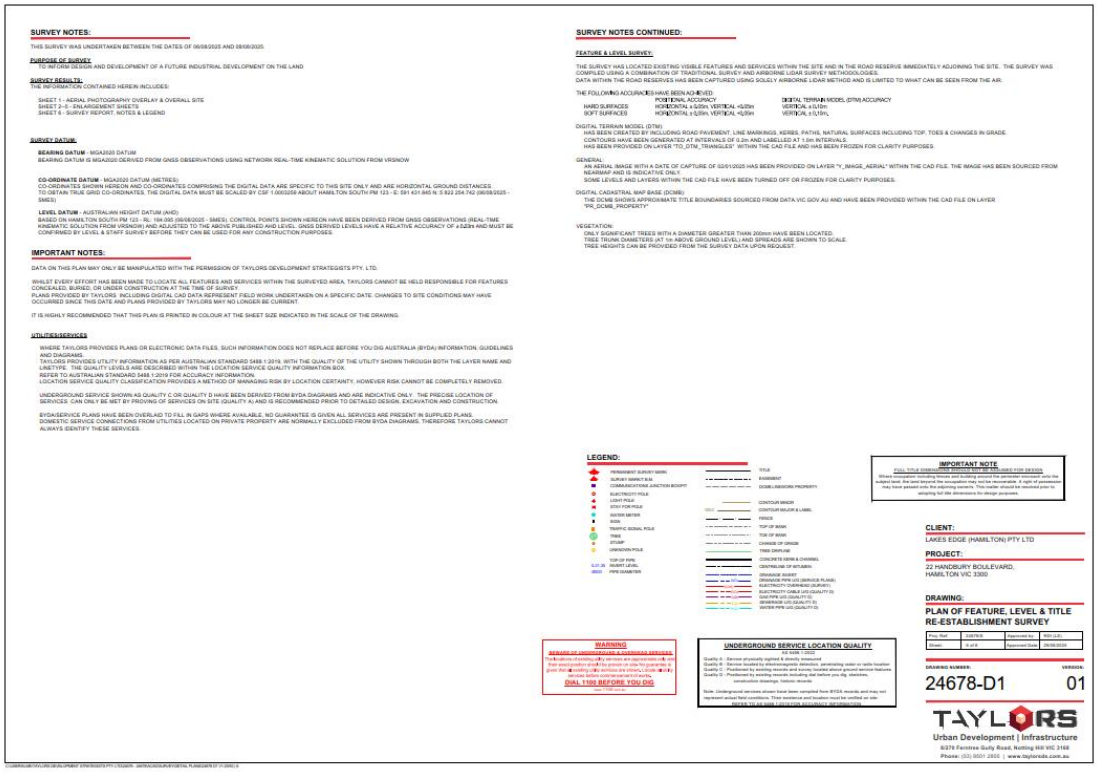

TDS9
RIVET IN S.PIT
E: 592023.03
N: 5823176.54
RL: 184.85
DRIVE
WIDE
STREET
Lot S2 (PART) on PS623157R
Vol. 11374 Fol. 479
19.15ha
Total Area: 22.11ha
SHEET INDEX
CLIENT:
LAKES EDGE (HAMILTON) PTY LTD
PROJECT:
22 HANDBURY BOULEVARD,
HAMILTON VIC 3300
DRAWING:
PLAN OF FEATURE, LEVEL & TITLE
RE-ESTABLISHMENT SURVEY
24678-D1
01
TAYLORS
Urban Development | Infrastructure

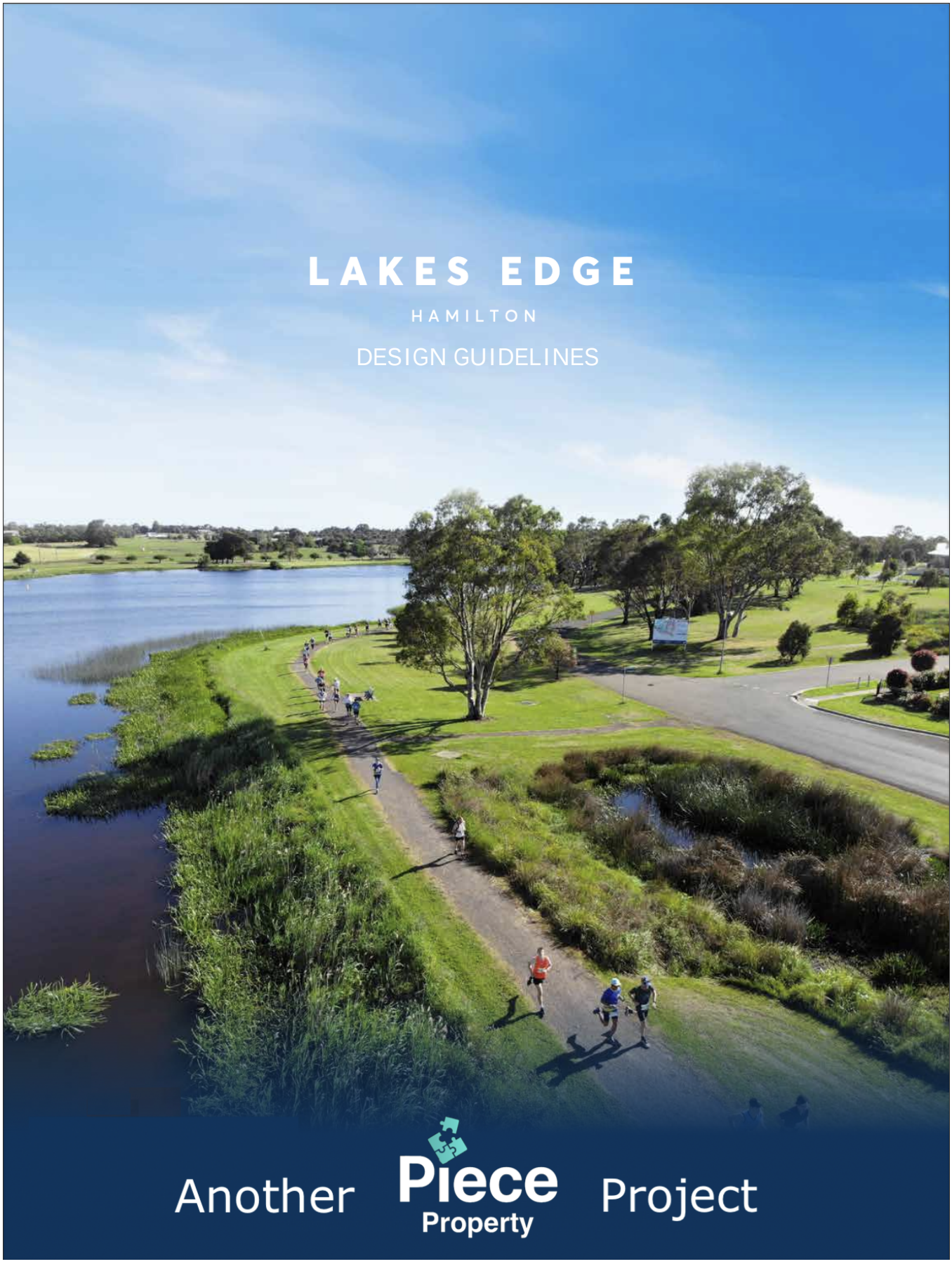

DEMPSTER DRIVE
TDS18
RIVET T.O.K.
E: 591968.44
N: 5822996.72
RL: 183.74
HANDBURY
BOULEVARD
TDS21
STAR PICKET
E: 591795.11
N: 5822039.63
RL: 182.15
Lot S2 (PART) on PS623157R
Vol. 11374 Fol. 479
1.585ha
Lot S2 (PART) on
PS623157R
Vol. 11374 Fol. 479
19.15ha
Total Area: 22.11ha
DEMPSTER
DRIVE
SHEET INDEX
CLIENT:
LAKES EDGE (HAMILTON) PTY LTD
PROJECT:
22 HANDBURY BOULEVARD,
HAMILTON VIC 3300
DRAWING:
PLAN OF FEATURE, LEVEL & TITLE
RE-ESTABLISHMENT SURVEY
24678-D1
01
TAYLORS
Urban Development | Infrastructure

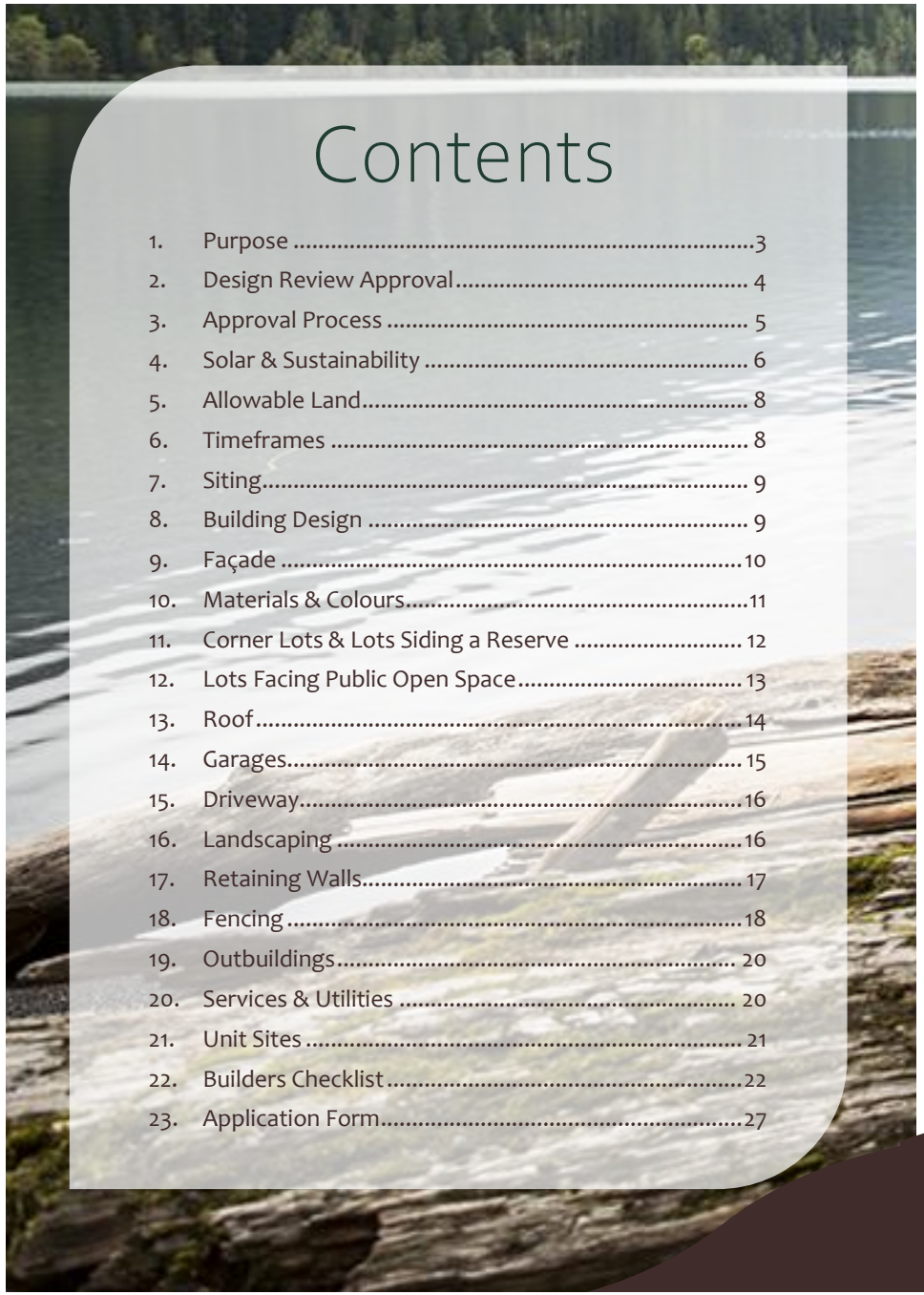

DEMPSTER DRIVE
DUKE AVENUE
LORD STREET
Lot S2 (PART) on
PS623157R
Vol. 11374 Fol. 479
19.15ha
Total Area: 22.11ha
SHEET INDEX
CLIENT:
LAKES EDGE (HAMILTON) PTY LTD
PROJECT:
22 HANDBURY BOULEVARD,
HAMILTON VIC 3300
DRAWING:
PLAN OF FEATURE, LEVEL & TITLE
RE-ESTABLISHMENT SURVEY
24678-D1
01
Urban Development | Infrastructure

Our Ref: 24678/E
Integrated Drainage and Stormwater Management Plan – Lakes Edge - 22 Handbury Boulevard Hamilton - Rev 2




LAKES EDGE
HAMILTON
DESIGN GUIDELINES
Another Piece Property Project



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## 1. Purpose

Lakes Edge Design Guidelines have been prepared to maintain the quality and amenity of the estate to ensure that built form is high quality, consistent and harmonious.

The siting and design of your home is required to be approved by the Design Assessment Panel (DAP) before obtaining building permits. It is mandatory that all plans and other relevant drawings are submitted to the DAP for approval. The final decision of all aspects of the Design Guidelines is at the discretion of the DAP.

### Vision

Lakes Edge is carefully designed with an emphasis on sustainability and community while maintaining cohesive integration with Hamilton's existing surrounding environment and distinctive neighbourhood character.

# 2. Design Review Approval

**2.1** All house designs and building works including fencing, retaining walls and outbuildings require approval from the Design Assessment Panel (DAP). Approval from the DAP is required prior to applying for a building permit for the construction of a new dwelling.

**2.2** The DAP will assess all designs and if they are compliant with the design guidelines, provide a letter for approval along with an endorsed copy of the plans and external colour schedule. If the design submitted does not comply, the DAP will advise the applicant on the areas of non-compliance and the required amendments. Applicants will then be required to submit amended documents in order to gain approval.

**2.3** Please refer to the Developer Approval Application Form at the rear of this document for further information. The Application form must accompany the submission documents.

**2.4** Before construction can commence, your house plans must be approved by the Design Assessment Panel (DAP) prior to the application of a building permit.

**2.5** Design approval from the DAP does not exempt the plans from any building or statutory regulations and the plans are not checked against these requirements.

**2.6** The Design Guidelines may be amended from time to time at the Developer's discretion to reflect changes in design and building trends and/or amendments to legislation affecting building approvals. Applications will be assessed against (and must comply with) the current version of the Design Guidelines. The final decision regarding all aspects of the Design Guidelines will be at the discretion of the DAP.

**2.7** The DAP also reserve the right to waive or vary any requirements of the Design Guidelines, this will not set a precedent nor imply any such action will apply again.

**2.8** Images contained within this document are for illustrative purposes only and may not be an exact representation of the Design Guidelines requirements.

# 3. Approval Process

**3.1** Application Documents

**Site Plan (Scale 1:200)**

Must indicate all boundary setback dimensions, building envelopes, total site coverage and floor areas, site contours, natural ground levels and finish ground level, proposed earthworks and retaining walls, landscape design, north point, vehicle crossover, driveway, fencing details, ancillary items, any proposed out-buildings.

**Floor Plans (Scale 1:100)**

Must indicate key dimensions and window positions.

**Elevations (1:100)**

Must include all 4 elevations and indicate building heights, finished floor to ceili ng levels, roof pitch, eaves depth, external finishes, existing ground levels and retaining walls.

**External Colour & Material Selection**

Must include brands, colour names and colour swatches where possible.

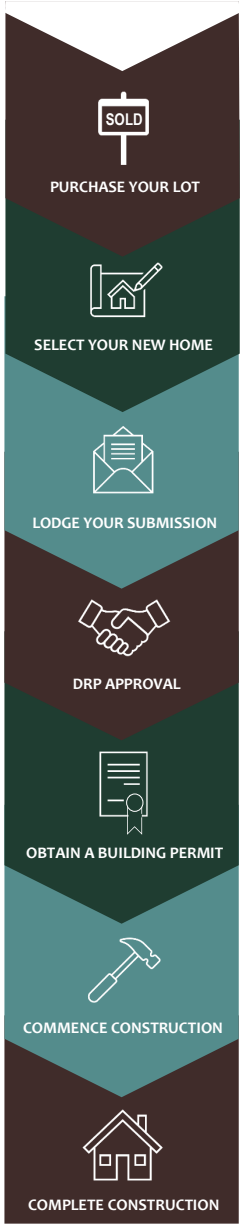
**3.2** Where to Send Your Application

**Lakes Edge Design Assessment Panel**
Taylors Development Strategists

design.guidelines@taylorsds.com.au

Ph: 9501 2800
Attachments must be in PDF format.

The DAP will endeavour to assess proposals in the shortest possible time, which is generally within **10 business days** of receipt of a completed and compliant application.



# 4. Solar & Sustainability

**4.1** The DAP supports and encourages all efforts made to reduce a household's impact on the environment, particularly by limiting the overall energy and water consumption of the household.

**4.2** Applicants are advised that the Building Code of Australia requires that dwellings achieve a minimum 7 star energy rating. Early consideration should therefore be given in the design process to such matters as: solar orientation of dwelling and floor plan layout, external materials, glazing location/design and sunscreens, thermal insulation and thermal mass, solar hot water systems, and water tanks.

**4.3** Appropriate siting, design techniques and building materials make it easy for a home to be energy efficient. Importantly, the design features that make a home more energy efficient can also make your home more comfortable to live in. Reducing the need for mechanical heating and cooling, using the sun to warm and light rooms in winter, and allowing for natural ventilation of your home will create more comfortable living spaces and importantly reduce the energy consumption of your home.

**4.4** All lots 300m² or greater **must** include a minimum 2,000L rainwater tank connected to supply water for toilet flushing and outdoor usage.

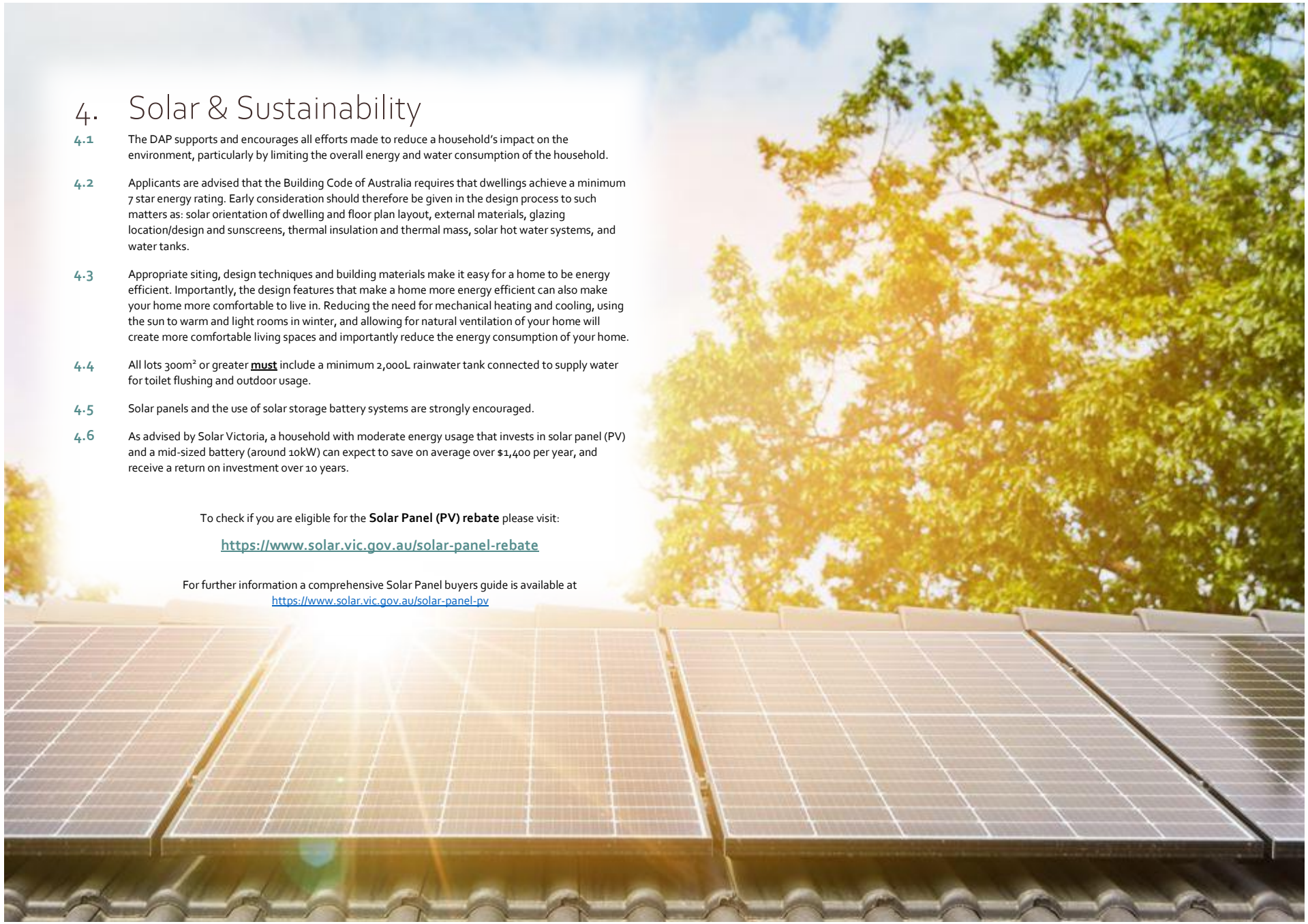
**4.5** Solar panels and the use of solar storage battery systems are strongly encouraged.

**4.6** As advised by Solar Victoria, a household with moderate energy usage that invests in solar panel (PV) and a mid-sized battery (around 10kW) can expect to save on average over $1,400 per year, and receive a return on investment over 10 years.

To check if you are eligible for the **Solar Panel (PV) rebate** please visit:

https://www.solar.vic.gov.au/solar-panel-rebate

For further information a comprehensive Solar Panel buyers guide is available at https://www.solar.vic.gov.au/solar-panel-pv



# 5. Allowable Land

**5.1** No further development may be undertaken without the consent of Council and compliance with these Guidelines. In particular:

- Lots must not be sub-divided, unless specified.
- No more than one dwelling shall be constructed per lot, unless specified.
- Only 1 crossover is permitted per lot (excluding corner lots, subject to DAP approval).

# 6. Timeframes

**6.1** Incomplete building works must not be left for more than three months without construction being carried out and all building works must be completed (with issue of the Certificate of Occupancy) within twelve months of commencement.

**6.2** Front landscaping must be completed within 180 days of the Certificate of Occupancy being issued.

**6.3** Driveway and fencing must be constructed prior to occupation of the dwelling.

# 7. Siting

**7.1** All homes on lots greater than 300m² must comply with siting and setbacks under Part 5 of the Building Regulations 2018, unless otherwise specified on the Building Envelope Plans.

**7.2** Encroachments into the front, side and rear setbacks are allowed as per Rescode, unless otherwise specified on the Building Envelope Plans.

**7.3** Your building surveyor will check your compliance with these regulations.

**7.4** Corner allotments must have a minimum side setback of 2m from the side street boundary.

**7.5** All dwellings must have a minimum 3.0m setback from the rear boundary, unless rear loaded and/or otherwise specified on the Building Envelope Plans.

# 8. Building Design

**8.1** A variety of architectural styles are encouraged and permitted; however, each design will be assessed on its merit by the DAP. Integration with the wider streetscape shall be considered, specifically in relation to façade detailing and colour schemes of traditional proposals.






# 9. Façade

**9.1** Hamptons style facades are encouraged, and should incorporate feature elements that complement the existing surrounds subject to Design Assessment Panel (DAP) approval.

**9.2** Front elevations must be designed to include windows and other features (such as verandahs, projections, varying roof form and materials) which sufficiently address the street frontage.

**9.3** The dwelling must address the street frontage with the entrance covered by a portico, porch, or entry feature.

**9.4** Large areas of blank or unarticulated walls visible to the public are not permitted.

**9.5** Decorative elements must be minimised.

**9.6** Full parapet facades are not permitted.

**9.7** Similar façade designs and/or colour schemes (as determined by the DAP) will not be permitted within 4 lots of each other. This includes lots either side, opposite and encompassing other street frontages where applicable. This provision does not apply to Unit Sites.



*Examples of encouraged dwelling design*

# 10. Materials & Colours

**10.1** External walls may be constructed of brick, masonry or lightweight materials. All proposed materials will be subject to approval from the DAP.

**10.2** Front facades must incorporate at least 2 different materials. One material must not comprise more than 80% of front facade walls.

**10.3** Fully rendered facades are not permitted.

**10.4** Materials and colours on the façade must return to the side elevations a minimum 1.0m.

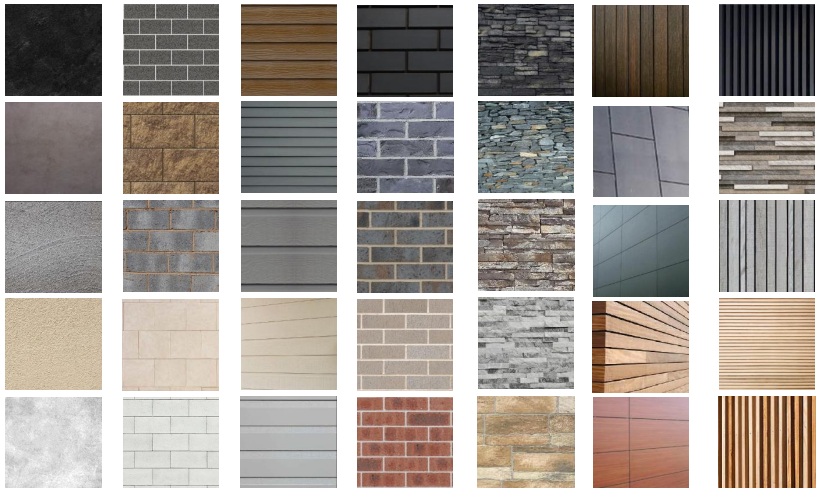
**10.5** A muted or natural colour scheme which complements the dwelling design is required. Strong colours may be permitted, as an accent rather than as predominant body colour.

**10.6** Fascia boards, trim and exposed metalwork must be colour co-ordinated with the dwelling.

**10.7** Reflective glazing and excessively tinted glass is not permitted.

**10.8** Roller shutters are not permitted.

**10.9** Unpainted and/or untreated metalwork including zinc finished and galvanised steel is not permitted.



# 11. Corner Lots & Lots Siding a Reserve

**11.1** Treatment must be provided to side street and reserve side elevations visible to the public. Both single and double storey dwellings are to be designed incorporating feature elements that address both the primary and secondary frontage. Treatment is required to the area visible to the public.

**11.2** The corner return of the front elevation shall be visible and unfenced for a minimum 3.0m of the secondary frontage.

**11.3** The secondary frontage must include feature habitable room windows to match the style of the main street frontage and articulation features (e.g. pergola, wrap-around porch, piers etc.).

**11.4** If the dwelling is double storey, at least one habitable room window must be provided to each level forward of the fence line.

**11.5** Materials on the main street frontage must return to the side street/reserve elevation where visible to the public.

**11.6** Blank or unarticulated walls visible to the public are not permitted.

**11.7** A minimum 450mm eaves are required to the full length of the secondary frontage, except where a parapet wall has been provided.



*Examples of Corner Treatment*

# 12. Lots Facing Public Open Space

**12.1** Where the frontage of an allotment faces the public open space/reserve it must be constructed to adequately address the reserve.

**12.2** All lots facing a public open space must provide a double storey dwelling.

**12.3** Non-habitable rooms (i.e. Ensuites, Walk in Robes etc.) must be avoided on the façade.

**12.4** The façade must be designed with large habitable room window/s for passive surveillance to the reserve.

**12.5** Porches, porticos or other entry features must project forward of the building line with a minimum 1.5m depth and an area of no less than 4.0m².

**12.6** Double storey dwellings should include a balcony facing the public open space.

**12.7** Hamptons style dwellings are encouraged.

**12.8** Garages must be alternating, therefore driveway crossover relocations are not permitted.

**12.9** All lots facing a public open space must provide a front fence that is a maximum 1.2m high and shall be at least 30% transparent (not a solid mass). Refer section *18. Fencing* for more information.



# 13. Roof

13.1 The roof must be laid with corrugated metal or roof tiles.

13.2 A variety of roof forms are encouraged and permitted, however, roof design must form part of a coherent architectural design solution.

13.3 Hipped and gabled roofs must be pitched at a minimum of 22.5˚.

13.4 All roofs must include minimum eaves of 450mm to the street frontage.

13.5 Corner/reserve lot dwellings must include eaves to both street/open space frontages.

13.6 Eaves to the facade must return a minimum 1.0m to the side elevation of non-corner allotments.

13.7 Double storey dwellings must include eaves to the entire first floor.

13.8 Full parapet and/or flat roof designs are not permitted.

13.9 The use of parapet walls and/or flat roofs will be permitted at the discretion of the DAP.

13.10 Ceiling heights must be no less than 2400mm.



*Eave overhang*







*Roof Materials*

# 14. Garages

14.1 Covered, lock-up accommodation for at least one vehicle must be provided in the form of a garage located under the main roof of the dwelling.

14.2 Garages must be integrated into the house structure and designed to complement the main dwelling by utilising similar walls, windows, roof forms, colours and materials.

14.3 Garages must not dominate the streetscape.

14.4 Garages must be setback minimum 500mm behind the main building line of the dwelling.

14.5 Garage door width must not exceed 40% of the lot frontage, where the house proposal is single storey.

14.6 For a double storey dwelling, garage openings should not exceed 30% of the area of the front façade of the dwelling.

14.7 Garage doors must be either panel lift or sectional.

14.8 Roller doors are not permitted.

14.9 A suitably designed carport may be permitted where additional vehicle storage is required.

14.10 Triple garages will only be considered by the DAP where they comply with the requirements noted above.



*Sectional Door*



*Roller Door*

# 15. Driveway

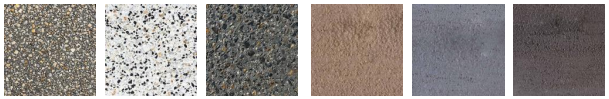
15.1 Only 1 Driveway and crossover is permitted per lot (unless it is on a corner block for side access subject to DAP approval)

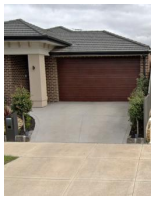
15.2 The driveway must be setback from the closest side boundary by at least 300mm to allow for a landscaping strip.

15.3 The driveway must match the width of the garage opening and taper to match the width of the crossover.

15.4 Excessive concreting in the front yard will not be approved.

15.5 The driveway must be constructed using coloured concrete, exposed aggregate, and/or pavers.





# 16. Landscaping

16.1 Front landscaping must be completed within 180 days of Certificate of Occupancy is issued.

16.2 All areas of the landscaping that are not paved are to be landscaped using plants, grass, shrubs, groundcovers or trees.

16.3 Front landscaping works should include the following as a minimum standard:

- Garden beds comprised of pebbles or mulch
- Lawn areas
- At least 15 shrubs
- At least 1 tree (semi advanced at planting)

16.4 Synthetic turf permitted at the discretion of the DAP subject to product quality assessment.

16.5 Excessive concreting in the front yard will not be approved.

16.6 It is encouraged that letter boxes match the style of the dwelling and are constructed from materials such as brick, render and timber.

# 17. Retaining Walls

17.1 Where required, retaining walls should be constructed from the same materials as the dwellings front façade. This would include masonry such as brick, stone or a rendered finish.

17.2 Timber retaining walls may be permitted where they can demonstrate appropriate structural and aesthetic suitability.

17.3 Retaining walls visible from the street or a public space must not exceed a height of 1.2m.

17.4 Appropriate landscaping should be provided to retaining walls to minimise their visual impact. This could include landscaping to the front and/or side of a retaining wall, or on top of a retaining wall.

17.5 Any proposed earthworks and/or retaining walls must be detailed on the plans and approved by the DAP.

17.6 Retaining walls on or near the boundary and retaining walls which are 1.0m or greater in height require a Building Permit.

17.7 In all cases it is the owner and/or builders responsibility to ensure that retaining walls are constructed to all relevant structural standards, preventing danger or potential collapse.



# 18. Fencing

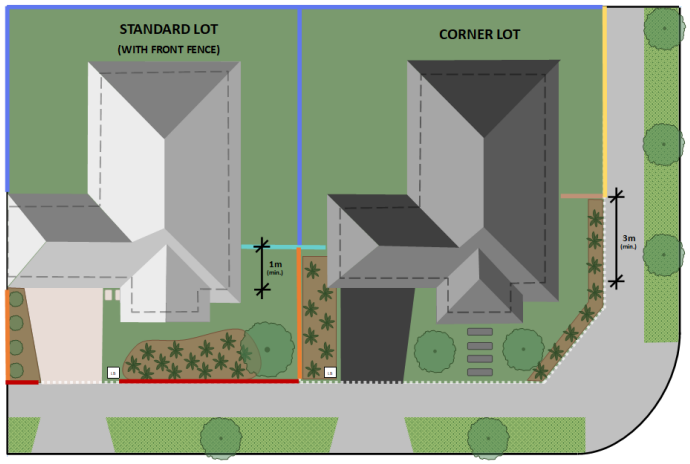
18.1 **Side and Rear Fencing** must be constructed of Colorbond steel to a maximum height of 1.8m. The infill panels, posts and rails must all be *Pale Eucalypt* in colour.

18.2 Side boundary fences between lots must not extend beyond the front facade.

18.3 Side Street and Reserve boundary fences must:

- Stop at least 3.0m behind the closest corner of the front facade so that the corner feature is visible from the street and not concealed by fencing

18.4 **Return fences (including any gates)** must be constructed in a style that complements the front façade design, and return at 90 degrees from the side fencing to abut the dwelling at a minimum 1.0m behind the main building line on non-corner allotments.




Key

- Side & Rear Boundary Fence (Non-Corner side)
- Return Fence/Gate (Non-Corner side)
- Corner (Side Street/Reserve side) Boundary Fencing
- Return Fence/Gate to Corner/Reserve
- Front Boundary Fence
- Side Boundary Fence raked to meet Front Fence height



Pale Eucalypt®

18.5 **Front fencing** is permitted with approval from the DAP. Front fencing shall be at least 30% transparent (not a solid mass) and not exceed a height of 1.2m.

18.6 Front fences styles that may be considered include:

- Post and wire
- Timber slats or pickets
- Masonry pillars with metal, wrought iron or timber infill.

18.7 Front fence design must suit the dwelling in relation to style, materials and colours.

Examples of acceptable front fence designs:

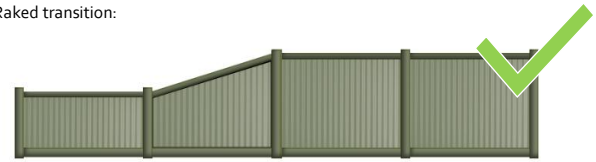


Examples of unacceptable front fence designs:



18.8 Where a front fence is constructed, fencing must be constructed along side boundaries in the front yard, returning from the front fence to abut the side boundary fencing (described in the following point). These 'connecting fences' must be constructed of 1.8m high Colorbond steel in *Pale Eucalypt* colour to match the side and rear fencing, tapering down to a height which matches the front fence. The transition between the side boundary fencing and connecting fences are to be raked, not stepped.

Raked transition:



Stepped transition:



18.9 Timber paling will not be permitted.

# 19. Outbuildings

**19.1** Sheds and outbuildings must be designed and located in a way which minimises visibility and potential impact on neighbouring properties and the streetscape. The DAP will assess these structures on their merits, however structures which are deemed to be of an excessive size will not be approved.

**19.2** Where applicable, sheds and outbuildings must also comply with building envelope plans.

# 20. Services & Utilities

**20.1** Your home must be connected to all available in ground services according to the service provider's standards. Including NBN.

**20.2** Solar panels should be positioned for maximum efficiency.

**20.3** All lots 300m² or greater must include a minimum 2,000L rainwater tank connected to supply water for toilet flushing and outdoor usage.

**20.4** Ancillary items are not permitted to be visible to the main street frontage or secondary frontage. These items include:

- Hot Water Services
- Ducted Heating Unit / Condenser Units
- Rainwater Tanks
- Clothes Lines
- Sheds
- Rubbish Bins

**20.5** Roof mounted satellite dishes and TV aerials are to be located to the rear of the dwelling.

**20.6** Air conditioning units are to be located away from public view and must be located below the ridge line.

# 21. Unit Sites

**21.1** Unit Sites (Medium Density/Multi Unit Occupancy) are identified on the Plan of Subdivision.

**21.2** Dwellings may have attached or detached roofs for each Unit. Where roofs are attached, the roof form must be articulated to add interest to the streetscape.

**21.3** Should cross-over locations differ to what has been provided on the engineering plans, any plans submitted must show the new proposed crossover location and clearly label "subject to council approval. All works and approvals and costs associated with any removal of the existing crossover and reinstating of new crossover/s is the responsibility of the owner/builder".

**21.4** The façades of each subdivided dwelling must incorporate similar aspects such that they appear in harmony.

**21.5** Unit Sites developments are exempt from section 9.7: Identical Facades.

# 22. Builders Checklist

| Item | Lakes Edge | Yes | No | N/A |
|---|---|---|---|---|
| 4.4 | Lots 300m² or greater to provide a minimum 2,000L rainwater tank, connected to supply water for toilet flushing and outdoor usage. | ◯ | ◯ | ◯ |
| 5.1 | **NO** further development may be undertaken without the consent of Council and compliance with these Guidelines. | ◯ | ◯ | ◯ |
| 6.1 | All building works must be completed and Certificate of Occupancy issued within twelve months of commencement of building works. | ◯ | ◯ | ◯ |
| 6.2 | Front landscaping must be completed within 180 days of the Certificate of Occupancy being issued. | ◯ | ◯ | ◯ |
| 6.3 | Driveway and fencing must be constructed prior to occupation of the dwelling. | ◯ | ◯ | ◯ |
| 7.2 | Siting and setbacks comply with Building Regulations or the Building Envelope Plans, where applicable. | ◯ | ◯ | ◯ |
| 7.2 | Encroachments into the front, side and rear setbacks comply with Building Regulations or the Building Envelope Plans, where applicable. | ◯ | ◯ | ◯ |
| 7.4 | Corner allotments have a minimum side setback of 2m from the side street boundary. | ◯ | ◯ | ◯ |
| 7.5 | A minimum 3.0m setback provided from the rear boundary, unless rear loaded and/or otherwise specified on the Building Envelope Plans. | ◯ | ◯ | ◯ |
| 9.2 | Front elevation designed with windows and other design features to sufficiently address the main street frontage. | ◯ | ◯ | ◯ |
| 9.3 | Entrance is covered by a portico, porch, or other entry feature. | ◯ | ◯ | ◯ |
| 9.4 | **NO** Large areas of blank or unarticulated walls visible to the public | ◯ | ◯ | ◯ |
| 9.5 | Decorative elements minimised. | ◯ | ◯ | ◯ |
| 9.6 | **NO** full parapet designs. | ◯ | ◯ | ◯ |
| 9.7 | Façade design and/or colour scheme is unique within 4 lots either side and across the street. | ◯ | ◯ | ◯ |
| 10.2 | Front facade incorporates at least 2 different materials. One material must not comprise more than 80% of front facade walls. | ◯ | ◯ | ◯ |

| Item | Lakes Edge | Yes | No | N/A |
|---|---|---|---|---|
| 10.3 | **NO** fully rendered facades. | ◯ | ◯ | ◯ |
| 10.4 | Materials and colours on the façade return to the side elevations a minimum 1.0m. | ◯ | ◯ | ◯ |
| 10.5 | External colour scheme in muted or natural tones. | ◯ | ◯ | ◯ |
| 10.6 | Fascia boards, trim and exposed metalwork colour coordinated with the dwelling. | ◯ | ◯ | ◯ |
| 10.7 | **NO** reflective glazing and/or excessively tinted glass. | ◯ | ◯ | ◯ |
| 10.8 | **NO** roller shutters. | ◯ | ◯ | ◯ |
| 10.9 | **NO** unpainted and/or untreated metalwork | ◯ | ◯ | ◯ |
| 11.1 | Corner Lots/Lots Siding Reserve: Treatment provided to the secondary frontage where visible to the public. | ◯ | ◯ | ◯ |
| 11.2 | Secondary frontage visible and unfenced for a minimum 3m from the front wall. | ◯ | ◯ | ◯ |
| 11.3 | Secondary frontage includes habitable room windows and articulation features where visible to the public. | ◯ | ◯ | ◯ |
| 11.4 | Double storey dwellings include a minimum of x1 habitable room window to each storey forward of the fence line to the secondary frontage. | ◯ | ◯ | ◯ |
| 11.5 | Materials on the main street frontage return to the secondary frontage where visible to the public. | ◯ | ◯ | ◯ |
| 11.6 | **NO** blank or unarticulated walls visible to the public. | ◯ | ◯ | ◯ |
| 11.7 | A minimum 450mm eave overhang to the full length of the secondary frontage, excluding where parapet walls are provided. | ◯ | ◯ | ◯ |
| 12.2 | All lots facing a public open space (e.g. reserve) must provide a double storey dwelling. | ◯ | ◯ | ◯ |
| 12.3 | Non-habitable rooms are avoided to facade facing the public open space. | ◯ | ◯ | ◯ |
| 12.4 | The façade is designed with large habitable room window/s facing the public open space. | ◯ | ◯ | ◯ |
| 12.5 | Porches, porticos or other entry features project forward of the building line with a minimum 1.5m depth and an area of no less than 4.0m², facing the public open space. | ◯ | ◯ | ◯ |

| Item | Lakes Edge | Yes | No | N/A |
|---|---|---|---|---|
| 12.8 | Garages facing the public open space must be alternating, therefore driveway crossover relocations are not permitted. | ◯ | ◯ | ◯ |
| 12.9 | All lots facing a public open space provide a front fence that is a maximum 1.2m high and shall be at least 30% transparent (not a solid mass) | ◯ | ◯ | ◯ |
| 13.1 | Roof constructed of either corrugated metal or roof tiles. | ◯ | ◯ | ◯ |
| 13.3 | Hipped and gable roofs must be pitched at a minimum of 22.5˚. | ◯ | ◯ | ◯ |
| 13.4 | A minimum eave overhang of 450mm provided to the street frontage. | ◯ | ◯ | ◯ |
| 13.5 | Corner Lots/Lots Siding Reserve must include minimum 450mm eaves to both street/open space frontages. | ◯ | ◯ | ◯ |
| 13.6 | Eaves to the facade return a minimum 1.0m to the non-corner side elevations. | ◯ | ◯ | ◯ |
| 13.7 | Double storey dwellings include a minimum 450mm eaves to the entire first floor. | ◯ | ◯ | ◯ |
| 13.8 | **NO** Full parapet and/or flat roof designs. | ◯ | ◯ | ◯ |
| 13.10 | Ceiling heights no less than 2400mm. | ◯ | ◯ | ◯ |
| 14.1 | Covered, lock-up accommodation for at least one vehicle provided in the form of a garage located under the main roof of the dwelling. | ◯ | ◯ | ◯ |
| 14.2 | Garage integrated into the house structure. | ◯ | ◯ | ◯ |
| 14.3 | Garage does not dominate facade. | ◯ | ◯ | ◯ |
| 14.4 | Garage setback minimum 500mm behind the main building line of the dwelling. | ◯ | ◯ | ◯ |
| 14.5 | Garage door width no greater than 40% of the lot frontage, for single storey. | ◯ | ◯ | ◯ |
| 14.6 | For a double storey dwelling, garage openings no greater than 30% of the area of the front façade. | ◯ | ◯ | ◯ |
| 14.7 | Garage door either panel lift or sectional. | ◯ | ◯ | ◯ |
| 14.8 | **NO** roller doors. | ◯ | ◯ | ◯ |
| 15.1 | Only one driveway crossover. | ◯ | ◯ | ◯ |

| Item | Lakes Edge | Yes | No | N/A |
|---|---|---|---|---|
| 15.2 | A minimum 300mm landscape strip provided. | ◯ | ◯ | ◯ |
| 15.3 | Driveway matches the width of the garage opening and tapers to match the width of the crossover. | ◯ | ◯ | ◯ |
| 15.4 | **NO** excessive concreting in the front yard. | ◯ | ◯ | ◯ |
| 15.5 | Driveway constructed using coloured concrete, exposed aggregate, and/or pavers. | ◯ | ◯ | ◯ |
| 16.2 | All areas of the landscaping that are not paved are to be landscaped using plants, grass, shrubs, groundcovers or trees. | ◯ | ◯ | ◯ |
| 16.3 | Garden beds comprised of pebbles or mulch | ◯ | ◯ | ◯ |
| 16.3 | At least 15 shrubs to front yard | ◯ | ◯ | ◯ |
| 16.3 | At least 1 tree (semi advanced at planting) to front yard | ◯ | ◯ | ◯ |
| 16.6 | Letter box to match the style of the dwelling | ◯ | ◯ | ◯ |
| 17.1 | Retaining walls constructed from the same materials as the dwellings front façade. | ◯ | ◯ | ◯ |
| 17.3 | Retaining walls visible to the public no more than 1.2m high. | ◯ | ◯ | ◯ |
| 17.4 | Appropriate landscaping should provided to retaining walls. | ◯ | ◯ | ◯ |
| 17.5 | Any proposed earthworks and/or retaining walls must be detailed on the plans and approved by the DAP. | ◯ | ◯ | ◯ |
| 17.6 | Retaining walls on or near the boundary and retaining walls which are 1.0m or greater in height require a Building Permit. | ◯ | ◯ | ◯ |
| 18.1 | Side and Rear Fencing must be constructed of Colorbond steel to a maximum height of 1.8m. The infill panels, posts and rails must all be Pale Eucalypt in colour. | ◯ | ◯ | ◯ |
| 18.2 | Side boundary fences between lots must not extend beyond the front facade. | ◯ | ◯ | ◯ |
| 18.3 | Side Street and Reserve boundary fencing stops at least 3.0m behind the closest corner of the front façade. | ◯ | ◯ | ◯ |
| 18.4 | Return fences constructed in a style that complements the front façade design and returns at 90 degrees from the side fencing to abut the dwelling at a minimum 1.0m behind the main building line on non-corner allotments. | ◯ | ◯ | ◯ |

| Item | Lakes Edge | Yes | No | N/A |
|---|---|---|---|---|
| 18.5 | Front fencing shall be at least 30% transparent (not a solid mass) and not exceed a height of 1.2m. | ◯ | ◯ | ◯ |
| 18.7 | Front fence design must suit the dwelling in relation to style, materials and colours. | ◯ | ◯ | ◯ |
| 18.8 | Where a front fence is constructed, fencing must be constructed along side boundaries in the front yard constructed of 1.8m high Colorbond steel in Pale Eucalypt colour to match the side and rear fencing, and raked to match the front fence height. | ◯ | ◯ | ◯ |
| 18.9 | **NO** Timber paling fencing | ◯ | ◯ | ◯ |
| 19.1 | Sheds and outbuildings designed and located in a way which minimises visibility and potential impact on neighbouring properties and the streetscape. | ◯ | ◯ | ◯ |
| 19.1 | **NO** structures which are deemed to be of an excessive size. | ◯ | ◯ | ◯ |
| 19.2 | Where applicable, sheds and outbuildings must also comply with building envelope plans. | ◯ | ◯ | ◯ |
| 20.1 | Your home must be Connected to all available in ground services, Including NBN. | ◯ | ◯ | ◯ |
| 20.4 | **NO** ancillary items visible to the public. | ◯ | ◯ | ◯ |
| 20.5 | Roof mounted satellite dishes and TV aerials are to be located to the rear of the dwelling. | ◯ | ◯ | ◯ |
| 20.6 | Air conditioning units located away from public view and located below the ridge line. | ◯ | ◯ | ◯ |
| 21.2 | Unit Sites: may have attached or detached roofs for each Unit. Where roofs are attached, the roof form must be articulated to add interest to the streetscape. | ◯ | ◯ | ◯ |
| 21.3 | Unit Sites: where crossover locations differ to the engineering plans, any plans submitted must show the new proposed crossover location and clearly label "subject to council approval. All works and approvals and costs associated with any removal of the existing crossover and reinstating of new crossover/s is the responsibility of the owner/builder". | ◯ | ◯ | ◯ |
| 21.4 | Unit Site façades of each subdivided dwelling must incorporate similar aspects such that they appear in harmony. | ◯ | ◯ | ◯ |

# 23. Application Form

**23.1** Please detach this form and complete the details for the submission to the Lakes Edge Design Assessment Panel for plan approval.

| Property Details | |
|---|---|
| Lot Number: | |
| Street Number: | |

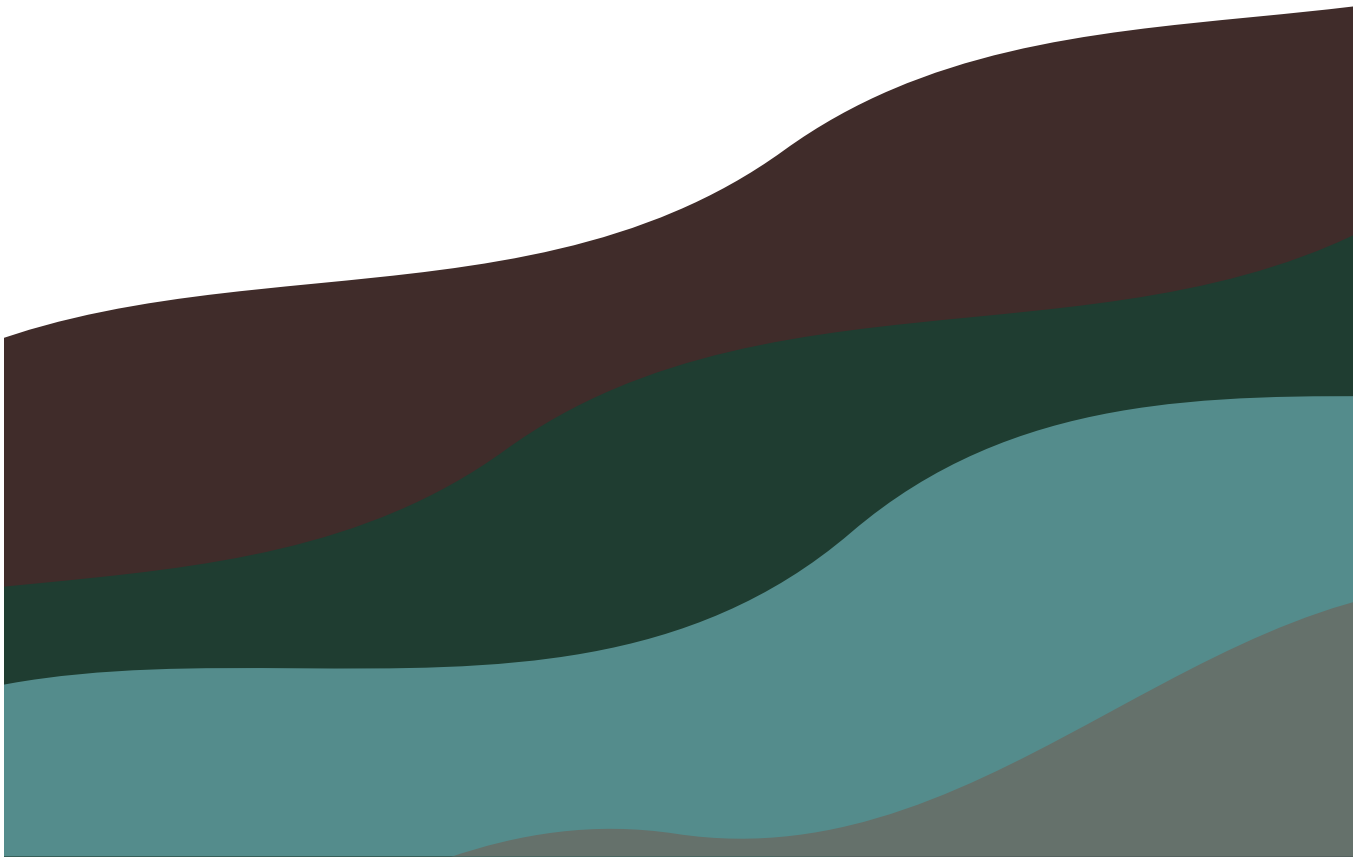
| Applicant Information (Preferred Contact) | | | |
|---|---|---|---|
| Name: | | | |
| Current Address: | | | |
| Post Code: | | | |
| Telephone: | | Mobile: | |
| Email: | | | |
| **Owner(s) Details:** | | | |
| Name: | | | |
| Current Address: | | | |
| Post Code: | | | |
| Telephone: | | Mobile: | |
| Email: | | | |
| **Builder/Building Designer/Architect Details:** | | | |
| Name: | | | |
| Company: | | | |
| Current Address: | | | |
| Post Code: | | | |
| Telephone: | | Mobile: | |
| Email: | | | |

**23.2** Fees are applicable, at the owners expense, for any third and subsequent reviews. Please contact DRP for application costs.

23.3 Include the following documents (tick box)

| Lakes Edge Design Submission Requirements: | |
|---|---|
| | Dimensioned Site Plan (scale 1:200), indicating all boundary setback dimensions, building envelopes, total site coverage and floor areas, site contours, natural ground levels and finish ground level, proposed earthworks and retaining walls, north point, vehicle crossover, driveway, fencing details, ancillary items, and any proposed out-buildings. |
| | Dimensioned Floor Plans (scale 1:100), window positions, roof plan |
| | All Elevations (scale 1:100). Elevations are to include building and wall heights, roof pitch, eave size, external fixtures and external surface finishes |
| | Cross sections indicating details of ceiling height |
| | Schedule of external materials, colours and finishes including driveway |
| | Landscape Plan |
| | Application Form |
| | Builders Checklist |

**Allow a minimum of 10 working days for processing and assessment on the provision all required documentation is submitted.



Urban Development | Infrastructure

# EnviroDevelopment Initial Assessment Report

## Lakes Edge Estate

22 Handbury Boulevard
Hamilton

Prepared by Taylors for
Piece Property

Version 2 - November 2025

**Taylors Development Strategists Pty Ltd | ABN** 80 128 948 523 **| Certified to** ISO 14001, ISO 9001 & ISO 45001

F 512 Ver 7.0

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## 1.0 Introduction

Taylors Development Strategists continue to act on behalf of Piece Property with regard to the preparation of this report to support an application for subdivision at 22 Handbury Boulevard, Hamilton ('The Site').

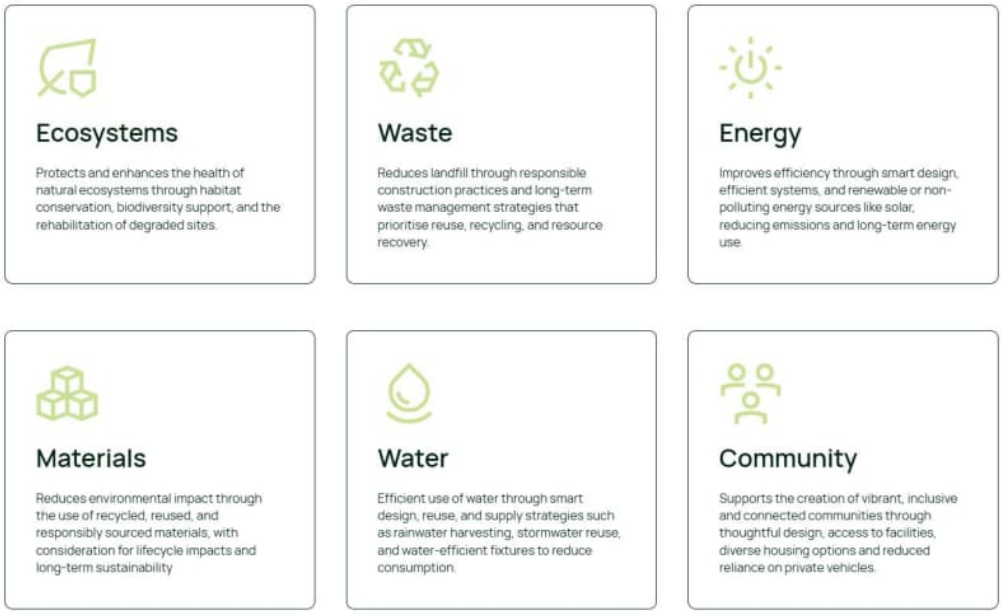
The Site has a requirement via an s173 Agreement to provide an EnviroDevelopment Assessment across six areas of sustainability, including water, ecosystems, community, waste, material and energy.

EnviroDevelopment is a sustainability certification and rating tool for residential, commercial, and retail property development. An initiative of the Urban Development Institute of Australia (UDIA), it independently verifies projects that deliver outstanding environmental and community outcomes.

This report is an initial assessment of the development proposal against the requirements outlined in the EnviroDevelopment National Technical Standards for Residential Subdivisions Version 4, focusing on the land development component only, and identifies areas where the proposal is likely or have good potential to achieve, or unlikely to reasonably achieve, the required criteria.



## 2.0 Initial Assessment Summary




This initial assessment of the development proposed for The Site across six areas of sustainability, including water, ecosystems, community, waste, material and energy. finds that the proposal is likely to achieve:

- 7 of the 7 required Essential criteria
- 30 of the 36 required Ecosystems criteria
- 7 of the 9 required Waste criteria
- 6 of the 7 required Energy criteria
- 5 of the 8 required Materials criteria
- 5 of the 6 required Water criteria
- 30 of the 30 required Community criteria

The proposed development makes a substantial effort toward meeting most of the requirements of achieving EnviroDevelopment accreditation however further mandating of sustainable outcomes in the built form and investment in broader ecological and community outcomes are required should certification of the project be sought.

Affordability being a key driver of the development, where the implementation of sustainability measures contributes to the cost of development and impacts on pricing to the market, these measures may be difficult to adopt to achieve a commercially viable outcome.

## 3.0 Outline Development Plan

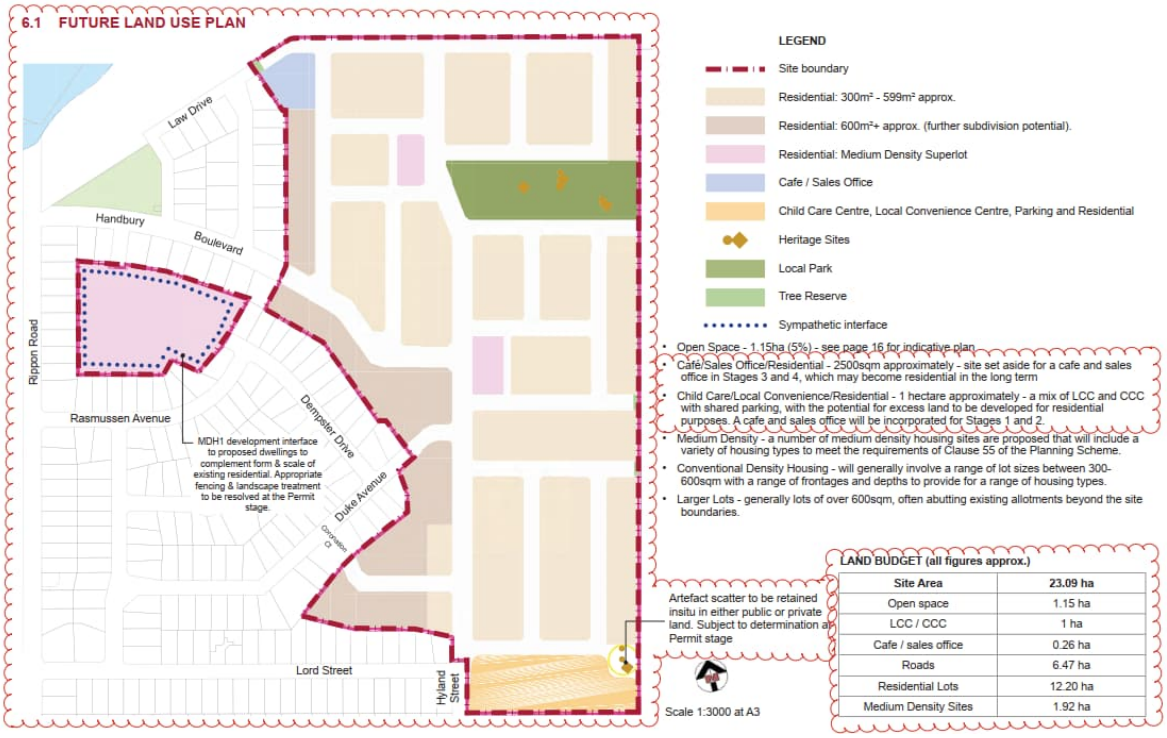



***Figure 1**: Development Master Plan*

## 4.0 Landscape Master Plan

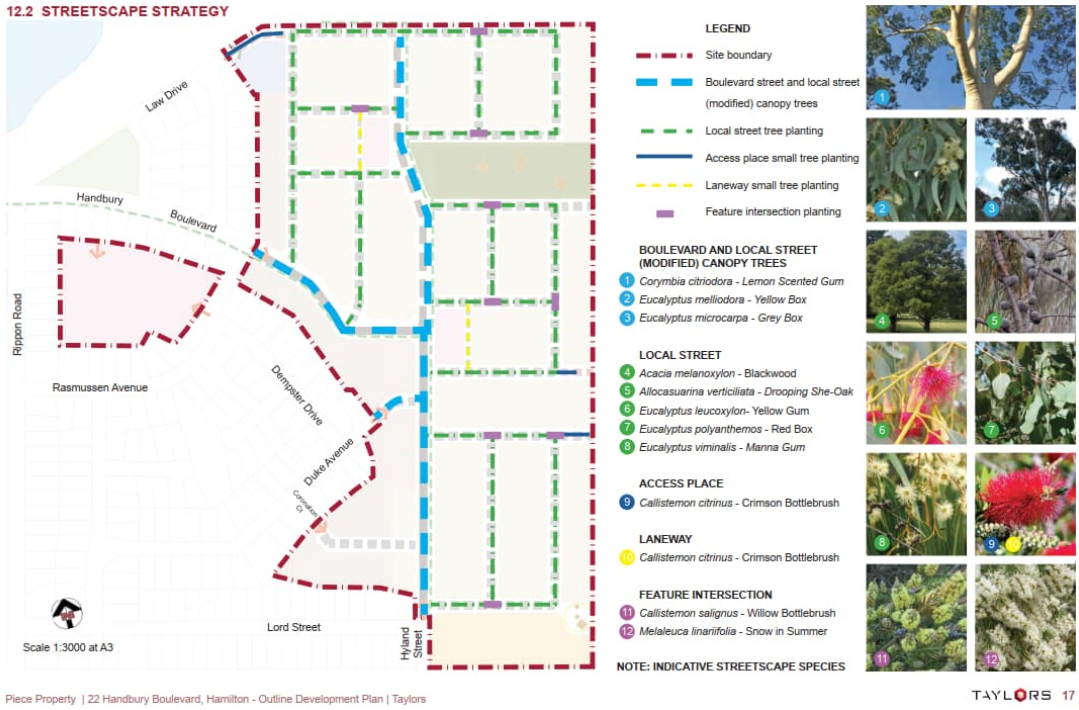



***Figure 2**: Landscape Master Plan*

# 5.0 EnviroDevelopment Assessment

## 5.1 Essential Requirements

To be eligible for certification, the project must demonstrate compliance against 7 essential requirements.
The project proposal in its current form has been assessed as likely to meet all 7 of these essential requirements.
The assessment has been provided against the following criteria and requirements:

***Community Education***

*The proposal must establish a community education program targeting residents/tenants/users which specifically addresses:*

- *information regarding the waste hierarchy of reduce, reuse and recycle;*
- *energy and water efficiency; and*
- *use of environmentally responsible materials, emissions and maintenance.*

The development proponent has commenced a community engagement process and is anticipated to continue to engage with the community through out the development promoting sustainability. Community engagement sessions have been held where the proposal of sustainability measures such as mandating rooftop solar have been undertaken.

Marketing material and Design Guidelines that both inform and place requirements on purchasers to meet sustainability criteria will be developed and will form part of Land Sales Contracts.
Although the detailed outputs of the education material have not yet been fully documented, it is expected that that this requirement will be met through ongoing sales engagement and informative development marketing material.
For formal application for certification of the development, a statement from the proponent and supporting documentation when developed is required to be submitted.
*Requirement Achieved - Likely*

Potential Requirement Outcome - 1/7

***Ecological Net Gain***

*The proposal must demonstrate that an ecological net gain will be achieved for the project in relation to local native vegetation communities and fauna habitat resources. This must include identifying and implementing appropriate strategies prior to commencement of works.*

The existing site has been highly modified due to clearing and limited ecological value. A Flora and Fauna Assessment was undertaken by Biosis in 2023 identifying that The Site is dominated by the noxious weed Chilean Needle Grass, which may provide habitat to the endangered Golden Sun Moth.

The proposed development of The Site will result in the removal of noxious weed, and include the construction of wetlands, parkland and streetscapes with native vegetation communities that will provide opportunity for faunal habitat to indigenous species.

Where the design and establishment of habitat associated with the Stormwater Management Plan and the Landscape Master Plan through consultation with Council and adopting appropriate native species, the criteria for Ecological Net Gain being met may be assessed as likely.

*Requirement Achieved – Likely*

Potential Requirement Outcome - 2/7

***Recycle/Reuse Vegetative Debris***

*The proposal, where relevant, must recycle and reuse all vegetative debris on site (e.g. for landscaping or composting purposes). If not feasible, arrangements should be made for vegetative debris to be transported for reuse or disposed of by a licensed recycler or reprocessor. There should be no pit burning of green waste on site.*

A site environmental management plan (SEMP) is proposed to be developed and approved by Council prior to construction works commencing on site. The SEMP will include requirements for the removal/recycling and reuse of vegetative debris derived from site where possible.

It is understood that the development of the SEMP will also be a Council planning permit requirement for the subdivision of the land, which will require the proponent to meet this requirement. As such the criteria may be assessed as being met.

*Requirement Achieved - Likely*

Potential Requirement Outcome - 3/7

***Solar Access***

*The proposal must demonstrate assessment of solar orientation options to provide best practice solar access opportunities.*

Standard C9 of Clause 56.04-3 of the Victorian Planning Provisions requires that, unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation. Lots have appropriate solar orientation when:

- The long axis of lots are within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south.
- Lots between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north.
- Dimensions of lots are adequate to protect solar access to the lot, taking into account likely dwelling size and the relationship of each lot to the street.

The proposed development plan creates lots that, the majority of which, will have boundaries that are either parallel or perpendicular to The Site's eastern boundary. This boundary has an alignment of 8°48'20" east of north, being within the parameters to achieve optimum solar orientation.

*Requirement Achieved - Likely*

Potential Requirement Outcome - 4/7

***Greenhouse Gas Reduction***

*The proposal must demonstrate how the project will reduce greenhouse gas emissions beyond regulatory requirements.*

The National Construction Code (NCC) sets minimum energy efficiency requirements for residential buildings and the Nationwide House Energy Rating Scheme (NatHERS) set a minimum dwelling rating of 7 stars. In addition to these mandatory requirements, rainwater tanks plumbed to toilets and outdoor irrigation and mandated rooftop solar to battery storage will reduce greenhouse gas emissions beyond typical regulatory requirements.

*Requirement Achieved - Likely*

Potential Requirement Outcome - 5/7

***Potable Water Reduction***

*The proposal must demonstrate how the project will reduce potable water consumption for irrigation.*

The proposal mandates that the construction of dwellings with the subdivision must include the installation of rainwater tanks that are plumbed to toilets and outdoor irrigation. Typical water usage investigations have found that toilet flushing accounts for approximately 20% of all water usage and 15% was used for irrigation purposes. As such the mandating of rainwater tanks within the development will significantly reduce potable water consumption. Passive irrigation of street trees around the perimeter of the open space reserve is also proposed which further reduces reliance on potable water supplies for irrigation purposes.

*Requirement Achieved – Likely*

Potential Requirement Outcome - 6/7

**Community Consultation**

*The proposal must demonstrate how community consultation and feedback has been incorporated into the project's design or activities.*

Piece Property have undertaken Community Consultation sessions in September 2024 and August 2025. The community consultation highlighted that affordability of house and land packages as well as the urgent need for quality housing and a Child Care Centre in the area were key considerations. Refer Appendix B for Community Consultation Material.

In addition, there has been consultation with Western District Health Services relating to requirements and housing solutions for travelling health professionals and the importance of newer quality housing stock for workers relocating to Hamilton and promoting further recruitment of health professionals to the area.

The proposal includes provision for a Child Care Centre and will aim to deliver affordable and quality housing solutions to meet community needs.

*Requirement Achieved - Likely*

Potential Requirement Outcome - 7/7

## 5.2 Ecosystems




To achieve certification in the Ecosystems element, a project must achieve:

- All the requirements under Aquatic Ecosystems
- All the requirements under Soil Health
- All the requirements under Earthworks
- 10 credits from Urban Ecology - Flora Systems
- 8 credits from Urban Ecology - Fauna Systems

To be eligible for certification, the project must demonstrate compliance of 36 of a possible 43 requirements.

It also should be noted that if Federal or State approval is required (EPBC approval etc), then this approval must be in place before certification in the Ecosystems element can be given.

The project proposal has been initially assessed to likely meet **30** of the **34** necessary requirements.

***Aquatic Ecosystems***

*The proposal is to ensure sustainable management of water resources within, impacted by, or drawn upon by the project and the preservation of the ecological function of the local area's aquatic ecosystems.*

*Stormwater Management Plan*

*The proposal must provide a stormwater management plan which demonstrates:*

- *Protection and enhancement of natural surface and groundwater hydrological regime including riparian zones and buffers (where relevant depending on site) in consideration of the stability, ecological integrity and functionality of stormwater receiving environments and groundwater dependent ecosystems (GDE's). This includes incorporating and protecting any significant natural aquatic ecosystem features into the project design;*

- *Incorporation of integrated water cycle management principles (surface water, groundwater, water quality) into project design including water sensitive urban design devices. Set quantifiable water quality targets which exceed planning/legislative requirements and verify design through accepted modelling (e.g. MUSIC). Recognition can also be given for stormwater reuse (such as infill sites) where appropriate water treatment measures and infrastructure are to be utilised;*
- *Appropriate drainage to protect both water cycle and infrastructure; and*
- *Incorporation of adequate stormwater management provisions during and post construction to avoid enhanced risk of flooding and flood damage and to reduce risk of pollution entering waterways. Design and construct to limit the post-project peak one-year ARI event discharge to the receiving waterway to the pre-project peak one-year ARI event discharge, for sites that are upstream of erodible waterways. Must also consider impact on and from adjacent sites.*

The planning application as required by the s172 Agreement has included an Integrated Drainage and Stormwater Management Plan (SMWS). The SWMS considers the management of surface water runoff from the proposal and outlines the methods of treatment and conveyance to the receiving waters, being Lake Hamilton.

The SMWS outlines compliance with the requirements of Clause 56.07 of the planning scheme to reduce potable water usage through the use of rainwater tanks, improve quality of stormwater runoff through water sensitive urban design treatment measures.

MUSIC Modelling is included in the SMWS provides calculations and observes that through the treatment proposed, Best Practice reductions for Water Quality being, 80% reduction in Suspended solids, 45% reduction in total nitrogen, 45% reduction in total phosphorus, and 70% reduction in gross pollutants is exceeded.
*Requirement Achieved - Likely*

Potential Requirement Outcome – 1/3

*Herbicide Pesticide Management*

*The proposal must demonstrate that any herbicide or pesticide use is undertaken in such a way to avoid contamination of aquatic ecosystems. Applicant is to demonstrate that:*

- *Alternative pest control measures have been considered with the intent to avoid/minimise use of pesticides and herbicides;*
- *Any use of herbicides and pesticides can be undertaken safely, with conservation benefit outweighing risk of harm; and*
- *Potential environmental impacts of herbicide/chemical use have been considered and that significant impacts are not anticipated.*

The proposal in its early stages does not specifically address this requirement, however consultation with the proponents Landscape Architect that the Pesticides would not be proposed to be utilised, and that herbicide management will be easily applied to the proposal in detail prior to the construction phases of the project.

Documents associated with the construction of the project; such the Site Environmental Management Plan (SEMP) and Landscape specifications will outline requirements for the use of pesticides.
*Requirement Achieved - Likely*

Potential Requirement Outcome – 2/3

*Water Feature Habitat*

*Where there is an ecological need, provide water features that allow habitat and refuge for fauna.*

No specific Ecological need has been identified, however the Hamilton Lakes Edge Precinct Flora and Fauna Assessment (Draft Report – June 2023) indicates a medium likelihood of occurrence of the endangered (FFG Act) Tussock Skink.

The adoption of water sensitive urban design infrastructure such as constructed wetlands and bio cells include native vegetation include riparian, and ephemeral plantings may provide refuge habitat for the Tussock Skink.

Selected planting in the areas of stormwater treatment that promote habitat such as Tussock, Wallaby and Kangaroo Grasses.
*Requirement Achieved - Potential*

Potential Requirement Outcome – 3/3

***Soil Health***

*The proposal must ensure construction practices retain the ecological integrity of the soil to assist in achieving environmental outcomes. Applicant is to demonstrate that:*

- *Take soil samples in areas that are to be retained for vegetative growth to ensure an understanding of soil characteristics. For soils used for revegetation purposes, the organic content of the soil, pH and nutrient status shall be like that of undisturbed native soils of ecosystems that support the appropriate plant species intended for the site.*

No areas of existing vegetation, or areas for revegetation have been proposed within the development however area for planting associated with environmental outcomes have been identified within water treatment infrastructure areas and a habitat zone located within the proposed open space reserve. Soil testing will be completed prior to construction to determine the soil profile characteristics for local park and drainage assets to support the establishment and growth of proposed vegetation.
*Requirement Achieved - Likely*

Potential Requirement Outcome – 1/5

- *Unless soil is heavily contaminated, retain insitu or stockpile and reuse all topsoil to best advantage on site. Where topsoil is minimal or absent and subsoil is deemed suitable for amendment, stockpile subsoil on site. Note: Wherever possible, stockpiles should be no more than 1.5m high with maximum 1:2 batter and once stockpiling completed, covered with a green cover crop to avoid erosion, desiccation and solarisation.*

Prior to commencement of the works, a Site Environmental Management Plan (SEMP) will be developed, approved and implemented during construction. This will outline the requirements for the management of topsoil and stockpiles.

*Requirement Achieved - Likely*

Potential Requirement Outcome – 2/5

- *Restrict access to site by vehicles to nominated roadways or parking areas, well away from existing trees or intended public realm areas, to minimise compaction. Rip compacted soil once building works are completed. Ensure building wastes, particularly liquid wastes do not contaminate the soil.*

Prior to commencement of the works a Traffic Management Plan (TMP) will be developed, approved and implemented during construction. This will outline the requirements for the management of topsoil and stockpiles.

*Requirement Achieved - Likely*

Potential Requirement Outcome – 3/5

- *Recycle and reuse all vegetative debris on site (e.g. for topsoil augmentation or composting purposes). If onsite reuse is not feasible, arrangements should be made for green waste to be transported for reuse or disposed of at a fully licensed recycler or reprocessor. There should be no pit burning of green waste on site or disposal to landfill.*

Prior to commencement of the works, a Site Environmental Management Plan (SEMP) will be developed, approved and implemented during construction. This will outline the requirements for the management of usable vegetative debris for the reuse on site as mulch for landscaping. When prepared it will stipulate no burning or disposal of green waste to landfill.

*Requirement Achieved - Likely*

Potential Requirement Outcome – 4/5

- *Amend, mulch and revegetate soils disturbed during construction as well as soils on the remainder of the site where the site has formerly been used for farming, forestry, industrial, commercial or urban land uses. Demonstrate that soils are suitable for intended purposes.*

Soil testing will be completed prior to construction to determine the soil profile characteristics for use on site.

Soil improvement recommendations to support establishment and growth of proposed plantings will be required to be implemented and specified with detailed design and for construction landscape documentation prepared by a registered Landscape Architect.

*Requirement Achieved - Likely*

Potential Requirement Outcome – 5/5

***Site analysis & earthworks***

*The proposal is to reduce the disturbance of construction works on the site's natural topography and nearby waterways. Applicant is to :*

- *Conduct thorough site analysis prior to planning and design to identify:*
- *Areas of prime ecological significance;*
- *presence of local native flora and fauna as well as pest species;*
- *habitat areas and/or connections between habitat areas;*
- *opportunities for re-vegetation; and*
- *opportunities for vegetation retention.*
- *The project must adequately consider and preserve significant areas based on the advice of this report.*

A Flora and Fauna Assessment has been prepared for The Site (Refer Appendix B) and identifies that the site does not support significant biodiversity values. The Site has potential for Golden Sun Moth to be occur however this is due to the presence of the noxious weed Chilean Needle-grass which is known to host the moth. Recommendation within the report will be implemented as required during the development will include identifying and implementing appropriate vegetation losses (Plains Grassy Woodland) and targeted surveys for the presence of Golden Sun Moth.

*Requirement Achieved - Likely*

Potential Requirement Outcome – 1/8

- *Demonstrate that an ecological net gain will be achieved for the project in relation to local native vegetation communities and fauna habitat resources. This must include identifying and implementing appropriate strategies prior to commencement of works. Options to achieve a net gain through the life of the project may include:*
- *rehabilitation works demonstrating a net gain in the ecological condition and functionality of vegetation communities/fauna habitat resources will be achieved post development.*
- *environmental offset provisions associated with development which achieve a net gain in ecological attributes of significance via onsite, offsite or financial contribution modes of offset delivery.*
- *direct benefit management approaches to support conservation of native wildlife created by development. Examples may include contribution to a local wildlife hospital or funding of academic research.*

A Flora and Fauna Assessment has been prepared for The Site and identifies that the site in its current form does not support significant biodiversity values.

The development of The Site will establish riparian and ephemeral plantings, habitat areas and groundcovers and trees in the local park and tree lined streets all providing significant improvement to the ecology of the current site. Please refer to the initial Landscape Master Plan (Refer Appendix B).

No specific report has been prepared at this time however it is considered that this condition would likely be achieved based on the vegetation improvements proposed through the development of The Site.
*Requirement Achieved - Likely*

Potential Requirement Outcome – 2/8

- *If identified through site analysis, demonstrate that the project incorporates impact mitigation measures targeting threatened species such as Koala (Phascolarctos cinereus). Measures include fauna friendly fencing, establishment of refuge habitat, domestic animal management protocols to protect native fauna and traffic calming devices.*

The Hamilton Lakes Edge Precinct Flora and Fauna Assessment (Draft Report – June 2023) indicates a medium likelihood of occurrence of the endangered (FFG Act) Tussock Skink.

The adoption of water sensitive urban design infrastructure such as constructed wetlands and biocells include native vegetation include riparian, and ephemeral plantings may provide refuge habitat for the Tussock Skink.

Selected planting in the areas of stormwater treatment that promote habitat such as Tussock, Wallaby and Kangaroo Grasses.
*Requirement Achieved - Potential*

Potential Requirement Outcome – 3/8

- *The project is planned, designed and constructed in manner that achieves a balanced earthworks outcome (no spoil or import). Where spoil is generated it shall be disposed of in a location requiring import and not to landfill. Note: Projects which require importation of fill for groundwater or other environmental considerations may apply for discretion under this criteria.*

The Outline Development Plan has provided a street network that generally follows the nature topography of site to minimise earthworks.

Earthworks balancing will be confirmed during detailed design of the project. Preliminary modelling indicates the site is likely to achieve near-balance, as there will be requirement for filling of areas in the northeast and mid-eastern areas of The Site utilising site derived excavated material.

Prior to commencement of the works, a Site Environmental Management Plan (SEMP) will be developed, approved and implemented during construction. This will outline the requirements for the management of

importation and disposal of material, and it will require that surplus material be disposed of in locations requiring/accepting clean fill over disposal to landfill as rubbish.

*Requirement Achieved - Potential*

Potential Requirement Outcome – 4/8

- *Plan, implement and maintain effective erosion and sediment control measures during construction and operation. As a minimum, these should exceed relevant legislative and regulatory requirements.*

Prior to commencement of the works, a Site Environmental Management Plan (SEMP) will be developed, approved and implemented during construction. This will outline the regulatory requirements for the management of erosion and sediment controls during construction. Please refer to example SEMP in Appendix B.

*Requirement Achieved - Likely*

Potential Requirement Outcome – 5/8

- *Ensure appropriate staging of earthworks to ensure bare earthworks are avoided in high-risk areas of the site during dominant rainfall periods and the area and duration of bare earthworks is minimised during construction.*

Prior to commencement of the works, a Site Environmental Management Plan (SEMP) will be developed, approved and implemented during construction. This will outline requirements that areas of bare earthworks are to be minimised during construction, not only during high rainfall period but also dry periods where dust generation on windy days may present issues for neighbouring properties.

Measures to be implanted will include hydro-mulching or geotextile protection of exposed areas and construction management timing to ensure material, such as pavement subbase/capping layers are installed over excavations in a timely manner to avoid potential erosion and excessive sedimentation in stormwater runoff.

*Requirement Achieved - Likely*

Potential Requirement Outcome – 6/8

- *Design and construct street layout to respond sensitively to the existing landform and topography. Note: The achievement of this criteria should be balanced with solar orientation and other sustainability considerations including walkability /accessibility outcomes.*

The Outline Development Plan has provided a street network that generally follows the nature topography of site to minimise earthworks, however the relatively small site required to deliver the necessary connectivity to the existing development to the west. The road network has been designed to convey overland flow generally via paths that follow the existing depressions within the natural landform. The orientation of lots as mentioned earlier in this report provides excellent solar access.

*Requirement Achieved - Potential*

Potential Requirement Outcome – 7/8

- *Where there is contamination identified on site, employ best practice techniques to remediate contaminants including rehabilitation to meet regulatory requirements and suit future uses.*

Land contamination assessments have not been provided. For the purpose of this report, it is assumed that that the land is not contaminated.

Should an environmental audit of The Site identify contamination, the proponent will be required remediate the area under regulatory framework requirements for the land to be developed for residential purposes.
*Requirement Achieved - Potential*

Potential Requirement Outcome – 8/8

***Urban ecology – Essential***

*To ensure there is a comprehensive strategy for the project that retains the existing ecological attributes and functions of the site or creates new opportunities for the establishment or restoration of degraded ecosystem values and functions, the Applicant is to:*

- *Demonstrate that Environmental weeds will not be utilised in landscaping works.*

A Landscape Master Plan will be developed in conjunction with Council. Weeds (invasive plant species) will not be proposed to be adopted within landscaping of The Site.
*Requirement Achieved - Likely*

Potential Requirement Outcome – 1/2

- *Reduce urban heat island effect. This needs to be demonstrated through adoption of at least 5 of the following options:*

- *reduction of hardstand areas;*
- *consideration of roof reflectiveness, material and area;*
- *consideration of road reflectiveness;*
- *utilisation of different materials for construction (e.g. open-grid pavement);*
- *incorporation of breezeways and greenways;*
- *provision of shading to roads, footpaths and bicycle paths;*
- *maximising vegetative cover;*
- *WSUD outcomes; and/or*
- *green (vegetated) or shaded surfaces.*

The development will potentially be able to address the following 5 options from the above list:

*Consideration of roof material and reflectiveness* – Design Guidelines are being developed as a part of the proposal and will form part of the contract of sale placing obligations on the purchasers of the lots. The Design Guidelines encourage the use of reflective roof materials in line with the National Construction Code .

*Provision of shading to roads footpaths and bicycle paths* – Canopy trees are proposed along road, footpath and bicycle corridors and are estimated to provide approximately 30% area of canopy in streetscapes.

*Maximising Vegetative Cover* - Green space is proposed with the Open Space Reserve, pocket parks and green pedestrian links with approximately 50% of the reserve areas as canopy coverage.

*WSUD outcomes* – Landscaping of the water treatment areas proposed to the north and west of The Site will provide an opportunity for urban heat reduction by providing ephemeral water bodies contributing to the reduction of urban heat through evapotranspiration.

*Green Surfaces* - Green space is proposed with the Open Space Reserve, pocket parks and green pedestrian links with approximately 50% of the reserve areas as canopy coverage.

*Requirement Achieved - Potential*

Potential Requirement Outcome – 2/2

***Urban ecology – Flora***

*To ensure there is a comprehensive strategy for the project that retains the existing ecological attributes and functions of the site or creates new opportunities for the establishment or restoration of degraded ecosystem values and functions, the Applicant is to achieve at least* ***10*** *credits against the following 14 potential requirements:*

- *Develop a climate change risk assessment for the site which considers the following factors which are directly relevant to the project site including:*

- *flooding;*
- *sea level rise;*
- *consideration of extreme events;*
- *biodiversity decline; and*
- *bushfire hazards.*

The development of a climate risk assessment is unlikely to yield results of any significance that would transfer to meaningful outcomes being adopted within the development. As such it is not envisaged that such an assessment would be undertaken.

*Requirement Achieved - Unlikely*

Potential Requirement Outcome – 0/14

- *Locate on a brownfield site or site that had been significantly modified from its natural state and had little or limited existing ecological value.*

- *2 credits - >75% of the site area has been significantly modified.*
- *3 credits - brownfield site.*
- *Note: this credit is not available for sites that have been cleared of vegetation as part of the current project, or a previous phase of a broader project of which the current project is part, or if the site was cleared of vegetation by the proponent for any reason in the 10 years prior to the EnviroDevelopment application date.*

The development site is not considered brownfield or significantly modified, as such requirement is not applicable.

*Requirement Achieved – Not applicable.*

Potential Requirement Outcome – 0/14

- *All plant species introduced to the site for landscaping public spaces (excluding those areas designated for turfed recreation areas), or for landscaping private areas prior to sale are locally native. Plant selection should consider flora that provide a diverse range of food resources to fauna. Plant selection that provides resources for limited fauna types/species is to be avoided.*

- *1 credit - 90% of all plant species*
- *2 credits - 100% of all plant species*
- *Note: In relevant climates, species selected specifically to allow solar access are excluded from the 90% or 100% requirement.*

The Landscape Master Plan will be developed in conjunction with Council and Ecological requirements. All species proposed are Australia natives, however the plant selection will need to be balanced to achieve other desired outcomes such as canopy coverage, street tree requirements. Advice from the Landscape Architecture team at this point indicates that although potentially achievable, a 90% + requirement for "local" species that meet the broader requirements of Council, and the development may be difficult to achieve.

*Requirement Achieved – Unlikely.*

Potential Requirement Outcome – 0/14

- *Rehabilitate degraded natural ecosystems in excess of regulatory requirements.*

- *1 credit can be allocated for each 20% in excess of regulatory requirements, with a maximum of 5 credits for 100% in excess of regulatory requirements. In addition to credits for on-site rehabilitation areas, credits can also be claimed for off-site rehabilitation areas which have a conservation value and specific connection to the project (noting that off-site areas can only be claimed once). Credits can only be obtained under this criteria for works carried out by the project. Paid offsets are not eligible to apply for credits under this criteria.*
- *Note: Projects without a regulatory requirement to deliver rehabilitation may be awarded credits at the discretion of the National EnviroDevelopment Board of Management, having regard to amount of rehabilitation relative to size and nature of the project.*

There is no proposal to rehabilitate any existing natural ecosystems as a part of this development.

*Requirement Achieved – Unlikely*

Potential Requirement Outcome – 0/14

- *Incorporate Water Sensitive Urban Design principles into design of public realm. This may include:*

- *living waterways;*
- *water wise street trees; and*
- *dual-use public realm.*

The developments Integrated Drainage and Stormwater Management Plan outlines the incorporation of Water Sensitive Urban Design principles adopted within the development and incorporates water quality treatment

and associated landscaping in the public realm along with passive irrigation of street trees within the vicinity of the open space reserve.
*Requirement Achieved – Likely*

Potential Requirement Outcome – 1/14

- *Prepare and implement bushfire mitigation and management plans which are cognisant of the principles of bushfire ecology (fire-adaptive flora, fire behaviour impact study etc) and take appropriate management actions in a manner that avoids ecological impacts.*

Although not yet undertaken, a Bushfire assessment and Management Plan will be developed as part of the delivery of the project.
*Requirement Achieved – Likely*

Potential Requirement Outcome – 2/14

- *Where appropriate, retain mature vegetation in the streetscape, public open space and within private lots. This can be demonstrated by retaining vegetation or transplanting vegetation.*
- *Note: Over 50% of identified mature healthy trees must be retained in project to achieve credit.*

The Hamilton Lakes Edge Precinct Flora and Fauna Assessment (Draft Report – June 2023) notes The Site contains several scattered Blackwood Trees (Acacia Melanoxylon). The development does not propose to retain these small, scattered areas and offsets will be sought for removal of native vegetation.
*Requirement Achieved – Unlikely*

Potential Requirement Outcome – 2/14

- *Mandated design controls within the project to achieve 1 native tree species being planted in front yard of each dwelling.*

Design Guidelines are being developed as a part of the proposal and will form part of the contract of sale placing obligations on the purchasers of the lots. The Design Guidelines provide controls for the landscaping of front yards including the provision of at least one tree and 15 shrubs.
*Requirement Achieved – Likely*

Potential Requirement Outcome – 3/14

- *Mandated design controls within the project so that no more than 25% of front yard is allocated to turfed areas, increasing opportunity for locally native planted species.*

As mentioned above, Design Guidelines will place obligations on the purchasers of the lots. The Design Guidelines do not specifically mandate a maximum percentage area of turf, however the requirement for both 1 tree and 15 shrubs is likely to yield a result more desirable as in reinforces the requirement for planting rather

than just minimising turf. It may be considered that this could be an arguable stance on application and therefore considered potentially achievable.

*Requirement Achieved – Potential*

Potential Requirement Outcome – 4/14

- *Establish a native plant procurement program to assist with supply issues of local provenance stock for the purposes of landscaping of public open space areas, private land holdings and the local region. This may include seed collection and propagation from surrounding area and sourcing locally native species for local nurseries.*

Sourcing plants from a local nursery will be recommended in the development of Landscape specifications. A plant procurement program is not discussed in the current documentation. Council have specifications for the size/maturity of plants at the time of installation. This has potential to be explored further however smaller pot sizes/tube stock will require Council approval. Timing of seed collection and propagation issue as seed collection/propagation/growth timeframes may not correlate to construction timeframes and installation requirements of Council (45 litre pots sizes etc).

*Requirement Achieved – Potential*

Potential Requirement Outcome – 5/14

- *Establish and encourage vegetation communities within the project, with the incorporation of threatened species or communities (either local, state or national) within public realm plantings.*

Potential for inclusion during the detailed specification stages of landscape documentation with coordination with ecologist and agreement with Council. Threated species may have lower success in establishment. Unlikely in road reserves however opportunity in habitat zone proposed in local reserve.

*Requirement Achieved – Potential*

Potential Requirement Outcome – 6/14

- *Implement a monitoring and maintenance plan (at least 5 years in duration) to assess flora and habitat quality and health.*

Not proposed to be adopted as a part of the development.

*Requirement Achieved – Unlikely*

Potential Requirement Outcome – 6/14

- *Demonstrate the incorporation of food bearing and/or cultural landscapes within the public realm.*

Not presently indicated in documentation however there is potential for inclusion during the detailed specification stages of landscape documentation with coordination and agreement with Council for the inclusion of subject to Council approval via fruit bearing trees within the local park reserve.

*Requirement Achieved – Potential*

Potential Requirement Outcome – 7/14

- *Contribute green space significantly in excess of the planning authority requirements for green space.*

- *Credits are to be allocated pro-rata for each 20% in excess of local government requirements and 5 credits for 100% in excess of local government requirements. This is capped at a maximum of 5 credits. Stringent design guidelines or other protective measures to secure the use of private land for open space and flora and fauna purposes may also be applicable and contribute to the green space calculations for EnviroDevelopment purposes (however, if the longevity of such measures is likely to be less than through other means there may need to be a discount factor used in the calculations).*

- *Note: Credits can be claimed if evidence is provided of off-site land holdings, however this land holding can only be claimed once and must have nature conservation value.*

The development proposal does not indicate that there will be excess open space incorporated into the development.

*Requirement Achieved – Unlikely*

Potential Requirement Outcome – 7/14

***Urban ecology – Fauna***

*To ensure there is a comprehensive strategy for the project that retains the existing ecological attributes and functions of the site or creates new opportunities for the establishment or restoration of degraded ecosystem values and functions, the Applicant is to achieve at least **8** credits against the following 11 potential requirements:*

- *Where appropriate and cognisant of the road hierarchy and traffic volumes, identify and use potential habitat trees within streetscape / open space areas which provide foraging opportunities and related biodiversity benefits.*

The streetscape scheme will be developed in conjunction with Council and will include a diverse range of species avoiding monoculture. Larger tree typologies will be selected for wider profile streets and local park provides biodiversity benefits.

*Requirement Achieved – Likely*

Potential Requirement Outcome – 1/11

- *Implement a monitoring and maintenance plan (at least 5 years in duration) to assess fauna health.*

A fauna monitoring program is not proposed to be adopted as a part of this development.
*Requirement Achieved – Unlikely*

Potential Requirement Outcome – 1/11

- *Ensure ecological corridors are not severed by road networks without provision of appropriate fauna crossings, bridges or tunnels (1 credit). Demonstrate that retained corridors link to offsite protected areas/habitat (2 credits).*

No ecological corridors have been identified on site.
*Requirement Achieved – Not Applicable.*

Potential Requirement Outcome – 1/11

- *Provide appropriate structures and policies to facilitate native fauna habitation (e.g. fauna boxes, hollow trees, relocate felled timber to open space areas).*

Not currently specified in documentation, however the development of landscape plans with Council and Ecologist may result in structures being included. The establishment of specific native plant typologies have potential to facilitate/improve native fauna habitation.
*Requirement Achieved – Potential.*

Potential Requirement Outcome – 2/11

- *Provide features that allow sheltering, breeding or refuge habitat for terrestrial and/or aquatic native fauna.*

As above, not currently specified in documentation, however the development of landscape plans with Council and Ecologist may result in features being included however the establishment of water sensitive urban design assets will provide opportunity for refuge/habitat through terrestrial/ephemeral/aquatic vegetation.
*Requirement Achieved – Potential.*

Potential Requirement Outcome – 3/11

- *Provide fauna habitat within the project through the installation of at least one of the following options:*

- *Native bee boxes;*
- *Bird boxes; and/or*
- *Nest boxes.*

*These should be installed by an appropriately qualified professional and form part of a broader strategy for fauna habitat creation*.

The adoption of specific structures such as the are above are not currently specified in documentation. As there will be no mature trees on site may present challenges for installation of bird/nesting boxes as part of the development.

*Requirement Achieved – Unlikely*

Potential Requirement Outcome – 3/11

- *Adopt measures to manage native fauna through maintenance of habitat and control of non-native predators*.

Native fauna habitat maintenance and non-native predator control are not proposed as part of this development submission.

*Requirement Achieved – Unlikely*

Potential Requirement Outcome – 3/11

- *Have dog and/or cat exclusion zones to allow safe movement of native fauna, particularly in wildlife corridors.*

Exclusion zones for domestic animals are not proposed as part of this development submission.

*Requirement Achieved – Unlikely*

Potential Requirement Outcome – 3/11

- *Where the project is located adjacent to a sensitive area such as a national park or nature reserve or conservation area, minimise light pollution during and post-construction to limit ecological light pollution i.e. no direct beam light should be directed beyond the site boundaries or upwards, except where it is falling directly on a surface that it is intended to illuminate (exemptions may be made for illuminated place names).*

The project is not located adjacent to a sensitive area, however there is potential to limit light pollution into the vegetated area to the north of the development within the Lake Hamilton Reserve. The design of public lighting along the northern interface road may consider this requirement.

*Requirement Achieved – Potential*

Potential Requirement Outcome – 4/11

- *Demonstrate that overall masterplan will achieve 30% canopy cover in the public realm.*
- *Note: The public realm includes all space outside of the private residential lot, including the streetscape, parks and rehabilitated areas with the project boundary.*

It is anticipated that between 40-50% canopy cover may be achieved within the local park reserve, and a likely range of 20-25% Canopy Cover within streetscapes. There is potential for an overall 30% canopy cover across public realm. Assessment will need to be undertaken following Council comments on the Landscape Master Plan and conformation of tree species to be adopted.

*Requirement Achieved – Potential*

Potential Requirement Outcome – 5/11

- *Develop a site specific fauna management plan for the demolition and construction phases of the project.*

The Hamilton Lakes Edge Precinct Flora and Fauna Assessment (Draft Report – June 2023) does not identify any fauna on site that may require management during the demolition and construction phases of the project. Not that there may be a requirement for a targeted survey for Golden Sun Moth, it is not anticipated that a fauna management plan will be developed for The Site at this time.

*Requirement Achieved – Unlikely*

Potential Requirement Outcome – 5/11

## 5.3 Waste




To achieve certification in the Waste element, a project must achieve:

- all requirements under Essential Action, and
- credit under Post-Construction Phase A, and
- one credit under Post-Construction Phase B.

The project proposal has been initially assessed to likely meet **7** of a total of 9 possible requirements, however has reasonable potential to meet **7** of the **7** essential requirements to achieve certification.

***Essential Action***

*In identify the most suitable opportunities for recycling of resources available to the sit, the proposal must achieve each of the following:*

- *The contractor implements a comprehensive, project-specific, waste management plan for the pre-construction, civil works and construction phases of the project. At a minimum, the waste management plan should meet all legislative requirements and align with relevant waste targets (where set and applicable) and include the following:*

- *waste generation;*
- *waste systems;*
- *minimisation strategy;*
- *performance / reduction targets;*
- *bin quantity and size;*
- *collection frequency;*
- *waste contractors; and*
- *monitoring and reporting including frequency and method.*

The development is in the early planning phases at present, however as the project moves into construction, there will be requirement for documentation such as Site Environment Management Plan and Construction Management Plan. The Construction Management Plan typically prepared by the contractor will indicate compliance with all legislative requirements. There is potential that a project specific waste management plan will be developed for The Site at this time.

*Requirement Achieved – Potential*

Potential Requirement Outcome – 1/4

- *Recycle or reuse a minimum of 80% (by weight or volume) of demolition, land clearing and civil works materials/products (including vegetative debris) on site. In the event that demolition, land clearing or civil works materials cannot be recycled on site, full details of the operators to be engaged (including all licences they hold to operate) and materials streams to be recovered as part of the off site activity must be provided.*

  *Note:*
- *(i) Hazardous materials (e.g. asbestos, contaminated soil) are excluded.*
- *(ii) If reuse on site is not feasible, the establishment of partnerships which embrace industrial ecology principles is strongly encouraged.*

As above, there is potential that a project specific waste management plan will be developed for The Site closer to construction phase of the project. Where developed the waste management plan would identify material to be recycled, such as vegetative material as mulch and identify other off-site streams and licenced operators as required.
*Requirement Achieved – Potential*

Potential Requirement Outcome – 2/4

- *Manage and dispose/treat all hazardous substances, pollutants and contaminants in accordance with all legislative requirements. Where these materials are treated or used on site, that must occur in accordance with a sanctioned remediation process.*

Land contamination assessments have not been provided. For the purpose of this report, it is assumed that that the land is not contaminated.

Should an environmental audit of The Site identify contamination, the proponent will be required remediate the area under regulatory framework requirements for the land to be developed for residential purposes. *Requirement Achieved – Potential*

Potential Requirement Outcome – 3/4

- *Provide guidance for builders working on site regarding waste practices. At a minimum, the following should be included:*

- *the use of skip bins rather than cages;*
- *maintenance of waste records;*
- *use of contractors who transport waste to a licensed recycling centre;*
- *select materials and products which minimise or use recycled packaging; and*
- *design dwellings to maximise use of standard sizes of materials wherever possible.*

*The above requirements are also expected to must be mandated in display villages and buildings directly controlled by the developer.*

Although documentation has not been developed addressing this item, it is understood that the proponent seeks to undertake the preparation of such guidance to the developments builders.

*Requirement Achieved – Potential*

Potential Requirement Outcome – 4/4

***Post Construction Phase -A***

*The proposal is to provide recycling opportunities and facilities for end users to reduce waste going to landfill and is to achieve the following:*

- *Where waste infrastructure is required to be installed in public spaces, include separate waste receptacles for general and recyclable waste.*

  *Note: Board discretion may be given if the local authority prohibits the provision of separate recycling receptacles.*

It is anticipated that separate waste receptacles will be provided for general and recyclable waste where approved by Council within the local park reserve.

*Requirement Achieved – Likely*

Potential Requirement Outcome – 1/1

***Post Construction Phase -B***

*The proposal is to provide recycling opportunities and facilities for end users to reduce waste going to landfill and is to achieve at least **2** of the following **4** criteria:*

- *Provide on lot and/or on site facilities for a compost facility for use by each dwelling/facility. If individual household/facility compost bins cannot be provided, a communal facility may be provided. Compost facility should be at least one cubic metre in size and can be used to recycle a balanced mix of green material (fruit and vegetable scraps) and brown material (twigs).*

Specific onsite composting facilities are not proposed as part of the development.

*Requirement Achieved – Unlikely*

Potential Requirement Outcome – 0/4

- *Ensure that there are arrangements in place (e.g. contract with appropriate organisation, body corporate procedures or local government service) to provide collection and reuse of garden/green waste.*

Council provides residents in all towns with a garbage, recycling and FOGO (food organics and garden organics) collection.
*Requirement Achieved – Likely*

Potential Requirement Outcome – 1/4

- *Establish and/or facilitate during development and occupancy phases, use of a recycling centre where mulch, rock, fencing, and other construction materials can be crushed and reused to provide landscaping supplies for occupants.*

Establishment of or facilitating use of a recycling centre is not proposed as part of the development.
*Requirement Achieved – Unlikely*

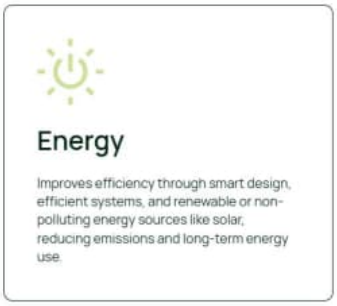
Potential Requirement Outcome – 1/4

- *Repurpose sales office or display suite by:*
  - *utilising it at another development site; or*
  - *retaining on site for a permanent use (e.g. community building, café etc)*

The proponent has indicated that the sales office for the development will be repurposed and reused on another development site.
*Requirement Achieved – Likely*

Potential Requirement Outcome – 2/4

## 5.4 Energy




To achieve certification in the Energy element, a project must achieve:

- all of the requirements under Climate Responsive Design;
- Peak Load requirements;
- two credits from Reduction in Greenhouse Gas Emissions or
- meet Reduction in Greenhouse Gas Emissions through other means.

If the project includes any community facilities, meet all of the requirements under Community Facilities

The project proposal has been initially assessed and to likely meet **6** out of the 14 requirements, however has reasonable potential to meet **6** of the **7** essential requirements to achieve certification.

***Climate Responsive Design***

*To ensure that the project is underpinned by a comprehensive strategy which considers climate responsive design to improve comfort levels for occupants, the project must achieve:*

- *At least 70% of lots within the project must demonstrate favourable orientation to provide best practice solar access opportunities.*

The proposed development plan creates lots that, the majority of which, will have boundaries that are either parallel or perpendicular to The Site's eastern boundary. This boundary has an alignment of 8°48'20" east of north, being within the parameters to achieve optimum solar orientation.

In addition, further refers to solar access and the design of the built form is included within the Design Guidelines promoting sustainable design of dwellings within the development.

*Requirement Achieved - Likely*

Potential Requirement Outcome - 1/4

- *Dwellings and their associated outdoor spaces are positioned in a manner that will enhance the solar amenity of the primary living areas, both internal and external.*

The Design Guidelines promoting sustainable design of dwellings within the development. National Construction Code and Building Code requirements also set frameworks for the enhancement of solar amenity of dwellings.
*Requirement Achieved - Likely*

Potential Requirement Outcome - 2/4

- *The project is designed to minimise extremities in temperatures, including negative microclimatic factors.*

Minimising the impact of urban development on climate may include the adoption of items such as increase green spaces and water bodies, use reflective surfaces, enhancing urban ventilation and limiting heat-retaining infrastructure.

At this stage the project does not specifically increase green spaces beyond what is required nor mandate reflective roofs therefore is unlikely to achieve this requirement without further investment.
*Requirement Achieved - Unlikely*

Potential Requirement Outcome - 2/4

- *The design of public spaces optimises microclimatic conditions at all times of the year.*

At this stage the Open Space Reserve, although being designed to provide exceptional amenity has potential to meet these requirements through thoughtful design that increases canopy for shading to lower surface and air temperatures, and incorporates water play features that will provide a cooling effect during the warmer months.
*Requirement Achieved - Potential*

Potential Requirement Outcome - 3/4

***Peak Load***

*To ensure that the project has adequately considered and sought to implement mechanisms to reduce peak load, the project must:*

- *Demonstrate how peak load has been considered at a masterplanning level. This may include but is not limited to peak load management in community facilities, requirements in design guidelines, load limiting devices, direct load control or other hardwired inventions.*

The mandating of rooftop solar to battery within the development will reduce peak load demand on the grid network. Solar-to-battery systems reduce peak load by storing excess solar energy and releasing it during high-demand periods.

*Requirement Achieved - Likely*

Potential Requirement Outcome – 1/1

***Reduction in greenhouse gas emissions***

*To reduce greenhouse gas emissions within the project, two credits from the follow is to be achieved:*

- *Green Power - Mandated use for 80% of dwellings to be:*
  - *Supplied by solar power or other non-polluting, renewable power source. (1 credit)*
  - *Battery storage (2 credits)*

Rooftop Solar to battery is mandated within the project, as such two credits is achievable and the requirement under Reduction in Greenhouse gas emissions would be met.

*Requirement Achieved - Likely*

Potential Requirement Outcome - 1/6

- *Mandated use of:*
  - *heat pump; or*
  - *solar hot water (gas or electric boosted)*

    *And, mandated use of appliances which produce less greenhouse gas emissions. This should include at a minimum:*
  - *dishwashers with an energy consumption of <245kWh per annum; and*
  - *air conditioning systems with COP of >3.20 and EER of >3.00.*

The project does not specifically mandate these requirements and Victorian projects are unable to receive credits under this section.

*Requirement Achieved - Unlikely*

Potential Requirement Outcome - 1/6

- *NatHERS Rating*

  *Mandated design controls within the project to achieve minimum NatHERS rating for each dwelling:*

- *7.5-8 star (1 credit)*
- *9-10 star (2 credits)*

The Design Guidelines promoting sustainable design of dwellings within the development mandates a minimum 7-star rating. This reflects current National Construction Code requirements.

*Requirement Achieved - Unlikely*

Potential Requirement Outcome – 1/6

- *Reduction Through Design*

  *Mandated design controls through design guidelines including at a minimum:*

  *For projects located within climatic zones 1-3:*

- *light coloured roofs with an absorbance value of less than or equal to 0.6;*
- *design to encourage breezes and circulation around dwellings;*
- *east and west walls have an insulation level of at least R2.0;*
- *shaded or appropriate glazed windows;*
- *use of louvres and/or fly screens/security screens to maximise natural ventilation for prevailing breezes; and*
- *naturally ventilated living spaces.*

  *For projects located within climatic zones 4-8:*

- *ventilated living spaces;*
- *minimum National Construction Code compliant levels of insulation; and*
- *thorough use of draught seals.*

The project is located within Climatic Zone 6 and will meet the requirements via the National Construction Code and Building Code requirements and are sustainability requirements are emphasised in the Design Guidelines.

*Requirement Achieved - Likely*

Potential Requirement Outcome - 2/6

- *Demand/Behavioural Management*
  *This may include:*
- *technology including sensors, timers etc.;*
- *access to smart app which allows remote controls of lighting and air conditioning;*
- *education using community-based social marketing and use of normative messaging, end user manual, community workshop; and/or*
- *use of load monitoring devices to provide feedback (e.g. energy monitors).*

Demand Management has not been proposed to be implemented as a part of this development.
*Requirement Achieved - Unlikely*

Potential Requirement Outcome - 2/6

- *Street Lighting*
  *Where street lighting is installed in the project, install:*
- *Solar powered street lights;*
- *smart street lighting with motion sensor dimming technology; and/or*
- *light coloured road surface to maximise luminance.*

Public Lighting has yet to be designed however is expected to be designed to meet electrical authority and Council requirements.
*Requirement Achieved - Unlikely*

Potential Requirement Outcome - 2/6

- *Reduction through other means*
  *Reduce greenhouse gas emissions within the project by at least 20% more than required under relevant Federal and State government regulatory means.*

The project has not been assessed under this optional requirement.
*Requirement Achieved – Not Assessed.*

***Community Facilities***

*To reduce energy usage in community facilities. The project is to meet the following requirements:*

- *Where swimming pools are installed in the project, demonstrate consideration of pump systems that are energy efficient and environmentally friendly. This includes but is not limited to:*
- *variable speed control;*
- *variable-frequency drives; or*
- *variable-speed pumps.*

The project has not been assessed under this requirement as no community facilities are proposed.

*Requirement Achieved – Not Assessed.*

- *In community facilities utilise (where relevant):*
- *energy efficient lighting (e.g. LED or Compact Fluorescent Lamp); and*
- *dishwashers with an energy consumption of <245kWh per annum;*
- *OR*
- *provision of green power or solar power or other non-polluting, renewable power source.*

The project has not been assessed under this requirement as no community facilities are proposed.

*Requirement Achieved – Not Assessed.*

## 5.5 Materials




To achieve certification in the Materials element, a project must achieve:

- all requirements from Healthy Buildings across the entire project; and
- the requirements under Environmentally Responsible Materials according to the correct applicant description.

The project proposal has been initially assessed to likely meet **5** of the possible 11 potential requirement, however has reasonable potential to meet **5** of the **8** essential requirements to achieve certification.

***Healthy Buildings***

*To increase the use of finishes and products which minimise the levels of emissions in buildings. The proposal should:*

- *Use low emission products on 90% of internal surfaces. This includes:*
- *low emission paints;*
- *low emission sealants;*
- *low emission adhesive; and*
- *low emission floor coverings.*

We understand that the sales office is the only building that may be delivered as a direct contract with the developer. There is a high likelihood the specification for the sakes office may meet these requirements, however further commitment from the proponent would be required to demonstrate compliance.

*Requirement Achieved - Potential*

Potential Requirement Outcome - 1/2

- All composite and engineered wood products (including exposed and concealed applications) comply with the following formaldehyde emissions levels (or equivalent):
- panels with Particleboard base: E1 or better
- panels with MDF base: E0 or better
- other engineered wood products (LVL, Glulam, CLT, plywood etc): better than E0.

We understand that the sales office is the only building that may be delivered as a direct contract with the developer. There is a high likelihood the specification for the sakes office may meet these requirements, however further commitment from the proponent would be required to demonstrate compliance.

- *Requirement Achieved - Potential*

- Potential Requirement Outcome - 2/2

**Environmentally responsible materials**

- This proposal is being assessed under Land-Only Developers requirements being:
- Meet the requirements under 'Roads' and TWO others under 'Civil Works' options across the entire project, or meet Alternative Compliance requirement; and
- ii) Meet the requirements under 'Structure', 'Envelope/Linings' and ONE other under 'Built Form' options in any buildings which are directly contracted by the developer within the project (e.g. community buildings/facilities, sales offices etc.), or meet Alternative Compliance requirement.
  Note: If no buildings are to be directly contracted by the developer, built form requirements do not apply.

***Civil Works***

To promote the use of environmentally responsible materials in the project, the project is to achieve:

- *Roads*
  *95% of constructed roads use one or more of the following materials:*
- *(a) concrete with >30% supplementary cement materials or >30% of recycled aggregate and utilising a minimum 50% captured or reclaimed water;*
- *(b) asphalt which contains at least 10% reclaimed asphalt pavement (RAP) content (or the maximum allowable RAP content for the application);*
- *(c) warm mix asphalt replacing 40% by weight of hot mix asphalt; and/or*
- *(d) recycled materials used for road base or sub-base.*

The construction of roads will be completed to Council requirements. It is not known at this time if Council specifications meet the requirements of the above. In this initial assessment the criteria is deemed unlikely to met where imposing new specifications on such works will likely have a negative implication to time and cost of the project.

*Requirement Achieved - Unlikely*

Potential Requirement Outcome - 0/4

- *Services*
  *95% of constructed services infrastructure use one or more of the following materials:*
- *(a) PVC content is reduced to zero through replacement with alternative materials;*
- *(b) PVC content is sourced from an ISO 14001 certified supplier;*

- *(c) concrete pipes with >30% supplementary cement materials or >30% of recycled aggregate and utilising a minimum 50% captured or reclaimed water; and/or*
- *(d) recycled plastic piping.*

The construction of services will be completed to Council and Authority requirements. It is not known currently if Council or Authority specifications meet the requirements of the above. In this initial assessment the criteria is deemed unlikely to be met where imposing new specifications on such works will likely have a negative implication to time and cost of the project.
*Requirement Achieved - Unlikely*

Potential Requirement Outcome - 0/4

- *Hard Landscaping*
  *95% of constructed hard landscape materials use one or more of the following materials:*
- *(a) reused or salvaged materials;*
- *(b) materials which have a recycled content (e.g. park furniture made from recycled plastic); and/or*
- *(c) concrete with >30% supplementary cement materials or >30% of recycled aggregate and utilising a minimum 50% captured or reclaimed water.*

The construction of landscaping works will be completed to Council requirements. It is not known at this time if Council specifications meet the requirements of the above. In this initial assessment the criteria is deemed potential as with further discussion with Council to be met where imposing new specifications on such works will likely have a negative implication to time and cost of the project.
*Requirement Achieved - Unlikely*

Potential Requirement Outcome - 0/4

- *Soft Landscaping*
  *Throughout the project:*
- *(a) any vegetative debris from the site is mulched and reused; and*
- *(b) any non-contaminated topsoil is stockpiled and reused within the site.*

As mentioned previously in this report, both topsoil and vegetative material is proposed to be retained, treated as required and utilised on site.
*Requirement Achieved - Likely*

Potential Requirement Outcome – 1/4

***Built Form - Structure***

- *The structure of the built form (both above and below ground) uses one or more of the following materials:*
- *(a) concrete with >30% supplementary cementitious materials or >30% of recycled aggregate and utilising a minimum 50% captured or reclaimed water;*

- *Note: Where structural integrity is an issue, the percentage should reflect the highest allowable replacement to be incorporated.*
- *(b) 80% non-structural steel with a recycled content >15% or an Environmental Product Declaration complying with EN15804;*
- *(c) 60% of structural steel from a supplier who is both ISO14001 compliant and a member of the World Steel Association's Climate Action Program;*
- *(d) pre-cast panels with >15% supplementary cement materials.*
- *(e) structural timber which is certified to a PEFC Programme for Endorsement of Forest Certification) standard such as AFS (Australian Forestry Standard) or FSC (Forest Stewardship Council) standard; and/or covered by an Environmental Product Declaration complying with EN15804;*
- *(f) bricks containing a recycled content of at least 25% or an Environmental Product Declaration complying with EN15804; and/or*
- *(g) reused materials (post-consumer) are utilised for >30% of the structure.*

As the built form to be assessed under this item may only be a sales office, it is unlikely that the materials and construction methodology employed result in the above being able to be realised.
*Requirement Achieved - Unlikely*

Potential Requirement Outcome - 0/4

***Built Form – Envelope/Linings***

*The building envelope uses one or more of the following materials:*

- *(a) timber window frames which are PEFC (e.g. AFS) or FSC accredited/endorsed;*
- *(b) aluminium windows which contain >20% recycled aluminium or glass by mass;*
- *(c) plasterboard consists of >10% recycled gypsum; and/or*
- *(d) plasterboard consists of recycled paper.*

As the built form to be assessed under this item may only be a sales office, there is potential that a specification for the construction/Fitout of the sales office could be informed by these requirements.
*Requirement Achieved - Potential*

Potential Requirement Outcome - 1/4

***Built Form – Services***

*Building services achieve one of the following:*

- *PVC content is reduced to zero through replacement with alternative materials;*
- *PVC content is sourced from an ISO 14001 certified supplier; and/or*
- *alternative products are used in preference to sheet metal.*

The construction of services will be completed to Council and Authority requirements. It is not known currently if Council or Authority specifications meet the requirements of the above. In this initial assessment the criteria

is deemed unlikely to be met where imposing new specifications on such works will likely have a negative implication to time and cost of the project.

*Requirement Achieved – Unlikely*

Potential Requirement Outcome - 1/4

***Built Form – Furniture, Fixtures, Equipment & Finishes***

- *Furniture, Fixtures, Equipment & Finishes*
  *Furniture, fixtures, equipment and finishes uses at least one of the following:*
- *(a) underlay consists of 95% recycled product;*
- *(b) minimum 50% of the carpet has a rating of level 2 or greater under the Australian Carpet Classification Scheme Environmental Classification Scheme;*
- *(c) joinery is PEFC (e.g. AFS) or FSC certified/endorsed; and/or*
- *(d) materials which have a recycled content of >60%*

As the built form to be assessed under this item may only be a sales office, there is potential that a specification for the construction/Fitout of the sales office could be informed by these requirements.

*Requirement Achieved - Potential*

Potential Requirement Outcome - 2/4

**Alternative compliance**

- Use lifecycle assessment (LCA) to quantify the environmental performance of materials selected for the project. At a minimum, the LCA(s) should be in accordance with:
- • EN 15978 and demonstrate a combined 20% weighted improvement against standard practice in environmental performance using weightings that comply with the Building Products Innovation Council's lifecycle Inventory Data Protocol; or
- • ISO 14044 and EN15978 and demonstrate a 20% improvement in environmental performance in Global Warming Potential and three other environmental impact categories against standard practice, expressed in impacts per functional unit. As required by the standards, the functional unit should reflect the core purpose of the development (kgCO2e/occupant/year). Alternatively, a lifecycle assessment in accordance with the above conditions can be provided in lieu of any of the options outlined under 4.1.1 - 4.1.8.
  OR
- 80% of procured materials have an Environmental Product Declaration (EPD) or are certified under a recognised environmental certification scheme.

The proponent does not indicate that an LCA will be prepared as a part of the project, as such project has not been assessed under this requirement.

*Requirement Achieved – Not Assessed.*

## 5.6 Water




To achieve certification in the Water element, a project must achieve:

- two credits under Reduction in Potable Water Demand or demonstrate 20% reduction higher than regulatory requirements.
- all of the requirements under Irrigation Requirements; and
- if the project includes any community facilities, all the requirements under Community Facilities.

The project proposal has been initially assessed to likely meet **5** of the possible 11 potential requirements, however has reasonable potential to meet **5** of the **6** essential requirements to achieve certification.

***Reduction in potable water demand***

*To reduce household potable water consumption, that project must:*

- *Utilise non-potable water source by achieving at least one of the following:*
- *a) Project mandates through design guidelines, covenants or encumbrances rainwater tanks on lots over 300m2 which are plumbed to dwellings;*
- *b) Non-potable source service that is plumbed to dwellings; and/or*
- *c) Project includes a central storage facility which captures either stormwater or rainwater for reuse within dwellings.*

The project mandates that lots over 300m2 are to include rainwater tanks that are plumbed to toilets and garden irrigation.

*Requirement Achieved - Likely*

Potential Requirement Outcome - 1/2

- Project mandates through design guidelines or similar water efficient fixtures. At a minimum mandated fixtures must include:
- showerheads that use <7.5 litres per minute;
- taps to bathrooms, kitchen and laundry that use <6 litres per minute;
- a dishwasher with a water consumption of ≤14 litres per use; and
- a washing machine with a water consumption of ≤90 litres per use.

Documentation related to project encourages sustainability with the built form however does not mandate specific criteria of appliances to be adopted. We understand that the National Construction Code is under review and that further information relating to water efficient fixtures may be forthcoming which may impact an assessment against these criteria.

*Requirement Achieved - Unlikely*

Potential Requirement Outcome - 1/2

- *Project provides dedicated water efficient landscaping packages for private open space/outdoor areas. Water efficient landscaping packages must include the provision of at least 70% endemic/native drought tolerant species.*

Dedicated water efficient landscape packages are not being proposed to be adopted within this project.

*Requirement Achieved - Unlikely*

Potential Requirement Outcome - 1/2

***Alternative Compliance***

- *Reduce potable water usage within the project, excluding common area irrigation requirements, by at least 20% more than required under relevant Federal and State government regulatory means.*

Although a specific water usage model for this development is not proposed to be undertaken, studies have shown that the adoption of rainwater tanks to toilet flushing and irrigation can potentially reduce potable water by an average of 21%. It is feasible that specific water balance investigation specific to the project may result in potable water usage being reduced beyond any regulatory means as rainwater tanks are not regulatory mandated.

*Requirement Achieved - Potential*

Potential Requirement Outcome - 1/1

***Irrigation Compliance***

*To reduce the use of potable water for irrigation purposes in the public realm, the project is to:*

- *Use drought tolerant species which have no irrigation requirements for the public realm.*
  *Where irrigation is required either for the purposes of establishment or for ongoing watering, water should be supplemented from a non-potable source including through:*
- *stormwater harvesting (e.g. broad scale collection of stormwater runoff for use in irrigation);*
- *plumbing of recycled water reticulation (such as dual reticulation facilitating the reuse of treated effluent water);*
- *greywater reuse (e.g. plumbing to facilitate reuse of greywater on lot);*
- *rainwater harvesting (e.g. collection of rainwater in tanks from roof runoff); and/or*
- *use of underground water sources.*
  *Note: the following exemptions may apply:*
- *potable water used during the establishment phase (maximum establishment phase is considered three years for trees, two years for shrubs and one year for herbaceous cover);*
- *potable water used to irrigate non-commercial food production gardens if accompanied by an effective irrigation minimisation strategy; and*
- *potable water used for playing / sports fields.*

Drought tolerant species are currently proposed within the landscape and are likely to be self-sustaining beyond their initial establishment and defects liability period where manual watering will be required.

The development proposes to include passive irrigation for street trees within the roads surrounding the local open space.
*Requirement Achieved - Potential*

Potential Requirement Outcome - 1/4

- *Demonstrate that irrigation will be delivered via the most efficient system for that situation. This could include the use of integrated sensors and/or weather monitoring. Water should be directly applied to the vegetation to limit evaporation, runoff or wastage.*

Drought tolerant species are currently proposed within the landscape and are likely to be self-sustaining beyond their initial establishment and defects liability period where manual watering will be required.
Manual irrigation will be directly applied to vegetation to limit evaporation and wastage. The use of recycled water for plant establishment irrigation may be specified in landscape document
*Requirement Achieved - Potential*

Potential Requirement Outcome - 2/4

- *Where sandy or clay soils are present in the public realm, soil is ameliorated to increase the effectiveness and efficiency of irrigation.*

It is proposed that the soil will be treated as per soil testing report and recommendations through the vehicle of the landscape construction specification.
*Requirement Achieved - Likely*

Potential Requirement Outcome - 3/4

- *Mulch (at a minimum depth of 75mm) is applied to planted areas and maintained.*

It is proposed that plants will be mulched and mulched will be maintained through the maintenance period by the proponent. Maintenance requirements will be specified in the Landscape contract documentation.
*Requirement Achieved - Likely*

Potential Requirement Outcome - 4/4

***Community facilities***

- *Where an outdoor swimming pool is included within the project, a pool blanket is included.*

The project has not been assessed under this requirement as no pool facilities are proposed.
*Requirement Achieved – Not Assessed.*

- *Where a swimming pool is included within the project, ensure there is a backwash minimisation system in place (e.g. cartridge filter, filter utilising cyclone technology, oversized sand filter, centrifugal / pre-filter device, backwash recycling system or similar).*

The project has not been assessed under this requirement as no pool facilities are proposed.
*Requirement Achieved – Not Assessed.*

- *In community facilities utilise (where relevant):*
- *waterless urinals;*
- *taps with water usage of <6 litres per minute;*
- *showerheads that use <7.5 litres per minute; and*
- *dishwashers with a water consumption of <14 litres per use.*
- *OR*
- *connect to a non-potable water source for indoor non-drinking water uses.*

The project has not been assessed under this requirement as no community facilities are proposed.

*Requirement Achieved – Not Assessed.*

- *In community facilities ensure there is easy access to a potable water source (e.g. water bubbler or water tap).*

The project has not been assessed under this requirement as no community facilities are proposed.

*Requirement Achieved – Not Assessed.*

## 5.7 Community




To achieve certification in the Community element, a project must achieve:

- All of the requirements under Essential Actions; and the requirements of five of the following sections:
- Community Engagement
- Care for Country
- Corporate Social Responsibility
- Sustainability Initiatives
- Efficient and Accessible Transport
- Engaging and Inclusive Public Realm
- Housing Diversity & Economic Prosperity
- Food Sensitive Design
- Connected Communities
- Internet
- Safe and Accessible Living

The project proposal has been initially assessed to likely meet 38 of the possible 62 potential requirement, however has reasonable potential to meet **30** of the **30** essential requirements to achieve certification.

***Essential Actions***

- *Demonstrate that the project is driven by a clear vision, with defined environmental, economic, social sustainability and liveability goals including measurable performance targets.*

The Outline Development Plan provides commentary around the vision of the proposal and encompasses the environmental, economic, social sustainability and liveability outcomes for the development. Measurable performance targets may potentially be established adopting criteria associated with requirements of the EnviroDevelopment accreditation and measured during the roll out of the development.
*Requirement Achieved - Potential*

Potential Requirement Outcome - 1/2

- *Demonstrate how the project has been designed to encourage a safe environment, reduce crime and encourage positive interaction between residents/employees and other local people using the area, according to Crime Prevention Through Environmental Design (CPTED).*

CPTED is based on principles that focus on achieving outcomes around Surveillance, Access control, Target hardening, Territorial reinforcement and Management & Maintenance. It is considered that through the development of good urban design, design guidelines, public lighting and landscape documentation that the requirement would likely be achieved.

The development proposal provides a clear street network and promotes visibility and passive surveillance. Permeable front fencing is outlined in the Design Guidelines, Tree species selection with higher canopies provides clear lines of site, and pedestrian paths are collocated within the road network providing clear, well-lit wayfinding, and activated promoting safety perception and crime deterrent.
*Requirement Achieved - Likely*

Potential Requirement Outcome - 2/2

***Community engagement***

- *Demonstrate efforts to proactively engage with members of the existing community prior to application lodgement who may have an interest in the project through the preparation of a community engagement plan which outlines a schedule of engagement activities. Evidence should be provided that feedback sought has been considered, and incorporated where feasible and appropriate.*

  *Note: If project is purchased by applicant AFTER development approval has been given, consideration may be given if efforts are made immediately to engage with community.*

The development proponent has commenced a community engagement process and is anticipated to continue to engage with the community throughout the development promoting sustainability. Community engagement sessions have been held where the proposal of sustainability measures such as mandating rooftop solar have been undertaken. For formal application for certification of the development, a statement from the proponent and supporting documentation when developed is required to be submitted. Please refer to Appendix B for initial engagement material.
*Requirement Achieved - Likely*

Potential Requirement Outcome - 1/3

- *Establish a structure or framework for ongoing community involvement and establish ongoing partnerships with the community created by the project. The framework should include some of the activities listed in 6.2.2-6.2.7 and commence within one year of the occupation of the first dwelling and continue through until the last stage. The framework should also include a plan to encourage the establishment of a self-sufficient community group by project completion.*

Not specifically provided within the documentation however it is understood that the development proponent having commenced community consultation, intends to develop structure around ongoing community involvement, communications and partnerships.
*Requirement Achieved - Potential*

Potential Requirement Outcome - 2/3

- *Establish a strategy to ensure ongoing engagement with the community around delivery impacts. At a minimum this should include information regarding dust & noise, working hours and additional traffic.*

Not specifically provided within the documentation however it is understood that the development proponent having commenced community consultation, intends to implement a regular development newsletter that is distributed to purchasers and the community for regular updates and information related to the project.
*Requirement Achieved - Potential*

Potential Requirement Outcome - 3/3

- *Facilitate local community grants programs.*

Not specifically provided within the documentation however it is understood that the development proponent intends to implement a local community grant program as a part of the development.
*Requirement Achieved - Potential*

Potential Requirement Outcome - 1/5

- *Sponsor, facilitate and/or provide local community groups/events. May be within the project or supporting the surrounding community.*

Not specifically provided within the documentation however it is understood that the development proponent intends to sponsor and facilitate local community events.
*Requirement Achieved - Potential*

Potential Requirement Outcome - 2/5

- *Involve inclusive employment practices in the project by involving the practices by involving the following in construction activities:*
- *local trainees;*
- *mature aged apprentices; and/or*
- *people with disabilities.*

Not specifically provided within the documentation however it is understood that the development proponent intends to facilitate inclusive employment practices within construction activities and has had early consultation with Civil Construction Contractors in relation to this.
*Requirement Achieved - Potential*

Potential Requirement Outcome - 3/5

- *Engage with local environmental groups/catchment organisations for ongoing community-based environmental restoration and maintenance activities.*

Not specifically provided within the documentation however it is understood that the development proponent intends to facilitate environmental restoration activities during the establishment of the project and build community connection between the project and surrounding community.
*Requirement Achieved - Potential*

Potential Requirement Outcome - 4/5

- Provide or support an existing resource (e.g. community development officer or program) to facilitate and support community development for the project.

Not specifically provided within the documentation however it is understood that the development proponent intends to provide support for the local neighbourhood watch program.
*Requirement Achieved - Potential*

Potential Requirement Outcome - 5/5

***Care For Country***

*To ensure the project has engaged with First Nations Peoples and incorporated initiatives. The project must achieve the following:*

- *Demonstrate proactive engagement with members of the local First Nations People commencing prior to application lodgement who may have an interest in the project through the preparation of a First Nations engagement plan which outlines an ongoing schedule of consideration and consultation throughout the project.*

The development proponent has proactively engaged with the local Responsible Aboriginal Party (RAP) being the Gunditj Mirring Traditional Owners Aboriginal Corporation. A Cultural Heritage Management Plan (CHMP 10034) has been prepared and is subject to ongoing discussion with the RAP.
*Requirement Achieved - Likely*

Potential Requirement Outcome - 1/2

- *Demonstrate incorporated initiatives derived from ongoing consultation with First Nations People.*

As mentioned above, the development proponent has proactively engaged with the RAP. The development plan has been amended to locate the park over an area where artefacts have been located to minimise impact on cultural heritage. The consultation regarding the relocation/repatriation of artifacts and communication with the RAP is ongoing.
*Requirement Achieved - Likely*

Potential Requirement Outcome - 2/2

***Corporate Social Responsibility***

*To ensure the developer behind the project has implemented corporate social responsibility measures, the project must achieve 2 of the following:*

- *Establish and implement a clearly formulated corporate social responsibility strategy. The strategy should have clear goals set against a timeline of activities and implementation actions.*

It is understood that the development proponent does not intend to implement a corporate social strategy.
*Requirement Achieved - Unlikely*

Potential Requirement Outcome - 0/2

- *Establish and implement a company Modern Slavery Statement.*

Not provided in documentation however It is understood that the development proponent intends to prepare and implement a Modern Slavery Statement.

*Requirement Achieved - Potential*

Potential Requirement Outcome - 1/2

- *Achieve certification in a corporate social responsibility rating tool (i.e. B Corp certification)*

It is understood that the development proponent does not intend to achieve certification in corporate responsibility.

*Requirement Achieved - Unlikely*

Potential Requirement Outcome - 1/2

***Sustainability incentives***

*To encourage land owners to comply with sustainability initiatives set out in design guidelines, the project is to:*

- *Provide incentives for owners and occupiers to implement sustainability initiatives. May include financial or product incentives upon receipt of evidence of Implementation.*

It is understood that the development proponent does not intend to provide incentives to owner occupiers.

*Requirement Achieved - Unlikely*

Potential Requirement Outcome - 0/1

***Efficient and accessible transport***

*To reduce reliance on private cars as the primary mode of transport, the project is to:*

- *Demonstrate encouragement of active transport options amongst the community through design considerations and community education.*

Not specifically provided within the documentation however it is understood that the development proponent having commenced community consultation, intends to implement a regular development newsletter that is distributed to purchasers and the community for regular updates and information related to the project including encouragement of biking and use of public transport.

*Requirement Achieved - Potential*

Potential Requirement Outcome - 1/1

- *Alternative Transport Parking*
  *Provide alternative transport (etc) parking at all community facilities and retail/commercial businesses within the project at a rate of one space per 500sqm of GFA. Place parking in public view and easily accessible from the road.*
  *Where an activity centre or similar is located within the project, end of trip facilities must be provided using the Queensland Transport's End-of-Trip Facilities for Bicycle Riders Guide (or similar) as a guide.*

Although not specifically addressed in the documentation provision for bicycle parking located in the vicinity of the proposed child care, local retail area may potentially be included within the development however as the development is not being initially assessed as providing built form, this requirement has been assessed as not being applicable.
*Requirement Achieved – Not Applicable.*

Potential Requirement Outcome – 0/2

- *Pathways*
  *Provide connecting, safe, attractive and well-lit pathways running wholly in public spaces (including streets and open spaces), directly connecting residential and commercial areas to local facilities and providing links between areas. Paths should have some areas of adjacent shade, shelter, seating and water fountains and connect with paths in neighbouring areas. Way-finding signage should also be provided for other destinations and focal points.*

Path network proposed provides connectivity to existing residential areas, open spaces and proposed childcare/local retail. Seating nodes, drinking fountain, shelter are proposed in the local park with immediate access to the path network. Tree lined avenues to provide shade along paths in streetscapes.
*Requirement Achieved - Likely*

Potential Requirement Outcome - 1/2

- *Active Transport Linkages*
  *Provide shared pathways for both walking and cycling within the project, where there are no on-road cycle lanes.*

A central shared path is proposed within the development that connects the existing development to the west and open space to the north to the proposed local park central to the development and the childcare/retail proposed in the south.
*Requirement Achieved - Likely*

Potential Requirement Outcome - 2/2

- *Public Transport*
  *Demonstrate access to public transport, such that 75% of dwellings are within:*
- *400m walking distance of a bus stop;*
- *800m walking distance from a railway station or line haul station; and/or*
- *1,200m walking distance from a line haul station located within a town centre.*
  *The stop/station must be serviced by at least ten services per weekday (by the time the buildings within the project are 50% occupied) to local facilities or other service centres or connecting transport systems. Legible direction signage to public transport stops is provided at key locations.*

The northeastern part of the development is located approximately 600m from the existing bus network and stops that operates with the existing street network. The extension of Handbury Boulevard and connection to Hyland Street created as part of the development provides the opportunity for the bus route to be revised to travel along these roads and create a walkable catchment within the development within the 400m requirements.

The Hamilton Railway Station is located 1500m southwest of The Site. Given the regional nature of the development, it is not clear whether this requirement to a rail station needs to be achieved where the potential for bus connection to the rail station is a possibility.
*Requirement Achieved - Potential*

Potential Requirement Outcome - 3/2

- Community Transport
  Provide a community transport network such as car share, car pool, community minibus, electric scooters and bikes to provide better connectivity for the community.

It is understood that the development proponent does not intend to provide community transport.
*Requirement Achieved - Unlikely*

Potential Requirement Outcome - 3/2

- *Efficient Vehicles*
  *Provide parking for low-emitting, zero emitting, fully electric and fuel-efficient vehicles at all community facilities and retail/commercial businesses within the project for 20% of the total vehicle parking capacity of each parking site. Parking to include electric vehicle charging infrastructure.*

It is understood that the development proponent does not intend to provide electric vehicles or infrastructure within the development.
*Requirement Achieved - Unlikely*

Potential Requirement Outcome - 3/2

***Engaging and Inclusive Public Realm***

*To ensure the delivery of high-quality public realm which provides an attractive, inclusive, non-discriminatory and safe environment for the community to meet, engage and recreate, the project is to:*

- *Demonstrate a hierarchy of functions within the public realm.*

The public realm proposed includes a hierarchy of functions including:

- Open kickabout space (formal and unprogrammed) for recreational activity and community events
- Shared path circuit around perimeter of local park connecting other nodes
- Central shelter/seating area with drinking fountain/BBQ facilities/picnic benches
- Playground with conventional play equipment, nature play and waterplay opportunities.
- DDA/All abilities/inclusive design to cater to a range of demographics

*Requirement Achieved - Likely*

Potential Requirement Outcome - 1/6

- Include educational signage within public realm areas to provide educational information regarding indigenous or post-European heritage, ecology, or other notable features of the development, public realm area or surrounding area.

It is understood that ongoing discussion with the RAP may lead to the installation of informative features associated with First Nations heritage and repatriated/in situ artefacts.

*Requirement Achieved - Potential*

Potential Requirement Outcome - 2/6

- *The public realm is designed for intergenerational play to allow multiple uses for community members, including children, the elderly and disabled people with regard taken to safety, comfort and security. Provide appropriate seating, shading, accessible toilets and water bubblers.*

The public realm proposed has provides for intergenerational and multi purposes uses including:

- Open kickabout space (formal and unprogrammed) for recreational activity and community events
- Shared path circuit around perimeter of local park connecting other nodes
- Central shelter/seating area with drinking fountain/BBQ facilities/picnic benches
- Playground with conventional play equipment, nature play and waterplay opportunities.
- DDA/All abilities/inclusive design to cater to a range of demographics

*Requirement Achieved - Likely*

Potential Requirement Outcome - 3/6

- *The design of the public realm takes account of the role it plays in terms of inclusiveness and connectivity within and external to the project.*

As above the public realm design has considered inclusiveness and connectivity within and external to the project. The project proposes strategic connections to Lake Hamilton and Adventure Playground and dog park to the north via a linking path network and urban layout.

*Requirement Achieved - Likely*

Potential Requirement Outcome - 4/6

- The design plans indicate how space for quality social interaction has been considered in the design of streets and open areas and choice of material throughout the project and its surroundings.

The project proposes differential landscape typologies along main boulevards, and central open space – with further potential to incorporate the use of entry walls and provision of gateway statements at locations such as the proposed childcare area and local park
*Requirement Achieved - Likely*

Potential Requirement Outcome - 5/6

- *Benches and other seating areas are located in places with consideration of the sun, shade, wind and rain.*

Benches are proposed in the local park with consideration to the elements.
*Requirement Achieved - Likely*

Potential Requirement Outcome – 6/6

- *Create locally distinct places which connect people through place and strongly reflect the local identity of the area through the design of social spaces.*

The design of the local park is intended to be developed in collaboration with RAP, Council and the Developer to reflect the identity of the area and provide connection to place.
*Requirement Achieved – Likely*

Potential Requirement Outcome - 7/6

- *Demonstrate the flexibility of the public realm for multiple other uses (e.g. water sensitive urban design, conservation, business enterprises, healthy active living, etc).*

The design of the open space within the public realm provides for multi purposes uses including:

- Open kickabout space (formal and unprogrammed) for recreational activity and community events
- Shared path circuit around perimeter of local park connecting other nodes
- Central shelter/seating area with drinking fountain/BBQ facilities/picnic benches
- Playground with conventional play equipment, nature play and waterplay opportunities.
- DDA/All abilities/inclusive design to cater to a range of demographics

*Requirement Achieved - Likely*

Potential Requirement Outcome - 8/6

- *Provide an attractive, safe and walkable street environment by planting or retaining street trees at 8-9 metre intervals, or demonstrate intervals appropriate to the chosen tree species and region to ensure maximum shade for pedestrians*.

The high level Streetscape Strategy included in within the Outline Development Plan will be refined during planning permit and detailed design phases in consultation with Council.
*Requirement Achieved - Likely*

Potential Requirement Outcome - 9/6

***Housing diversity & economic prosperity***

*To ensure that the project contributes to housing diversity within the context of the local neighbourhood and city, the project is to:*

- *Provide significant diversity of housing types including a mix of dwelling sizes (e.g. number of bedrooms) and/or densities of housing. Consideration given for diversity in housing provided at a neighbourhood level.*

There has been significant consultation with Council and investigation into the requirements and diversity of housing typologies as a part of the development of the project. The plan provides a diversified lot mix that integrates detached housing typologies with higher density areas and medium density development sites.
*Requirement Achieved - Likely*

Potential Requirement Outcome - 1/3

- *Develop a community economic/employment strategy with measurable outcomes which identifies:*
- *economic goals and priorities for the community;*
- *employment targets and the job balance ratio;*
- *activities to be provided within the project (e.g. retail, industrial, commercial or community based);*
- *socio-economic profile of the host local government area (based on at least the last two census);*

*Note: Where there have been local government amalgamations, define using a similar area.*

- *how the project will contribute to the host local government area's socio-economic profile; and*
- *net percentage increase in the number of jobs in the local area where the project replaces productive uses (e.g. redevelopment of an industrial area).*

It is understood that the proponent does not propose to develop a community economic/employment strategy.
*Requirement Achieved - Unlikely*

Potential Requirement Outcome - 1/3

- *Provide at least 10% of dwellings as affordable housing or key worker accommodation.*

The s173 Agreement for the development establishes a requirement for percentage of affordable housing lots and key worker accommodation investigations have informed the requirements of the s173 Agreement. It is anticipated that approximately 40% of the lot sizes within the project will be in the 300-400m2 bracket along with smaller medium density development sites that potentially provide for the requirements of affordable housing.
*Requirement Achieved - Likely*

Potential Requirement Outcome - 2/3

***Food sensitive design***

*To provide opportunities for the local community to participate in producing or purchasing local food, the project is to:*

- *Demonstrate a strategy for the delivery of permanent and viable growing spaces and/or related facilities which includes:*
- *an engagement strategy for partnerships;*
- *distribution methodology;*
- *infrastructure provision; and*
- *maintenance and ownership arrangements.*

  *Note: Credit is also given where a project is contributing (either financial or human resources) towards the establishment or ongoing maintenance of an appropriate facility outside the project boundary.*

It is understood that the proponent does not propose to develop a strategy for the provision food production and purchase as a part of the project.
*Requirement Achieved - Unlikely*

Potential Requirement Outcome - 0/1

***Connected communities***

*To provide serviced communities with facilities to meet their needs and reduce the number of private car trips required, the project is to:*

- *Locate near (such that 75% or residences are within 30 minutes by public transport) a major employment cluster, corridor, area or centre; and*
- *Locate near (such that 75% of residences/workplaces are within 1km by foot) or provide within two years of the first residential occupancy at least eight of the following local services.*
  *Note:*
  - *Local services should be co-located near public transport stops and pathways.*
  - *Where the project claims local services which have fixed capacities (e.g. childcare, schools etc.) the project should engage with providers to ascertain capacity constraints and whether the local services are adequately equipped to cater for future growth.*

- Newsagency - No
- Grocery Corner Store – Yes (1)
- Primary school - No
- Secondary School – Yes (2)
- University - No
- Kindergarten, preschool or Childcare – Yes (3)
- Medical Practice – Yes (4)
- Chemist - No
- Specialty stores- No
- Cafes ad/or restaurants – Yes (5)
- Community Centre - No
- Dog Park – Yes (6)
- Public Transport Hub - No
- Emergency services - No
- Community accessible facilities/spaces - No
- Public Toilets – Yes (7)
- Farmers Markets – No
- Community Gardens – No

The project is well located to provide owner occupiers access to existing community facilities.
Residency will have access to the town centre within 30 minutes via public transport, and the location of the project is such that it will immediately meet the the requirements of 4 of the 8 requirements.
During the development of the project childcare facilities, café and convenience stores are proposed, bringing the criteria likely being achieved to 7. The project has potential to meet the requirements during the development of The Site.
*Requirement Achieved - Potential*

Potential Requirement Outcome - 1/1

***Internet***

*Future-proofing residential developments by providing high speed internet infrastructure, the project is to:*

- *Provide signal boosting infrastructure where 4G/5G signal is low.*

The proposes to provide high speed internet infrastructure within the development, however it is unknown at this if signal boosting infrastructure would be required as a part of the delivery of services to residence. As such the provision of infrastructure outside of that to service the development is not proposed.
*Requirement Achieved - Unlikely*

Potential Requirement Outcome - 0/1

- *Provide Wi-Fi opportunities and/or smart technology in a at least one primary public open space where people gather in the project to complement community amenity provision.*

The proposes to provide high speed internet infrastructure within the development, however it is unknown at this if signal boosting infrastructure would be required as a part of the delivery of services to residence. As such the provision of infrastructure outside of that to service the development is not proposed.
*Requirement Achieved - Unlikely*

Potential Requirement Outcome - 0/1

***Safe and accessible living***

*To provide facilities and housing which are appropriate and accessible for a variety of people, the project is to:*

- *Achieve in at least 50% of dwellings 'gold' performance levels under the Livable Housing Australia's 'Livable Housing Design Guidelines'.*

Documentation provided does not indicate that Liveable Housing Design requirements, beyond that are already regulated, are mandated or set targets for "Gold" Performance levels.
*Requirement Achieved - Unlikely*

Potential Requirement Outcome - 0/1

***Healthy and active communities***

*To design and deliver communities which promote community-based physical activity and support healthy lifestyle behaviours, the project is to:*

- *Ensure all dwellings have access to neighbourhood parks within 400m (or a five minute walk) for a pocket park, and up to 800m (or a ten minute walk) for neighbourhood / active recreation parks.*

The project achieves this being located adjacent to a neighbourhood public reserve to the north and provides for a centrally located neighbourhood park within the development.
*Requirement Achieved - Likely*

Potential Requirement Outcome - 1/2

- *Provide a number of parks throughout the neighbourhood(s), catering for a range of uses and people of varying ages and abilities. Demonstrate their ability to improve community connection, mental health and well-being.*

The open space proposed will provide mental health and wellbeing outcomes though multi purposes uses including:

- Open kickabout space for recreational activity and community events
- Shared path circuit around perimeter of local park connecting other nodes
- Central shelter/seating area with drinking fountain/BBQ facilities/picnic benches
- Playground with conventional play equipment, nature play and waterplay opportunities.
- DDA/All abilities/inclusive design to cater to a range of demographics

*Requirement Achieved - Likely*

Potential Requirement Outcome - 2/2

- *Provide active travel links that are attractive, safe, direct and convenient to ensure permeability, creating better accessibility towards a destination.*

Road and pedestrian network provide logical, safe and direct travel links to the surrounding areas. Shared path along the central roads provides active linkage between the existing development, Lake Hamiliton Reserve, the proposed local park and proposed childcare/convenience facilities.
*Requirement Achieved - Likely*

Potential Requirement Outcome - 3/2

- Provide supporting infrastructure in desirable locations of the project with shade including resting areas, entertainment space, information boards, toilets and water bubblers.

Seating nodes, drinking fountain, shelter are proposed in the local park with shade from canopy trees.
*Requirement Achieved – Likely*

Potential Requirement Outcome - 4/2

- Demonstrate that roads offer multiple use functions, providing opportunities for roads to act as a legitimate public domain. This could include but is not limited to providing on-road bicycle paths where possible or lowering speed limits on local streets.

The project does not propose to provide multifunctional roads or specified on road bicycle lanes.
*Requirement Achieved - Unlikely*

Potential Requirement Outcome - 4/2

## 6.0 Conclusion

This initial assessment of the development proposed for The Site across six areas of sustainability - including water, ecosystems, community, waste, material and energy - finds that the proposal is likely to achieve:

- 7 of the 7 required Essential criteria
- 30 of the 36 required Ecosystems criteria
- 7 of the 9 required Waste criteria
- 6 of the 7 required Energy criteria
- 5 of the 8 required Materials criteria
- 5 of the 6 required Water criteria
- 30 of the 30 required Community criteria

The proposed development makes a substantial effort toward meeting most of the requirements of achieving EnviroDevelopment accreditation however further mandating of sustainable outcomes in the built form and investment in broader ecological and community outcomes are required should certification of the project be sought.

Affordability being a key driver of the development, where the implementation of sustainability measures contributes to the cost of development and impacts on pricing to the market, these measures may be difficult to adopt to achieve a commercially viable outcome.

Should certification in the EnviroDevelopment accreditation be sought, an application with supporting documentation will need to be lodged with the National EnviroDevelopment Board of Management for final assessment.

**Taylors Pty Ltd**

November 2025

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# Appendix A – EnviroDevelopment National Technical Standards – Residential Subdivision

# National Technical Standards

Version 4

Enviro Development

Urban Development Institute of Australia NATIONAL

# Using this document

## The guide below provides useful tips on how to use this document easily and efficiently.



Masterplanned Communities — Ecosystems

Ecosystems

To achieve certification in the Ecosystems element, a project must achieve:

- **all** of the requirements under Aquatic ecosystems (1.1);
- **all** of the requirements under Soil health (1.2);
- **all** of the requirements under Earthworks (1.3); and
- 1.4.1 and 1.4.2 and **18 credits** from 1.4.3-1.4.27 under Urban ecology (1.4).

**Note:** If Federal or State approval is required (EPBC approval etc), than this approval must be in place before certification in the Ecosystems element can be given.

Innovation

The following criteria details the requirements for certification of the Ecosystems element. However, EnviroDevelopment recognises that a project may include innovative sustainability measures which achieve an equivalent or greater sustainability benefit to a specific requirement. Innovation credits are awarded at the discretion of the National EnviroDevelopment Board of Management. Any claims for innovation credits must be accompanied by an outline of the measure and relevant supporting documentation to verify the sustainability benefit.

1.1 Aquatic ecosystems

**Intent:** To ensure sustainable management of water resources within, impacted or drawn upon by the project and the preservation of the ecological function of the local area's aquatic ecosystems.

**Requirement:** Achieve **each** of the following:

| Criteria | Required Supporting Documentation |
|---|---|
| **1.1.1** Provide a stormwater management plan which demonstrates:<br>• protection and enhancement of natural surface and groundwater hydrological regime including riparian zones and buffers (where relevant depending on site) in consideration of the stability, ecological integrity and functionality of stormwater receiving environments and groundwater dependent ecosystems (GDE's). This includes incorporating and protecting any significant natural aquatic ecosystem features into the project design;<br>• incorporation of integrated water cycle management principles (surface water, groundwater, water quality) into project design including water sensitive urban design devices. Set quantifiable water quality targets which exceed planning/ legislative requirements and verify design through accepted modelling (e.g. MUSIC). Recognition can also be given for stormwater reuse (such as infill sites) where appropriate water treatment measures and infrastructure are to be utilised;<br>• appropriate drainage to protect both water cycle and infrastructure; and<br>• incorporation of adequate stormwater management provisions during and post construction to avoid enhanced risk of flooding and flood damage and to reduce risk of pollution entering waterways. Design and construct to limit the post-project peak one-year ARI event discharge to the receiving waterway to the pre-project peak one-year ARI event discharge, for sites that are upstream of erodible waterways. Must also consider impact on and from adjacent sites. | Stormwater management plan/ integrated water cycle management plan/better urban water management plan/groundwater modelling assessment. |

National Technical Standards 4

**Development Type**
Identifies the relevant development type and the relevant element.

**Element**
Identifies the relevant element.

**Element Requirements**
Details everything that needs to be achieved for certification in the element.

**Criteria Sections and Technical Intent**
Details the subject and intent of the element subsection.

**Supporting Documentation**
Provides detail on the type of supporting documentation you need to respond to the criteria.

**Technical Criteria**
Details the technical requirements necessary for certification.

# The process

Our certification process has been developed and is routinely refined to ensure that each project's journey through the certification process is smooth, efficient and connected.

**01. Expression of interest**

- Meeting to discuss EnviroDevelopment and its applicability to the project.
- Access to EnviroDevelopment National Technical Standards and Application template.
- Overview of resources available to assist in preparation of submission.
- Copy of Application Spreadsheet and Fee Schedule.

**02. Project registration**

- Registration fee payable.
- Site specific workshop with developer and/or project team on the application of EnviroDevelopment and how the standards apply to the project.
- Anticipate scheduling for National EnviroDevelopment Board of Management review.
- Access to EnviroDevelopment application advice.
- Access to EnviroDevelopment team to undertake application on behalf of submitter.

**03. Application submission**

- Respond to any requests for further information following submission.
- Draft comments provided to applicant, with opportunity to respond / clarify prior to Board review.
- Commence early discussions on media release and announcement event.

**04. Board review**

- Respond to any requests for further clarification (if required).

**05. Certification decision**

- Licensing document, logos, and statutory declaration provided for signing.
- Announcement event / media announcement coordinated.
- Framed EnviroDevelopment certificate provided.
- Project added to the list of EnviroDevelopment certified projects on the website.
- Supplied with EnviroDevelopment
- marketing material.
- Certification fee payable.

**06. Ongoing certification (Annual)**

- Project specific support to build the project's EnviroDevelopment branding strategy.
- Annual recertification process undertaken.
- Recertification fee payable.

# Submitting an application: What you need to know

## The basics

Each project should demonstrate compliance with the essential requirements as featured in this booklet.

To be recognised as a certified EnviroDevelopment, projects must meet at least four of the elements as part of a certification.

EnviroDevelopment applications will be processed within six to eight weeks of receipt of all documentation and supporting information.

**Criteria**

- If a particular criteria is not relevant to the project, mark the column 'not applicable' and provide reasoning why the criteria is not applicable or feasible in this instance. If a requirement is not addressed at all, with no reasoning provided, it will be determined by the National EnviroDevelopment Board of Management that this requirement has not been met.
- Examples used within the element criteria are
- Not exclusive and are intended as a compliance guide only.
- Each requirement is equal to one credit, unless otherwise stated.
- When the EnviroDevelopment National Technical Standards are reviewed and a revised set of standards is released, a certified EnviroDevelopment is required to demonstrate how the project's future stages will comply with the revised EnviroDevelopment Technical Standards. The revised standards will not apply retrospectively (i.e. to those dwellings/buildings already approved/built) and applicants will not be required to undertake further baseline studies such as further ecological assessment studies. The National EnviroDevelopment Board of Management shall retain the right to vary or amend the application of this requirement at its absolute discretion.

**When should I apply?**

- You should make contact with your local EnviroDevelopment Coordinator as early as possible to discuss the project and its eligibility.
- Usually, EnviroDevelopment applications are processed at least three months prior to the release of the first phase of the project for sale or commencement of leasing.
- You can delay the commencement of the term of your project's EnviroDevelopment license by up to six months to coincide with a specific project milestone.
- Preliminary certification may be available to projects that choose to apply for certification prior to receiving a development approval/planning permit.
- Where a project has obtained preliminary EnviroDevelopment certification (subject to the final development approval), supplementary documentation must be submitted after the development approval/ planning permit is received, highlighting any changes made since the preliminary certification.

**What do I need to provide?**

An application for EnviroDevelopment certification should include:

- a completed Application Template (available from your local EnviroDevelopment Coordinator or by emailing info@envirodevelopment.com.au); and
- supporting documentation that clearly demonstrates compliance and future delivery of initiatives to satisfy the EnviroDevelopment standards.

**Costs Associated with EnviroDevelopment Certification**

An EnviroDevelopment fee schedule is available from your local EnviroDevelopment Coordinator or by emailing info@envirodevelopment.com.au

Recertification fee – 20% of the original certification fee (payable annually until project elects to let certification lapse).

**Annual Recertification Process**

To renew EnviroDevelopment certification, the developer will be required to submit, four weeks before the renewal date:

- a completed renewal form;
- the renewal fee;
- signed statement; and
- all appropriate documentation detailing any changes in the project that may affect the basis upon which the EnviroDevelopment license was granted from the time of the initial certification to the end of the period of renewal.

**EnviroDevelopment Compliance**

The following information details EnviroDevelopment's compliance mechanisms and procedures to ensure the integrity of EnviroDevelopment certification and the continued compliance of certified projects.

- EnviroDevelopment certified projects may be subject to random site checks.
- At the National EnviroDevelopment Board of Management's discretion, further information may be requested from the project at any stage during its certification.
- Developers of EnviroDevelopment certified projects must advise the UDIA within 10 business days of any changes made, or proposed to be made, to the proposed or existing project which may affect eligibility for EnviroDevelopment certification.
- If the National EnviroDevelopment Board of Management has concerns regarding compliance with the standards (or any aspect of the certification) or breach of the licensing agreement, the UDIA will advise the developer (licensee) of these concerns and request evidence of compliance within 10 business days of the notice.
- EnviroDevelopment certification may be revoked if the National EnviroDevelopment Board of Management is not satisfied that the certified EnviroDevelopment is meeting the requirements and the spirit of EnviroDevelopment. In the instance of non-conformance, the licence will be revoked and the application and licensing fees will not be refunded. There may also be cause to make public statements about such non-compliance to protect the broader integrity of EnviroDevelopment.
- The developer may be declared by the National EnviroDevelopment Board of Management to be ineligible for EnviroDevelopment certification for any project for a period of two years if found to breach the agreement or provide incorrect or false statements. Similarly, any third parties or consultants found to be providing substantially incorrect or false statements or evidence for the purpose of EnviroDevelopment certification may be declared by the National EnviroDevelopment Board of Management to be ineligible to provide evidence for EnviroDevelopment certification for a period of two years.
- The use of the EnviroDevelopment logo system is protected and action will be taken against persons or organisations found to be fraudulently representing a project, or a component of a project, as an EnviroDevelopment, or fraudulently representing any other product as EnviroDevelopment certified or endorsed.
- EnviroDevelopment certification is not an alternative to compliance with all Federal, State and Local legislative and regulatory requirements. EnviroDevelopments must fulfil all relevant legislative and regulatory requirements.

**Further questions?**

An EnviroDevelopment Coordinator is available to answer all queries on the certification process, and will provide timely and accurate advice. Contact details for local EnviroDevelopment Coordinators are available via the relevant UDIA state office or at envirodevelopment.com.au. Additional resources, such as case studies, a list of EnviroDevelopment Professionals and facilitation of a workshop discussion specific to a project's EnviroDevelopment application, can also be provided upon request.

# Become an Envirodevelopment Professional

The EnviroDevelopment Professional program is designed to provide formal recognition of property development professionals who have undertaken a course in EnviroDevelopment and are part of a sustainability network.

EnviroDevelopment Professionals can assist by:



Being an active member of a project team who is pursuing EnviroDevelopment certification and provide advice on how the project may be eligible for certification.



Providing assistance in coordinating an EnviroDevelopment application.



Providing assistance in collating documentation for an EnviroDevelopment recertification.

A current directory of EnviroDevelopment Professionals is available on the EnviroDevelopment website. To register for training to become an EnviroDevelopment Professional, visit envirodevelopment.com.au.

Enviro Development Professional

# Which development type are you?

It's really important that you identify which type of development your project is before you go any further in the certification process.



**Masterplanned Communities**

Projects primarily used for residential purposes and containing more than 1,500 dwellings.



**Residential Subdivisions**

Projects primarily used for residential purposes and containing less than or equal to 1,500 dwellings.



**Seniors Living**

Projects primarily used for seniors living or retirement living.



**Multi-Unit Residential**

Projects with two or more attached dwellings



**Mixed Use**

Projects with two or more attached dwellings.



**Industrial**

Projects primarily used for industrial purposes.



**Retail**

Projects primarily used for retail purposes.



**Education**

Projects primarily used for educational purposes (e.g. primary or secondary school campuses or buildings, university campuses or buildings).



**Commercial**

Projects primarily used for commercial purposes.



**Health and Aged Care**

Projects primarily used for healthcare and aged care purposes (e.g. hospitals, medical centres, aged care facilities).

02.

# Residential Subdivisions

# Essential requirements

**To be eligible for certification, each project must demonstrate compliance against the following essential requirements:**

a. Establish a community education program targeting residents/tenants/users which specifically addresses:

- information regarding the waste hierarchy of reduce, reuse and recycle;
- energy and water efficiency; and
- use of environmentally responsible materials, emissions and maintenance.

Example mechanisms include interpretive signage, fact sheets, and end user manuals.

b. Demonstrate that an ecological net gain will be achieved for the project in relation to local native vegetation communities and fauna habitat resources. This must include identifying and implementing appropriate strategies prior to commencement of works.

c. Where relevant, recycle and reuse all vegetative debris on site (e.g. for landscaping or composting purposes). If not feasible, arrangements should be made for vegetative debris to be transported for reuse or disposed of by a licensed recycler or reprocessor. There should be no pit burning of green waste on site.

d. Demonstrate assessment of solar orientation options to provide best practice solar access opportunities.

e. Demonstrate how the project will reduce greenhouse gas emissions beyond regulatory requirements.

f. Demonstrate how the project will reduce potable water consumption for irrigation.

g. Demonstrate how community consultation and feedback has been incorporated into the project's design or activities.

# Ecosystems

To achieve certification in the Ecosystems element, a project must achieve:

- **all** of the requirements under Aquatic ecosystems (1.1);
- **all** of the requirements under Soil health (1.2);
- **all** of the requirements under Earthworks (1.3); and
- 1.4.1 and 1.4.2 and **10 credits** from from Flora systems and **8 credits** from Fauna systems under Urban ecology (1.4).

**Note:** If Federal or State approval is required (EPBC approval etc), than this approval must be in place before certification in the Ecosystems element can be given.

## Innovation

The following criteria details the requirements for certification of the Ecosystems element. However, EnviroDevelopment recognises that a project may include innovative sustainability measures which achieve an equivalent or greater sustainability benefit to a specific requirement. Innovation credits are awarded at the discretion of the National EnviroDevelopment Board of Management. Any claims for innovation credits must be accompanied by an outline of the measure and relevant supporting documentation to verify the sustainability benefit.

## 1.1 Aquatic ecosystems

**Intent:** To ensure sustainable management of water resources within, impacted or drawn upon by the project and the preservation of the ecological function of the local area's aquatic ecosystems.

**Requirement:** Achieve **each** of the following:

| Criteria | Required Supporting Documentation |
|---|---|
| **1.1.1** Provide a stormwater management plan which demonstrates:<br>• protection and enhancement of natural surface and groundwater hydrological regime including riparian zones and buffers (where relevant depending on site) in consideration of the stability, ecological integrity and functionality of stormwater receiving environments and groundwater dependent ecosystems (GDE's). This includes incorporating and protecting any significant natural aquatic ecosystem features into the project design;<br>• incorporation of integrated water cycle management principles (surface water, groundwater, water quality) into project design including water sensitive urban design devices. Set quantifiable water quality targets which exceed planning/ legislative requirements and verify design through accepted modelling (e.g. MUSIC). Recognition can also be given for stormwater reuse (such as infill sites) where appropriate water treatment measures and infrastructure are to be utilised;<br>• appropriate drainage to protect both water cycle and infrastructure; and<br>• incorporation of adequate stormwater management provisions during and post construction to avoid enhanced risk of flooding and flood damage and to reduce risk of pollution entering waterways. Design and construct to limit the post-project peak one-year ARI event discharge to the receiving waterway to the pre-project peak one-year ARI event discharge, for sites that are upstream of erodible waterways. Must also consider impact on and from adjacent sites. | Stormwater management plan / integrated water cycle management plan / better urban water management plan / groundwater modelling assessment. |

| Criteria | Required Supporting Documentation |
|---|---|
| **1.1.2** Demonstrate that any herbicide or pesticide use is undertaken in such a way to avoid contamination of aquatic ecosystems. Applicant is to demonstrate that:<br>• alternative pest control measures have been considered with the intent to avoid/minimise use of pesticides and herbicides;<br>• any use of herbicides and pesticides can be undertaken safely, with conservation benefit outweighing risk of harm; and<br>• potential environmental impacts of herbicide/chemical use have been considered and that significant impacts are not anticipated. | Statement outlining steps to minimise use of pesticides (including termite control), herbicides and artificial fertilisers and/or weed and pesticide management plan. |
| **1.1.3** Where there is an ecological need, provide water features that allow habitat and refuge for fauna. | Stormwater management plan and ecological study. |

## 1.2 Soil health

**Intent:** To ensure construction practices retain the ecological integrity of the soil to assist in achieving better environmental outcomes.

**Requirement:** Achieve **each** of the following:

| Criteria | Required Supporting Documentation |
|---|---|
| **1.2.1** Take soil samples in areas that are to be retained for vegetative growth to ensure an understanding of soil characteristics. For soils used for revegetation purposes, the organic content of the soil, pH and nutrient status shall be similar to that of undisturbed native soils of ecosystems that support the appropriate plant species intended for the site. | Soil or landscape management plan, including test results. |
| **1.2.2** Unless soil is heavily contaminated, retain insitu or stockpile and reuse all topsoil to best advantage on site. Where topsoil is minimal or absent and subsoil is deemed suitable for amendment, stockpile subsoil on site.<br>**Note:** Wherever possible, stockpiles should be no more than 1.5m high with maximum 1:2 batter and once stockpiling completed, covered with a green cover crop to avoid erosion, desiccation and solarisation. | Evidence in plans of topsoil stockpile location and management requirements. |
| **1.2.3** Restrict access to site by vehicles to nominated roadways or parking areas, well away from existing trees or intended public realm areas, to minimise compaction. Rip compacted soil once building works are completed. Ensure building wastes, particularly liquid wastes do not contaminate the soil. | Construction management plan, identifying access locations. |
| **1.2.4** Recycle and reuse all vegetative debris on site (e.g. for topsoil augmentation or composting purposes). If onsite reuse is not feasible, arrangements should be made for green waste to be transported for reuse or disposed of at a fully licensed recycler or reprocessor. There should be no pit burning of green waste on site or disposal to landfill. | Statement from developer and registered landscape architect. |

| Criteria | Required Supporting Documentation |
|---|---|
| **1.2.5** Amend, mulch and revegetate soils disturbed during construction as well as soils on the remainder of the site where the site has formerly been used for farming, forestry, industrial, commercial or urban land uses. Demonstrate that soils are suitable for intended purposes. | Soil or landscape management plan. |

## 1.3 Site analysis and earthworks

**Intent:** To reduce the disturbance of construction works on the site's natural topography and nearby waterways.

**Requirement:** Achieve **each** of the following:

| Criteria | Required Supporting Documentation |
|---|---|
| **1.3.1** Conduct thorough site analysis prior to planning and design to identify:<br>• areas of prime ecological significance;<br>• presence of local native flora and fauna as well as pest species;<br>• habitat areas and/or connections between habitat areas;<br>• opportunities for re-vegetation; and<br>• opportunities for vegetation retention.<br>• the project must adequately consider and preserve significant areas based on the advice of this report. | Site analysis outlining areas which require protection Ecological Context report/report section and/or Ecological Assessment Report. |
| **1.3.2** Demonstrate that an ecological net gain will be achieved for the project in relation to local native vegetation communities and fauna habitat resources. This must include identifying and implementing appropriate strategies prior to commencement of works.<br>Options to achieve a net gain through the life of the project may include:<br>• rehabilitation works demonstrating a net gain in the ecological condition and functionality of vegetation communities/fauna habitat resources will be achieved post development.<br>• environmental offset provisions associated with development which achieve a net gain in ecological attributes of significance via onsite, offsite or financial contribution modes of offset delivery.<br>• direct benefit management approaches to support conservation of native wildlife created by development. Examples may include contribution to a local wildlife hospital or funding of academic research. | Statement from Ecologist summarising net gain works and activities including Ecological Assessment report and/or Flora/Fauna Management plan. |
| **1.3.3** If identified through site analysis, demonstrate that the project incorporates impact mitigation measures targeting threatened species such as Koala (Phascolarctos cinereus). Measures include fauna friendly fencing, establishment of refuge habitat, domestic animal management protocols to protect native fauna and traffic calming devices. | Detailed measures with supporting information including Ecological Assessment report. |

| Criteria | Required Supporting Documentation |
|---|---|
| **1.3.4** The project is planned, designed and constructed in manner that achieves a balanced earthworks outcome (no spoil or import). Where spoil is generated it shall be disposed of in a location requiring import and not to landfill.<br>**Note:** Projects which require importation of fill for groundwater or other environmental considerations may apply for discretion under this criteria. | Statement from engineer. |
| **1.3.5** Plan, implement and maintain effective erosion and sediment control measures during construction and operation. As a minimum, these should exceed relevant legislative and regulatory requirements. | Erosion and sediment control plan / soil and water management plan, staging plan and statement of compliance from an appropriately qualified professional. |
| **1.3.6** Ensure appropriate staging of earthworks to ensure bare earthworks are avoided in high-risk areas of the site during dominant rainfall periods and the area and duration of bare earthworks is minimised during construction. | Statement from engineer. |
| **1.3.7** Design and construct street layout to respond sensitively to the existing landform and topography.<br>**Note:** The achievement of this criteria should be balanced with solar orientation and other sustainability considerations including walkability/ accessibility outcomes. | Pre and post civil contour maps. |
| **1.3.8** Where there is contamination identified on site, employ best practice techniques to remediate contaminants including rehabilitation to meet regulatory requirements and suit future uses. | Contamination report and details on remediation actions. |

## 1.4 Urban ecology

**Intent:** To ensure there is a comprehensive strategy for the project that retains the existing ecological attributes and functions of the site or creates new opportunities for the establishment or restoration of degraded ecosystem values and functions.

**Requirement:**

i. Meet **each** requirement under Essential actions;
ii. Meet the requirements of **10 credits** of the 'Flora systems' options (1.4.3 - 1.4.16); and
iii. Meet the requirements of **8 credits** of the 'Fauna systems' options (1.4.17 - 1.4.27).

**Essential requirement:** Achieve **each** of the following options:

| Criteria | Required Supporting Documentation |
|---|---|
| **1.4.1** Demonstrate that environmental weeds will not be utilised in landscaping works. | Statement from registered landscape architect / horticulturalist. |

| Criteria | Required Supporting Documentation |
|---|---|
| **1.4.2** Reduce urban heat island effect. This needs to be demonstrated through adoption of at least 5 of the following options:<br>• reduction of hardstand areas;<br>• consideration of roof reflectiveness, material and area;<br>• consideration of road reflectiveness;<br>• utilisation of different materials for construction (e.g. open-grid pavement);<br>• incorporation of breezeways and greenways;<br>• provision of shading to roads, footpaths and bicycle paths;<br>• maximising vegetative cover;<br>• WSUD outcomes; and/o<br>• green (vegetated) or shaded surfaces. | Evidence from environmental science professional, registered landscape architect (or related professional) and plans. Design guidelines should also be included if measures include requirements regarding roof colour. |
| **Flora systems**<br>**Requirement**: Achieve at least **10 credits** from the following options. | |
| **1.4.3** Develop a climate change risk assessment for the site which considers the following factors which are directly relevant to the project site including:<br>• flooding;<br>• sea level rise;<br>• consideration of extreme events;<br>• biodiversity decline; and<br>• bushfire hazards. | Climate change risk assessment report/statement from appropriately qualified professional. |
| **1.4.4** Locate on a brownfield site or site that had been significantly modified from its natural state and had little or limited existing ecological value.<br>**2 credits** - >75% of the site area has been significantly modified.<br>**3 credits** - brownfield site.<br>**Note:** This credit is not available for sites that have been cleared of vegetation as part of the current project, or a previous phase of a broader project of which the current project is part, or if the site was cleared of vegetation by the proponent for any reason in the 10 years prior to the EnviroDevelopment application date. | Details of use of site prior to new development including pre-development site photos and statement from environmental professional /registered landscape architect/related professional detailing ecological value of the site prior to development. |
| **1.4.5** All plant species introduced to the site for landscaping public spaces (excluding those areas designated for turfed recreation areas), or for landscaping private areas prior to sale are locally native. Plant selection should consider flora that provide a diverse range of food resources to fauna. Plant selection that provides resources for limited fauna types/species is to be avoided.<br>**1 credit** - 90% of all plant species<br>**2 credits** - 100% of all plant species<br>**Note**: In relevant climates, species selected specifically to allow solar access are excluded from the 90% or 100% requirement. | Landscape palette and statement from ecologist. |

| Criteria | Required Supporting Documentation |
|---|---|
| **1.4.6** Rehabilitate degraded natural ecosystems in excess of regulatory requirements.<br><br>**1 credit** can be allocated for each 20% in excess of regulatory requirements, with a maximum of **5 credits** for 100% in excess of regulatory requirements. In addition to credits for on-site rehabilitation areas, credits can also be claimed for off-site rehabilitation areas which have a conservation value and specific connection to the project (noting that off-site areas can only be claimed once). Credits can only be obtained under this criteria for works carried out by the project. Paid offsets are not eligible to apply for credits under this criteria.<br><br>**Note**: Projects without a regulatory requirement to deliver rehabilitation may be awarded credits at the discretion of the National EnviroDevelopment Board of Management, having regard to amount of rehabilitation relative to size and nature of the project. | Evidence from environmental science professional, registered landscape architect (or related professional).<br><br>Maintenance plan and schedule and details of arrangements. |
| **1.4.7** Incorporate Water Sensitive Urban Design principles into design of public realm. This may include:<br>• living waterways;<br>• water wise street trees; and<br>• dual-use public realm. | WSUD report |
| **1.4.8** Prepare and implement bushfire mitigation and management plans which are cognisant of the principles of bushfire ecology (fire-adaptive flora, fire behaviour impact study etc) and take appropriate management actions in a manner that avoids ecological impacts. | Bushfire management plan. |
| **1.4.9** Where appropriate, retain mature vegetation in the streetscape, public open space and within private lots. This can be demonstrated by retaining vegetation or transplanting vegetation.<br><br>**Note:** Over 50% of identified mature healthy trees must be retained in project to achieve credit. | Tree retention plan |
| **1.4.10** Mandated design controls within the project to achieve 1 native tree species being planted in front yard of each dwelling. | Design guideline controls |
| **1.4.11** Mandated design controls within the project so that no more than 25% of front yard is allocated to turfed areas, increasing opportunity for locally native planted species. | Design guideline controls |
| **1.4.12** Establish a native plant procurement program to assist with supply issues of local provenance stock for the purposes of landscaping of public open space areas, private land holdings and the local region. This may include seed collection and propagation from surrounding area and sourcing locally native species for local nurseries. | Details of program including establishment timeframes, landscape plan, details of operator, and evidence of procurement collection |
| **1.4.13** Establish and encourage vegetation communities within the project, with the incorporation of threatened species or communities (either local, state or national) within public realm plantings. | Evidence from environmental science professional, registered landscape architect (or related professional) and landscape plans including landscape palette. |



Residential Subdivision — Ecosystems

| Criteria | Required Supporting Documentation |
|---|---|
| **1.4.14** Implement a monitoring and maintenance plan (at least 5 years in duration) to assess flora and habitat quality and health. | Monitoring plan and details of timeframes and responsibility matrix. |
| **1.4.15** Demonstrate the incorporation of food bearing and/or cultural landscapes within the public realm. | Statement from registered landscape architect / horticulturalist. |
| **1.4.16** Contribute green space significantly in excess of the planning authority requirements for green space.<br><br>**Credits** are to be allocated pro-rata for each 20% in excess of local government requirements and **5 credits** for 100% in excess of local government requirements. This is capped at a maximum of 5 credits. Stringent design guidelines or other protective measures to secure the use of private land for open space and flora and fauna purposes may also be applicable and contribute to the green space calculations for EnviroDevelopment purposes (however, if the longevity of such measures is likely to be less than through other means there may need to be a discount factor used in the calculations).<br><br>**Note:** Credits can be claimed if evidence is provided of off-site land holdings, however this land holding can only be claimed once and must have nature conservation value. | When claiming credits under this category, a statement of compliance must be provided regarding the ongoing ownership and maintenance arrangements (in the form of an approved management plan) for this land to provide certainty about the longevity of its maintenance as green space.<br><br>The ecological function of the green space pre and post development works should be articulated. |
| **Fauna systems**<br><br>**Requirement**: Achieve at least **8 credits** from the following options | |
| **1.4.17** Where appropriate and cognisant of the road hierarchy and traffic volumes, identify and use potential habitat trees within streetscape / open space areas which provide foraging opportunities and related biodiversity benefits. | Evidence from environmental science professional, registered landscape architect (or related professional) and details of beneficiary species. |
| **1.4.18** Implement a monitoring and maintenance plan (at least 5 years in duration) to assess fauna health. | Monitoring plan and details of timeframes and responsibility matrix. |
| **1.4.19** Ensure ecological corridors are not severed by road networks without provision of appropriate fauna crossings, bridges or tunnels **(1 credit)**. Demonstrate that retained corridors link to offsite protected areas/habitat **(2 credits).** | Evidence from environmental science professional, registered landscape architect (or related professional). |
| **1.4.20** Provide appropriate structures and policies to facilitate native fauna habitation (e.g. fauna boxes, hollow trees, relocate felled timber to open space areas). | Evidence from environmental science professional, registered landscape architect (or related professional). |
| **1.4.21** Provide features that allow sheltering, breeding or refuge habitat for terrestrial and/or aquatic native fauna. | Evidence from ecological professional, including details on habitat created and targeted species. |



Residential Subdivision — Ecosystems

| Criteria | Required Supporting Documentation |
|---|---|
| **1.4.22** Provide fauna habitat within the project through the installation of at least one of the following options:<br>• native bee boxes;<br>• bird boxes; and/or<br>• nest boxes.<br>These should be installed by an appropriately qualified professional and form part of a broader strategy for fauna habitat creation. | Details on amount and location. Statement from registered ecologist on how the bees/boxes will improve ecological function. |
| **1.4.23** Adopt measures to manage native fauna through maintenance of habitat and control of non-native predators. | Pest management strategy or similar. |
| **1.4.24** Have dog and/or cat exclusion zones to allow safe movement of native fauna, particularly in wildlife corridors. | Evidence from environmental science professional (or related professional). Design guidelines / covenants. |
| **1.4.25** Where the project is located adjacent to a sensitive area such as a national park or nature reserve or conservation area, minimise light pollution during and post-construction to limit ecological light pollution i.e. no direct beam light should be directed beyond the site boundaries or upwards, except where it is falling directly on a surface that it is intended to illuminate (exemptions may be made for illuminated place names). | Lighting plans and statement from environmental science professional, registered landscape architect (or related professional). |
| **1.4.26** Demonstrate that overall masterplan will achieve 30% canopy cover in the public realm.<br>**Note:** The public realm includes all space outside of the private residential lot, including the streetscape, parks and rehabilitated areas with the project boundary. | Evidence from Landscape Architect. |
| **1.4.27** Develop a site specific fauna management plan for the demolition and construction phases of the project. | Fauna management plan. |

# Waste

To achieve certification in the Waste element, a project must achieve:

- **all** of the requirements Essential action (2.1); and,
- 2.2.1 and **one credit** from 2.2.2-2.2.5 under Post-construction phase (2.2).

## Innovation

The following criteria details the requirements for certification of the Ecosystems element. However, EnviroDevelopment recognises that a project may include innovative sustainability measures which achieve an equivalent or greater sustainability benefit to a specific requirement. Innovation credits are awarded at the discretion of the National EnviroDevelopment Board of Management. Any claims for innovation credits must be accompanied by an outline of the measure and relevant supporting documentation to verify the sustainability benefit.

## 2.1 Essential action

**Intent:** To identify the most suitable opportunities for recycling of resources available to the site.

**Requirement:** Achieve the following:

| Criteria | Required Supporting Documentation |
|---|---|
| **2.1.1** The contractor implements a comprehensive, project-specific, waste management plan for the pre-construction, civil works and construction phases of the project. At a minimum, the waste management plan should meet all legislative requirements and align with relevant waste targets (where set and applicable) and include the following:<br>• waste generation;<br>• waste systems;<br>• minimisation strategy;<br>• performance / reduction targets;<br>• bin quantity and size;<br>• collection frequency;<br>• waste contractors; and<br>• monitoring and reporting including frequency and method. | Site waste management plan endorsed by the developer, with further statements from the engineer as appropriate. The plan must address each of the requirements for the pre-construction and construction phases. |

| Criteria | Required Supporting Documentation |
|---|---|
| **2.1.2** Recycle or reuse a minimum of **80%** (by weight or volume) of demolition, land clearing and civil works materials/products (including vegetative debris) on site. In the event that demolition, land clearing or civil works materials cannot be recycled on site, full details of the operators to be engaged (including all licences they hold to operate) and materials streams to be recovered as part of the off site activity must be provided.<br>**Note:**<br>i. Hazardous materials (e.g. asbestos, contaminated soil) are excluded.<br>ii. If reuse on site is not feasible, the establishment of partnerships which embrace industrial ecology principles is strongly encouraged. | Details of existing materials on site and arrangements and estimates of waste streams and generation. |
| **2.1.3** Manage and dispose/treat all hazardous substances, pollutants and contaminants in accordance with all legislative requirements. Where these materials are treated or used on site, that must occur in accordance with a sanctioned remediation process. | Details of any on site treatment processes for hazardous substances, pollutants, contaminants or acid sulphate soils must be provided and such processes must be supported by approved State Agency requirements and laws. |
| **2.1.4** Provide guidance for builders working on site regarding waste practices. At a minimum, the following should be included:<br>• the use of skip bins rather than cages;<br>• maintenance of waste records;<br>• use of contractors who transport waste to a licensed recycling centre;<br>• select materials and products which minimise or use recycled packaging; and<br>• design dwellings to maximise use of standard sizes of materials wherever possible.<br>The above requirements must be mandated in display villages and buildings directly controlled by the developer. | Design guidelines, educational information or similar. |

## 2.2 Post-construction phase

**Intent:** To provide recycling opportunities and facilities for end users to reduce waste going to landfill.

**Requirement:** Achieve the following:

| Criteria | Required Supporting Documentation |
|---|---|
| **2.2.1** Where waste infrastructure is required to be installed in public spaces, include separate waste receptacles for general and recyclable waste.<br>**Note:** Board discretion may be given if the local authority prohibits the provision of separate recycling receptacles. | Evidence in plans and statement of compliance from developer and local authority. |



Residential Subdivision — Waste

| Criteria | Required Supporting Documentation |
|---|---|
| **Requirement:** Achieve at least **one credit** from the following options: | |
| **2.2.2** Provide on lot and/or on site facilities for a compost facility for use by each dwelling/facility. If individual household/facility compost bins cannot be provided, a communal facility may be provided. Compost facility should be at least one cubic metre in size and can be used to recycle a balanced mix of green material (fruit and vegetable scraps) and brown material (twigs). | In the instance that a communal compost facility is provided, evidence in the form of an agreement or contract should be provided detailing how the responsibility and ongoing maintenance of the facility will be managed. |
| **2.2.3** Ensure that there are arrangements in place (e.g. contract with appropriate organisation, body corporate procedures or local government service) to provide collection and reuse of garden/green waste. | Statement of compliance from developer and local authority or service provider. |
| **2.2.4** Establish and/or facilitate during development and occupancy phases, use of a recycling centre where mulch, rock, fencing, and other construction materials can be crushed and reused to provide landscaping supplies for occupants. | Evidence of proposed location and timing for recycling centre. |
| **2.2.5** Repurpose sales office or display suite by:<br>• utilising it at another development site; or<br>• retaining on site for a permanent use (e.g. community building, café etc). | Statement of compliance from Developer detailing intent. |

# Energy

To achieve certification in the Energy element, a project must achieve:

- **all** of the requirements under Climate responsive design (3.1);
- 3.2.1 under Peak load (3.2);
- **two credits** from 3.3.1-3.3.6 or meet 3.3.7 under Reduction in greenhouse gas emissions (3.3); and
- if the project includes any community facilities, meet **all** of the requirements under Community facilities (3.4)

## Innovation

The following criteria details the requirements for certification of the Ecosystems element. However, EnviroDevelopment recognises that a project may include innovative sustainability measures which achieve an equivalent or greater sustainability benefit to a specific requirement. Innovation credits are awarded at the discretion of the National EnviroDevelopment Board of Management. Any claims for innovation credits must be accompanied by an outline of the measure and relevant supporting documentation to verify the sustainability benefit.

## 3.1 Climate responsive design

**Intent:** To ensure that the project is underpinned by a comprehensive strategy which considers climate responsive design to improve comfort levels for occupants.

**Requirement:** Achieve **each** of the following:

| Criteria | Required Supporting Documentation |
|---|---|
| **3.1.1** At least 70% of lots within the project must demonstrate favourable orientation to provide best practice solar access opportunities. | Provide evidence that lot layouts, including the positioning of fenestration/access points, habitable/ non-habitable zones and associated outdoor areas (as appropriate) have been/will be designed to encourage ideal solar orientation. This may include a site analysis of local climatic data (average monthly temperatures, humidity, rainfall, wind speed/ direction), topography, solar access (including sun paths), overshadowing, glare and privacy. |

| Criteria | Required Supporting Documentation |
|---|---|
| **3.1.2** Dwellings and their associated outdoor spaces are positioned in a manner that will enhance the solar amenity of the primary living areas, both internal and external. | Provide evidence that building orientations have been/will be designed to encourage ideal solar orientation. This may include a site analysis of local climatic data (average monthly temperatures, humidity, rainfall, wind speed/ direction), topography, solar access (including sun paths), overshadowing, glare and privacy. Also provide evidence that good design intentions are assured through project process by the provision of a system of education, advice, control and monitoring, including the use of building envelope plans administered through design guidelines. |
| **3.1.3** The project is designed to minimise extremities in temperatures, including negative microclimatic factors. | Statement from planner or engineer with reference to specific examples. |
| **3.1.4** The design of public spaces optimises microclimatic conditions at all times of the year. | Statement from planner or engineer with reference to specific examples. |

## 3.2 Peak load

**Intent:** To ensure that the project has adequately considered and sought to implement mechanisms to reduce peak load.

**Requirement:** Achieve the following:

| Criteria | Required Supporting Documentation |
|---|---|
| **3.2.1** Demonstrate how peak load has been considered at a masterplanning level. This may include but is not limited to peak load management in community facilities, requirements in design guidelines, load limiting devices, direct load control or other hardwired inventions. | Evidence in electrical plans or design guidelines or similar and a statement of compliance from engineer or developer. |

## 3.3 Reduction in greenhouse gas emissions

**Intent:** To reduce greenhouse gas emissions within the project.

**Requirement:** Achieve at least **two** credits from the following options, or meet 3.3.6:

**Note:** Projects located in Victoria are not eligible to receive credit for 3.3.2. For projects located in New South Wales, demonstrate a 20% improvement beyond minimum thermal performance within BASIX.

| Criteria | Required Supporting Documentation |
|---|---|
| **3.3.1 Green power**<br>Mandated use for 80% of dwellings to be:<br>• supplied by solar power or other non-polluting, renewable power source. **(1 credit)**<br>• battery storage **(2 credits)** | Statement from engineer showing capacity and supporting guidance within design guidelines regarding optimal positioning for performance. |
| **3.3.2 Water heating and appliances**<br>Mandated use of:<br>• heat pump; or<br>• solar hot water (gas or electric boosted).<br>And, mandated use of appliances which produce less greenhouse gas emissions. This should include at a minimum:<br>• dishwashers with an energy consumption of ≤245kWh per annum; and<br>• air conditioning systems with COP of ≥3.20 and EER of ≥3.00. | Statement of compliance from developer and design guidelines which include placement guidelines.<br>Appliance palette including product manufacturer, number and energy star rating and/or COP and EER. |
| **3.3.3 NatHERS rating**<br>Mandated design controls within the project to achieve minimum NatHERS rating for each dwelling:<br>• 7.5 -8 star **(1 credit)**<br>• 9-10 star **(2 credits)** | Design guidelines and supporting evidence of energy efficiency using BERS, Accurate or FirstRate5 using second generation software systems' thermal calculation method. |

| Criteria | Required Supporting Documentation |
|---|---|
| **3.3.4 Reduction through design**<br>Mandated design controls through design guidelines including at a minimum:<br>For projects located within climatic zones 1-3:<br>• light coloured roofs with an absorbance value of less than or equal to 0.6;<br>• design to encourage breezes and circulation around dwellings;<br>• east and west walls have an insulation level of at least R2.0;<br>• shaded or appropriate glazed windows;<br>• use of louvres and/or fly screens/security screens to maximise natural ventilation for prevailing breezes; and<br>• naturally ventilated living spaces.<br>For projects located within climatic zones 4-8:<br>• ventilated living spaces;<br>• minimum National Construction Code compliant levels of insulation; and<br>• thorough use of draught seals. | Statement of compliance from developer and design guidelines. |
| **3.3.5 Demand/behavioural management**<br>This may include:<br>• technology including sensors, timers etc.<br>• access to smart app which allows remote controls of lighting and air conditioning;<br>• education using community-based social marketing and use of normative messaging, end user manual, community workshop; and/or<br>• use of load monitoring devices to provide feedback (e.g. energy monitors). | Evidence in design guidelines or electrical plans with statement of compliance from engineer or developer. Evidence of end user manual and proposed structure of end user education program. |
| **3.3.6 Street lighting**<br>Where street lighting is installed in the project, install:<br>• solar powered street lights; and/or<br>• smart street lighting with motion sensor dimming technology; and/or<br>• light coloured road surface to maximise luminance. | Evidence in electrical plans with statement of compliance from engineer or developer. |
| **Alternative compliance** | |
| **3.3.6 Reduction through other means**<br>Reduce greenhouse gas emissions within the project by at least 20% more than required under relevant Federal and State government regulatory means. | Statement from engineer showing the energy requirements of the project and the energy savings compared to regulatory requirements (i.e. energy balance calculations/modelling). Mechanisms to achieve reductions to be specified. |

## 3.4 Community facilities

**Intent:** To reduce energy usage in community facilities.

**Requirement:** Where the project includes community facilities, achieve **each** of the following:.

| Criteria | Required Supporting Documentation |
|---|---|
| **3.4.1** Where swimming pools are installed in the project, demonstrate consideration of pump systems that are energy efficient and environmentally friendly. This includes but is not limited to:<br>• variable speed control;<br>• variable-frequency drives; or<br>• variable-speed pumps. | Statement from developer. |
| **3.4.2** In community facilities utilise (where relevant)<br>• energy efficient lighting (e.g. LED or Compact Fluorescent Lamp); and<br>• dishwashers with an energy consumption of ≤245kWh per annum; OR<br>• provision of green power or solar power or other non-polluting, renewable power source. | Statement from engineer and relevant plans or green power agreement. |

# Materials

To achieve certification in the Materials element, a project must achieve:

- **all** requirements from Healthy buildings (4.1) across the entire project; and
- the requirements under Environmentally responsible materials (4.2) according to the correct applicant description.

## Innovation

The following criteria details the requirements for certification of the Ecosystems element. However, EnviroDevelopment recognises that a project may include innovative sustainability measures which achieve an equivalent or greater sustainability benefit to a specific requirement. Innovation credits are awarded at the discretion of the National EnviroDevelopment Board of Management. Any claims for innovation credits must be accompanied by an outline of the measure and relevant supporting documentation to verify the sustainability benefit.

## 4.1 Healthy buildings

**Intent:** To increase the use of finishes and products which minimise the levels of emissions in buildings.

**Requirement:**

Land-Only Developers:

i. Meet the requirements in any buildings which are directly contracted by the developer within the project (e.g. community buildings/facilities, sales offices etc).
ii. Provide explicit wording and guidance in design guidelines regarding the use of low emission paints, sealants and adhesives and the related health benefits.

Land and Built Form Developers:

i. Meet the requirements across the entire project, including all dwellings.

Land and Some Built Form Developers

i. Meet the requirements in all dwellings completed by the developer within the project.
ii. Provide explicit wording and guidance in design guidelines regarding the use of low emission paints, sealants and adhesives and the related health benefits.

| Criteria | Required Supporting Documentation |
|---|---|
| **4.1.1** Use low emission products on 90% of internal surfaces. This includes:<br>• low emission paints;<br>• low emission sealants;<br>• low emission adhesive; and<br>• low emission floor coverings. | Statement from developer and architect and/or interior decorator as applicable, stating how this requirement has been met. Details including product name, number and data sheet should also be provided. |

| Criteria | Required Supporting Documentation |
|---|---|
| **4.1.2** All composite and engineered wood products (including exposed and concealed applications) comply with the following formaldehyde emissions levels (or equivalent):<br>• panels with Particleboard base: E1 or better<br>• panels with MDF base: E0 or better<br>• other engineered wood products (LVL, Glulam, CLT, plywood etc): better than E0. | Statement from developer and architect and/or interior decorator as applicable, stating how this requirement has been met. Details including product name, number and data sheet should also be provided. |

## 4.2 Environmentally responsible materials

**Intent:** To promote the use of environmentally responsible materials in the project.

**Requirement:**

Land-Only Developers:

i. Meet the requirements under 'Roads' and **two** others under 'Civil works' options (4.1.2-4.1.4) across the entire project, or meet 4.1.9; and

ii. Meet the requirements under 'Structure', 'Envelope/linings' and **one** other under 'Built form' options (4.1.5-4.1.8) in any buildings which are directly contracted by the developer within the project (e.g. community buildings/facilities, sales offices etc.), or meet 4.1.9.

**Note:** If no buildings are to be directly contracted by the developer, built form requirements do not apply.

Land and Built Form Developers:

i. Meet the requirements under 'Roads' and **two** others under 'Civil works' options (4.1.2-4.1.4) across the entire project, or meet 4.1.9; and

ii. Meet the requirements under 'Structure', 'Envelope/linings' and **one** other under 'Built form' options (4.1.5-4.1.8) in all dwellings, or meet 4.1.9.

Land and Some Built Form Developers:

i. Meet the requirements under 'Roads' and **two** others under 'Civil works' options (4.1.2-4.1.4) across the entire project, or meet 4.1.9; and

ii. Meet the requirements under 'Structure', 'Envelope/linings' and **one** other under 'Built form' options (4.1.5-4.1.8) in all dwellings completed by the developer within the project, or meet 4.1.9.

| Criteria | Required Supporting Documentation |
|---|---|
| **Civil works** | |
| **4.2 1 Roads**<br>95% of constructed roads use **one or more** of the following materials:<br>a. concrete with ≥30% supplementary cement materials or ≥30% of recycled aggregate and utilising a minimum 50% captured or reclaimed water;<br>b. asphalt which contains at least 10% reclaimed asphalt pavement (RAP) content (or the maximum allowable RAP content for the application);<br>c. warm mix asphalt replacing 40% by weight of hot mix asphalt; and/or<br>d. recycled materials used for road base or sub-base. | Statement from supplier and supporting technical information. |



Residential Subdivision — Materials

| Criteria | Required Supporting Documentation |
|---|---|
| **4.2.2 Services**<br>95% of constructed services infrastructure use **one or more** of the following materials:<br>a. PVC content is reduced to zero through replacement with alternative materials;<br>b. PVC content is sourced from an ISO 14001 certified supplier;<br>c. concrete pipes with ≥30% supplementary cement materials or ≥30% of recycled aggregate and utilising a minimum 50% captured or reclaimed water; and/or<br>d. recycled plastic piping. | Statement from quantity surveyor, engineer and/or supplier and supporting technical information. |
| **4.2.3 Hard Landscaping**<br>95% of constructed hard landscape materials use one or more of the following materials:<br>e. reused or salvaged materials;<br>f. materials which have a recycled content (e.g. park furniture made from recycled plastic); and/or<br>g. concrete with ≥30% supplementary cement materials or ≥30% of recycled aggregate and utilising a minimum 50% captured or reclaimed water. | Statement from supplier and supporting technical information. |
| **4.2.4 Soft Landscaping**<br>Throughout the project:<br>a. any vegetative debris from the site is mulched and reused; and<br>b. any non-contaminated topsoil is stockpiled and reused within the site. | Statement from landscape architect, including details of quantities, uses and attributes. |
| **Built form** | |
| **4.2.5 Structure**<br>The structure of the built form (both above and below ground) uses **one or more** of the following materials:<br>a. concrete with ≥30% supplementary cementious materials or >30% of recycled aggregate and utilising a minimum 50% captured or reclaimed water;<br>**Note:** Where structural integrity is an issue, the percentage should reflect the highest allowable replacement to be incorporated.<br>b. 80% non-structural steel with a recycled content ≥15% or an Environmental Product Declaration complying with EN15804; (x) 60% of structural steel from a supplier who is both ISO14001 compliant and a member of the World Steel Association's Climate Action Program;<br>c. pre-cast panels with >15% supplementary cement materials;<br>d. structural timber which is certified to a PEFC Programme for Endorsement of Forest Certification) standard such as AFS (Australian Forestry Standard) or FSC (Forest Stewardship Council) standard; and/or covered by an Environmental Product Declaration complying with EN15804;<br>e. bricks containing a recycled content of at least 25% or an Environmental Product Declaration complying with EN15804; and/or<br>f. reused materials (post-consumer) are utilised for ≥30% of the structure. | Statement from supplier and supporting technical information. |


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| | |
|---|---|
| **4.2.6 Envelope / linings**<br>The building envelope uses **one or more** of the following materials:<br>a. timber window frames which are PEFC (e.g. AFS) or FSC accredited/endorsed;<br>b. aluminium windows which contain ≥20% recycled aluminium or glass by mass;<br>c. plasterboard consists of ≥10% recycled gypsum; and/or<br>d. plasterboard consists of recycled paper. | Statement from supplier and supporting technical information. |
| **4.2.7 Services**<br>Building services achieve **one** of the following:<br>a. 25% of the total cost of PVC content is reduced to zero through replacement with alternative materials;<br>b. PVC content is sourced from an ISO 14001 certified supplier; and/or<br>c. alternative products are used in preference to sheet metal. | Statement from quantity surveyor, engineer and/or supplier and supporting technical information. |
| **4.2.8 Furniture, fixtures, equipment and finishes**<br>Furniture, fixtures, equipment and finishes uses at least **one** of the following:<br>a. underlay consists of 95% recycled product;<br>b. minimum 50% of the carpet has a rating of level 2 or greater under the Australian Carpet Classification Scheme Environmental Classification Scheme;<br>c. joinery is PEFC (e.g. AFS) or FSC certified/endorsed; and/or<br>d. materials which have a recycled content of ≥60%. | Statement from supplier and supporting technical information. |
| **Alternative compliance** | |
| **4.2.9** Use lifecycle assessment (LCA) to quantify the environmental performance of materials selected for the project. At a minimum, the LCA(s) should be in accordance with:<br>• EN 15978 and demonstrate a combined 20% weighted improvement against standard practice in environmental performance using weightings that comply with the Building Products Innovation Council's lifecycle Inventory Data Protocol; or<br>• ISO 14044 and EN 15978 and demonstrate a 20% improvement in environmental performance in Global Warming Potential and three other environmental impact categories against standard practice, expressed in impacts per functional unit. As required by the standards, the functional unit should reflect the core purpose of the development (kgCO2e/occupant/year). Alternatively, a lifecycle assessment in accordance with the above conditions can be provided in lieu of any of the options outlined under 4.1.1 - 4.1.8.<br>**OR**<br>80% of procured materials have an Environmental Product Declaration (EPD) or are certified under a recognised environmental certification scheme. | Lifecycle assessment of relevant products and details of quantities and uses within the project.<br>**OR**<br>EPDs and/or certifications |

# Water

To achieve certification in the Materials element, a project must achieve:

- **Two credits** from 5.1.1-5.1.3 or meet 5.1.4 under Reduction in potable water demand (5.1); ;
- **all** of the requirements under Irrigation requirements (5.2); and
- if the project includes any community facilities, **all** of the requirements under Community facilities (5.3).

## Innovation

The following criteria details the requirements for certification of the Water element. However, EnviroDevelopment recognises that a project may include innovative sustainability measures which achieve an equivalent or greater sustainability benefit to a specific requirement. Innovation credits are awarded at the discretion of the National EnviroDevelopment Board of Management. Any claims for innovation credits must be accompanied by an outline of the measure and relevant supporting documentation to verify the sustainability benefit.

## 5.1 Reduction in potable water demand

**Intent:** To reduce household potable water consumption.

**Requirement:** Achieve at least **two credits** from the following options, or meet 5.1.6:

| Criteria | Required Supporting Documentation |
|---|---|
| **5.1.1** Utilise non-potable water source by achieving at least one of the following:<br>a. Project mandates through design guidelines, covenants or encumbrances rainwater tanks on lots over 300m2 which are plumbed to dwellings;<br>b. Non-potable source service that is plumbed to dwellings; and/or<br>c. Project includes a central storage facility which captures either stormwater or rainwater for reuse within dwellings. | Statement from engineer and relevant plans. |
| **5.1.2** Project mandates through design guidelines or similar water efficient fixtures. At a minimum mandated fixtures must include:<br>a. showerheads that use <7.5 litres per minute;<br>b. taps to bathrooms, kitchen and laundry that use <6 litres per minute;<br>c. a dishwasher with a water consumption of ≤14 litres per use; and<br>d. a washing machine with a water consumption of ≤90 litres per use. | Design guidelines and details of building design review processes. |
| **5.1.3** Project provides dedicated water efficient landscaping packages for private open space/outdoor areas. Water efficient landscaping packages must include the provision of at least 70% endemic/native drought tolerant species. | Landscape palette and statement from landscape architect. |

| Criteria | Required Supporting Documentation |
|---|---|
| **Alternative compliance** | |
| **5.1.4** Reduce potable water usage within the project (excluding common area irrigation requirements captured in 5.2.1) by at least 20% more than required under relevant Federal and State government regulatory means. | Design guidelines and worked calculations showing how initiatives will achieve at least 20% reduced potable water usage compared to regulatory compliance. |

## 5.2 Irrigation requirements

**Intent:** To reduce the use of potable water for irrigation purposes in the public realm.

**Requirement**: Achieve **each** of the following:.

| Criteria | Required Supporting Documentation |
|---|---|
| **5.2.1** Use drought tolerant species which have no irrigation requirements for the public realm.<br><br>Where irrigation is required either for the purposes of establishment or for ongoing watering, water should be supplemented from a non-potable source including through:<br>• stormwater harvesting (e.g. broad scale collection of stormwater runoff for use in irrigation);<br>• plumbing of recycled water reticulation (such as dual reticulation facilitating the reuse of treated effluent water);<br>• greywater reuse (e.g. plumbing to facilitate reuse of greywater on lot);<br>• rainwater harvesting (e.g. collection of rainwater in tanks from roof runoff); and/or<br>• use of underground water sources.<br><br>**Note:** the following exemptions may apply:<br>• potable water used during the establishment phase (maximum establishment phase is considered three years for trees, two years for shrubs and one year for herbaceous cover);<br>• potable water used to irrigate non-commercial food production gardens if accompanied by an effective irrigation minimisation strategy; and<br>• potable water used for playing / sports fields. | Landscape palette and statement from landscape architect.<br><br>Certification by engineer or local government engineer or development assessment officer or other appropriately qualified professional (e.g. through water balance calculations and hydrological modelling and a statement) that sufficient non-potable water will be available and that the civil works will be constructed in such a way as to facilitate its harvest and use. (Such infrastructure should be constructed as part of the civil works.)<br><br>If using an underground water source, certification of bore licence and capacity should be provided. Must also show proof of recharge (by hydrogeologist) and water balance calculations to show that there will be no net drain to aquifer. Where irrigation is sourced from a recycled water or grey water supply, a soil management plan must be provided.<br><br>If potable water is used to irrigate non-commercial food production gardens, an irrigation minimisation strategy must be provided. |

| Criteria | Required Supporting Documentation |
|---|---|
| **5.2.2** Demonstrate that irrigation will be delivered via the most efficient system for that situation. This could include the use of integrated sensors and/or weather monitoring. Water should be directly applied to the vegetation to limit evaporation, runoff or wastage. | Irrigation plan or statement from landscape architect regarding irrigation methods. |
| **5.2.3** Where sandy or clay soils are present in the public realm, soil is ameliorated to increase the effectiveness and efficiency of irrigation. | Statement from registered landscape architect. |
| **5.2.4** Mulch (at a minimum depth of 75mm) is applied to planted areas and maintained. | Statement from registered landscape architect. |

## 5.3 Community facilities

**Intent:** To reduce the use of potable water in community facilities.

**Requirement**: Where the project includes community facilities, achieve **each** of the following:

| Criteria | Required Supporting Documentation |
|---|---|
| **5.3.1** Where an outdoor swimming pool is included within the project, a pool blanket is included. | Statement from developer. |
| **5.3.2** Where a swimming pool is included within the project, ensure there is a backwash minimisation system in place (e.g. cartridge filter, filter utilising cyclone technology, oversized sand filter, centrifugal / pre-filter device, backwash recycling system or similar). | Statement from developer. |
| **5.3.3** In community facilities utilise (where relevant):<br>• waterless urinals;<br>• taps with water usage of <6 litres per minute;<br>• showerheads that use <7.5 litres per minute; and<br>• dishwashers with a water consumption of <14 litres per use.<br>**OR**<br>• connect to a non-potable water source for indoor non-drinking water uses. | Statement from engineer and relevant plans. |
| **5.3.4** In community facilities ensure there is easy access to a potable water source (e.g. water bubbler or water tap). | Statement of compliance from developer evidence on plans. |

# Community

To achieve certification in the Materials element, a project must achieve:

- **all** of the requirements under Essential actions (6.1); and
- the requirements of **five** of the following sections:
- Community engagement (6.2)
- Care for Country (6.3)
- Corporate social responsibility (6.4)
- Sustainability initiatives (6.5)
- Efficient and accessible transport (6.6)
- Engaging and inclusive public realm (6.7)
- Housing diversity and economic prosperity (6.8)
- Food sensitive design (6.9)
- Connected communities (6.10)
- Internet (6.11)
- Safe and accessible living (6.12)
- Healthy and active communities (6.13)

## Innovation

The following criteria details the requirements for certification of the Community element. However, EnviroDevelopment recognises that a project may include innovative sustainability measures which achieve an equivalent or greater sustainability benefit to a specific requirement. Innovation credits are awarded at the discretion of the National EnviroDevelopment Board of Management. Any claims for innovation credits must be accompanied by an outline of the measure and relevant supporting documentation to verify the sustainability benefit.

## 6.1 Essential actions

**Requirement:** Achieve **each** of the following:

| Criteria | Required Supporting Documentation |
|---|---|
| **6.1.1** Demonstrate that the project is driven by a clear vision, with defined environmental, economic, social sustainability and liveability goals including measurable performance targets. | Evidence of project vision and goals with corresponding measurable performance targets. |
| **6.1.2** Demonstrate how the project has been designed to encourage a safe environment, reduce crime and encourage positive interaction between residents/employees and other local people using the area, according to Crime Prevention Through Environmental Design (CPTED). | Evidence in plans, and statement from planner. |

## 6.2 Community engagement

**Intent:** To proactively and meaningfully engage in effective and informed consultation with the local community.

**Requirement:** Achieve **each** of the following:

| Criteria | Required Supporting Documentation |
|---|---|
| **6.2.1** Demonstrate efforts to proactively engage with members of the existing community prior to application lodgement who may have an interest in the project through the preparation of a community engagement plan which outlines a schedule of engagement activities. Evidence should be provided that feedback sought has been considered, and incorporated where feasible and appropriate.<br>**Note:** If project is purchased by applicant AFTER development approval has been given, consideration may be given if efforts are made immediately to engage with community. | Consultation/stakeholder engagement strategy. |
| **6.2.2** Establish a structure or framework for ongoing community involvement and establish ongoing partnerships with the community created by the project. The framework should include some of the activities listed in 6.2.2-6.2.7 and commence within one year of the occupation of the first dwelling and continue through until the last stage. The framework should also include a plan to encourage the establishment of a self-sufficient community group by project completion. | Evidence of structure and framework including a list of measurables and delivery timeframes. |
| **6.2.3** Establish a strategy to ensure ongoing engagement with the community around delivery impacts. At a minimum this should include information regarding dust & noise, working hours and additional traffic. | Details of strategy with implementation timeline. |
| **Requirement:** Achieve at least **three** credits from the following options, or identify other actions appropriate to the local context: | |
| **6.2.4** Facilitate local community grants programs. | Details of programs including financial investment and timeframes. |
| **6.2.5** Sponsor, facilitate and/or provide local community groups/events. May be within the project or supporting the surrounding community. | Details including schedule, purpose and nature of the sponsorship. |
| **6.2.6** Involve inclusive employment practices in the project by involving the practices by involving the following in construction activities:<br>• local trainees;<br>• mature aged apprentices; and/or<br>• people with disabilities. | Details including arrangements and planned activities and timeframes. |
| **6.2.7** Engage with local environmental groups/catchment organisations for ongoing community-based environmental restoration and maintenance activities. | Details including arrangements and planned activities and timeframes. |
| **6.2.8** Provide or support an existing resource (e.g. community development officer or program) to facilitate and support community development for the project. | Details including responsibilities, level of commitment and hours of commitment. |

## 6.3 Care for Country

**Intent:** To ensure the project has engaged with First Nations Peoples and incorporated initiatives.

**Requirement:** Achieve the following:

| Criteria | Required Supporting Documentation |
|---|---|
| **6.3.1** Demonstrate proactive engagement with members of the local First Nations People commencing prior to application lodgement who may have an interest in the project through the preparation of a First Nations engagement plan which outlines an ongoing schedule of consideration and consultation throughout the project. | Consultation/stakeholder engagement strategy. |
| **6.3.2** Demonstrate incorporated initiatives derived from ongoing consultation with First Nations People. | Evidence of implementation through list of guiding activities. |

## 6.4 Corporate social responsibility

**Intent** To ensure the developer behind the project has implemented corporate social responsibility measures

Requirement: Achieve **two** of the following:

| Criteria | Required Supporting Documentation |
|---|---|
| **6.4.1** Establish and implement a clearly formulated corporate social responsibility strategy. The strategy should have clear goals set against a timeline of activities and implementation actions. | Corporate social responsibility strategy and evidence of implementation. |
| **6.4.2** Establish and implement a company Modern Slavery Statement. | Modern Slavery Statement |
| **6.4.3** Achieve certification in a corporate social responsibility rating tool (i.e. B Corp certification) | Evidence of certification, including measures achieved. |

## 6.5 Sustainability incentives

**Intent:** To reduce reliance on private cars as the primary mode of transport.

**Requirement**: Achieve the following:

| Criteria | Required Supporting Documentation |
|---|---|
| **6.5.1** Provide incentives for owners and occupiers to implement sustainability initiatives. May include financial or product incentives upon receipt of evidence of Implementation. | Evidence and details of incentives program. |

## 6.6 Efficient and accessible transport

**Intent:** To reduce reliance on private cars as the primary mode of transport.

**Requirement**: Achieve the following:

| Criteria | Required Supporting Documentation |
|---|---|
| **6.6.1** Demonstrate encouragement of active transport options amongst the community through design considerations and community education. | Provide evidence of educational material to be distributed to residents / occupants highlighting active transport opportunities including routes and potential time savings for different modes (i.e. 5 minute shortcut for cyclists on this shared path). |
| **Requirement:** Achieve at least **two credits** from the following options: | |
| **6.6.2 Alternative transport parking**<br>Provide alternative transport (etc) parking at all community facilities and retail/ commercial businesses within the project at a rate of one space per 500sqm of GFA. Place parking in public view and easily accessible from the road.<br>Where an activity centre or similar is located within the project, end of trip facilities must be provided using the Queensland Transport's End-of-Trip Facilities for Bicycle Riders Guide (or similar) as a guide. | Evidence in plans, and statement from masterplanner and developer stating how the requirements have been met. |
| **6.6.3 Pathways**<br>Provide connecting, safe, attractive and well-lit pathways running wholly in public spaces (including streets and open spaces), directly connecting residential and commercial areas to local facilities and providing links between areas. Paths should have some areas of adjacent shade, shelter, seating and water fountains and connect with paths in neighbouring areas. Way-finding signage should also be provided for other destinations and focal points. | Evidence in plans, and statement from landscape architect, developer and engineer stating how the requirements have been met. |
| **6.6.4 Active transport linkages**<br>Provide shared pathways for both walking and cycling within the project, where there are no on-road cycle lanes. | Evidence in plans and/or statement on how the requirements have been met. |
| **6.6.5 Public transport**<br>Demonstrate access to public transport, such that 75% of dwellings are within:<br>• 400m walking distance of a bus stop;<br>• 800m walking distance from a railway station or line haul station; and/or<br>• 1,200m walking distance from a line haul station located within a town centre.<br>The stop/station must be serviced by at least ten services per weekday (by the time the buildings within the project are 50% occupied) to local facilities or other service centres or connecting transport systems. Legible direction signage to public transport stops is provided at key locations. | Evidence of existing transport location(s) and frequency of service. If public transport stop is proposed, details of proposal to local government and negotiations to date should be provided.<br>Evidence including arrangements and frequency.<br>Evidence including distribution and eligibility. |

| Criteria | Required Supporting Documentation |
|---|---|
| **6.6.6 Community transport**<br>Provide a community transport network such as car share, car pool, community minibus, electric scooters and bikes to provide better connectivity for the community. | Evidence including the location, arrangements and provider of scheme. |
| **6.6.7 Efficient vehicles**<br>Provide parking for low-emitting, zero emitting, fully electric and fuel-efficient vehicles at all community facilities and retail/commercial businesses within the project for 20% of the total vehicle parking capacity of each parking site. Parking to include electric vehicle charging infrastructure. | Evidence including the location and number of parks. |

## 6.7 Engaging and inclusive public realm

**Intent:** To ensure the delivery of high quality public realm which provides an attractive, inclusive, non-discriminatory and safe environment for the community to meet, engage and recreate.

**Requirement**: Achieve at least **six credits** from the following options:

| Criteria | Required Supporting Documentation |
|---|---|
| **6.7 1** Demonstrate a hierarchy of functions within the public realm.<br><br>**6.7.2** Include educational signage within public realm areas to provide educational information regarding indigenous or post-European heritage, ecology, or other notable features of the development, public realm area or surrounding area.<br><br>**6.7.3** The public realm is designed for intergenerational play to allow multiple uses for community members, including children, the elderly and disabled people with regard taken to safety, comfort and security. Provide appropriate seating, shading, accessible toilets and water bubblers.<br><br>**6.7.4** The design of the public realm takes account of the role it plays in terms of inclusiveness and connectivity within and external to the project.<br><br>**6.7.5** The design plans indicate how space for quality social interaction has been considered in the design of streets and open areas and choice of material throughout the project and its surroundings.<br><br>**6.7.6** Benches and other seating areas are located in places with consideration of the sun, shade, wind and rain.<br><br>**6.7.7** Create locally distinct places which connect people through place and strongly reflect the local identity of the area through the design of social spaces.<br><br>**6.7.8** Demonstrate the flexibility of the public realm for multiple other uses (e.g. water sensitive urban design, conservation, business enterprises, healthy active living, etc). | The following required supporting documentation applies to Criteria **6.7.1** to **6.7.8**.<br><br>Statement of compliance from registered landscape architect, registered urban designer and/or planner with reference to plans.<br><br>. |

| Criteria | Required Supporting Documentation |
|---|---|
| **6.7.9** Provide an attractive, safe and walkable street environment by planting or retaining street trees at 8-9 metre intervals, or demonstrate intervals appropriate to the chosen tree species and region to ensure maximum shade for pedestrians. | Evidence in landscape plans and statement from registered landscape architect. |

## 6.8 Housing diversity and economic prosperity

**Intent:** To ensure that the project makes a contribution to housing diversity within the context of the local neighbourhood and city.

**Requirement**: Achieve the following:

| Criteria | Required Supporting Documentation |
|---|---|
| **6.8.1** Provide significant diversity of housing types including a mix of dwelling sizes (e.g. number of bedrooms) and/or densities of housing. Consideration given for diversity in housing provided at a neighbourhood level. | Evidence in plans and statement from developer including lot mix, and densities. |
| **6.8.2** Develop a community economic/employment strategy with measurable outcomes which identifies:<br>• economic goals and priorities for the community;<br>• employment targets and the job balance ratio;<br>• activities to be provided within the project (e.g. retail, industrial, commercial or community based);<br>• socio-economic profile of the host local government area (based on at least the last two census);<br>**Note:** Where there have been local government amalgamations, define using a similar area.<br>• how the project will contribute to the host local government area's socio-economic profile; and<br>• net percentage increase in the number of jobs in the local area where the project replaces productive uses (e.g. redevelopment of an industrial area)." | Statement of compliance from developer and evidence of community economic/employment strategy and implementation plan. |
| **6.8.3** Provide at least 10% of dwellings as affordable housing or key worker accommodation. | Market analysis and house, land and/or house and land package prices. |

## 6.9 Food sensitive design

**Intent:** To provide opportunities for the local community to participate in producing or purchasing local food.

**Requirement**: Achieve the following:

| Criteria | Required Supporting Documentation |
|---|---|
| **6.9.1** Demonstrate a strategy for the delivery of permanent and viable growing spaces and/or related facilities which includes:<br>• an engagement strategy for partnerships;<br>• distribution methodology;<br>• infrastructure provision; and<br>• maintenance and ownership arrangements.<br>**Note:** Credit is also given where a project is contributing (either financial or human resources) towards the establishment or ongoing maintenance of an appropriate facility outside the project boundary. | Statement from developer and registered landscape architect. |

## 6.10 Connected communities

**Intent:** To provide serviced communities with facilities to meet their needs and reduce the number of private car trips required.

**Requirement**: Locate near (such that 75% or residences are within 30 minutes by public transport) a major employment cluster, corridor, area or centre. Locate near (such that 75% of residences/workplaces are within 1km by foot) or provide within two years of the first residential occupancy at least **five** of the following local services.

**Note:**

i. Local services should be co-located near public transport stops and pathways.
ii. Where the project claims local services which have fixed capacities (e.g. childcare, schools etc.) the project should engage with providers to ascertain capacity constraints and whether the local services are adequately equipped to cater for future growth.

| Criteria | Required Supporting Documentation |
|---|---|
| **6.10.1** Newsagent<br>**6.10.2** Grocery/corner store<br>**6.10.3** Primary school<br>**6.10.4** Secondary school<br>**6.10.5** University<br>**6.10.6** Kindergarten, preschool, or childcare<br>**6.10.7** Medical practice<br>**6.10.8** Chemist<br>**6.10.9** Specialty stores<br>**6.10.10** Cafes and/or restaurants<br>**6.10.11** Community centre<br>**6.10.12** Dog park<br>**6.10.13** Public transport hub<br>**6.10.14** Emergency services (including rural fire brigade, ambulance, police)<br>**6.10.15** Community accessible facilities/spaces (e.g. rooms, public areas, education centres)<br>**6.10.16** Public toilets<br>**6.10.17** Farmers markets<br>**6.10.18** Community gardens | Evidence in plans, including walking distances. |

## 6.11 Internet

**Intent:** Future-proofing residential developments by providing high speed internet infrastructure.

**Requirement**: Achieve at least **one credit** from the following options:

| Criteria | Required Supporting Documentation |
|---|---|
| **6.11.1** Provide signal boosting infrastructure where 4G/5G signal is low. | Statement of compliance from developer and details around infrastructure installation. |
| **6.11.2** Provide Wi-Fi opportunities and/or smart technology in a at least one primary public open space where people gather in the project to complement community amenity provision. | Statement of compliance from developer and plans of Wi-Fi locations. |

## 6.12 Safe and accessible living

**Intent:** To provide facilities and housing which are appropriate and accessible for a variety of people.

**Requirement**: Achieve the following:

| Criteria | Required Supporting Documentation |
|---|---|
| **6.12.1** Achieve in at least 50% of dwellings 'gold' performance levels under the Livable Housing Australia's 'Livable Housing Design Guidelines'. | Evidence in design guidelines. |

## 6.13 Healthy and active communities

**Intent:** To design and deliver communities which promote community-based physical activity and support healthy lifestyle behaviours.

**Requirement**: Achieve at least **two credits** from the following options:

| Criteria | Required Supporting Documentation |
|---|---|
| **6.13.1** Ensure all dwellings have access to neighbourhood parks within 400m (or a five minute walk) for a pocket park, and up to 800m (or a ten minute walk) for neighbourhood / active recreation parks. | Evidence in plans and statement from planner. |
| **6.13.2** Provide a number of parks throughout the neighbourhood(s), catering for a range of uses and people of varying ages and abilities. Demonstrate their ability to improve community connection, mental health and well-being. | Open space strategy and statement from planner. |
| **6.13.3** Provide active travel links that are attractive, safe, direct and convenient to ensure permeability, creating better accessibility towards a destination. | Evidence in plans and statement from planner. |
| **6.13.4** Provide supporting infrastructure in desirable locations of the project with shade including resting areas, entertainment space, information boards, toilets and water bubblers. | Evidence in plans and statement from planner. |
| **6.13.5** Demonstrate that roads offer multiple use functions, providing opportunities for roads to act as a legitimate public domain. This could include but is not limited to providing on-road bicycle paths where possible or lowering speed limits on local streets. | Evidence in plans and statement from planner. |

# Glossary

**Affordable** in the context of residential property means:

a. the average weekly rent payable by occupiers for a residence in the local region is equal to or less than 30% of the median household income for the local region; and

b. the average weekly home loan repayment payable by owner occupiers for a residence in the local region is equal to or less than 30% of the median household income for the local region where weekly mortgage repayments are calculated on the basis that the initial loan was for an amount equal to 90% of the purchase price for a term of 30 years and the interest rate is equivalent to the standard variable home loan rate charged by the project developer's financial institution.

**AFFL** means above finished floor level.

**AFS** means Australian Forestry Standard.

**Appropriately qualified professional** means a person or persons with tertiary qualifications or equivalent in the relevant area to the satisfaction of the EnviroDevelopment Board of Management.

**ARI** means average recurrence interval; the average or expected value of the periods between exceedances of a given rainfall total accumulated over a given duration.

**Brownfield site** means land within an urban area, which at the time of purchase, a minimum of 50% of the site had been previously built on.

**Building Code of Australia** means Volumes One and Two of the National Construction Code, being the set of technical provisions for the design and construction of buildings and other structures, produced and maintained by the Australian Building Codes Board (ABCB) on behalf of the Australian Government and State and Territory Governments.

**Building Products Innovation Council** means the national body representing Australia's building product associations and developer of the Building Products Life Cycle Inventory.

**Building Products Lifecycle Inventory Data Protocol** means the method and database developed by the Building Products Innovation Council for life cycle assessment of building products.

**Climatic zones** means those defined as per the Building Code of Australia.

**Communal uses** means facilities and spaces within a project that are designed and constructed for communal use by owners, occupiers, residents and employees (as applicable).

**Community Development Officer** means a person engaged to oversee a range of practices to service members of the community and increase liveability and social interaction.

**Community facilities** includes community halls, community centres, recreational clubs, parkland and other facilities designed and constructed for communal use by owners, occupiers, residents and employees (as applicable).

**COP** means coefficient of performance of air conditioning systems.

**CPTED** means the Crime Prevention Through Environmental Design strategy for the local government area or State (as applicable) in which the Project is located, being the strategy which outlines how physical environments can be designed in order to lessen the opportunity for crime. If a CPTED strategy is not in place for the local government area or State in which the Project is located, then the CPTED strategy for Queensland will be the relevant document.

**Deep planting** means an area dedicated to the protection and establishment of significant landscape trees.

**Design guidelines** means an enforceable system of design and related principles whether operating under contract, deed, covenant, architectural and landscape code for body corporates or some other means satisfactory to the EnviroDevelopment Board of Management. The developer may be asked to demonstrate active design guideline enforcement.

**Environmental weed** is a plant that invades native ecosystems and adversely affect the survival of indigenous flora and fauna. They may have significant economic and social impacts, as well as environmental impacts, including reduction in biodiversity.

**EER** means the energy efficiency ratio relating to the performance of air conditioning systems.

**EPBC Act** means Environmental Protection and Biodiversity Act 1999, as amended or replaced from time to time.

**FSC** means Forest Stewardship Council.

**Green Infrastructure** means a network of green spaces and planting, designed and managed to support the liveability, sustainability and resilience.

**IUCN Redlist** means the index compiled by the International Union for Conservation of Nature to identify and document plant and animal species most in need of conservation attention if global extinction rates are to be reduced, as amended or replaced from time to time.

**Key worker** is a person who is employed as an emergency service worker (police, ambulance, fire brigade etc), nurse or educator.

**Line haul station** means a a public transport interchange located on a fixed line public transport corridor, such as heavy rail line, light rail line or busway.

**Locally native** means native plants which are endemic to the area.

**Low emission adhesives** means adhesives which meet the following VOC limits:

- Indoor Carpet Adhesives <50g/L
- Carpet Pad Adhesives <50g/L
- Outdoor Carpet Adhesives <150g/L
- Wood Flooring Adhesive <100g/L
- Rubber Floor Adhesives <60g/L
- Subfloor Adhesives <50g/L
- Ceramic Tile Adhesives <65g/L
- VCT and Asphalt Tile Adhesives <50g/L
- Dry Wall and Panel Adhesives <50g/L
- Cove Base Adhesives <50g/L
- Multipurpose Construction Adhesives <70g/L
- Structural Glazing Adhesives <100g/L
- Single Ply Roof Membrane Adhesives <250g/L

**Low emission floor coverings** means floor coverings which have maximum VOC limit of <0.5mg/$m^2$/hr (14 days).

**Low emission paints** means paints which have a VOC limit of <50g/L.

**Low emission sealants** means sealants which meet the following VOC limits:

- Architectural <250g/L
- Marine Deck <760g/L
- Nonmembrane Roof <300g/L
- Roadway <250g/L
- Single-Ply Roof Membrane <450g/L
- Other <420g/L

**MUSIC** means the Model for Urban Stormwater Improvement Conceptualisation simulation software which simulates urban stormwater systems operating at a range of temporal and spatial scales, catchments and modelling time steps.

**National Construction Code** means the National Construction Code published by the Australian Building Codes Board comprising the Building Code of Australia (Volumes One and Two) and the Plumbing Code of Australia (Volume Three) as amended or replaced from time to time.

**Non-metropolitan sites** means projects that are located in areas, towns and other localities outside the boundaries of capital cities and major urban centres.

**Potable water** means water of a quality suitable for drinking, cooking and personal bathing having regard to the Australian Drinking Water Guidelines developed by the National Health and Medical Research Council and amended or replaced from time to time.

**Project** means the development which is the subject of the application for EnviroDevelopment.

**Public spaces** means land that is publicly accessible but must be more than just road.

**RAP** means reclaimed asphalt pavement.

**Significantly modified** means land which has previously been utilised for intensive uses and has little or limited ecological value.

**Statement of compliance** means a statutory declaration or other form of written statement by the developer of the project or a senior project representative engaged by the developer of the project which sets out the particular facts and circumstances and details the level of compliance with the criteria.

**Threatened species** means as listed under the EPBC Act or IUCN Red List or legislation for the State in which the project is located.

**VOC** means volatile organic compounds.

**Weighting of Environmental Impacts in Australia** means the report produced to establish a toolkit of resources that will permit comprehensive Life Cycle Assessment of building and construction materials and products, building elements and assemblies, and whole buildings in Australia. The report outlines the approach taken to developing a set of regionally relevant and Australian average weighting factors, which reveal how Australian stakeholders subjectively judge the relative importance of different environmental impacts in different locations/climates around Australia.

# Notes

# Checklist

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Enviro Development

Urban Development Institute of Australia NATIONAL

## Appendix B – Supporting Documents

TAYLORS



# OUTLINE DEVELOPMENT PLAN

## S173 AGREEMENT - RESPONSE DOCUMENT

### LAKES EDGE: 22 HANDBURY BOULEVARD, HAMILTON

PIECE PROPERTY

NOVEMBER 2025

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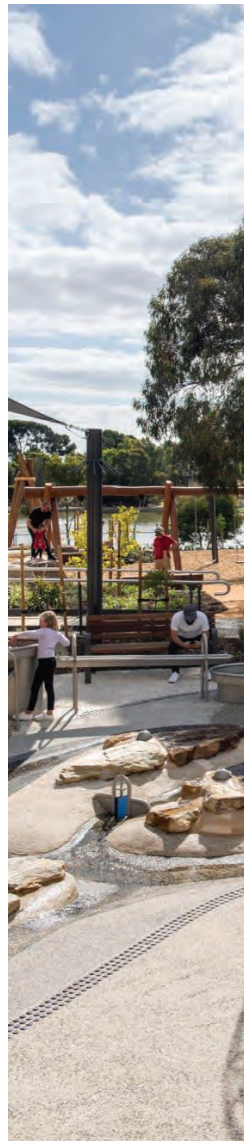
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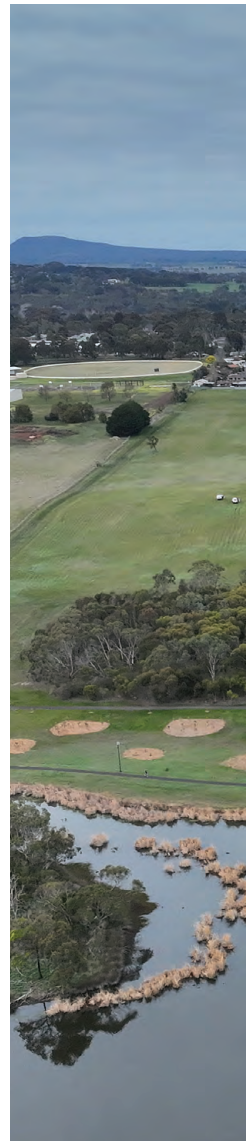
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## 2. EXECUTIVE SUMMARY



This Outline Development Plan has been prepared on behalf of Piece Property. It is prepared to satisfy the requirements of a Section 173 Agreement between Southern Grampians Shire and Piece Property dated 27 March 2025.

The Agreement sets out a range of requirements including Section 3.3 which requires the Owner to submit an Outline Development Plan (ODP) to Council for Council's approval. This document is submitted for Council's approval under that clause.

Pursuant to the Agreement, this ODP is submitted along with the following reports:

- A Traffic Impact Assessment (Clause 3.3.2)
- An Integrated Drainage and Stormwater Management Plan (Clause 3.3.2)
- A Services Assessment (Clause 3.3.2)
- An EnviroDevelopment Assessment (Clause 3.3.2)
- Design Guidelines (Clause 3.5)

This ODP also includes the following:

- A Social Impact Assessment (Clause 3.3.2)
- A Land Use Budget (Clause 3.3.2)
- A Staging Plan (Clause 3.3.2)
- The Outcome of the Community Consultation (Clause 3.3.2)
- A Precinct Infrastructure Plan (Clause 3.4)

This ODP provides for:

- A range of lot sizes and dwelling types
- Smaller lots and housing types designed to be affordable and meet the needs of smaller households and key workers in the town and surrounding area which is consistent with the State Government's Legislative Assembly Environment and Planning Committee Inquiry on the Supply of homes in Regional Victoria; dated November 2025
- Larger lots capable of containing larger dwellings as well as community care accommodation
- A single piece of public open space covering 5% of the site (Clause 3.9 and the Planning Scheme)
- The POS to integrate cultural heritage items as part of the layout and design
- The potential for road connections to be provided for land to the east should it become capable of development in the future
- The provision of a signalised intersection at Rippon Road and the Highway, delivered as part of Stage 3
- A Child Care Centre as part of Stage 1, along with a Local Convenience Centre.
- A café and sales office fronting the playground and the Lake
- A bus capable road along Hyland Road and Handbury Boulevard

## 2.1 LAKES EDGE DESIGN ETHOS

Lakes Edge will build on the Southern Grampians vision to be a well connected, dynamic regional centre supporting a **vibrant**, **healthy** and **inclusive** community. This development plays a particularly important role in achieving this vision, with Hamilton forming the major regional centre in the Shire.

Lakes Edge will build on the rural character of the area through embracing timeless materials and classic forms. The experience will continue the story of this region, through drawing inspiration from the surrounding environment and the people that make this community. With environmentally sensitive design of the utmost importance, designing with nature and natural processes will be ingrained through every step of the design journey.

## 2.2 OBJECTIVES

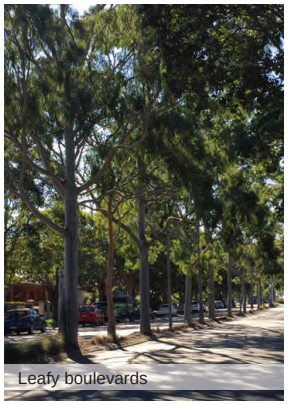
- Enhance the town's village c
- Facilitate a range of housing
- Protect water quality, particu
- Support and bolster biodiver
- Plan for walking and cycling
- Positively contribute to Hami



Design language that builds on the Hamilton charm


Possible childcare facilities


Open space that supports community events


Leafy boulevards


A communi

## 3.1 CONTEXTUAL ANALYSIS, OPPORTUNITIES & CONSTRAINTS

**1. Lakes Edge Adventure Playground**
- Amenities, shelter, BBQ, fenced adventure play area, furniture, sculptural elements, established trees.

**2. Lake Hamilton Playground**
- Amenities, shelter, play tower, furniture, established trees, skate park.

**3. Lake Hamilton Dog Park**
- Off leash dog area

**4. Rankin Court Reserve**
- Play equipment, furniture, established trees, basketball court, cricket nets.

**5. Kokoda Avenue Playground**
- Timber play equipment, furniture, garden areas.

**6. Lake Hamilton**
- Boat ramp, public toilets, shower

**7. Ballarat Road Milk Bar**

Project site

Public parkland

Entry avenue

Key road connection

Lake Hamilton perimeter path

Outer gateway

Inner gateway

















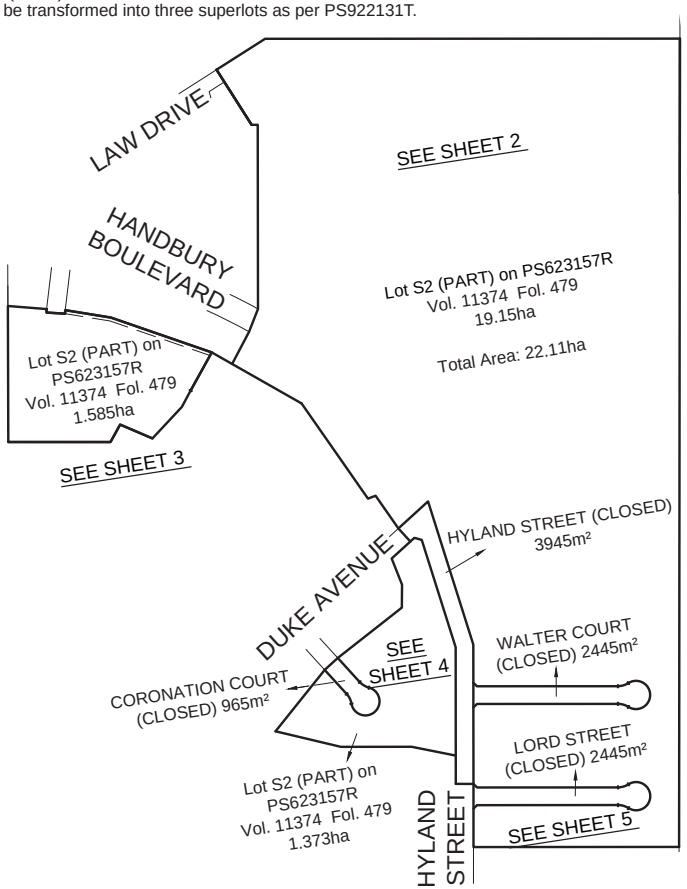

It is proposed to re-subdivide the land into three lots from the current titles to the proposed titles. This will allow Lots 1 and 2 to be settled in the first tr
of Sale. The precise boundary between Lots 2 and 3 will be altered to meet the Overall Masterplan and allow for efficient development and further sub

## 4.1 CURRENT TITLE ARRANGEMENTS

The current titles that form the ODP area are:

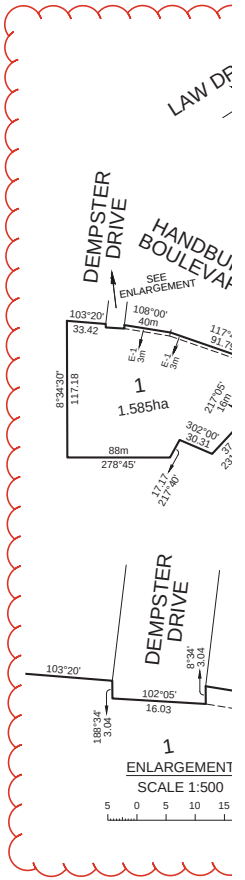
- Lot S2 (PART) on PS623157R - 22.11ha
- Lot S2 (PART) on PS623157R - 1.373ha
- Lot S2 (PART) on PS623157R - 1.585ha

They will be transformed into three superlots as per PS922131T.

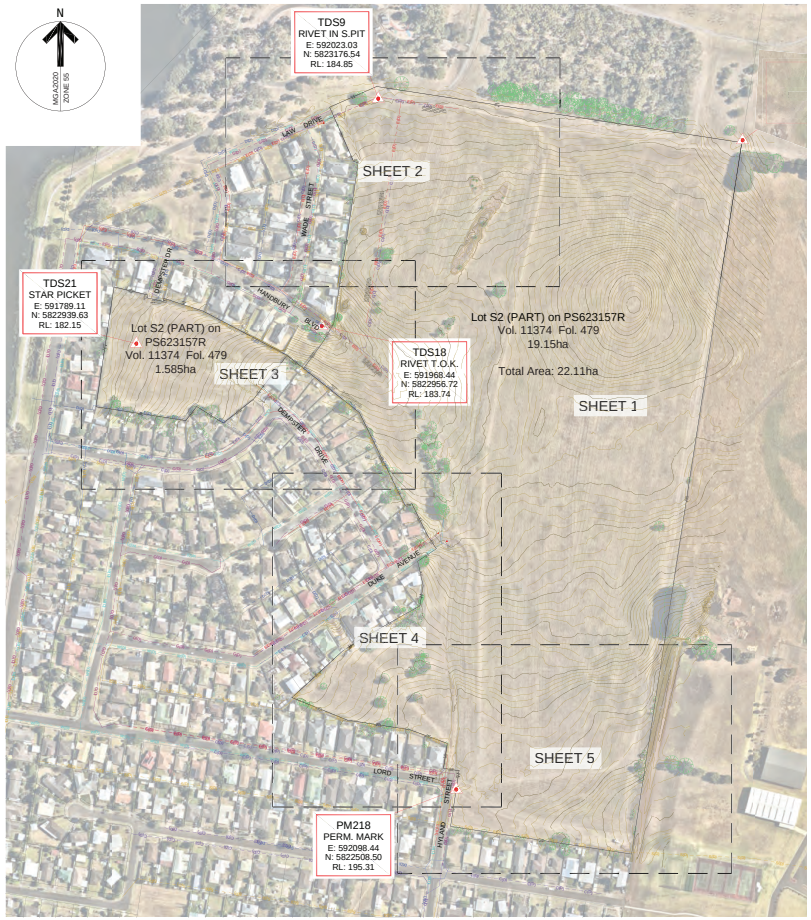



## 4.2 PROPOSED TITL

Plan Number: PS922131T.

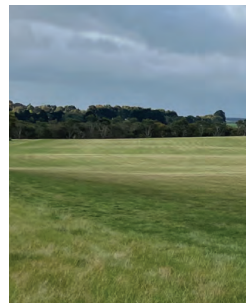


## 4.3 SURVEY PLAN



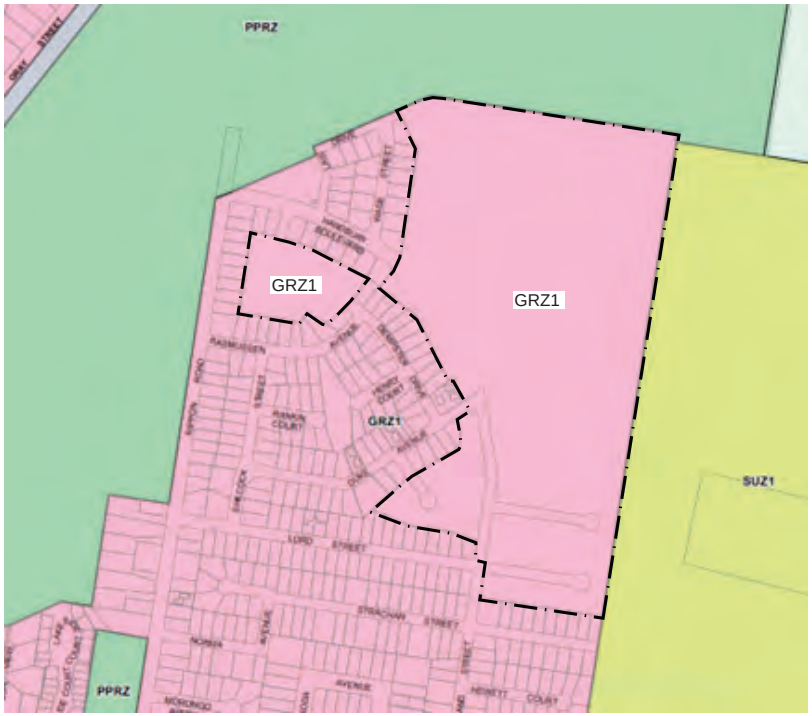




## 5.1 LAND ZONE

The subject land is located within the General Residential Zone Schedule 1 ('GRZ1') pursuant to Clause 32.08 of the Southern Grampians Planning Scheme.




## 5.2 PLANNING OVERLAY CONTROLS

There are no Planning Overlay Controls affecting the subject land.

## 5.3 STRATEGIC PLA

The Southern Grampians Planr and development intensity and

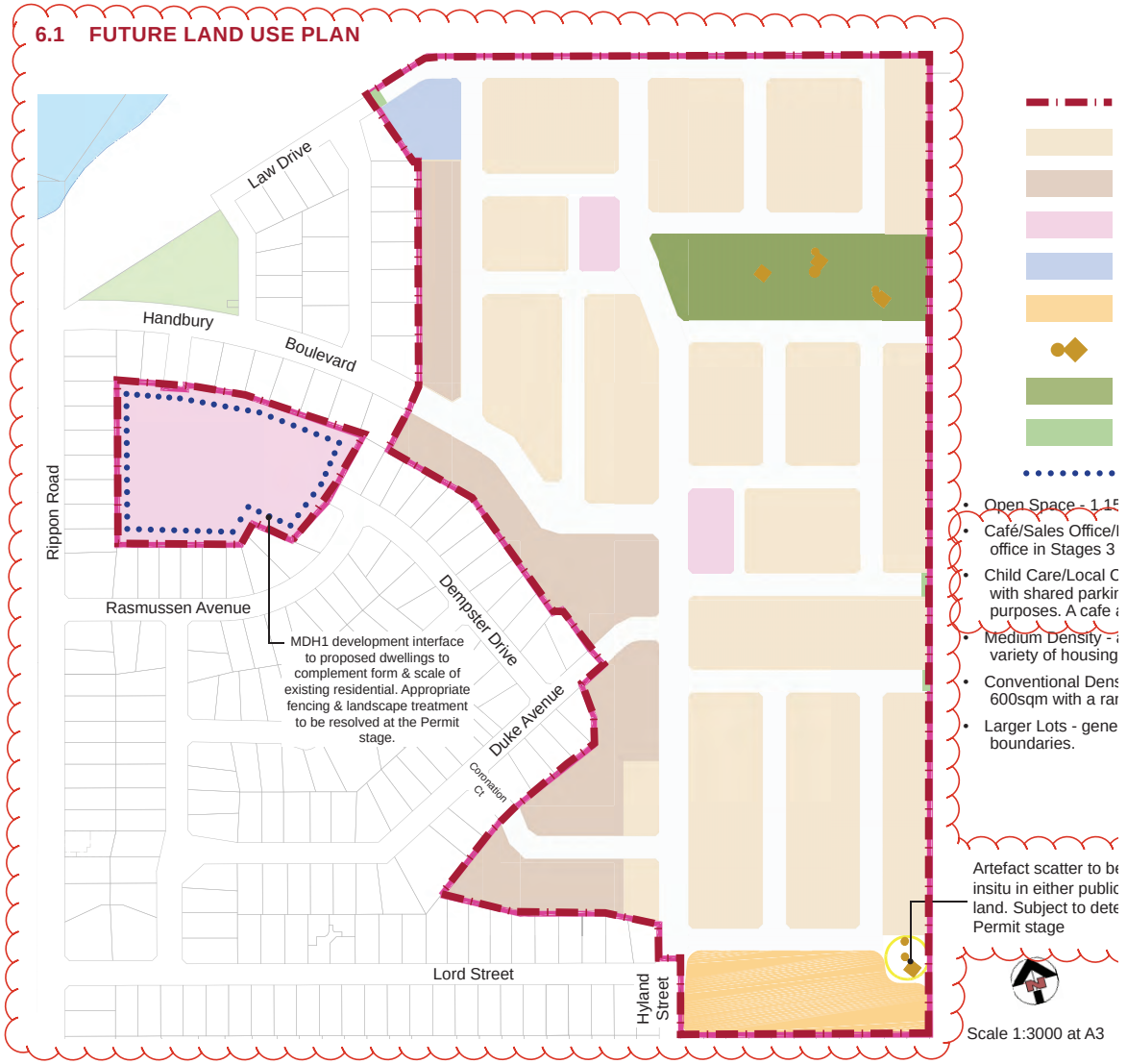
The Strategy identifies the neec for the local community, facilitat broad range of housing and life

Hamilton is identified as a grow planned and sustainable city.

The Hamilton Structure Plan inc Residential Area, well located t

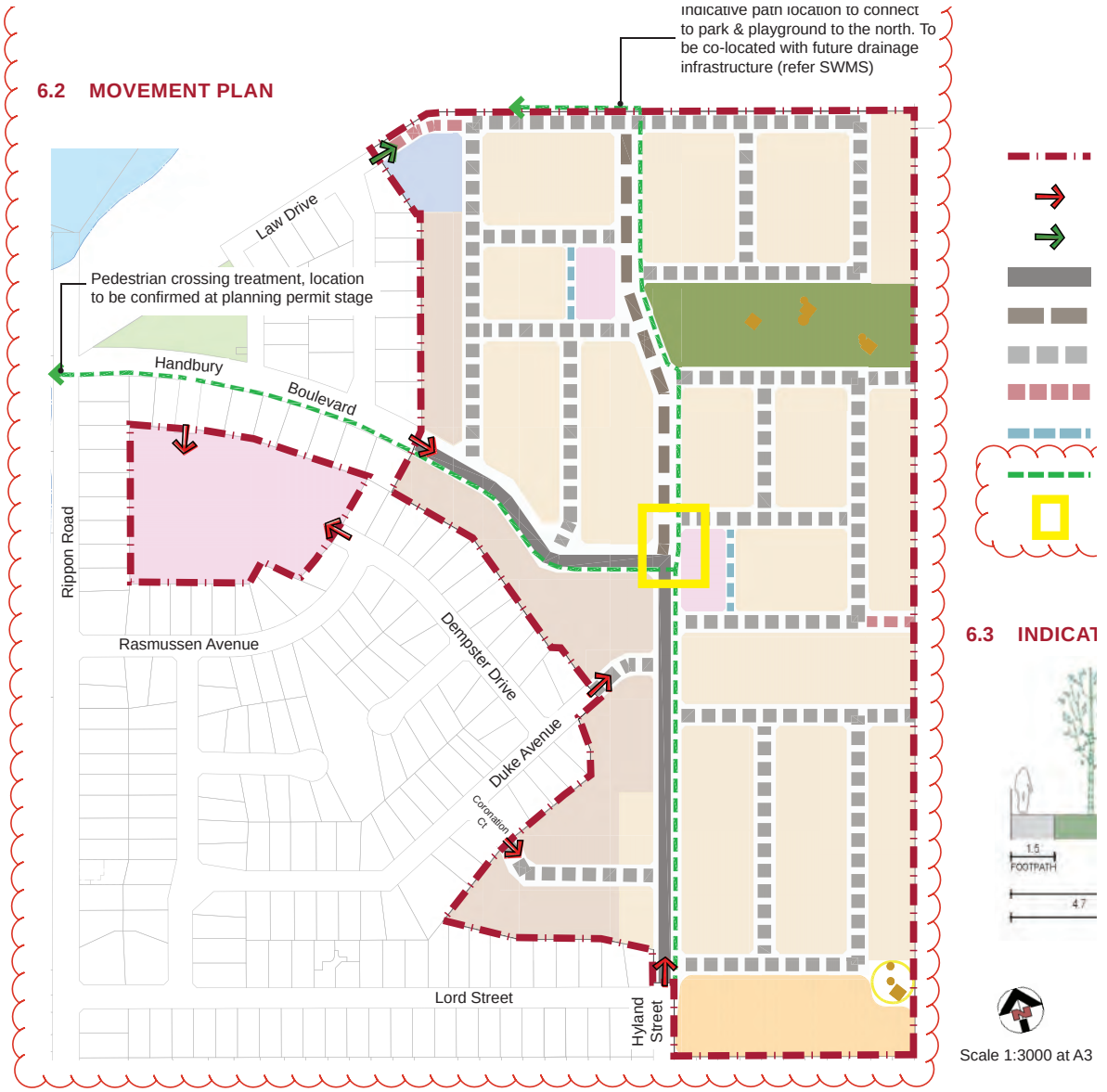


## 6.1 FUTURE LAND USE PLAN

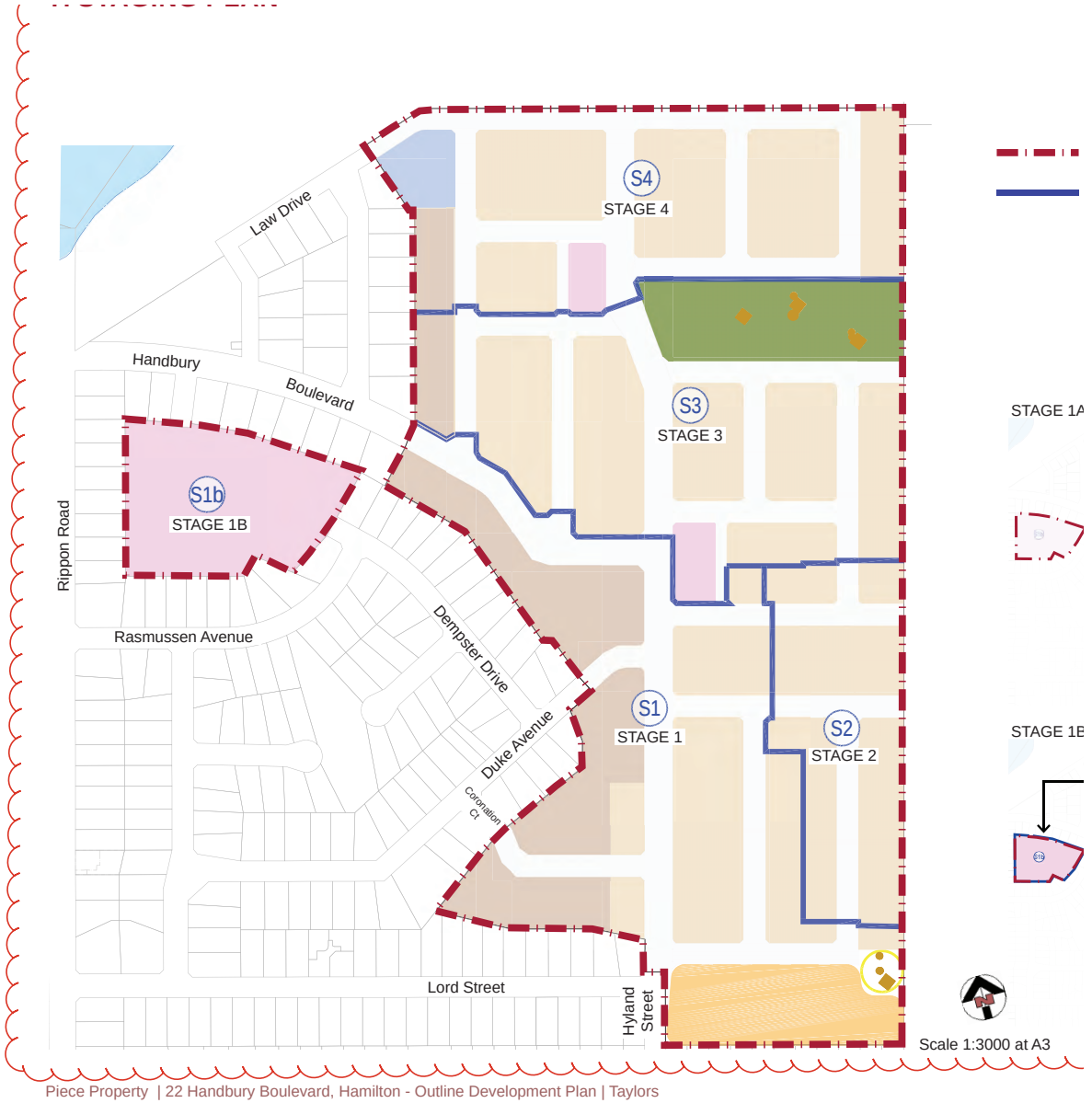



Piece Property | 22 Handbury Boulevard, Hamilton - Outline Development Plan | Taylors

## 6.2 MOVEMENT PLAN




Piece Property | 22 Handbury Boulevard, Hamilton - Outline Development Plan | Taylors




Piece Property | 22 Handbury Boulevard, Hamilton - Outline Development Plan | Taylors

ESR Transport Planning has prepared a Traffic Impact Assessment. ESR has reviewed all traffic matters relating to the development and concludes as follows:

- The ODP delivers transport infrastructure that offers high amenity for users and facilitates safe and efficient transport outcomes.
- Hyland Street and Handbury Boulevard are logical candidates to accommodate a future bus route and have been designed as bus capable roadway.
- The Ballarat Road / Rippon Road intersection is the critical access intersection for the local precinct. An upgrade to traffic signal control of the intersection is recommended, with a trigger for its need being during latter stages of the site's development.
- Traffic volumes along the local residential road network will remain within performance targets for favourable residential amenity. Noting that Rippon Road near Ballarat Road will have a Collector Street functionality.







Piece Property | 22 Handbury Boulevard, Hamilton - Outline Development Plan | Taylors

Consultation with Council has revealed that the existing drainage network is at capacity and that development will be required to provide new drainage infrastructure which drains to lake Hamilton. To protect the beneficial uses of the lake, all stormwater will be treated to ensure that “Best Practice” water quality objectives are achieved as follows:

- 80% retention of the typical annual load of total suspended solids
- 45% retention of the typical annual load of total phosphorus; and
- 45% retention of the typical annual load of total nitrogen.

Stormwater will be treated in purpose built and industry tested constructed wetland or raingardens located in existing Council reserves or Council owned adjoining land as shown.

The volume of stormwater runoff from dwelling roofs will be reduced by the mandating of water tanks and re-use of harvested stormwater in the laundry and toilets in each dwelling in accordance with the design guidelines.

Underground drains will provide a point of drainage connection for each proposed allotment and will drain to the proposed wetland / raingarden which will discharge to Lake Hamilton after treatment.

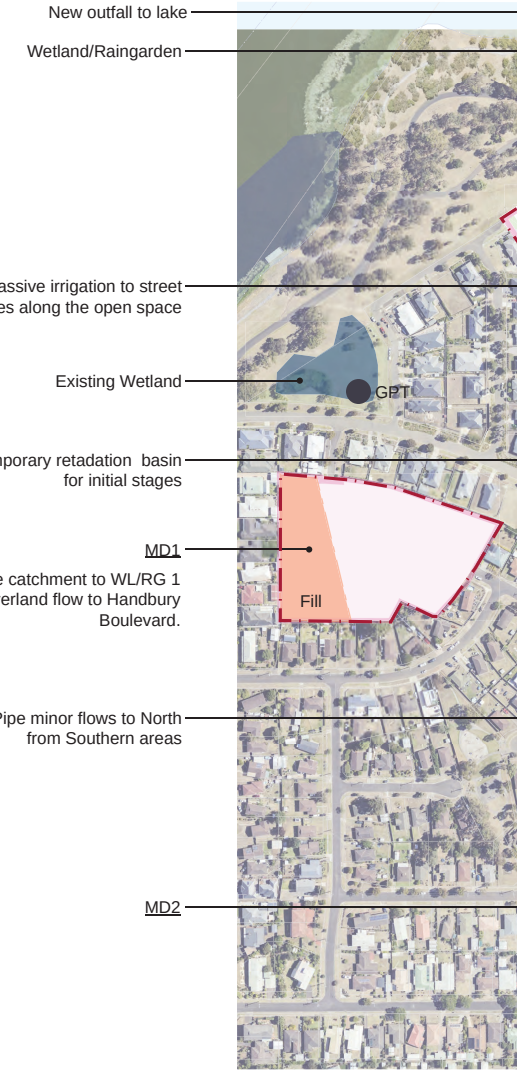
Storm water detention systems will be constructed as a part of the medium density sites

Passive irrigation of street trees adjacent to the open space will be provided.

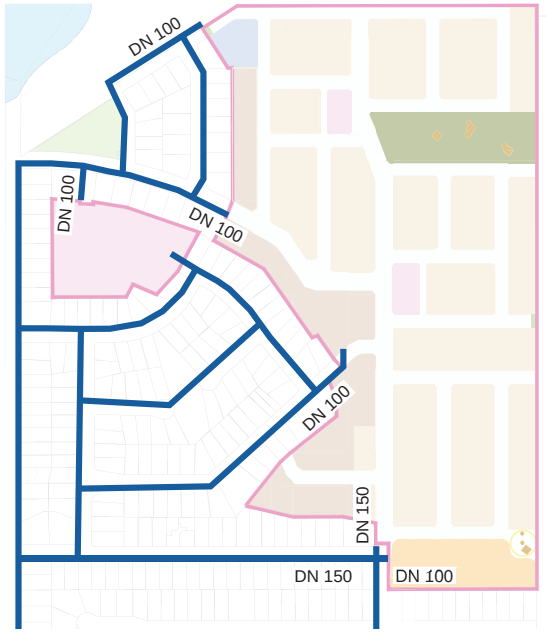

Dwelling rainwater tanks

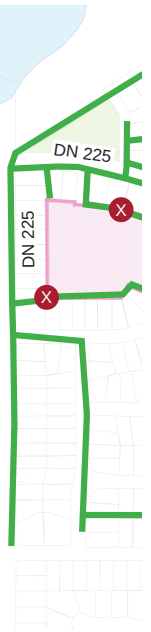

Bioretention Basin


Passive Irrigation



WATER




Wannon Water has provided information on the location of existing potable watermain infrastructure in roads abutting the Subject Land (Refer below) and has confirmed that the existing infrastructure has capacity to service approximately 400 additional lots.

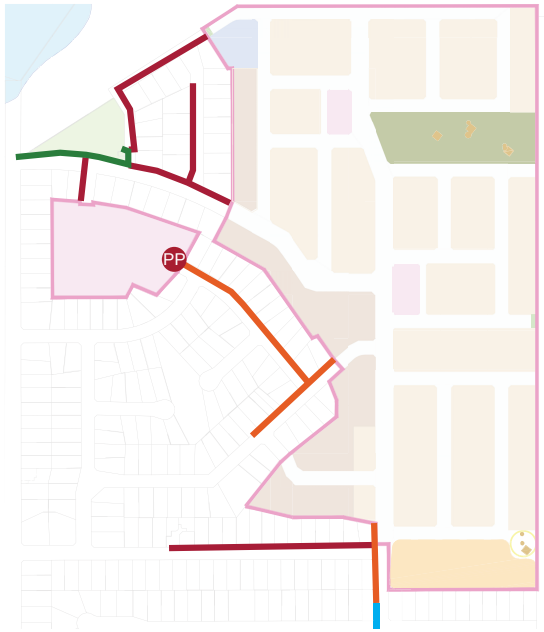
The existing water mains located in Handbury Boulevard (DN100mm), Law Drive (DN100mm), Duke Avenue (DN100mm), Lord Street (DN100mm) and Hyland Street (DN150mm) will be extended into the proposed development.

Wannon Water has provided info
Subject Land and has confirmed

The existing sewers in Law Drive
into the development providing a

X Wannon Water preferred s

ELECTRICITY




Powercor is the responsible authority for the provision of electricity supply to the proposed development. Existing electricity infrastructure is located in most streets abutting the Subject Land.

There is existing underground high-voltage power at the intersection of Handbury Boulevard and Law Drive approximately 150m west of the existing eastern limit of Handbury Boulevard. Underground low-voltage power has been provided to the limit of Handbury Boulevard. Spare 125mm diameter conduits have been provided across Law Drive and Wade Street to facilitate extension of the high-voltage network if required.

Hyland Street has existing low-voltage overhead power at its northern limit, with high-voltage overhead supply terminating approximately 75m south. Duke Avenue and the southern section of Dempster Drive have existing low-voltage overhead power supply; the northern section of Dempster Drive and Law Drive have existing low-voltage underground supply.

The development will be provided with underground reticulated electricity in accordance with Powercor's normal subdivisional development guidelines. Extension of the high-voltage supply and provision of substation reserves is likely to be required within the proposed development to provide adequate low voltage electrical supply to all allotments.

National Broadband Network Co available in the vicinity of the S dwellings, and NBN rollout has c to supply the development. A confirm acceptance.

The developer's responsibilities

- Design of pit and pipe infrast
- Installation of pit and pipe inf
- Payment of NBN deploymen
- Payment of backhaul charge

An alternative telecommunicatio including connection of each dw

**ELECTRICITY LE**

- HV U/G High volta
- HV O/H High volta
- LV U/G Low voltag
- LV O/H Low voltag
- PP Existing electricity

## 12. COMMUNITY CONSULTATION

Piece Property conducted two Community Consultation sessions; one at the Hamilton Golf Club in September 2024 and another most recently in August at the Hamilton Football and Netball Club.

The purpose of the community consultation sessions was to explain the vision of the project and receive feedback from the community in what future residents of the project would be looking for. Across both meetings we had an attendance of 50 people.

The main issue raised was affordability and variety of home designs, the demographics ranged from young couples (First Home Buyers) through to retirees (downsizers). There was discussion around the public open space and what they would be looking for including more BBQ facilities and an open kicking space. There was positive feedback in our proposals for having internet connection from the day residents move in as well as each home having its own solar and battery solution making each home more self-sufficient.

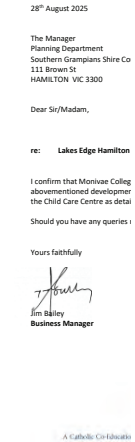
The potential floorplan of the Child Care Centre was discussed at both meetings and has since received 25 Expressions of Interest from parents wanting to register their child.

The development adjoins open parklands, an adventure playground, a dog park and walking trails around Lake Hamilton with highly accessible tennis courts, golf club and boat ramp located nearby.








28th August 2025

The Manager
Planning Department
Southern Grampians Shire Co
111 Brown St
HAMILTON VIC 3300

Dear Sir/Madam,

re: **Lakes Edge Hamilton**

I confirm that Monivae Colleg
abovementioned developmer
the Child Care Centre as detai

Should you have any queries

Yours faithfully

Jim Bailey
**Business Manager**

A Catholic Co-Educatio

1. **How many people attended:**
    a. The first Community Consultation on September 11 2024 had 50 people attend across both morning and afternoon sessions.
    b. The Second Community Consultation on August 10 2025 had 30 people attend. This session was mainly focused on obtaining interest for the Child Care Centre.
    c. There are currently 17 people on our database that have registered their interest.
    d. There are also 25 people registered their interest for the child care centre based on it being open at the start of the 2027 School year (see presentation on the childcare centre attached that was presented at the second community consultation).
2. **Details regarding any online engagement and other communication methods:**
    a. There were radio campaigns in the week leading up to both community consultations on MIXX FM.
    b. A newspaper campaign in the Hamilton Spectator for the first community consultation
    c. Council.
    d. A post by Southern Grampians Shire on their Facebook page on August 4 2025 advertising the upcoming community consultation.
    e. We note that there were Council members who attended both community consultation sessions.
3. **Whether there has been any engagement with the Monivae College and other adjoining land owners that surround the site:**
    a. Piece Property has met on three occasions with the Business Manager of Monivae College, Jim Bailey (see letter attached).
    b. We have also engaged in a number of existing residents that abut the site, including one who has continuously who are in support of the project.
4. **Any feedback received in relation to proposed residential density:**
    a. The feedback received from both Community Consultations was that the market is looking for house and land packages ranging from $450,000-$500,000 on land ranging from Medium Density (ie: less than 300sqm) to conventional land sizes between 350sqm-550sqm.
    b. Piece Property has also met with Nick Sparkie, Director of Corporate Services at the Western District Health Service to discuss housing solutions for travelling nurses and doctors (we are awaiting a letter of support). This would range from 2-3 bedroom units for nurses and doctors as well as larger lots (550sqm+) for Doctors that are relocating to Hamilton. This meets their requirement for quality and newer housing and will help in recruiting further staff to Hamilton.
    c. Piece Property has received interest from a number of investors who are looking to buy a house and land package (approx. $500,000) to fulfill the shortage of rentals and aim to rent out at $450-$500 per week.
    d. The key take aways from the community consultation was the affordability of house and land packages as well as the urgent need for quality housing and the Child Care Centre.

The development and locational attributes afforded to the land embrace all relevant social requirements for future residents including yet not restricted to:

- Housing

  The development includes a variety of housing types catering to the socio-economic, age and ethnic characteristics and assisting with affordability and accessibility of Hamilton housing stock. The development will include up to two lots per stage of Affordable Housing including Social Housing in accordance with Clause 6(e) of the Section 173 Agreement. It is also intended to provide community care housing.

- Education

  In addition to the provision of a Childcare Centre within the development, there are a variety of accessible schools including the adjoining St Mary's primary school and Monivac College, nearby Hamilton primary school and Mitchell Park Kindergarten and secondary schools within the town. There is no need for any further primary or secondary school facilities in the development, however, the need for child care is well known. This demand was expressed by Council and residents who attended the consultation meetings. To that end, it is intended to deliver the CCC as part of the first stage of development.

- Community Facilities

  The layout and design presents a community focussed development including local shops, childcare centre, coffee shop, open space and connecting landscaped walkways. A Social Infrastructure Contribution (SIC) will be paid at a rate of $1500 per lot/dwelling (plus indexation) to be paid as per Clause 3.15 of the Section 173 Agreement.

  Council's Recreation and Leisure Strategic Plan 2019-2029 (Volume 3) identifies potential works (page 8) in relation to the land to the north of the estate as well as around the current rowing club. It is proposed that the SIC be spent on one or more of these projects which will provide community benefit to the existing and future population in this area. Rather than define exactly what those works are at this time, we would prefer to continue working with Council to deliver an effective outcome in this location.

- Public Transport

  The development is currently directly serviced by Bus Route 3 which operates every half hour and traverses Rippon Road, Lord Street and Highland Street to Ballarat Road and town centre. Upon development, Bus Route 3 will continue north to and along Handbury Boulevard connecting with Highland Street, Ballarat Road and town centre. Indicative bus stop locations have been noted in this document.

- Open Space and Recreation

  In addition to the provision of 1.15ha Park within the development there is a plethora of surrounding open space and recreational facilities including open parklands, an adventure playground, a dog park and walking trails around Lake Hamilton with highly accessible tennis courts, golf club and boat ramp located nearby. Please see following pages for more detail.



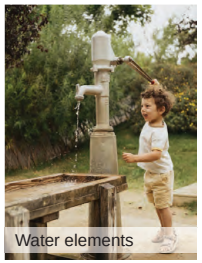
## 12.1 LOCAL PARK STRATEGY

The subdivision is provided with a minimum of 5% unencumbered open space by way of 1.15ha Park. The Park is located to the north, well exposed and highly accessible from within the development area.

The subdivision is also afforded a plethora of nearby open space and recreational facilities that collectively contribute to enhance the residential leisure experience for future residents.

Landscaping of the parks and streetscapes development with native species will provide habitat for indigenous fauna.

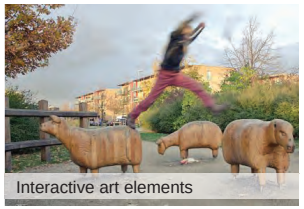
It is understood that the RAP are supportive of this design, as relayed by Council Officers after meeting with the RAP and sharing a draft of this document.



Water elements



Themed adventure play



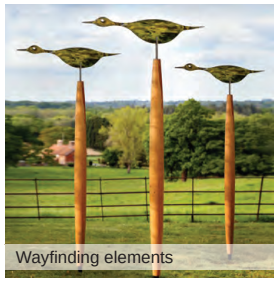
Interactive art elements



Timeless materials



Flexible space for community events



Wayfinding elements



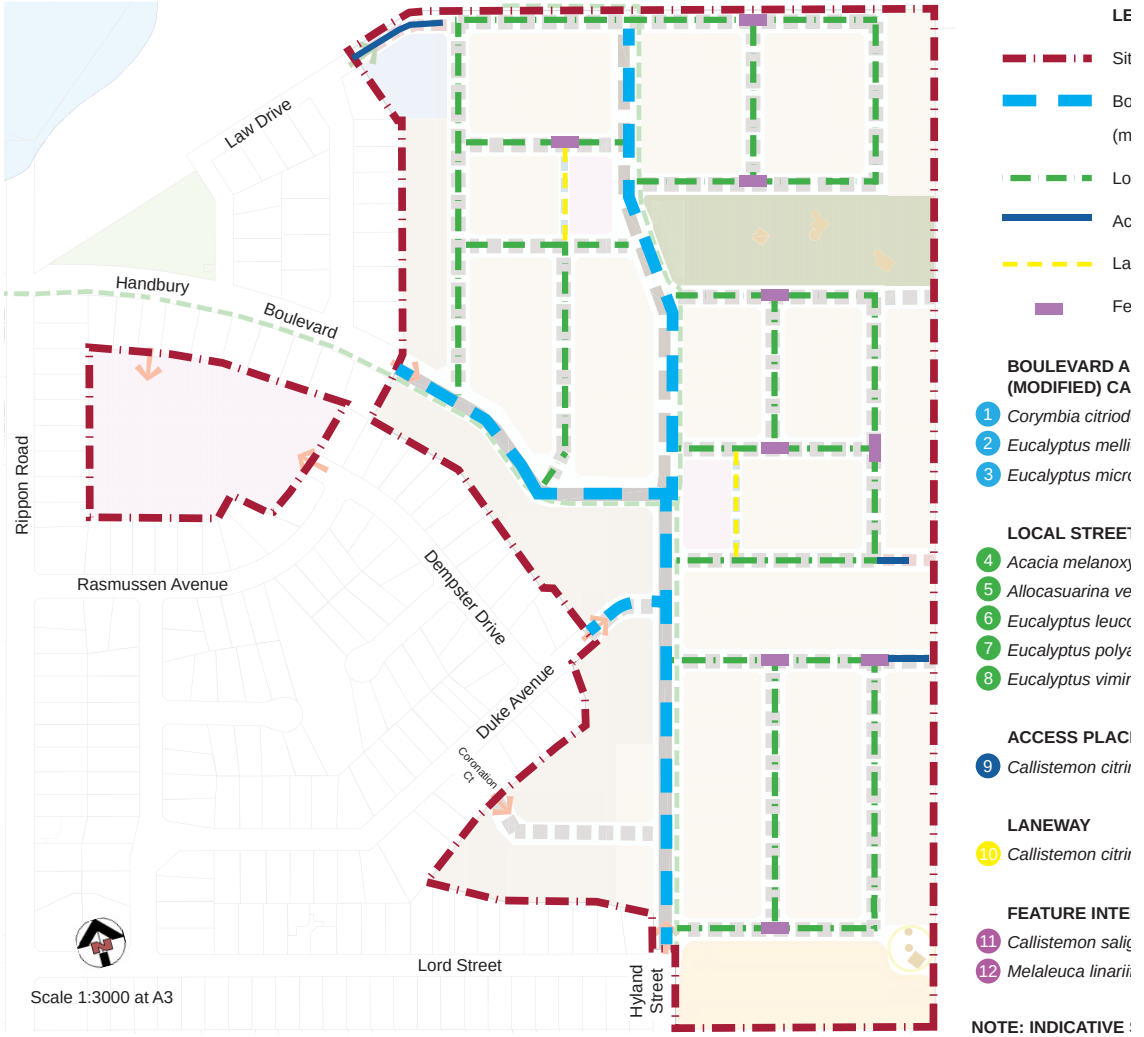

Entry marker

Area of cultural

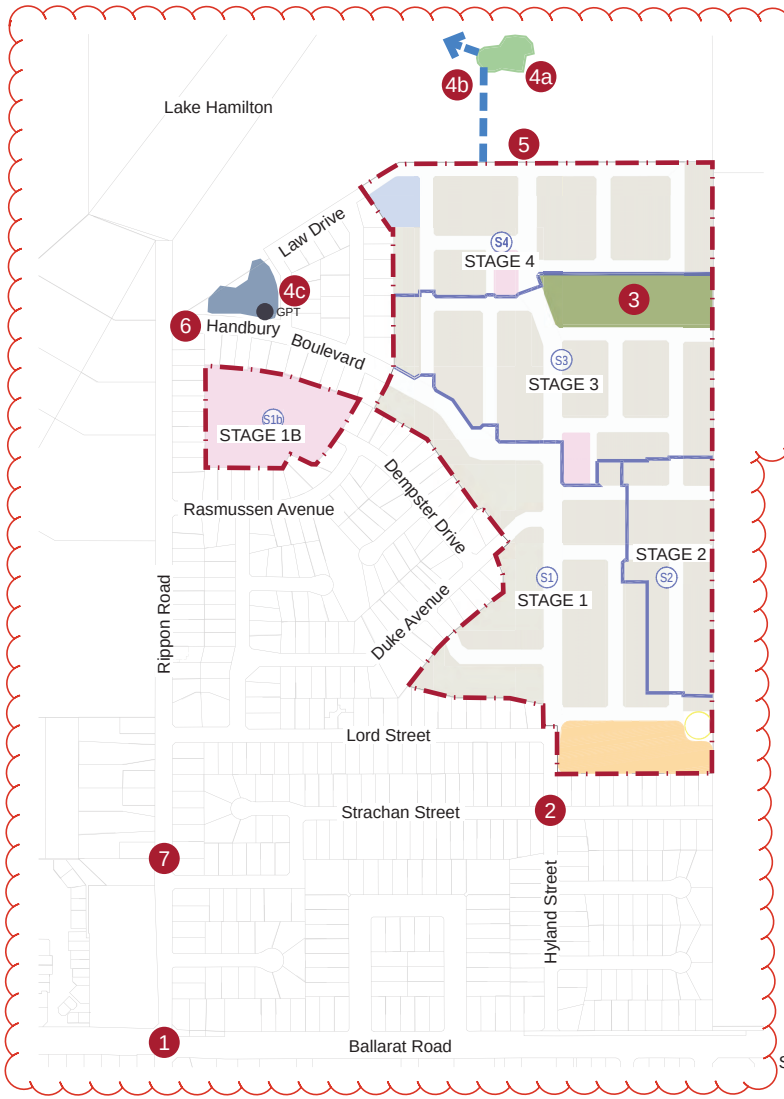
**NOTE: ILLUSTRATIVE PLAN AND SECTION (INDICA**



## 12.2 STREETSCAPE STRATEGY




Piece Property | 22 Handbury Boulevard, Hamilton - Outline Development Plan | Taylors




**PUBLIC INFRASTRUCTURE**

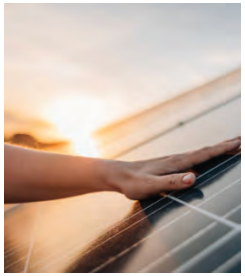
| # | Title | |
|---|---|---|
| 1 | Intersection Works | Construction of Signa |
| 2 | Intersection Works | Construction of inters |
| 3 | Open Space | Provision of Land an |
| 4 | a. Wetland Raingarden | Construction of new |
| | b. Drainage Infrastructure | Construction of exter |
| | c. Gross Pollutant Trap | Retrofit Gross Pollut |
| 5 | Key pedestrian connection North | Construction of pede foreshore paths |
| 6 | Key pedestrian connection West | Construction of pede connect with lake for |
| 7 | Rippon Road linemarking | Linemarkers along R Road and Lord Stree |

Scale 1:5000 at A3

Piece Property | 22 Handbury Boulevard, Hamilton - Outline Development Plan | Taylors

- An initial EnviroDevelopment Assessment across the six areas of sustainability is provided to support the ODP.
- The assessment is informative and outlines what requirements can be reasonably implemented within the development.
- Lakes Edge urban layout has been developed to ensure the majority of lots achieve good access to solar for by aligning lot orientation within the most efficient east and north axis parameters.
- The street layout has been developed to minimise excessive earthworks by following the natural depressions of the existing landform.
- Urban Design Guidelines will be adopted to inform and require sustainability measures to be implemented at lot level, including the mandating of rainwater tanks connected to toilet and garden, and rooftop solar to battery.
- The Stormwater Management of the development will meet best practice through the implementation of rainwater harvesting at a lot level and end of line water quality treatment infrastructure such as raingardens/wetlands that also provide opportunity for aquatic habitat.
- Landscaping of the development with native species will provide habitat for indigenous fauna.
- Community engagement has commenced, and the development provides positive outcomes such as incorporation of a childcare centre to provide benefit to the wider community.







### Ecosystems

Protects and enhances the health of natural ecosystems through habitat conservation, biodiversity support, and the rehabilitation of degraded sites.

### Waste

Reduces landfill through responsible construction practices and long-term waste management strategies that prioritise reuse, recycling, and resource recovery.

### Energy

Improves efficiency through smart design, efficient systems, and renewable or non-polluting energy sources like solar, reducing emissions and long-term energy use.

### Materials

Reduces environmental impact through the use of recycled, reused, and responsibly sourced materials, with consideration for lifecycle impacts and long-term sustainability

### Water

Efficient use of water through smart design, reuse, and supply strategies such as rainwater harvesting, stormwater reuse, and water-efficient fixtures to reduce consumption.

### Community

Supports the creation of vibrant, inclusive and connected communities through thoughtful design, access to facilities, diverse housing options and reduced reliance on private vehicles.

A comprehensive set of Design Guidelines have been prepared setting out a wide range of requirements to be met, along with a comprehensive Design Review Approval process. The approval process will be managed by Taylors. The Guidelines include a range of built form and environmentally sustainable requirements. Building materials and landscaping matters are dealt with by the Guidelines, along with fencing, outbuildings and services and utilities.







1. Purpos
2. Design
3. Approv
4. Solar &
5. Allowa
6. Timefr
7. Siting..
8. Buildin
9. Façade
10. Materi
11. Corner
12. Lots Fa
13. Roof...
14. Garage
15. Drivew
16. Landsc
17. Retaini
18. Fencing
19. Outbui
20. Service
21. Unit Si
22. Builder
23. Applica

Piece Property | 22 Handbury Boulevard, Hamilton - Outline Development Plan | Taylors



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Notting Hill VIC 3168, Australia

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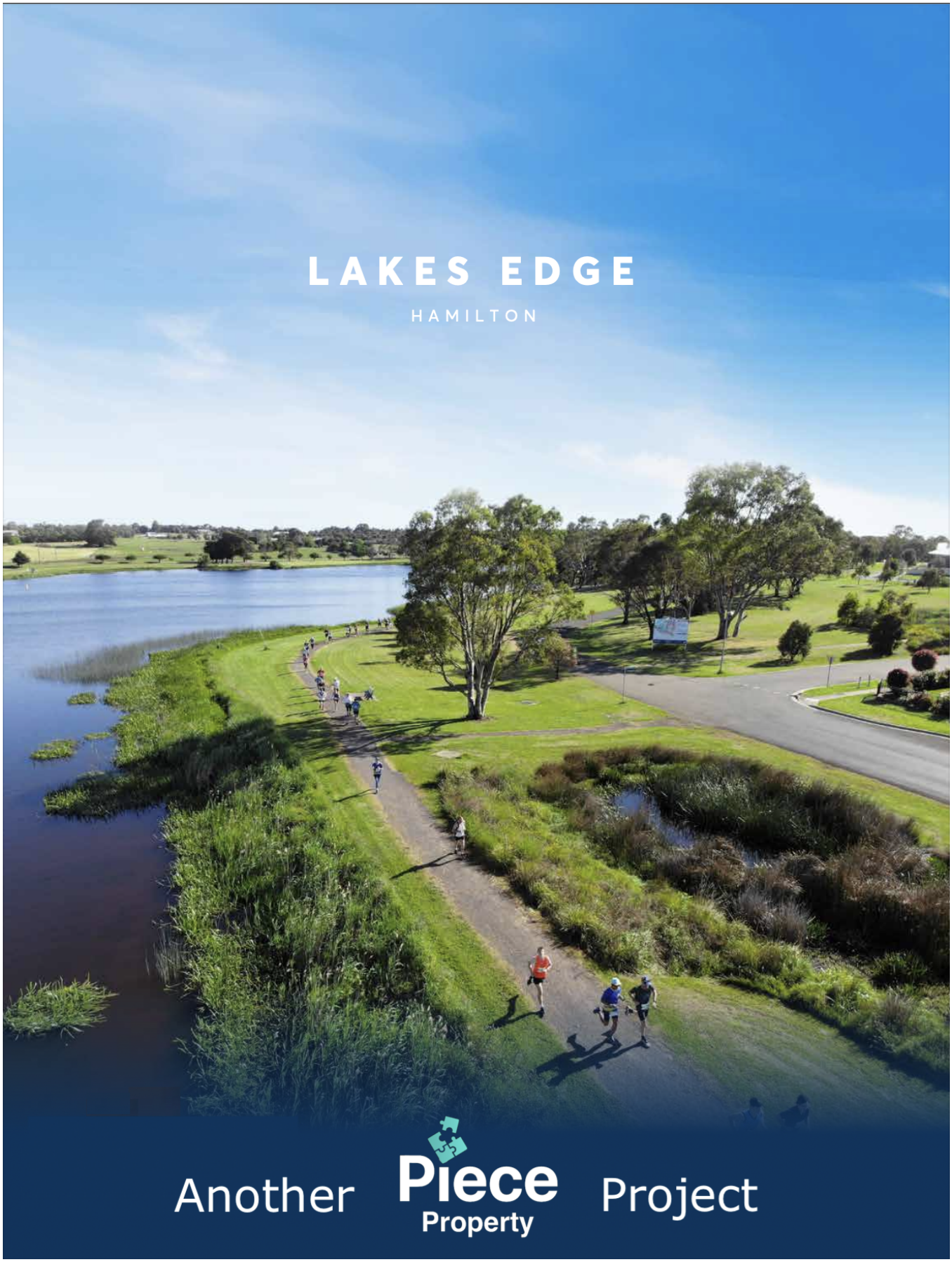
Tel: +61 3 9501 2800

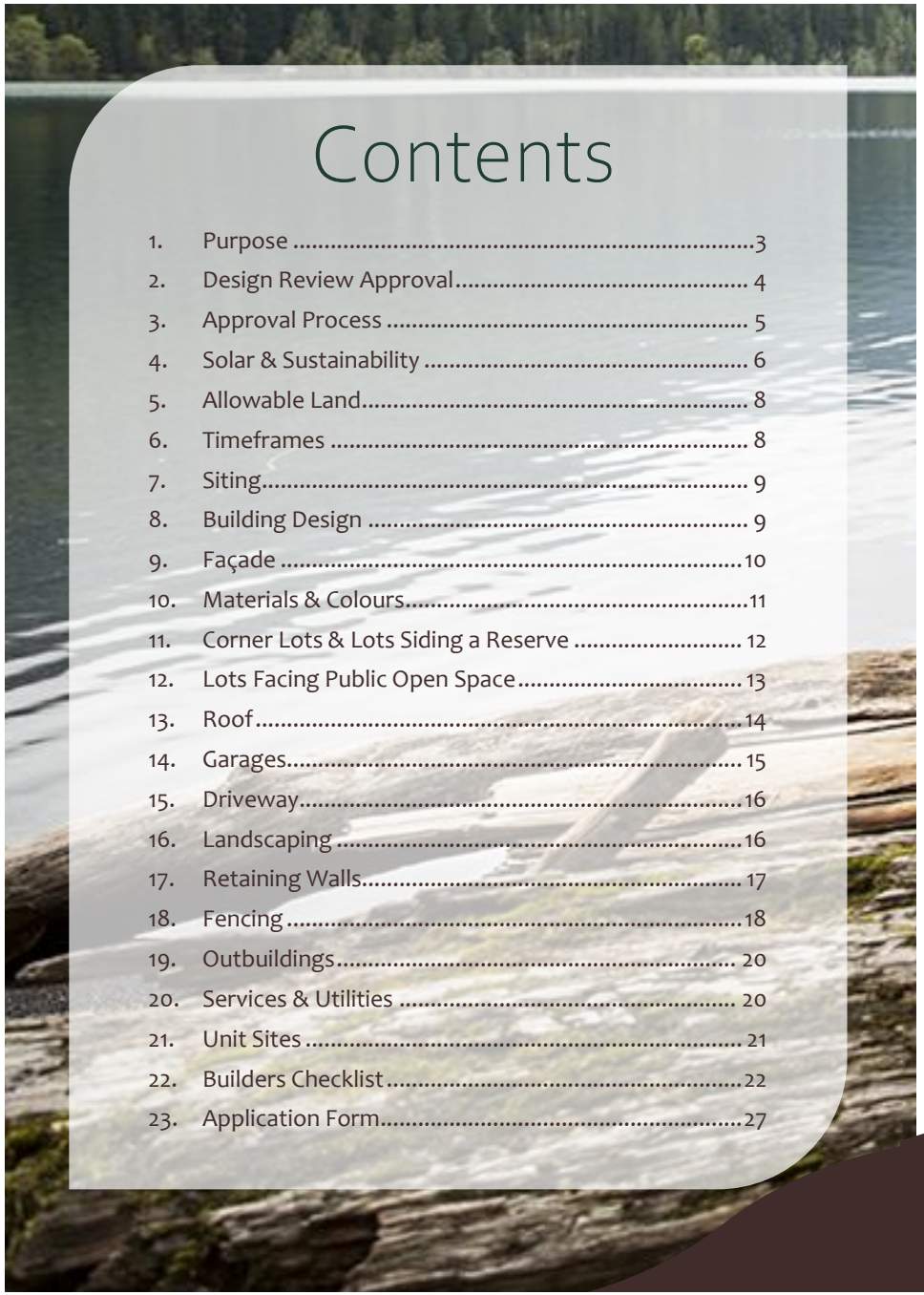
**Christchurch**

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**www.taylorsds.com.au**


LAKES EDGE
HAMILTON
Another Piece Property Project



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## 1. Purpose

Lakes Edge Design Guidelines have been prepared to maintain the quality and amenity of the estate to ensure that built form is high quality, consistent and harmonious.

The siting and design of your home is required to be approved by the Design Assessment Panel (DAP) before obtaining building permits. It is mandatory that all plans and other relevant drawings are submitted to the DAP for approval. The final decision of all aspects of the Design Guidelines is at the discretion of the DAP.

### Vision

Lakes Edge is carefully designed with an emphasis on sustainability and community while maintaining cohesive integration with Hamilton's existing surrounding environment and distinctive neighbourhood character.

# 2. Design Review Approval

**2.1** All house designs and building works including fencing, retaining walls and outbuildings require approval from the Design Assessment Panel (DAP). Approval from the DAP is required prior to applying for a building permit for the construction of a new dwelling.

**2.2** The DAP will assess all designs and if they are compliant with the design guidelines, provide a letter for approval along with an endorsed copy of the plans and external colour schedule. If the design submitted does not comply, the DAP will advise the applicant on the areas of non-compliance and the required amendments. Applicants will then be required to submit amended documents in order to gain approval.

**2.3** Please refer to the Developer Approval Application Form at the rear of this document for further information. The Application form must accompany the submission documents.

**2.4** Before construction can commence, your house plans must be approved by the Design Assessment Panel (DAP) prior to the application of a building permit.

**2.5** Design approval from the DAP does not exempt the plans from any building or statutory regulations and the plans are not checked against these requirements.

**2.6** The Design Guidelines may be amended from time to time at the Developer's discretion to reflect changes in design and building trends and/or amendments to legislation affecting building approvals. Applications will be assessed against (and must comply with) the current version of the Design Guidelines. The final decision regarding all aspects of the Design Guidelines will be at the discretion of the DAP.

**2.7** The DAP also reserve the right to waive or vary any requirements of the Design Guidelines, this will not set a precedent nor imply any such action will apply again.

**2.8** Images contained within this document are for illustrative purposes only and may not be an exact representation of the Design Guidelines requirements.

# 3. Approval Process

**3.1** Application Documents

**Site Plan (Scale 1:200)**

Must indicate all boundary setback dimensions, building envelopes, total site coverage and floor areas, site contours, natural ground levels and finish ground level, proposed earthworks and retaining walls, landscape design, north point, vehicle crossover, driveway, fencing details, ancillary items, any proposed out-buildings.

**Floor Plans (Scale 1:100)**

Must indicate key dimensions and window positions.

**Elevations (1:100)**

Must include all 4 elevations and indicate building heights, finished floor to ceili ng levels, roof pitch, eaves depth, external finishes, existing ground levels and retaining walls.

**External Colour & Material Selection**

Must include brands, colour names and colour swatches where possible.

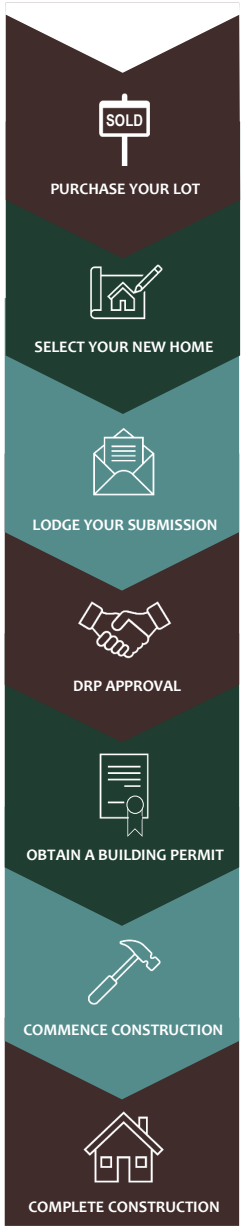
**3.2** Where to Send Your Application

**Lakes Edge Design Assessment Panel**
Taylors Development Strategists

design.guidelines@taylorsds.com.au

Ph: 9501 2800
Attachments must be in PDF format.

The DAP will endeavour to assess proposals in the shortest possible time, which is generally within **10 business days** of receipt of a completed and compliant application.



# 4. Solar & Sustainability

**4.1** The DAP supports and encourages all efforts made to reduce a household's impact on the environment, particularly by limiting the overall energy and water consumption of the household.

**4.2** Applicants are advised that the Building Code of Australia requires that dwellings achieve a minimum 7 star energy rating. Early consideration should therefore be given in the design process to such matters as: solar orientation of dwelling and floor plan layout, external materials, glazing location/design and sunscreens, thermal insulation and thermal mass, solar hot water systems, and water tanks.

**4.3** Appropriate siting, design techniques and building materials make it easy for a home to be energy efficient. Importantly, the design features that make a home more energy efficient can also make your home more comfortable to live in. Reducing the need for mechanical heating and cooling, using the sun to warm and light rooms in winter, and allowing for natural ventilation of your home will create more comfortable living spaces and importantly reduce the energy consumption of your home.

**4.4** All lots 300m² or greater **must** include a minimum 2,000L rainwater tank connected to supply water for toilet flushing and outdoor usage.

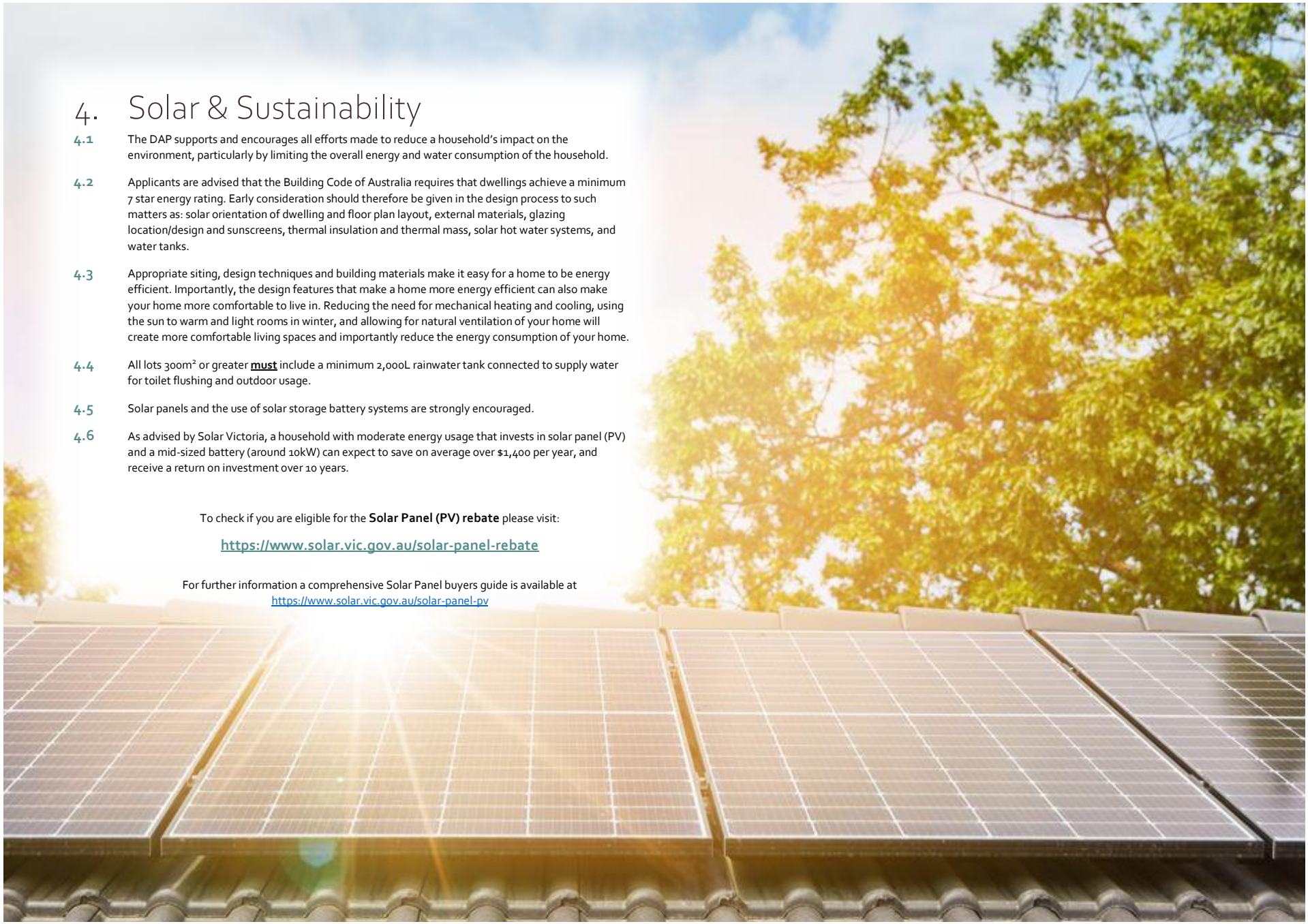
**4.5** Solar panels and the use of solar storage battery systems are strongly encouraged.

**4.6** As advised by Solar Victoria, a household with moderate energy usage that invests in solar panel (PV) and a mid-sized battery (around 10kW) can expect to save on average over $1,400 per year, and receive a return on investment over 10 years.

To check if you are eligible for the **Solar Panel (PV) rebate** please visit:

**https://www.solar.vic.gov.au/solar-panel-rebate**

For further information a comprehensive Solar Panel buyers guide is available at https://www.solar.vic.gov.au/solar-panel-pv



# 5. Allowable Land

**5.1** No further development may be undertaken without the consent of Council and compliance with these Guidelines. In particular:

- Lots must not be sub-divided, unless specified.
- No more than one dwelling shall be constructed per lot, unless specified.
- Only 1 crossover is permitted per lot (excluding corner lots, subject to DAP approval).

# 6. Timeframes

**6.1** Incomplete building works must not be left for more than three months without construction being carried out and all building works must be completed (with issue of the Certificate of Occupancy) within twelve months of commencement.

**6.2** Front landscaping must be completed within 180 days of the Certificate of Occupancy being issued.

**6.3** Driveway and fencing must be constructed prior to occupation of the dwelling.

# 7. Siting

**7.1** All homes on lots greater than 300m² must comply with siting and setbacks under Part 5 of the Building Regulations 2018, unless otherwise specified on the Building Envelope Plans.

**7.2** Encroachments into the front, side and rear setbacks are allowed as per Rescode, unless otherwise specified on the Building Envelope Plans.

**7.3** Your building surveyor will check your compliance with these regulations.

**7.4** Corner allotments must have a minimum side setback of 2m from the side street boundary.

**7.5** All dwellings must have a minimum 3.0m setback from the rear boundary, unless rear loaded and/or otherwise specified on the Building Envelope Plans.

# 8. Building Design

**8.1** A variety of architectural styles are encouraged and permitted; however, each design will be assessed on its merit by the DAP. Integration with the wider streetscape shall be considered, specifically in relation to façade detailing and colour schemes of traditional proposals.






# 9. Façade

**9.1** Hamptons style facades are encouraged, and should incorporate feature elements that complement the existing surrounds subject to Design Assessment Panel (DAP) approval.

**9.2** Front elevations must be designed to include windows and other features (such as verandahs, projections, varying roof form and materials) which sufficiently address the street frontage.

**9.3** The dwelling must address the street frontage with the entrance covered by a portico, porch, or entry feature.

**9.4** Large areas of blank or unarticulated walls visible to the public are not permitted.

**9.5** Decorative elements must be minimised.

**9.6** Full parapet facades are not permitted.

**9.7** Similar façade designs and/or colour schemes (as determined by the DAP) will not be permitted within 4 lots of each other. This includes lots either side, opposite and encompassing other street frontages where applicable. This provision does not apply to Unit Sites.



*Examples of encouraged dwelling design*

# 10. Materials & Colours

**10.1** External walls may be constructed of brick, masonry or lightweight materials. All proposed materials will be subject to approval from the DAP.

**10.2** Front facades must incorporate at least 2 different materials. One material must not comprise more than 80% of front facade walls.

**10.3** Fully rendered facades are not permitted.

**10.4** Materials and colours on the façade must return to the side elevations a minimum 1.0m.

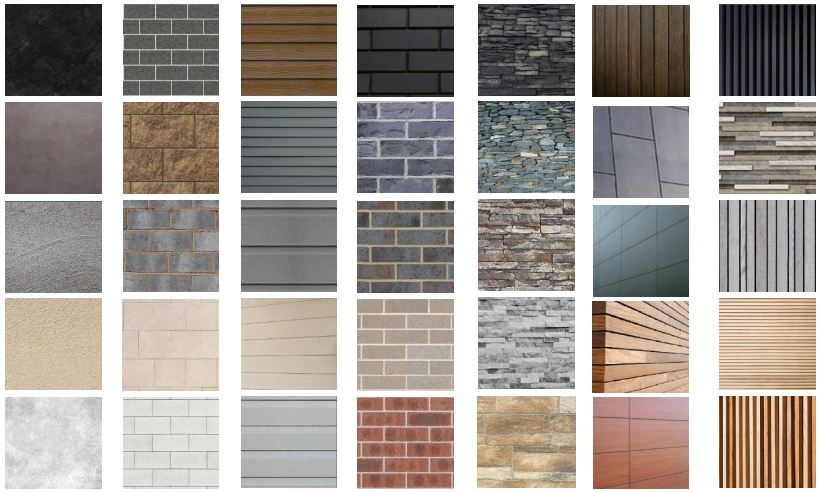
**10.5** A muted or natural colour scheme which complements the dwelling design is required. Strong colours may be permitted, as an accent rather than as predominant body colour.

**10.6** Fascia boards, trim and exposed metalwork must be colour co-ordinated with the dwelling.

**10.7** Reflective glazing and excessively tinted glass is not permitted.

**10.8** Roller shutters are not permitted.

**10.9** Unpainted and/or untreated metalwork including zinc finished and galvanised steel is not permitted.



# 11. Corner Lots & Lots Siding a Reserve

**11.1** Treatment must be provided to side street and reserve side elevations visible to the public. Both single and double storey dwellings are to be designed incorporating feature elements that address both the primary and secondary frontage. Treatment is required to the area visible to the public.

**11.2** The corner return of the front elevation shall be visible and unfenced for a minimum 3.0m of the secondary frontage.

**11.3** The secondary frontage must include feature habitable room windows to match the style of the main street frontage and articulation features (e.g. pergola, wrap-around porch, piers etc.).

**11.4** If the dwelling is double storey, at least one habitable room window must be provided to each level forward of the fence line.

**11.5** Materials on the main street frontage must return to the side street/reserve elevation where visible to the public.

**11.6** Blank or unarticulated walls visible to the public are not permitted.

**11.7** A minimum 450mm eaves are required to the full length of the secondary frontage, except where a parapet wall has been provided.



*Examples of Corner Treatment*

# 12. Lots Facing Public Open Space

**12.1** Where the frontage of an allotment faces the public open space/reserve it must be constructed to adequately address the reserve.

**12.2** All lots facing a public open space must provide a double storey dwelling.

**12.3** Non-habitable rooms (i.e. Ensuites, Walk in Robes etc.) must be avoided on the façade.

**12.4** The façade must be designed with large habitable room window/s for passive surveillance to the reserve.

**12.5** Porches, porticos or other entry features must project forward of the building line with a minimum 1.5m depth and an area of no less than 4.0m².

**12.6** Double storey dwellings should include a balcony facing the public open space.

**12.7** Hamptons style dwellings are encouraged.

**12.8** Garages must be alternating, therefore driveway crossover relocations are not permitted.

**12.9** All lots facing a public open space must provide a front fence that is a maximum 1.2m high and shall be at least 30% transparent (not a solid mass). Refer section *18. Fencing* for more information.



# 13. Roof

13.1 The roof must be laid with corrugated metal or roof tiles.

13.2 A variety of roof forms are encouraged and permitted, however, roof design must form part of a coherent architectural design solution.

13.3 Hipped and gabled roofs must be pitched at a minimum of 22.5˚.

13.4 All roofs must include minimum eaves of 450mm to the street frontage.

13.5 Corner/reserve lot dwellings must include eaves to both street/open space frontages.

13.6 Eaves to the facade must return a minimum 1.0m to the side elevation of non-corner allotments.

13.7 Double storey dwellings must include eaves to the entire first floor.

13.8 Full parapet and/or flat roof designs are not permitted.

13.9 The use of parapet walls and/or flat roofs will be permitted at the discretion of the DAP.

13.10 Ceiling heights must be no less than 2400mm.



*Eave overhang*







*Roof Materials*

# 14. Garages

14.1 Covered, lock-up accommodation for at least one vehicle must be provided in the form of a garage located under the main roof of the dwelling.

14.2 Garages must be integrated into the house structure and designed to complement the main dwelling by utilising similar walls, windows, roof forms, colours and materials.

14.3 Garages must not dominate the streetscape.

14.4 Garages must be setback minimum 500mm behind the main building line of the dwelling.

14.5 Garage door width must not exceed 40% of the lot frontage, where the house proposal is single storey.

14.6 For a double storey dwelling, garage openings should not exceed 30% of the area of the front façade of the dwelling.

14.7 Garage doors must be either panel lift or sectional.

14.8 Roller doors are not permitted.

14.9 A suitably designed carport may be permitted where additional vehicle storage is required.

14.10 Triple garages will only be considered by the DAP where they comply with the requirements noted above.



*Sectional Door*



*Roller Door*

# 15. Driveway

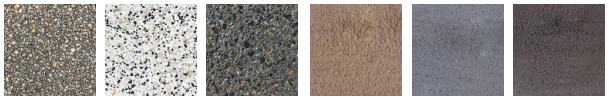
**15.1** Only 1 Driveway and crossover is permitted per lot (unless it is on a corner block for side access subject to DAP approval)

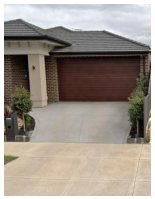
**15.2** The driveway must be setback from the closest side boundary by at least 300mm to allow for a landscaping strip.

**15.3** The driveway must match the width of the garage opening and taper to match the width of the crossover.

**15.4** Excessive concreting in the front yard will not be approved.

**15.5** The driveway must be constructed using coloured concrete, exposed aggregate, and/or pavers.





# 16. Landscaping

**16.1** Front landscaping must be completed within 180 days of Certificate of Occupancy is issued.

**16.2** All areas of the landscaping that are not paved are to be landscaped using plants, grass, shrubs, groundcovers or trees.

**16.3** Front landscaping works should include the following as a minimum standard:

- Garden beds comprised of pebbles or mulch
- Lawn areas
- At least 15 shrubs
- At least 1 tree (semi advanced at planting)

**16.4** Synthetic turf permitted at the discretion of the DAP subject to product quality assessment.

**16.5** Excessive concreting in the front yard will not be approved.

**16.6** It is encouraged that letter boxes match the style of the dwelling and are constructed from materials such as brick, render and timber.

# 17. Retaining Walls

**17.1** Where required, retaining walls should be constructed from the same materials as the dwellings front façade. This would include masonry such as brick, stone or a rendered finish.

**17.2** Timber retaining walls may be permitted where they can demonstrate appropriate structural and aesthetic suitability.

**17.3** Retaining walls visible from the street or a public space must not exceed a height of 1.2m.

**17.4** Appropriate landscaping should be provided to retaining walls to minimise their visual impact. This could include landscaping to the front and/or side of a retaining wall, or on top of a retaining wall.

**17.5** Any proposed earthworks and/or retaining walls must be detailed on the plans and approved by the DAP.

**17.6** Retaining walls on or near the boundary and retaining walls which are 1.0m or greater in height require a Building Permit.

**17.7** In all cases it is the owner and/or builders responsibility to ensure that retaining walls are constructed to all relevant structural standards, preventing danger or potential collapse.



# 18. Fencing

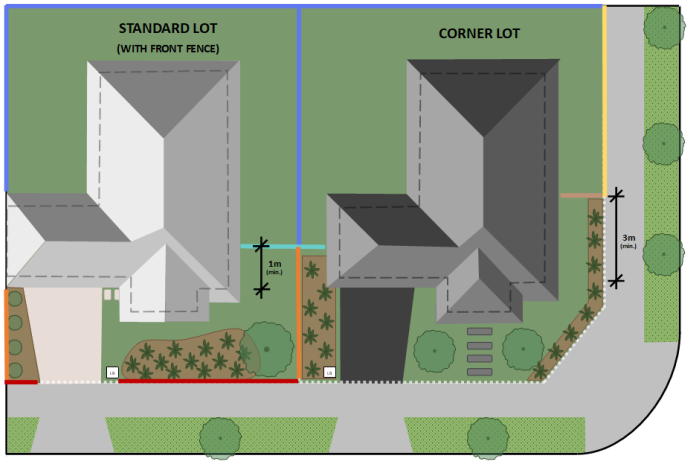
18.1 **Side and Rear Fencing** must be constructed of Colorbond steel to a maximum height of 1.8m. The infill panels, posts and rails must all be *Pale Eucalypt* in colour.

18.2 Side boundary fences between lots must not extend beyond the front facade.

18.3 Side Street and Reserve boundary fences must:

- Stop at least 3.0m behind the closest corner of the front facade so that the corner feature is visible from the street and not concealed by fencing

18.4 **Return fences (including any gates)** must be constructed in a style that complements the front façade design, and return at 90 degrees from the side fencing to abut the dwelling at a minimum 1.0m behind the main building line on non-corner allotments.




Key

- Side & Rear Boundary Fence (Non-Corner side)
- Return Fence/Gate (Non-Corner side)
- Corner (Side Street/Reserve side) Boundary Fencing
- Return Fence/Gate to Corner/Reserve
- Front Boundary Fence
- Side Boundary Fence raked to meet Front Fence height



Pale Eucalypt®

18.5 **Front fencing** is permitted with approval from the DAP. Front fencing shall be at least 30% transparent (not a solid mass) and not exceed a height of 1.2m.

18.6 Front fences styles that may be considered include:

- Post and wire
- Timber slats or pickets
- Masonry pillars with metal, wrought iron or timber infill.

18.7 Front fence design must suit the dwelling in relation to style, materials and colours.

Examples of acceptable front fence designs:

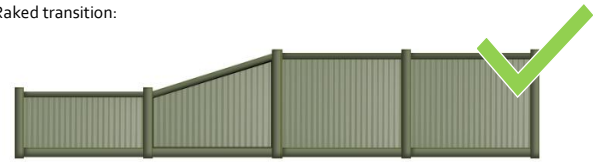


Examples of unacceptable front fence designs:

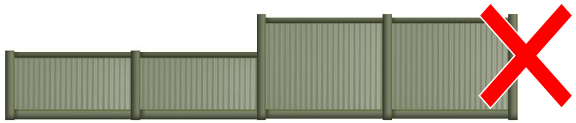


18.8 Where a front fence is constructed, fencing must be constructed along side boundaries in the front yard, returning from the front fence to abut the side boundary fencing (described in the following point). These 'connecting fences' must be constructed of 1.8m high Colorbond steel in *Pale Eucalypt* colour to match the side and rear fencing, tapering down to a height which matches the front fence. The transition between the side boundary fencing and connecting fences are to be raked, not stepped.

Raked transition:



Stepped transition:



18.9 Timber paling will not be permitted.

# 19. Outbuildings

**19.1** Sheds and outbuildings must be designed and located in a way which minimises visibility and potential impact on neighbouring properties and the streetscape. The DAP will assess these structures on their merits, however structures which are deemed to be of an excessive size will not be approved.

**19.2** Where applicable, sheds and outbuildings must also comply with building envelope plans.

# 20. Services & Utilities

**20.1** Your home must be connected to all available in ground services according to the service provider's standards. Including NBN.

**20.2** Solar panels should be positioned for maximum efficiency.

**20.3** All lots 300m² or greater must include a minimum 2,000L rainwater tank connected to supply water for toilet flushing and outdoor usage.

**20.4** Ancillary items are not permitted to be visible to the main street frontage or secondary frontage. These items include:

- Hot Water Services
- Ducted Heating Unit / Condenser Units
- Rainwater Tanks
- Clothes Lines
- Sheds
- Rubbish Bins

**20.5** Roof mounted satellite dishes and TV aerials are to be located to the rear of the dwelling.

**20.6** Air conditioning units are to be located away from public view and must be located below the ridge line.

# 21. Unit Sites

**21.1** Unit Sites (Medium Density/Multi Unit Occupancy) are identified on the Plan of Subdivision.

**21.2** Dwellings may have attached or detached roofs for each Unit. Where roofs are attached, the roof form must be articulated to add interest to the streetscape.

**21.3** Should cross-over locations differ to what has been provided on the engineering plans, any plans submitted must show the new proposed crossover location and clearly label "subject to council approval. All works and approvals and costs associated with any removal of the existing crossover and reinstating of new crossover/s is the responsibility of the owner/builder".

**21.4** The façades of each subdivided dwelling must incorporate similar aspects such that they appear in harmony.

**21.5** Unit Sites developments are exempt from section 9.7: Identical Facades.

# 22. Builders Checklist

| Item | Lakes Edge | Yes | No | N/A |
|---|---|---|---|---|
| 4.4 | Lots 300m² or greater to provide a minimum 2,000L rainwater tank, connected to supply water for toilet flushing and outdoor usage. | ◯ | ◯ | ◯ |
| 5.1 | **NO** further development may be undertaken without the consent of Council and compliance with these Guidelines. | ◯ | ◯ | ◯ |
| 6.1 | All building works must be completed and Certificate of Occupancy issued within twelve months of commencement of building works. | ◯ | ◯ | ◯ |
| 6.2 | Front landscaping must be completed within 180 days of the Certificate of Occupancy being issued. | ◯ | ◯ | ◯ |
| 6.3 | Driveway and fencing must be constructed prior to occupation of the dwelling. | ◯ | ◯ | ◯ |
| 7.2 | Siting and setbacks comply with Building Regulations or the Building Envelope Plans, where applicable. | ◯ | ◯ | ◯ |
| 7.2 | Encroachments into the front, side and rear setbacks comply with Building Regulations or the Building Envelope Plans, where applicable. | ◯ | ◯ | ◯ |
| 7.4 | Corner allotments have a minimum side setback of 2m from the side street boundary. | ◯ | ◯ | ◯ |
| 7.5 | A minimum 3.0m setback provided from the rear boundary, unless rear loaded and/or otherwise specified on the Building Envelope Plans. | ◯ | ◯ | ◯ |
| 9.2 | Front elevation designed with windows and other design features to sufficiently address the main street frontage. | ◯ | ◯ | ◯ |
| 9.3 | Entrance is covered by a portico, porch, or other entry feature. | ◯ | ◯ | ◯ |
| 9.4 | **NO** Large areas of blank or unarticulated walls visible to the public | ◯ | ◯ | ◯ |
| 9.5 | Decorative elements minimised. | ◯ | ◯ | ◯ |
| 9.6 | **NO** full parapet designs. | ◯ | ◯ | ◯ |
| 9.7 | Façade design and/or colour scheme is unique within 4 lots either side and across the street. | ◯ | ◯ | ◯ |
| 10.2 | Front facade incorporates at least 2 different materials. One material must not comprise more than 80% of front facade walls. | ◯ | ◯ | ◯ |

| Item | Lakes Edge | Yes | No | N/A |
|---|---|---|---|---|
| 10.3 | **NO** fully rendered facades. | ◯ | ◯ | ◯ |
| 10.4 | Materials and colours on the façade return to the side elevations a minimum 1.0m. | ◯ | ◯ | ◯ |
| 10.5 | External colour scheme in muted or natural tones. | ◯ | ◯ | ◯ |
| 10.6 | Fascia boards, trim and exposed metalwork colour coordinated with the dwelling. | ◯ | ◯ | ◯ |
| 10.7 | **NO** reflective glazing and/or excessively tinted glass. | ◯ | ◯ | ◯ |
| 10.8 | **NO** roller shutters. | ◯ | ◯ | ◯ |
| 10.9 | **NO** unpainted and/or untreated metalwork | ◯ | ◯ | ◯ |
| 11.1 | Corner Lots/Lots Siding Reserve: Treatment provided to the secondary frontage where visible to the public. | ◯ | ◯ | ◯ |
| 11.2 | Secondary frontage visible and unfenced for a minimum 3m from the front wall. | ◯ | ◯ | ◯ |
| 11.3 | Secondary frontage includes habitable room windows and articulation features where visible to the public. | ◯ | ◯ | ◯ |
| 11.4 | Double storey dwellings include a minimum of x1 habitable room window to each storey forward of the fence line to the secondary frontage. | ◯ | ◯ | ◯ |
| 11.5 | Materials on the main street frontage return to the secondary frontage where visible to the public. | ◯ | ◯ | ◯ |
| 11.6 | **NO** blank or unarticulated walls visible to the public. | ◯ | ◯ | ◯ |
| 11.7 | A minimum 450mm eave overhang to the full length of the secondary frontage, excluding where parapet walls are provided. | ◯ | ◯ | ◯ |
| 12.2 | All lots facing a public open space (e.g. reserve) must provide a double storey dwelling. | ◯ | ◯ | ◯ |
| 12.3 | Non-habitable rooms are avoided to facade facing the public open space. | ◯ | ◯ | ◯ |
| 12.4 | The façade is designed with large habitable room window/s facing the public open space. | ◯ | ◯ | ◯ |
| 12.5 | Porches, porticos or other entry features project forward of the building line with a minimum 1.5m depth and an area of no less than 4.0m², facing the public open space. | ◯ | ◯ | ◯ |

| Item | Lakes Edge | Yes | No | N/A |
|---|---|---|---|---|
| 12.8 | Garages facing the public open space must be alternating, therefore driveway crossover relocations are not permitted. | ◯ | ◯ | ◯ |
| 12.9 | All lots facing a public open space provide a front fence that is a maximum 1.2m high and shall be at least 30% transparent (not a solid mass) | ◯ | ◯ | ◯ |
| 13.1 | Roof constructed of either corrugated metal or roof tiles. | ◯ | ◯ | ◯ |
| 13.3 | Hipped and gable roofs must be pitched at a minimum of 22.5˚. | ◯ | ◯ | ◯ |
| 13.4 | A minimum eave overhang of 450mm provided to the street frontage. | ◯ | ◯ | ◯ |
| 13.5 | Corner Lots/Lots Siding Reserve must include minimum 450mm eaves to both street/open space frontages. | ◯ | ◯ | ◯ |
| 13.6 | Eaves to the facade return a minimum 1.0m to the non-corner side elevations. | ◯ | ◯ | ◯ |
| 13.7 | Double storey dwellings include a minimum 450mm eaves to the entire first floor. | ◯ | ◯ | ◯ |
| 13.8 | **NO** Full parapet and/or flat roof designs. | ◯ | ◯ | ◯ |
| 13.10 | Ceiling heights no less than 2400mm. | ◯ | ◯ | ◯ |
| 14.1 | Covered, lock-up accommodation for at least one vehicle provided in the form of a garage located under the main roof of the dwelling. | ◯ | ◯ | ◯ |
| 14.2 | Garage integrated into the house structure. | ◯ | ◯ | ◯ |
| 14.3 | Garage does not dominate facade. | ◯ | ◯ | ◯ |
| 14.4 | Garage setback minimum 500mm behind the main building line of the dwelling. | ◯ | ◯ | ◯ |
| 14.5 | Garage door width no greater than 40% of the lot frontage, for single storey. | ◯ | ◯ | ◯ |
| 14.6 | For a double storey dwelling, garage openings no greater than 30% of the area of the front façade. | ◯ | ◯ | ◯ |
| 14.7 | Garage door either panel lift or sectional. | ◯ | ◯ | ◯ |
| 14.8 | **NO** roller doors. | ◯ | ◯ | ◯ |
| 15.1 | Only one driveway crossover. | ◯ | ◯ | ◯ |

| Item | Lakes Edge | Yes | No | N/A |
|---|---|---|---|---|
| 15.2 | A minimum 300mm landscape strip provided. | ◯ | ◯ | ◯ |
| 15.3 | Driveway matches the width of the garage opening and tapers to match the width of the crossover. | ◯ | ◯ | ◯ |
| 15.4 | **NO** excessive concreting in the front yard. | ◯ | ◯ | ◯ |
| 15.5 | Driveway constructed using coloured concrete, exposed aggregate, and/or pavers. | ◯ | ◯ | ◯ |
| 16.2 | All areas of the landscaping that are not paved are to be landscaped using plants, grass, shrubs, groundcovers or trees. | ◯ | ◯ | ◯ |
| 16.3 | Garden beds comprised of pebbles or mulch | ◯ | ◯ | ◯ |
| 16.3 | At least 15 shrubs to front yard | ◯ | ◯ | ◯ |
| 16.3 | At least 1 tree (semi advanced at planting) to front yard | ◯ | ◯ | ◯ |
| 16.6 | Letter box to match the style of the dwelling | ◯ | ◯ | ◯ |
| 17.1 | Retaining walls constructed from the same materials as the dwellings front façade. | ◯ | ◯ | ◯ |
| 17.3 | Retaining walls visible to the public no more than 1.2m high. | ◯ | ◯ | ◯ |
| 17.4 | Appropriate landscaping should provided to retaining walls. | ◯ | ◯ | ◯ |
| 17.5 | Any proposed earthworks and/or retaining walls must be detailed on the plans and approved by the DAP. | ◯ | ◯ | ◯ |
| 17.6 | Retaining walls on or near the boundary and retaining walls which are 1.0m or greater in height require a Building Permit. | ◯ | ◯ | ◯ |
| 18.1 | Side and Rear Fencing must be constructed of Colorbond steel to a maximum height of 1.8m. The infill panels, posts and rails must all be Pale Eucalypt in colour. | ◯ | ◯ | ◯ |
| 18.2 | Side boundary fences between lots must not extend beyond the front facade. | ◯ | ◯ | ◯ |
| 18.3 | Side Street and Reserve boundary fencing stops at least 3.0m behind the closest corner of the front façade. | ◯ | ◯ | ◯ |
| 18.4 | Return fences constructed in a style that complements the front façade design and returns at 90 degrees from the side fencing to abut the dwelling at a minimum 1.0m behind the main building line on non-corner allotments. | ◯ | ◯ | ◯ |

| Item | Lakes Edge | Yes | No | N/A |
|---|---|---|---|---|
| 18.5 | Front fencing shall be at least 30% transparent (not a solid mass) and not exceed a height of 1.2m. | ◯ | ◯ | ◯ |
| 18.7 | Front fence design must suit the dwelling in relation to style, materials and colours. | ◯ | ◯ | ◯ |
| 18.8 | Where a front fence is constructed, fencing must be constructed along side boundaries in the front yard constructed of 1.8m high Colorbond steel in Pale Eucalypt colour to match the side and rear fencing, and raked to match the front fence height. | ◯ | ◯ | ◯ |
| 18.9 | **NO** Timber paling fencing | ◯ | ◯ | ◯ |
| 19.1 | Sheds and outbuildings designed and located in a way which minimises visibility and potential impact on neighbouring properties and the streetscape. | ◯ | ◯ | ◯ |
| 19.1 | **NO** structures which are deemed to be of an excessive size. | ◯ | ◯ | ◯ |
| 19.2 | Where applicable, sheds and outbuildings must also comply with building envelope plans. | ◯ | ◯ | ◯ |
| 20.1 | Your home must be Connected to all available in ground services, Including NBN. | ◯ | ◯ | ◯ |
| 20.4 | **NO** ancillary items visible to the public. | ◯ | ◯ | ◯ |
| 20.5 | Roof mounted satellite dishes and TV aerials are to be located to the rear of the dwelling. | ◯ | ◯ | ◯ |
| 20.6 | Air conditioning units located away from public view and located below the ridge line. | ◯ | ◯ | ◯ |
| 21.2 | Unit Sites: may have attached or detached roofs for each Unit. Where roofs are attached, the roof form must be articulated to add interest to the streetscape. | ◯ | ◯ | ◯ |
| 21.3 | Unit Sites: where crossover locations differ to the engineering plans, any plans submitted must show the new proposed crossover location and clearly label "subject to council approval. All works and approvals and costs associated with any removal of the existing crossover and reinstating of new crossover/s is the responsibility of the owner/builder". | ◯ | ◯ | ◯ |
| 21.4 | Unit Site façades of each subdivided dwelling must incorporate similar aspects such that they appear in harmony. | ◯ | ◯ | ◯ |

# 23. Application Form

**23.1** Please detach this form and complete the details for the submission to the Lakes Edge Design Assessment Panel for plan approval.

| Property Details | | | |
|---|---|---|---|
| Lot Number: | | | |
| Street Number: | | | |

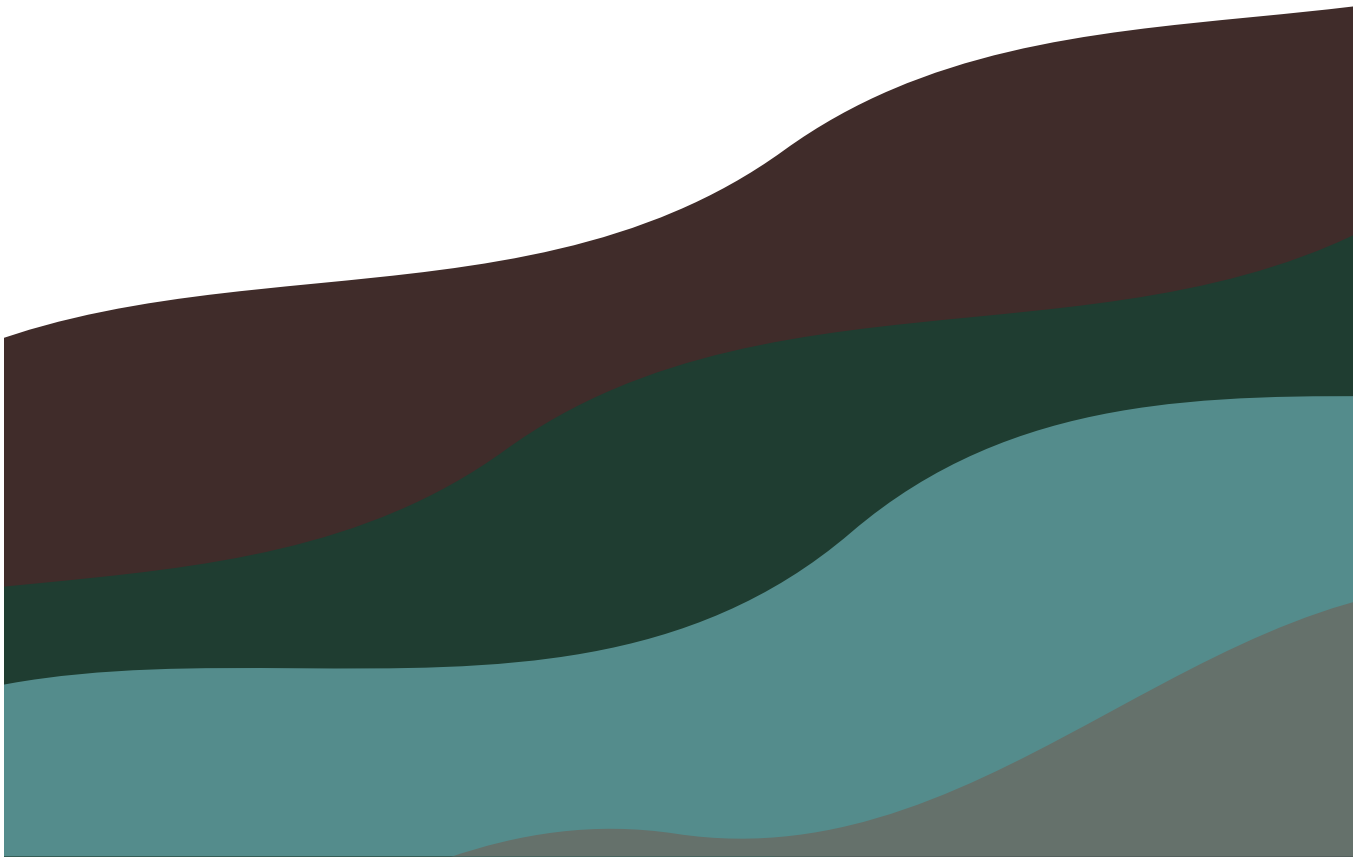
| Applicant Information (Preferred Contact) | | | |
|---|---|---|---|
| Name: | | | |
| Current Address: | | | |
| Post Code: | | | |
| Telephone: | | Mobile: | |
| Email: | | | |
| **Owner(s) Details:** | | | |
| Name: | | | |
| Current Address: | | | |
| Post Code: | | | |
| Telephone: | | Mobile: | |
| Email: | | | |
| **Builder/Building Designer/Architect Details:** | | | |
| Name: | | | |
| Company: | | | |
| Current Address: | | | |
| Post Code: | | | |
| Telephone: | | Mobile: | |
| Email: | | | |

**23.2** Fees are applicable, at the owners expense, for any third and subsequent reviews. Please contact DRP for application costs.

23.3 Include the following documents (tick box)

| Lakes Edge Design Submission Requirements: | |
|---|---|
| | Dimensioned Site Plan (scale 1:200), indicating all boundary setback dimensions, building envelopes, total site coverage and floor areas, site contours, natural ground levels and finish ground level, proposed earthworks and retaining walls, north point, vehicle crossover, driveway, fencing details, ancillary items, and any proposed out-buildings. |
| | Dimensioned Floor Plans (scale 1:100), window positions, roof plan |
| | All Elevations (scale 1:100). Elevations are to include building and wall heights, roof pitch, eave size, external fixtures and external surface finishes |
| | Cross sections indicating details of ceiling height |
| | Schedule of external materials, colours and finishes including driveway |
| | Landscape Plan |
| | Application Form |
| | Builders Checklist |

**Allow a minimum of 10 working days for processing and assessment on the provision all required documentation is submitted.



TAYLORS

Urban Development | Infrastructure

# Integrated Drainage and Stormwater Management Plan

22 Handbury Boulevard, Hamilton

Revision 1 - September 2025

Prepared for Lake Edge (Hamilton) Projects Pty Ltd



**DSA Land Engineering Pty Ltd** | **ABN** 58 159 964 593 | **Certified to** ISO 14001, ISO 9001 & ISO 45001 | Incorporating Taylors Stizza

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## INTRODUCTION

It is understood that it is proposed to subdivide the land at 22 Handbury Boulevard, Hamilton (**Subject Land**) into residential and commercial (Childcare, convenience & café) allotments. An Integrated Drainage and Stormwater Management Plan (**IDSMP**) is required to be submitted to Southern Grampians Shire Council in support of the proposed development demonstrating compliance with the relevant requirements of the planning scheme.

## COMMISSION

Taylors has been engaged by Lake Edge (Hamilton) Projects Pty Ltd to prepare an integrated water management plan and stormwater management strategy which addresses the requirements of Council. The scope of the investigation is to include:

- Desktop investigation of existing drainage services in the vicinity of the Subject Land
- Site visit to the land to identify opportunities and constraints not readily identifiable from plans
- Identification of the external catchment and estimation of overland flow paths from the upstream catchment
- Consultation with Council in relation to their requirements for drainage for the development
- Identification of the existing or proposed water sources, including stormwater, potable and recycled water assets, and wastewater systems;
- Prepare a Surface/Stormwater Management Strategy for Council which will include:
    - Overall configuration of the treatment system (if required)
    - Modelled performance of the treatment system against Best Practice objectives using MUSIC
    - Calculations for Floodway safety criteria achieved lor overland flow component
    - Demonstration that the proposed development can be adequately serviced by drainage, flood protection, waterway and water quality treatment infrastructure so the Planning Scheme requirements can be met
    - identifying areas proposed to be set aside for waterways (existing and constructed), wetlands, retarding basins and other stormwater quality treatment or management infrastructure to be determined and appropriately incorporated within the proposed urban layout.
    - A site overview including site location (including map/site plan), site description, describe existing and future site constraints and opportunities; identify upstream and downstream stormwater infrastructure; description of catchment characteristics
        - Outline a proposed strategy detailing (where appropriate):
        - Description of the proposed minor and major drainage system
        - Description of the proposed stormwater quality treatment system
        - Pipelines
        - Overland flow paths
        - Retarding Basins
        - Stormwater quality treatment assets
        - Floodway safety (flood depths and velocities)
        - Flood levels
        - Freeboard
        - Drainage outfall (downstream of proposed development)
        - Prepare a conceptual plan detailing how the requirements of the various authorities can be adequately addressed

## PROPOSAL

It is understood that it is proposed to subdivide the land as generally shown below. It is expected that the development will comprise of approximately 252 residential allotments, medium density sites, childcare centre, local convenience centre, café / sales office and a local park. An overall development plan is shown below.

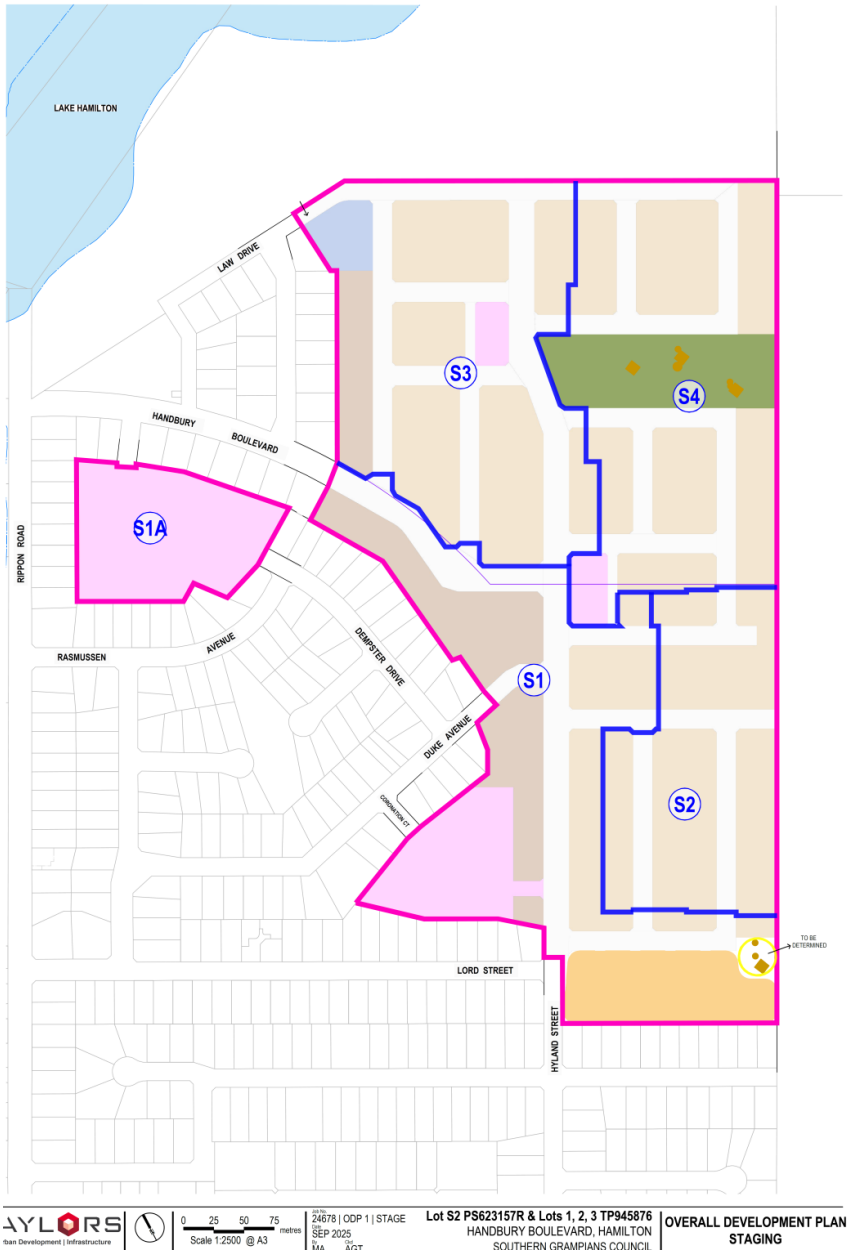



*Figure 1 - Indicative Masterplan*

## INVESTIGATION

The investigation into the likely requirements of the drainage authorities in relation to the above-mentioned development included a desktop and site visit. The desktop investigation included obtaining existing service information from the following sources:

- Southern Grampians Shire Council
- Wannon Water
- Glenelg Hopkins Catchment Management Authority
- Land Victoria
- Survey prepared by Taylors
- NearMap.com

## LIMITATIONS AND ASSUMPTIONS

This investigation has been scoped and undertaken as a desktop study to provide preliminary advice on the anticipated stormwater management work at the proposed development site. There are limitations on the level of detail which can be given due to the nature of this review. Desktop studies such as this are reliant on information, which is made available from service authorities, with an assumption it provides an accurate representation of existing site conditions.

# FINDINGS

## Existing Topography and Land Use

The Subject Land comprises an area of approximately 23 hectares, with the west parcel comprising approximately 1.6 Ha and the east parcel comprising approximately 21.4 Ha.

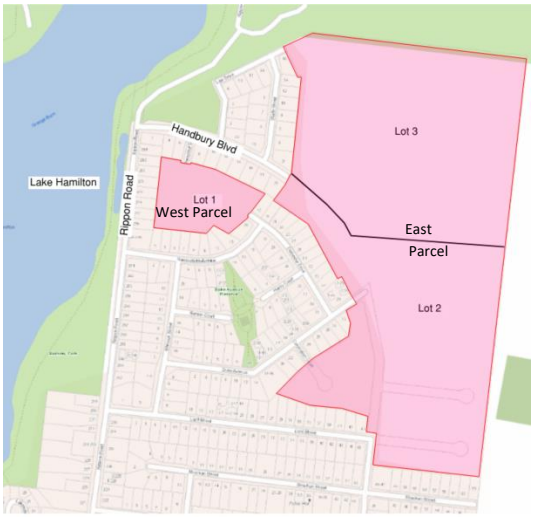



*Figure 2 - Locality Plan*

The West Parcel falls towards the north-west corner from a high point in the north-east corner at a grade of approximately 4%, and from the south-west corner at a grade of approximately 1%. The north-east corner is at a height of approximately 187m (AHD), the south-west corner is at a height of approximately 181.3m (AHD) and the north-west corner is at a height of approximately 180m (AHD). The land has been generally cleared, with a scattering of trees in parts of the site.

The East Parcel has a ridge across the northern part which splits the parcel into 2 catchments. The southern catchment falls from the south-east corner at a height of approximately 199m (AHD) towards the existing limit of Handbury Boulevard at a grade of approximately 2.5%, The northern catchment falls towards the north-west at grades generally between approximately 2.2% and 3.5%. There is a small hill within the proposed Public Open Space that falls in all directions. Grades from the small hill varying between approximately 4% and 9%.

The Subject Land has been generally cleared and generally comprises of pasture grass with a scattering of trees in some parts of the site.



*Figure 3 - Topography of the Subject Land*

## Consultation with Council

Initial consultation with Council was undertaken on 31 July 2025 to seek information on existing drainage infrastructure in the area and to identify any known drainage issues.

Council's Engineer Kunal Ponanna has advised:

- Council has limited information on the existing drainage assets given their age (circa 2000); and
- Residents have reported some flooding issues near the southern part of the Subject Land which is expected to be a result of blocked drainage pipe and pits.

Further information was received from Council on the 15/08 which comprised of:

- A partial set (11 of 17) of engineering plans for Stage 1 of the VicUrban Lakes Edge development in the northwest of the site.
- A sketch plan of the wetland adjacent to the lake has been provided.
- Preamble pages, contents page and summary of a historical stormwater management report prepared by Ecological Engineering.
- High level servicing report forming part of the original permit application.
- GIS output of the location of drainage assets

A review of the information received from Council revealed that:

- Detailed engineering plans of the existing drainage network for Handbury Drive were provided which shows the existing underground drains and a constructed wetland as shown below. Full details of the information provided is included in Appendix A.

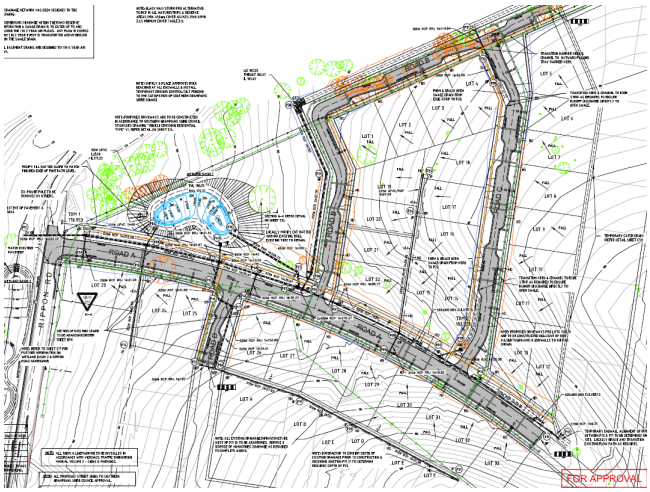



*Figure 4 – Approved Engineering Plan – Handbury Bvld*

- Detailed engineering plans for the balance of the existing Lakes Edge Development were not available.
- Drainage computations for the previous stages of the Lakes Edge development were not available.
- The overview plan from a part of a stormwater report doesn't provide any detailed information, however it does include an overall catchment plan as shown below, which indicates that the

majority of the Subject Land was intended to discharge along Handbury Blvd with a small catchment in the northeast which discharges to the north and east – refer below.

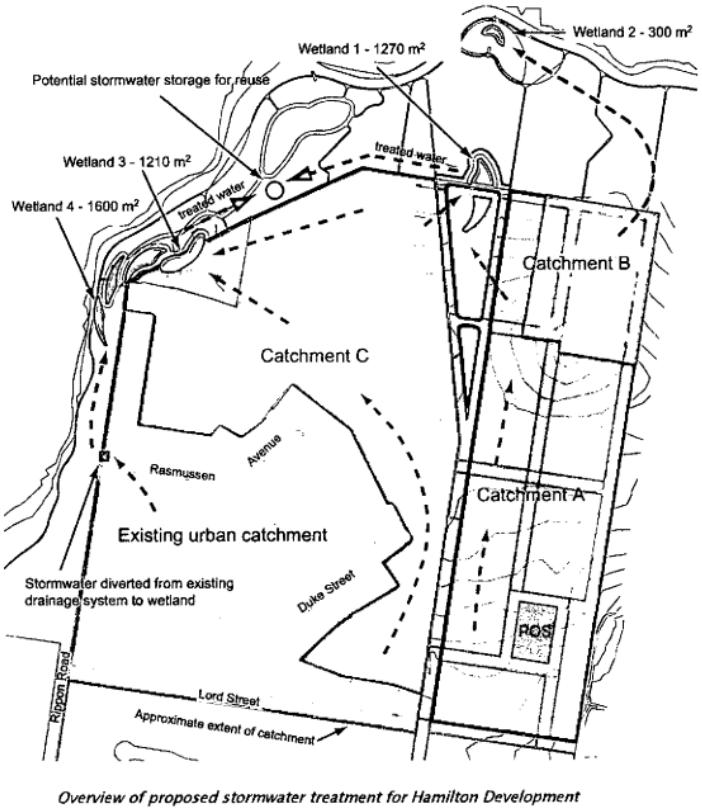



*Figure 5 – Former Stormwater Management Strategy*

- The existing downstream network in this area was designed to cater for the 50% AEP design flows from road areas and 20% AEP design flows from lots. Accordingly, the existing drainage network will not have sufficient capacity to cater for stormwater flows from the proposed development under the current requirements of the planning scheme.
- The direction of flow in the above catchment plan appears to be inconsistent with the topography of the area, although the design of the north south road angling to the northwest may have provided a constant grade to the north.
- There is no evidence to suggest that the southeast area of the proposed development can connect to the immediately adjacent drainage network (Lord St, Hyland St) that is stormwater from this area will be required to be directed to the north.
- A wetland (existing) has been designed along Handbury Bvld (Refer below). It is not clear whether the wetland has been designed to cater for the flows from the Subject Land.

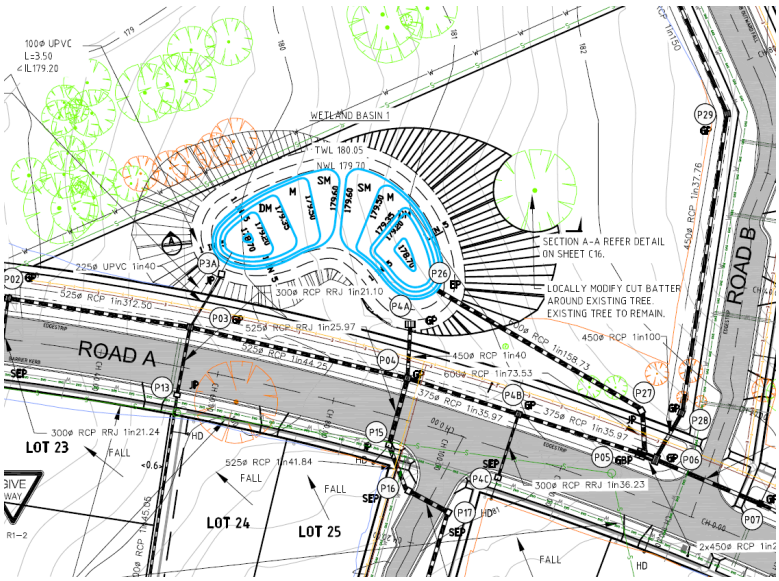



*Figure 6 – Existing Wetland – Handbury Bvld*

- Council has required (Section 173 Agreement) that an of an integrated drainage and stormwater management plan that incorporates innovative and sensitive drainage and stormwater urban design and reuse techniques that avoids or reduces the need for dependency upon retarding basins (existing or new). Consideration may be given to siting relevant water quality assets and water reuse within the Lake Hamilton foreshore reserve, public open space and streetscapes.

Council has also required that consideration of Enviro-Development Requirements be given to the stormwater design and planning. Objective of the relevant Enviro-Development Requirements are summarised below:

- Protection and enhancement of natural surface and groundwater hydrological regime including riparian zones and buffers (where relevant depending on site) in consideration of the stability, ecological integrity and functionality of stormwater receiving environments and groundwater dependent ecosystems (GDE's). This includes incorporating and protecting any significant natural aquatic ecosystem features into the project design.
- Incorporation of integrated water cycle management principles (surface water, groundwater, water quality) into project design including water sensitive urban design devices. Set quantifiable water quality targets which exceed planning/legislative requirements and verify design through accepted modelling (e.g. MUSIC). Recognition can also be given for stormwater reuse (such as infill sites) where appropriate water treatment measures and infrastructure are to be utilised.
- Appropriate drainage to protect both water cycle and infrastructure; and
- Incorporation of adequate stormwater management provisions during and post construction to avoid enhanced risk of flooding and flood damage and to reduce risk of pollution entering waterways. Design and construct to limit the post-project peak one-year ARI event discharge to the receiving waterway to the pre-project peak one-year ARI event discharge, for sites that are upstream of erodible waterways. Must also consider impact on and from adjacent sites.
- Incorporate Water Sensitive Urban Design principles into design of public realm.

## Consultation with Glenelg Hopkins Catchment Management Authority

The Glenelg Hopkins Catchment Management Authority (**GH CMA**) protects and enhances the land, water and biodiversity across 26,910 sq km of Victoria's South-West.

The CMA is Waterway Manager for this region and has the following functions:

- Protecting and enhancing waterway health; and
- Designation of waterways; and
- Managing and issuing licences for certain works or activities on a designated waterway.

The Glenelg Hopkins CMA is responsible for authorising Works on Waterways under the Water Act 1989. A Works on Waterways Licence is one approval that may be required to legally perform works on or near a waterway.

Works and activities on or near a designated waterway require a licence from the GH CMA. Works and activities can include:

- Building a crossing – culverts, bridge or ford
- Connecting to a waterway by pipe or drain
- Building a jetty
- Cleaning out the waterway – removing weeds and silt

Lake Hamilton is a waterbody that falls along a designated waterway and therefore a licence will be required to construct any new connection to Lake Hamilton.

Further details regarding the licencing is provided in Appendix B.

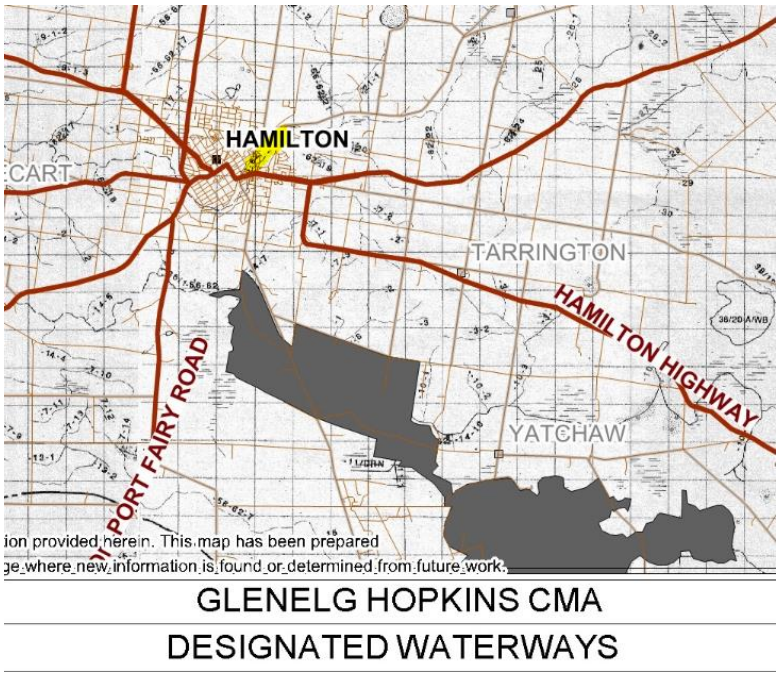



*Figure 7 – GH CMA Designated Waterways*

GH CMA has mapped flooding across its region as shown below which confirms that flooding of the lake area does occur (as expected). The flood level at Handbury Bvld is 179.59m AHD. The flood level at adjacent to the dog park to the north of the Subject land is 179.62m AHD.

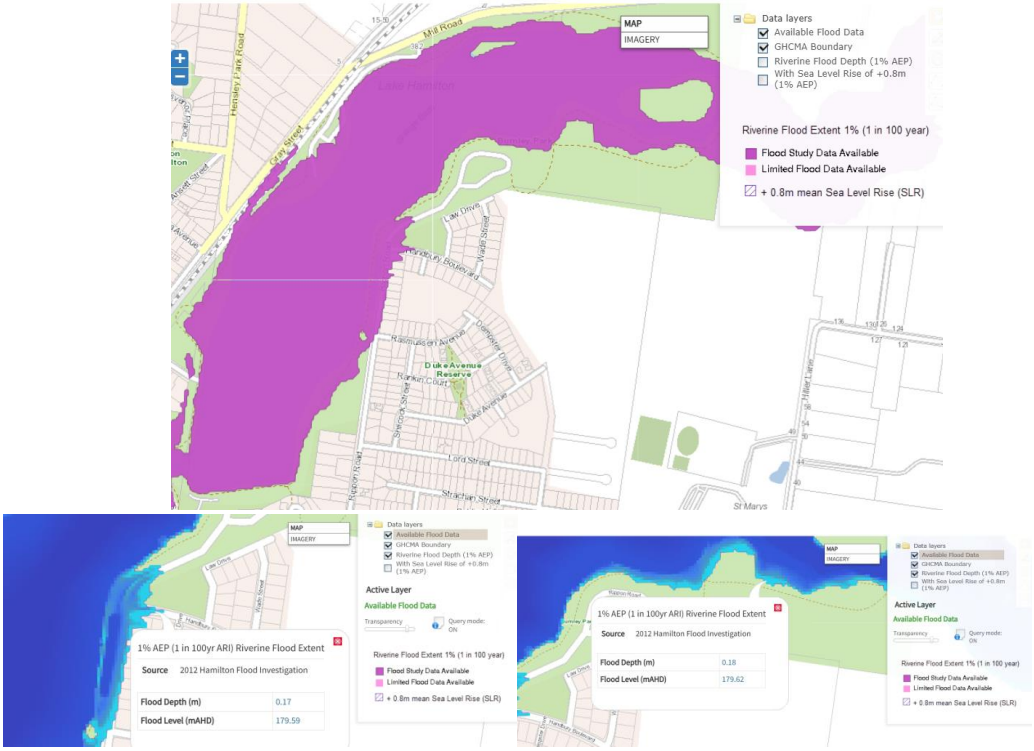



*Figure 8 – Flood Data*

## Consultation with Wannon Water

Wannon Region Water Corporation (WW) is Victoria's second largest regional urban water corporation by service area. WW provides services to 34 towns, including residential, commercial, industrial and rural customers. WW's primary functions are to:

- Provide, manage, operate and protect water supply systems. This includes the collection, storage, treatment, transfer and distribution of drinking water.
- Provide, manage and operate systems to convey, treat and dispose of sewage and (if we so decide) trade waste.
- Identify and plan future community needs for water supply and sewerage services.
- Develop and implement programs that conserve water and use it efficiently and recycle and re-use treated wastewater.
- Investigate, promote and conduct research into any matters which relate to our functions.
- Educate the community about our functions.

WW has provided advice specifically related to this development which is included in Appendix C which requires that:

- Compliance with requirements of 56.07 of the planning scheme to reduce potable water usage, improve management and quality of stormwater and reduce flood impacts. Post development stormwater flows will ideally be retarded by a variety of IWM aspects including rain gardens, detention basins, increased site permeability and drought tolerant native landscaping that reduce the discharge to pre-development rates. Design plans should incorporate water sensitive designs that with the incorporation of native plants can act as wildlife corridors connecting the lake to the surrounding landscape.
- At a minimum compliance with the Best Practice reductions for Water Quality 80% reduction in Suspended solids (SS) 45% reduction in total nitrogen (TN) 45% reduction in total phosphorus (TP) 70% reduction in gross pollutants (GP).

## Existing Drainage Infrastructure

South Grampians Shire Council has provided details of their existing drainage infrastructure in the area which includes:

- A 50% AEP underground stormwater network in the existing residential allotments in adjoining stages of the Lake Hamilton development.
- A 20% AEP underground stormwater network in the existing roads in adjoining stages of the Lake Hamilton development.

A schematic layout of the existing drainage network is presented in Figure 4 below.

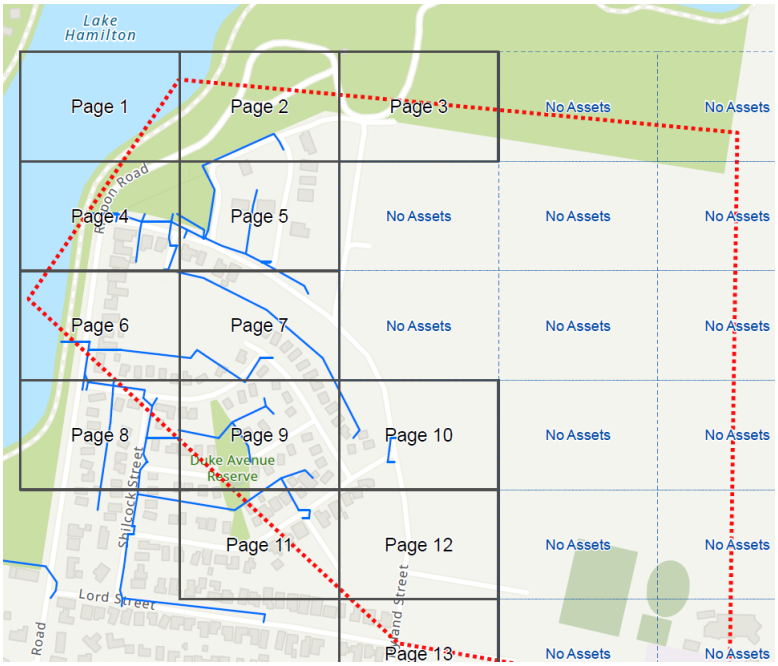



*Figure 9 - Existing Drainage Infrastructure*

## Catchments

A fundamental component in developing a Stormwater Management Strategy is understanding the catchments contributing to a particular flow of stormwater across the Subject Land.

**Existing Upstream (External) Catchments – Minor Flows**

A plan detailing the extent of the upstream (external) drainage catchment (minor flows) and direction of minor flows in the adjoining external catchment is shown in Figure 5 below.

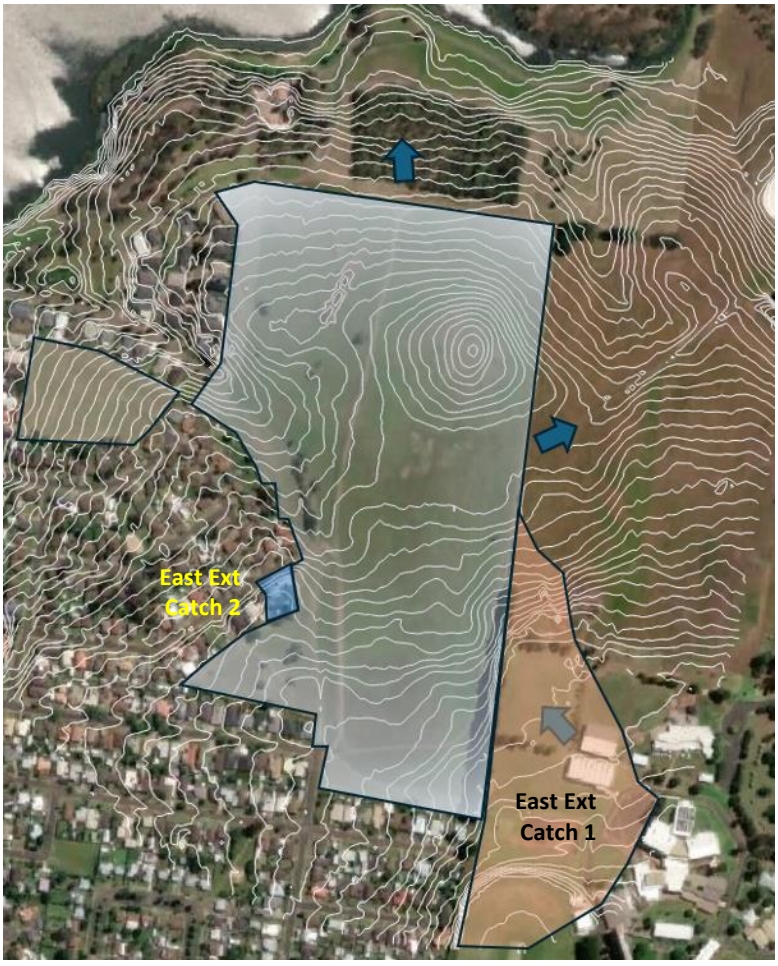



*Figure 10 – Upstream Catchment – Minor flows*

An analysis of the upstream minor drainage catchment revealed:

- **East Ext Catch 1** – An external catchment to the southeast of the East parcel with an area of 6.2Ha contributes to flows across the Subject land.
- **East Ext Catch 2** – Minor flows from a catchment along Duke Ave with an area of approximately 1200m$^2$ discharge onto the Subject Land as shown below.

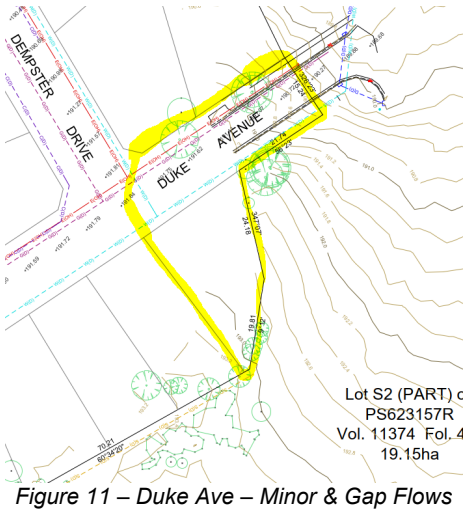



*Figure 11 – Duke Ave – Minor & Gap Flows*

**Existing Upstream Catchments – Gap Flows**

A plan detailing the extent of the upstream external drainage catchment **gap** flows onto the Subject Land from the adjoining external catchment is shown in Figure 6 below.



*Figure 12 – Upstream Catchment – Gap Flows*

An analysis of the upstream drainage catchment revealed:

- A catchment of some 6.2Ha directs stormwater surface flows towards the East Parcel of the Subject Land. The use of land in the upstream catchment is currently education; with sports fields comprising most of the catchment. Due to the external catchment characteristics (shape, length of overland flow path, surface and slope) and the resulting time of concentration, the overall contribution to gap flows through the Subject Land is likely to be minor.
- Gap flows from a catchment (Blue) along Duke Ave discharge onto the Subject Land as shown above.
- Gap flows from a catchment (Green) along Dempster Drive discharge onto the West Parcel of the Subject Land as shown above.

## Existing Drainage Outfall for the Subject land

The outfall for drainage from the Subject Land is ultimately Lake Hamilton.

### West Parcel

Stormwater flows from the West Parcel can discharge to existing underground stormwater drains located in the northwest and southwest corner of the land (or potentially existing Council drainage pipes on the land). Detailed engineering design plans have been requested required from Council and which will enable confirmation of the capacity of the existing drainage network. Alternatively, an analysis (including a survey of the downstream pits and pipes, preparation of catchment plans and a hydraulic analysis of same) of the downstream drainage network could be undertaken. For the time being, it can be reasonably assumed from information previously provided by Council that the existing drainage network was previously designed to cater for the 20% AEP design storm event and therefore detention of developed flows will be required to the capacity of the existing downstream drainage network. Alternatively, the existing downstream drainage network could be augmented to provide sufficient capacity.

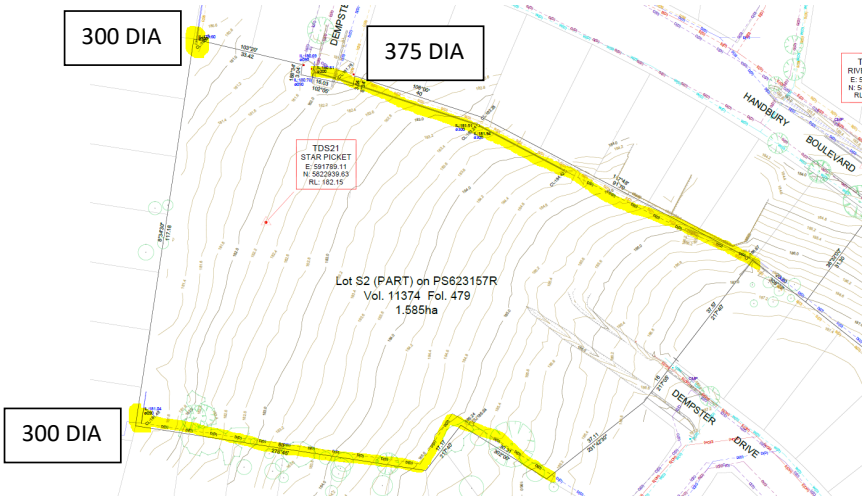



Figure 13 – Existing Stormwater Drains – West Parcel

**East Parcel**
***Law Drive***

There is no existing drainage outfall available along the northern boundary of the East Parcel.

A 375mm diameter stormwater drain is located at the corner of Law Drive and Wade Street and is unlikely to have any capacity to accept flows from the Subject Land.




*Figure 14 – Law Drive – Existing Drainage*

***Handbury Bvld***

An existing 375mm diameter stormwater drain is located in Hanbury Bvld which is supplemented by a swale drain to accept some overland flows from the development.

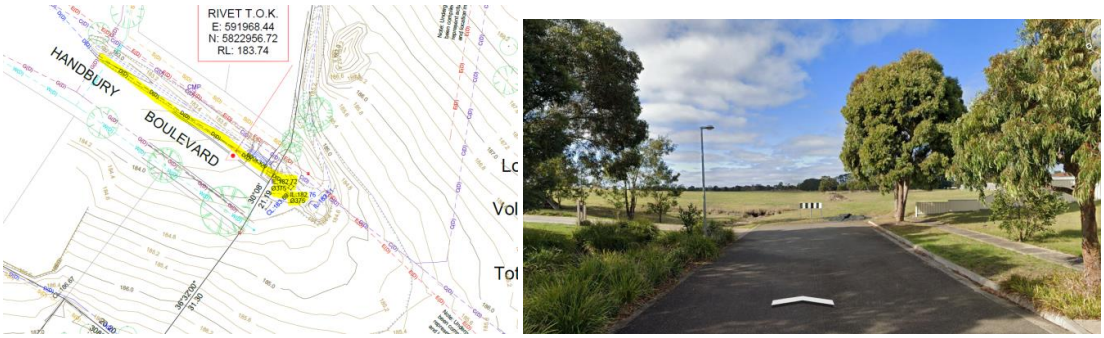



*Figure 15 – Handbury Bvld – Existing Drainage*

***Dempster Drive***

The existing underground drain on the Subject land and at the rear of the existing residential properties in Dempster Drive is **unlikely** to provide a drainage outfall for a development on the Subject Land.

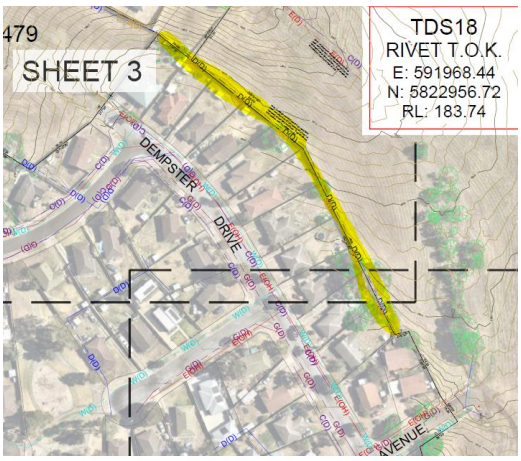



*Figure 16 – Dempster Drive (Rear) – Existing Drainage*

***Duke Ave (Rear)***

There is a small portion of land within the East Parcel at the rear of existing properties in Duke Ave which **does not** have a drainage outfall. Filling of this land will be required to redirect flows to Duke Ave or to the northeast (most likely). The capacity of the drain in Duke Ave is not known. Detailed engineering design plans have been requested from Council to confirm the capacity of the existing drainage network. Alternatively, an analysis (a survey of the downstream pits and pipes, preparation of catchment plans and a hydraulic analysis of same) of the downstream drainage network will be required to be undertaken. For the time being, it has been assumed that the Duke Ave catchment will be drained against the grade to the west. Filling (approximately 1.2m) will be required to enable redirection of the minor flows.




*Figure 17 – Duke Ave – Existing Drainage*

***Lord & Hyland Streets***

Based on Council records and the feature survey undertaken, there are no existing drainage assets available for an outfall near Lord and Hyland Streets. Drainage in this area will be required to be directed to the north through the Subject Land.




*Figure 18 – Lord & Hyland Streets – Existing Drainage*

## Planning Controls

The Subject Land is currently zoned as General Residential Zone under the provisions of the Southern Grampians Planning Scheme. The land is not subject to any overlays. The Subject Land is in a designated bush fire prone area and in an area of Aboriginal cultural heritage sensitivity.

The relevant sections of Clause 56.07 relating to the provision of drainage for the proposed development are included in Appendix D.

Key objectives of the planning scheme that are to be achieved by the subdivision in respect to drainage are:

The stormwater management system must be:

- Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority.
- Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of stormwater is proposed.
- Designed to meet the current best practice performance objectives for stormwater quality as contained in the *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999).
- Designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts.
- Designed to contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design.

For all storm events up to and including the 20% Average Exceedance Probability (AEP) standard:

- Stormwater flows should be contained within the drainage system to the requirements of the relevant authority.
- Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall.

For storm events greater than 20% AEP and up to and including 1% AEP standard:

- Provision must be made for the safe and effective passage of stormwater flows.
- All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority.
- Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria $d_a V_{ave} < 0.35$ m$^2$/s (where, $d_a$ = average depth in metres and $V_{ave}$ = average velocity in metres per second).

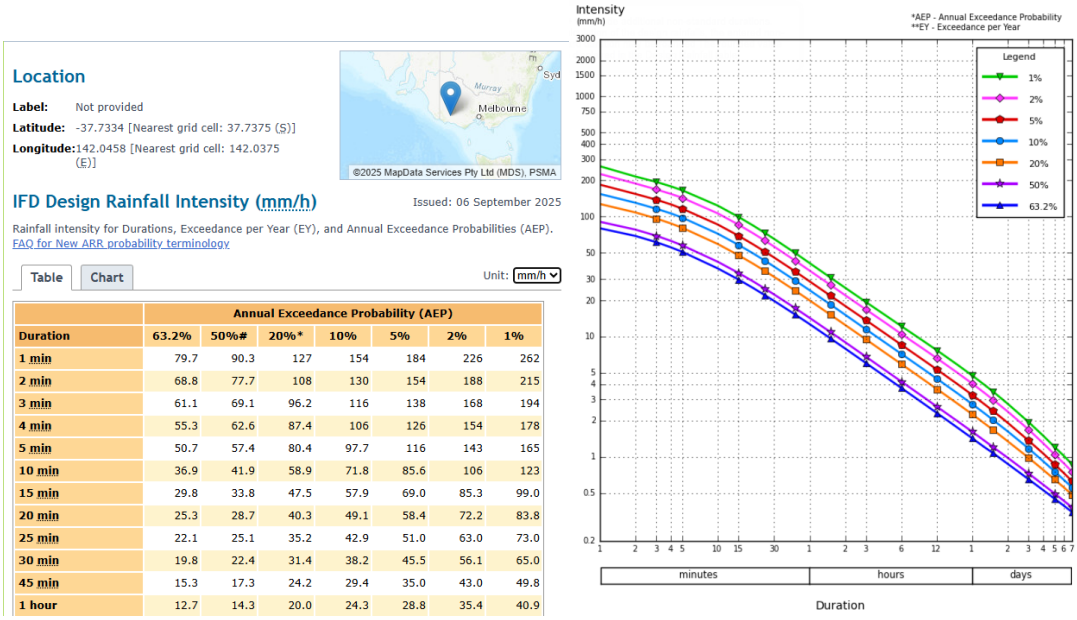
The design of the local drainage network should:

- Ensure stormwater is retarded to a standard required by the responsible drainage authority.
- Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, stormwater should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge.
- Ensure that inlet and outlet structures take into account the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overland flow in a safe and predetermined manner.
- Include water sensitive urban design features to manage stormwater in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs.

Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.

## Rainfall Intensity

Rainfall intensity for the Hamilton area has been sourced from the Bureau of Meteorology and are shown as follows.



**Location**

**Label:** Not provided
**Latitude:** -37.7334 [Nearest grid cell: 37.7375 (S)]
**Longitude:** 142.0458 [Nearest grid cell: 142.0375 (E)]



**IFD Design Rainfall Intensity (mm/h)**

Issued: 06 September 2025

Rainfall intensity for Durations, Exceedance per Year (EY), and Annual Exceedance Probabilities (AEP).
FAQ for New ARR probability terminology

Table | Chart

Unit: mm/h

| | Annual Exceedance Probability (AEP) | | | | | | |
|---|---|---|---|---|---|---|---|
| Duration | 63.2% | 50%# | 20%* | 10% | 5% | 2% | 1% |
| 1 min | 79.7 | 90.3 | 127 | 154 | 184 | 226 | 262 |
| 2 min | 68.8 | 77.7 | 108 | 130 | 154 | 188 | 215 |
| 3 min | 61.1 | 69.1 | 96.2 | 116 | 138 | 168 | 194 |
| 4 min | 55.3 | 62.6 | 87.4 | 106 | 126 | 154 | 178 |
| 5 min | 50.7 | 57.4 | 80.4 | 97.7 | 116 | 143 | 165 |
| 10 min | 36.9 | 41.9 | 58.9 | 71.8 | 85.6 | 106 | 123 |
| 15 min | 29.8 | 33.8 | 47.5 | 57.9 | 69.0 | 85.3 | 99.0 |
| 20 min | 25.3 | 28.7 | 40.3 | 49.1 | 58.4 | 72.2 | 83.8 |
| 25 min | 22.1 | 25.1 | 35.2 | 42.9 | 51.0 | 63.0 | 73.0 |
| 30 min | 19.8 | 22.4 | 31.4 | 38.2 | 45.5 | 56.1 | 65.0 |
| 45 min | 15.3 | 17.3 | 24.2 | 29.4 | 35.0 | 43.0 | 49.8 |
| 1 hour | 12.7 | 14.3 | 20.0 | 24.3 | 28.8 | 35.4 | 40.9 |



*Figure 19 – Rainfall Intensity - Hamilton*

## Water Supply

Water is provided from Wannon Water's water supply network which is delivered in underground pipes to each residential property in Hamilton. WW sources its water from the Grampians Water Supply System which dates back to 1900 and supplying water for customers in:

- Cavendish
- Dunkeld
- Hamilton
- Tarrington.

Water for 6,100 customers in Hamilton, Dunkeld and Tarrington comes from streams in the Grampians. During dry periods, extra water is sourced from Rocklands Reservoir or shallow groundwater bores in the Grampians.

The water is stored in Hayes, Cruckoor and Hartwichs reservoirs, allowing the different raw water qualities to blend together. This also allows sediment to settle before the water is sent to the Hamilton Water Treatment Plant

### Typical water usage

As an indication of water usage, reference is made to Yarra Valley Water's Urban Water Strategy which has found that average residential water usage in 2018 was 161 litres per person per day. City

West Water's Residential End Use Measurement Study found a similar figure of 156 litres per person per day.

The City West Water study also found that, on average, toilet flushing accounted for 21% of all water usage, 14% was used for irrigation purposes and 10% was used for laundering clothes. The remaining 55% was made of bathroom, kitchen, dishwashing, cooling and leaks.

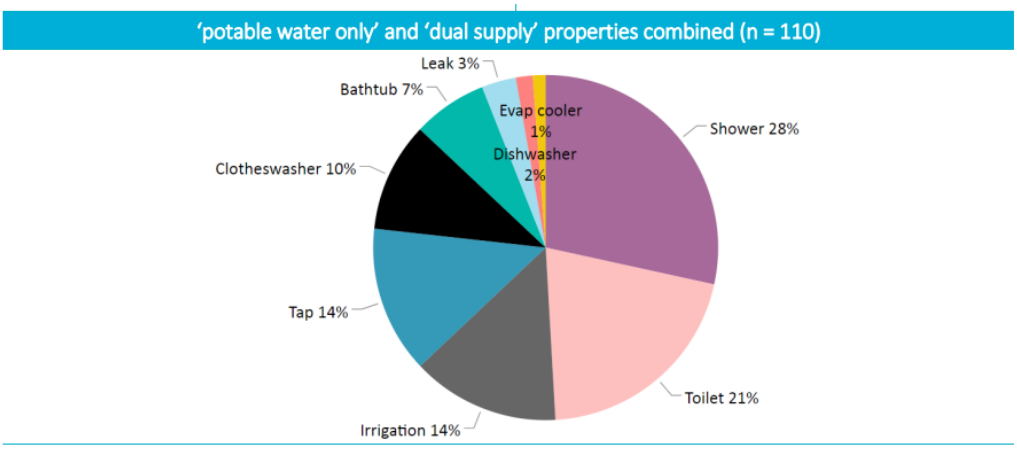



*Figure 10 – Water Usage by Type (CWW 2017)*

## DISCUSSION

**Proposed Outfall – West parcel**
The outfall for the West Parcel will be the existing 375 diameter drains in the northeast and southeast corner of the West Parcel as indicated by the red arrows.

Overland flows for the external catchment (Dempster Drive – East – Shown in purple) will be required to be directed through the development to Dempster Drive – North – shown as blue)

Minor flows from the development on the East Parcel will be required to be detained in an on-site stormwater detention system for the 20% AEP design storm event to a permissible site discharge of the equivalent of the downstream capacity of the existing drainage network. Indicatively, this could be taken as the estimated 160l/s to the northwest (to be confirmed by survey). The permissible discharge to the southeast is not currently known and will be subject to further investigation.

The western portion of the land (west side of blue dashed line) will require filling to direct gap flows to Dempster Dive North or additional detention will be required to detain developed flows from the portion of land which cannot discharge gap flows to Dempster Drive north for all storm events unto and including the 1% AEP design storm event.

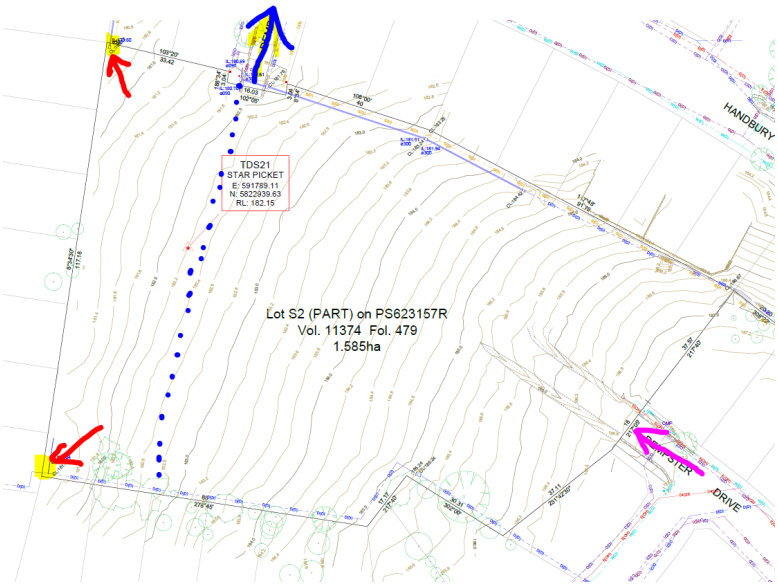



*Figure 21 – Outfalls for West Parcel*

Alternatively, the existing drainage network can be augmented to provide sufficient capacity for the developed stormwater flows.

An analysis of the downstream drainage network will be required to be undertaken (which will include a survey of the downstream pits and pipes, preparation of catchment plans and a hydraulic analysis of same) to determine capacity of the downstream drainage infrastructure, more specifically the permissible site discharge.

**Proposed Outfall – East parcel – Minor Flows**

The East Parcel has been divided into 3 catchment areas as shown below (Orange, green and blue catchments).

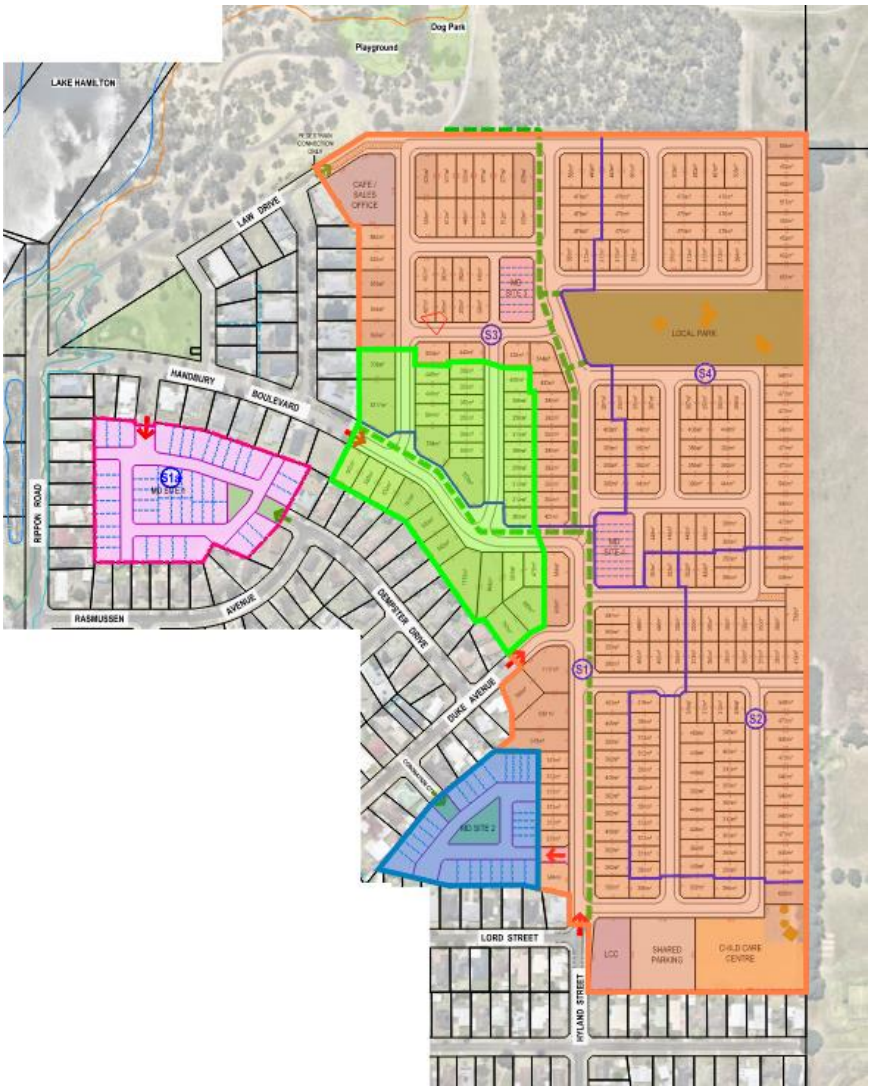



*Figure 22 – Catchments - West Parcel*

***Main Catchment***

The Main catchment (green) is approximately 17.65Ha will be discharged to Lake Hamilton to the north via the foreshore reserve.




*Figure 23 – Outfall – Main Catchment, East Parcel*

Filling (up to 1.6m in depth) of the area in the north east of this catchment will be required to ensure that surface and underground drainage pipe flows can be directed to the outfall.

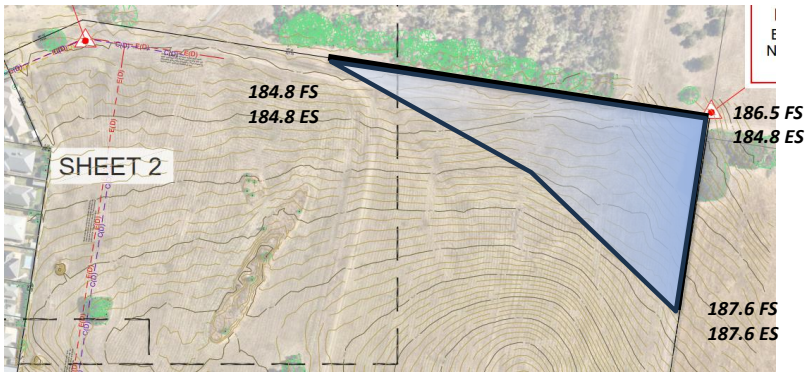



*Figure 24 – Filling Northeast*

***Handbury Catchment***

The Handbury catchment will discharge to the existing 375mm diameter underground drain in Handbury Bvld which has capacity for 387l/s.

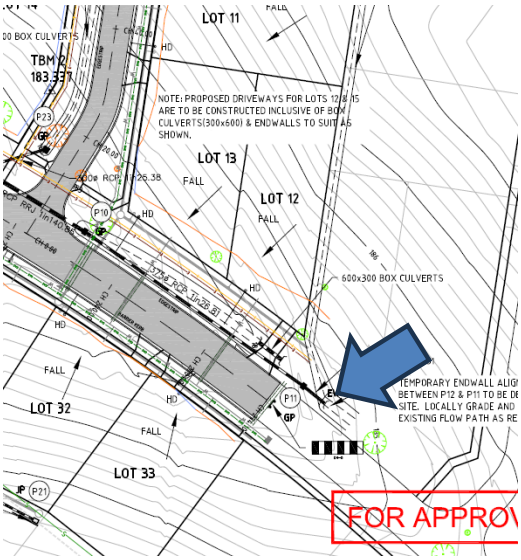



*Figure 25 – Handbury Bvld - Existing Pipe*

Form | PIPE CAPACITY |
F 1090 Ver 1.0

**COLEBROOK-WHITE TRANSITION EQUATION - FULL FLOW ONLY**

| | |
|---|---|
| Project Name: | Handbury Bvld |
| Project No: | 24678/E |
| Description: | Existing pipe capacity |
| Prepared By: | JOY |
| Date: | 8/09/2025 |

Data to be entered
Computed Cells

| | | | | |
|---|---|---|---|---|
| **Viscosity** | = | 1.01E-06 | *20 deg C* | |
| **k** | = | 0.6 | | |
| **D (inner)** | = | 0.375 | *(m)* | **R** = 0.09375 *(D/4)* |
| **S (pipe grade)** | = | 3.730 | *(%)* | |
| **Velocity** | = | 3.51 | *(m/s)* | |
| **Q (flow)** | = | 387.81 | *(l/s)* | |
| | = | 0.39 | *($m^3s^{-1}$)* | |

*Figure 26 – Handbury Bvld – Existing Pipe Capacity*

***Duke Ave Catchment***

The Duke Ave catchment will discharge to the existing drainage infrastructure in Duke Ave (capacity unknown) or more likely, redirected against the grade of the topography to the Main Catchment). Detention of stormwater flows is likely to be required for the minor flow if discharging to Duke Ave. Detention of gap flows will be required in the case of both options.

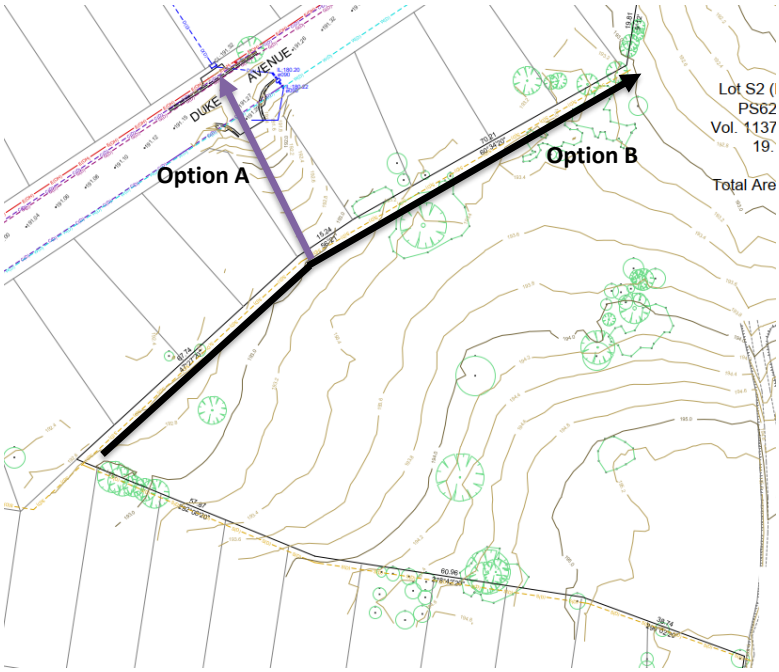



*Figure 27 – Duke Ave Outfall Options*

**Flooding**

The flood level of Lake Hamilton has been established as approximately 179.62m AHD.
The lowest part of the West Parcel is 180.6m AHD.
The lowest part of the East parcel is 184.6 AHD.

With the provision of 600mm freeboard, the Subject land is sufficiently high enough above Lake Hamilton to avoid risk of flooding in the 1% AEP storm event.

**Existing Road Reserve Capacity**

It is proposed that Handbury Bvld will be required to cater for the gap flows from the development from the Main and Hanbury Catchments. In order to assess the capacity of the existing Handbury Bvld road reserve, the following analysis has been undertaken.

| | |
|---|---|
| Development major flows from Main Catchment  | Area: 18.27Ha<br>Coefficient of Runoff: 0.75<br>Time of concentration: Say 21 minutes<br>Intensity: 81.3mm/hr<br>Flow: 3.04m$^3$/s<br><br>Includes External Catchment: 6.2Ha |
| Development minor flows from South Catchment | Area: 18.27Ha<br>Coefficient of Runoff: 0.75<br>Time of concentration: Say 13 minutes<br>Intensity: 39.1mm/hr<br>Flow: 1.462m$^3$/s |
| Gap Flow from South Catchment | **1.674m$^3$/s** |

The critical cross section in Handbury Bvld has been taken at the western end of the road as shown below.

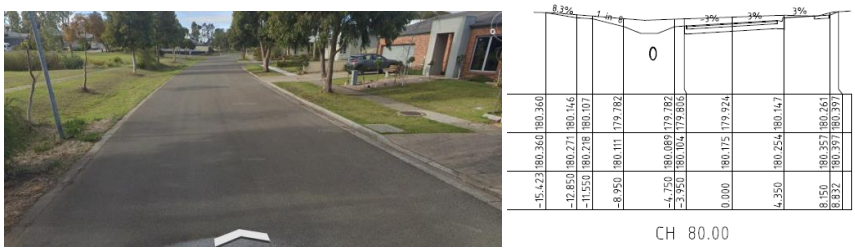



*Figure 28 – Handbury Bvld Critical Cross Section*

Based on a road grade of 1.5%, pavement width of 8.15m, an analysis (based on the critical cross section) of the hydraulic capacity of Handbury Bvld has been undertaken using PC Convey which revealed that the existing road reserve has capacity to cater for gap flows from the development on the Subject Land.

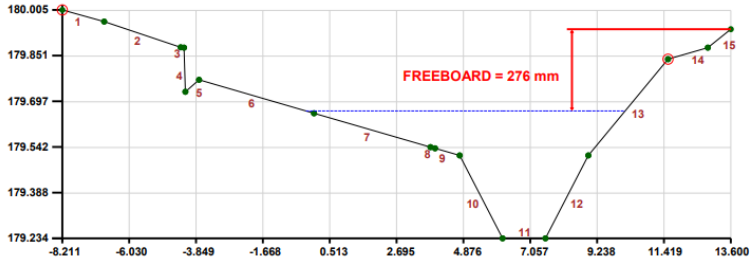



*Figure 29 – PC Convey Cross Section Analysis*

**Management of Overland Flows Within the Development**

Overland flows originating from or directed through the development will be directed along purpose built overland flow paths as shown in Figure 30 below.

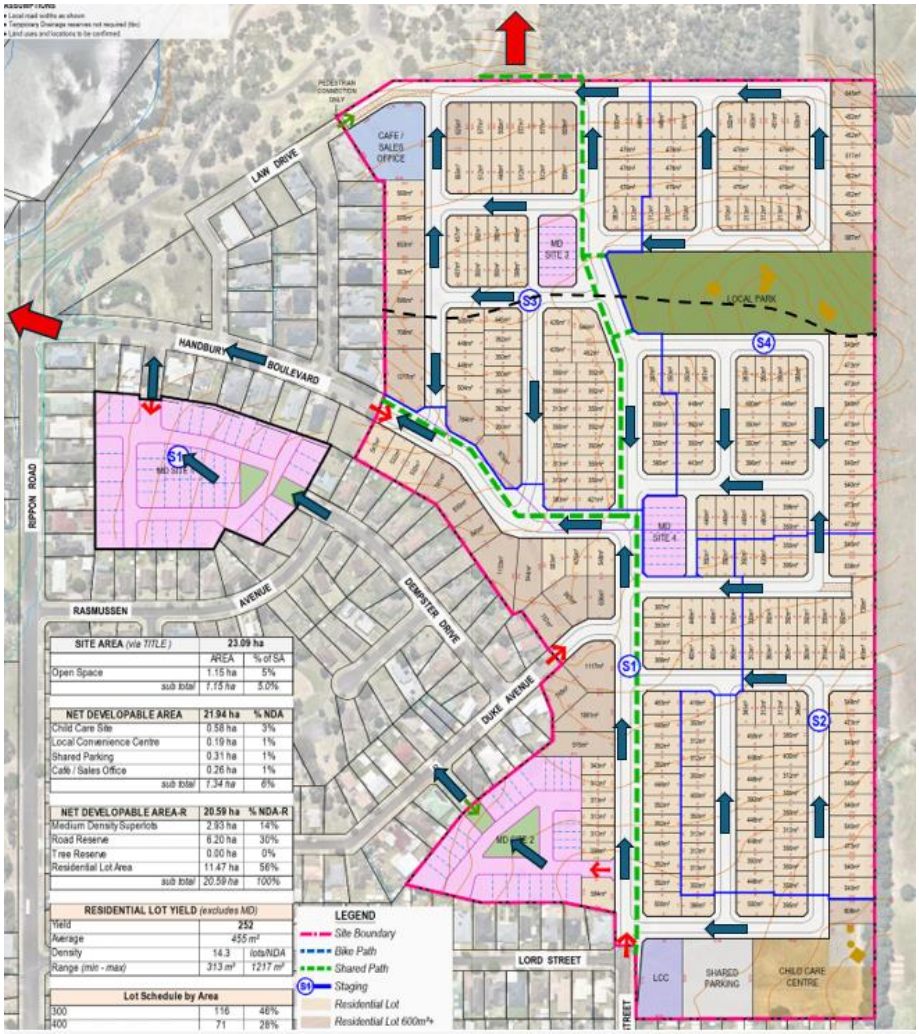



*Figure 30 – Overland Flow Direction*

**Proposed Road Reserve Capacity**

An analysis of critical cross sections throughout the proposed development was undertaken at locations A, B & D – refer below.

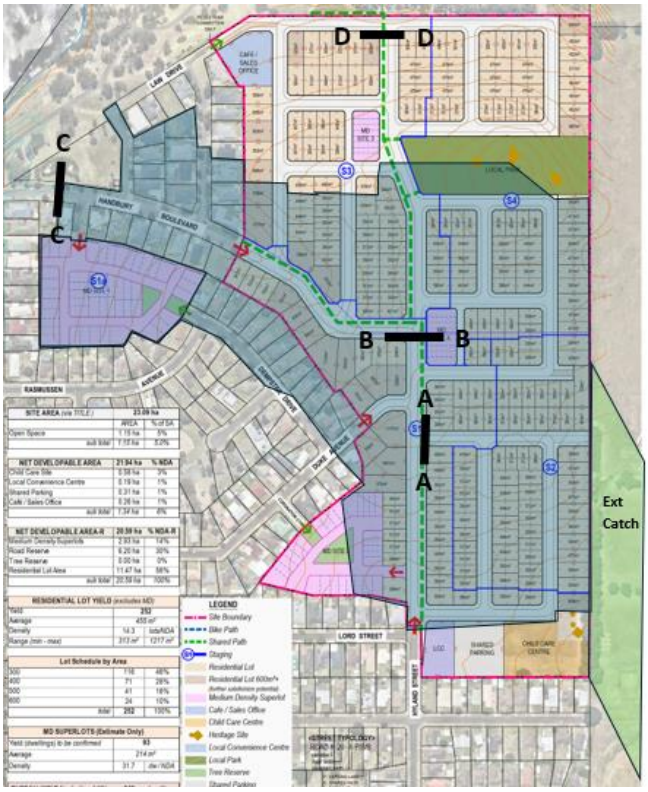



*Figure 31 – Location of Critical Cross Sections and Contributing Gap Flow Catchments*

The extent of each of the overland flows through the development has been determined and it has been verified the proposed overland flow path has capacity to cater for the nominated flow whilst meeting the relevant flood safety criteria. Details of the critical overland flows are included below together with relevant calculations demonstrating compliance with flood safety criteria.

| Section | Road reserve width (m) | Catch. Area (ha) | Pipe flow AEP (%) | Gap flow (m^3/s) | Slope (%) | Flow velocity Vave (m/s) | Dmax | Vave x Dmax |
|---|---|---|---|---|---|---|---|---|
| A-A | 16 | 3.1 | 20 | 0.415 | 200 | 0.811 | 0.15 | 0.122 |
| B-B | 21 | 4.85 | 20 | 0.9 | 80 | 1.2 | 0.17 | 0.204 |
| C-C | 21.8 | 9.7 | 50 | 1.674 | 77 | 0.911 | 0.43 | 0.392 |
| D-D | 21 | 1.45 | 20 | 0.154 | 150 | 0.717 | 0.11 | 0.079 |

Detailed computations are included in Appendix E; noting that the eastern external catchment assumed to enter subject site. Gap flows based on partial area analysis.

**Management of external overland flows**

External surface stormwater flows on the land have been identified from the land to the east based on survey and survey as shown below.




*Figure 32 – Surface Stormwater flows from the East*

The following modifications to the overall development plan should be made:

1- Extend the road reserve (access place) to the eastern boundary of the land to enable acceptance of existing flows as shown below.
2- Fill rear boundary of lots with the consent of the adjacent landholder (school) to enable acceptance of surface stormwater flows into the proposed road reserve as shown below.




*Figure 33– Mitigation Strategies to Accept Sormwater Surface Flows from the East.*

**Minor Flows**

It has been established that the downstream drainage infrastructure has insufficient capacity to cater for the proposed development on the Subject Land – particularly along the existing constructed section of Handbury Bvld. The construction of underground drain with sufficient capacity to cater for circa 1m$^3$/s may be impractical given the size of the pipe required to cater for this magnitude of flow (900mm diameter), level of Handbury Bvld near the lake (179.5), required cover (minimum 900mm) and the normal water level of the lake (circa 178m). On this basis, it is proposed to pipe the minor flows to the north as shown below.

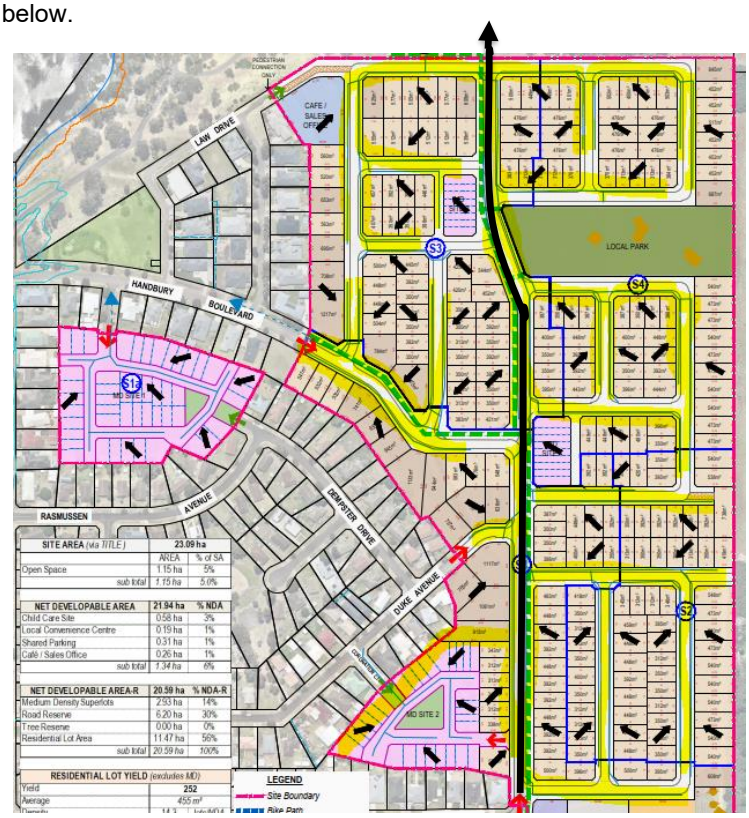



*Figure 34 – Minor / Underground Drainage Network*

***Handbury Bvld Catchment***

Whilst it is ultimately proposed to maximise the minor flows to the north, a small catchment (being the extension of Hadbury Bvld) will continue to discharge to the existing section of that road. An area of 2.49 Ha contributes to the existing drain in Handbury Bvld which will contribute a flow of 362l/s. As the existing drain in Handbury Bvld has existing capacity for 387l/s, the flows for this catchment can discharge to the existing drainage network without retardation.

| | |
|---|---|
| 20% AEP Development flows – Handbury Bvld Catchment  | Area: 2.62Ha<br>Coefficient of Runoff: 0.75<br>Time of concentration: Say 7 minutes (conservatively)<br>Intensity: 69.8mm/hr<br>Flow: 0.362m$^3$/s |

**Freeboard**

Council's guidelines dictate 150mm of freeboard is required to be provided throughout the development.

**Overland Flows**

All overland flows must comply with the following criteria for safety (Taken from the DELWP Guidelines for Development in Flood Affected Areas, February 2019).

**Table 2: Safety criteria for subdivision of land**

| Type | Maximum depth (D), velocity (V) and product (VD) | | | Applicable to |
|---|---|---|---|---|
| | D max metres | V max metres/second | VD max metres2/sec | |
| Greenfield residential | 0.3 | 2.0 | 0.3 | Entrance to lots and accessway |

**Table 1: Thresholds for safety of children, small cars and light buildings**

*Source: Adapted from Australian Rainfall and Runoff*

| Category | Maximum depth (D), velocity (V) and product (VD) | | |
|---|---|---|---|
| | D max metres | Vmax Metres/second | VD max Metres$^2$/second |
| Children | 0.5 | 3.0 | 0.4 |
| Small cars | 0.3 | 3.0 | 0.3 |
| Light buildings | 2.0 | 2.0 | 1.0 |

**Water Quality**

Stormwater quality requirements for the proposed development have been identified in the Southern Grampians Planning Scheme. These requirements have been reiterated in our consultation with Council, WW and the GHCMA. It is therefore appropriate to identify a drainage strategy that addresses these requirements.

*Urban Stormwater – Best Practice Environmental Guidelines (2006)* states stormwater management should be based on the following principles:

- Provision of public safety and prevention of flood damage and control of storm flows
- Preservation and enhancement of stormwater quality
- Preservation of the natural and beneficial function of the natural drainage system
- Treatment of stormwater in order to meet water quality objectives for reuse and/or discharge to surface waters
- Protection of natural systems
- Reduction of potable water demands

The performance objectives can be achieved by utilising Water Sensitive Urban Design (WSUD). The concept of water sensitive urban design (WSUD) is based on formulating development plans which incorporate multiple stormwater management objectives, which recognise the opportunities for urban design, landscape architecture and stormwater management infrastructure to be linked.

To maximise the effectiveness of WSUD, careful planning and understanding of the characteristics of the catchment and treatment processes is required. As such, the selection and implementation of structural treatment measures can be broken down into the following process:

- Establishment of treatment objectives including the identification of pollutants specific to the catchment and the necessary level of treatment.
- Development of a “Treatment train” of appropriate treatment measures and their interrelationships with each other.
- Determination of treatment measures based on the proposed site opportunities and constraints.

**Treatment objectives**

The objectives for environmental management of stormwater as required by Council, WW and WGCMA are as follows:

| Pollutant | Receiving Water Objective | Current best practice performance objective |
|---|---|---|
| **Post Construction Phase** | | |
| Suspended Solids (SS) | Comply with SEPP | 80% retention of the typical urban annual load |
| Total Phosphorus (TP) | Comply with SEPP | 45% retention of the typical urban annual load |
| Total Nitrogen (TN) | Comply with SEPP | 45% retention of the typical urban annual load |
| Litter | Comply with SEPP | 70% retention of the typical urban annual load |
| **Construction Phase** | | |
| Suspended Solids | Comply with SEPP | Effective treatment of 90% of daily runoff events. Effective treatment equates to a 50%ile SS concentration of 50mg/L |
| Litter | Comply with SEPP | Prevent litter from entering the stormwater system |
| Other Pollutants | Comply with SEPP | Limit the application, generation and migration of toxic substances to the maximum extent practicable |

**Pollutant Sources**

The main pollutants in urban stormwater are large quantities of already naturally occurring nutrients and particles such as nitrogen and phosphorus, heavy metals and fine sediments. Typically for a residential area, these pollutants originate from a variety of sources including:

- Atmospheric deposition
- Synthetic and organic litter
- Leaf litter, grass cuttings and other vegetation
- Animal faeces
- Herbicides, pesticides and fertilisers
- Sewer overflows
- Leakages and spillages from vehicles, storage tanks and bins
- Wastewater from cleaning operations
- Vehicle emissions
- Wear of vehicle components such as tyres and brakes
- Wear of road surfaces
- Erosion from construction activity and vegetation removal on slopes
- Litter

These urban pollutants are washed into waterways during storm events.

**Site/Development Opportunities and Constraints**

Based on the existing features of the site and the proposed development plan, stormwater management opportunities and constraints have been identified. Appropriate design responses to the opportunities and constraints have been devised to ensure an integrated and sustainable stormwater management solution is identified.

| Opportunity(O)/Constraint (C) | Design Response |
|---|---|
| C: Large external catchment – potential external gap flows entering the site. | If possible direct flows away from the site or provide drainage reserve to accommodate external flows. Impact on gap flows through the site will be minimal. |
| C: The site is not currently serviced by existing drainage infrastructure | Consult with Council and GHCMA in respect to the proposed outfall to the north to Lake Hamilton |
| O: Existing vegetation is confined to a small portion of the site | Stormwater detention basins and treatment facilities can be constructed with minimal hindrance to existing vegetation. |
| C: Stormwater runoff during the construction of the development will carry high loads of sediment. | Prepare construction environmental management plan in accordance with current industry practice. |
| C: Lake Hamilton normal and top water level | The levels in Lake Hamilton are fixed. |
| C: Existing services located in the existing drainage reserve | Limited area to expand existing wetland, seek alternative location for treatment assets |
| C: Level of the existing drainage reserve | The existing level of the existing drainage reserve does not provide opportunity to expand existing wetland asset |
| C: Topography of the East Parcel; notably the highpoint near the proposed park | Respect the topography of the existing ground. Overland flows will be dictated by the existing ridge. Minor flows can be piped against natural grade. |
| O: The proposed size of the lots are sufficient to enable installation of water tanks | Explore opportunity to collate rainwater from dwellings and reuse |

**Integrated Water Management**

Integrated Water Management (IWM) is a collaborative approach to water planning and management that brings together the management of water resources, land, and community needs to deliver multiple social, environmental, cultural, and economic benefits. IWM recognises the interconnectedness of the water cycle — including drinking water, wastewater, stormwater, and waterways — and the need to manage water in a more integrated and place-based way.

## Integrated Water Management Options

The following Integrated Water Management options have been considered:

**Reduce flow to stormwater systems and waterways by passive Irrigation:** Passive irrigation of landscaped areas from impervious surfaces. Subject to Council acceptance of the perpetual maintenance and liability of passive street tree irrigation infrastructure, installation can be provided for street trees not abutting a residential property where they cannot be cared for the the residents.

**Rainwater Harvesting:** Rainwater harvesting from dwelling roofs and re-use of captured stormwater in the laundry and for toilet flushing. Assuming that all residential allotments over 300m$^2$ install 2000L rainwater tanks, the results indicate that in an average rainfall year average approximately 13ML per year of potable water could be substituted using rainwater; a saving of approximately 17%.

**Improve waterway health** by reducing runoff flows which in turn reduces flow stresses to downstream waterways. Harvesting stormwater from residential allotments and from hardstand areas within the active open space land will assist to meet this objective.

**Shading and urban cooling** by introducing new planting within proposed road reserves and open space areas.

**Water Quality Treatment Strategy**

Based on the site opportunities, constraints, integrated water management inititves and potential design responses, a stormwater strategy has been identified for the proposed development. Adaptations of the strategy could be made during the detailed design stage of the development in order to accord with advances in technology and provide further integration with the desired environs. The strategy for stormwater treatment is below.

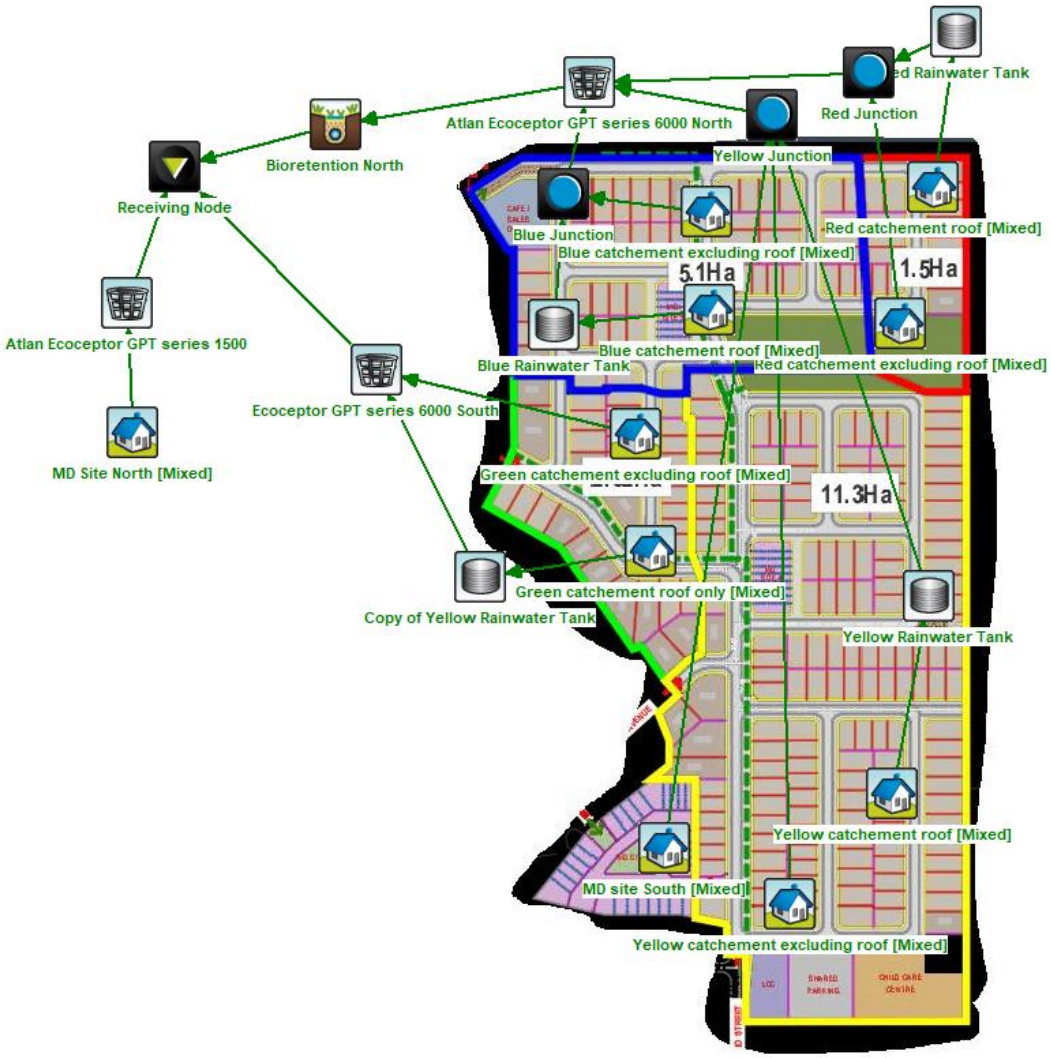



*Figure 35 – Proposed Drainage Management Strategy*

Under this strategy it is proposed to treat all stormwater runoff from the Subject land and discharge to the Lake Hamilton.

The proposed strategy requires:

- **Rainwater harvesting** - Key component of strategy e.g. all dwellings on lots greater than 300m$^2$ will be required to install a 2000L water tank. The water tank will be required to be plumbed to the garden and toilets to enable re-use of stormwater. This requirement is proposed to be enforced by design guidelines. Removing stormwater from the system effectively also removes pollutants in the water from entering the waterways.
- **Diversion of frequent (4EY) flows** – Frequent flows will be diverted and treated first by a Gross Polluntant Trap (**GPT**) (incorporating a sediment trap) for pre-treatment prior to entering the Bioretention Cell for further treatment. The Handbury Bvld Catchment and West Parcel site will be treated by GPTs.
- **Gross Pollutant Trap (GPT)** removes contaminants from wastewater primarily by capturing large debris and suspended solids through screening and sedimentation. While GPTs are not designed to directly remove nutrients like nitrogen and phosphorus, they help reduce these by trapping organic matter and algae that contain them. This pre-treatment reduces the pollutant load before the water moves on to more advanced systems—like wetlands or biofilters—that specifically target nutrient removal. MUSIC modelling parameters for the GPT are shown below.
- **Bioretention cell**s remove pollutants from wastewater through a combination of physical, chemical, and biological processes. It captures gross pollutants (GP) like litter and debris in its surface mulch and vegetation layer. Total Suspended Solids (TSS) settle out as water infiltrates through the soil media. Nitrogen is removed via plant uptake and microbial processes like nitrification and denitrification, while phosphorus binds to soil particles or is absorbed by plants. Overall, bioretention cells act as natural filters, improving water quality before it enters downstream systems. MUSIC modelling details of the Bioretention cell are shown below:

**Stormwater Treatment Preliminary Design**

In order to ensure the strategy is compatible with the development, preliminary sizing of stormwater elements is required. It is proposed to treat stormwater runoff from developed areas of the site to meet the objectives of Urban Stormwater – Best Practice Environmental Guidelines (1999) which will result in 80%, 45%, 45% reductions in typical annual loads of total suspended solids, total nitrogen and total phosphorous respectively. Stormwater quality modelling of the strategy was undertaken using Music V5. The following design criteria were used in the design:

- Melbourne Airport Koo Wee Rup reference year 1987-1996 (500-650mm mean annual rainfall range) was used to model MUSIC for this development. This is because the mean annual rainfall closely resembled flows found in Hamilton (513mm from BOM)
- Catchment soil store capacity 120mm, field capacity 50mm, percentage impervious 80% for the entire site.
- Roof areas amounting to 180m$^2$ per lot was directed to 2000L rainwater tanks
- Reuse of water from the rainwater tanks was allocated at 110L/day per dwelling for internal domestic use
- The Majority of runoff from the road and allotments to be treated using a sediment trap and Bioretention Cell. The Handbury and West Parcels will be treated by a GPT prior to discharge to the existing wetland or discharge from the West Parcel.
- The sediment trap/GPT MUSIC design parameters were based on the manufacturer's specifications for the Atlan Ecoceptor GPT Series 6000, as shown below. Note that reductions in nitrogen, phosphorus, and total suspended solids (TSS) are expected in accordance with both the manufacturer's performance claims and results from independent testing. Exact sizing of the system will be determined at Detailed Design stage.

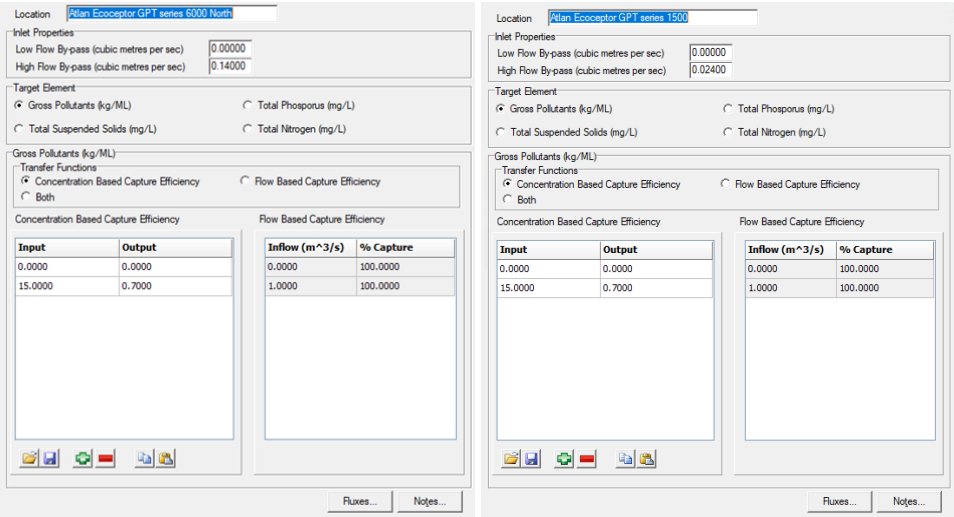



*Figure 36 – GPT Modelling Parameters*

The properties of the bio-retention cell have been modelled in MUSIC as shown below.

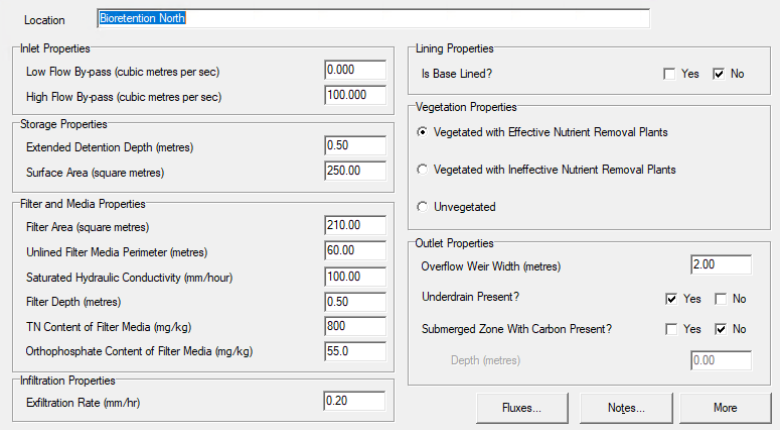



*Figure 37 - bio-retention cell properties*

The implementation of these water quality measures has resulted in adequate reductions of TSS, TN and TP as shown in Figure 38 - Resultant reductions in typical annual loads of TN, TP and TSS

| | Sources | Residual Load | % Reduction |
|---|---|---|---|
| **Flow (ML/yr)** | 74.5 | 64.3 | 13.6 |
| **Total Suspended Solids (kg/yr)** | 14800 | 2950 | 80 |
| **Total Phosphorus (kg/yr)** | 30.4 | 10.1 | 66.7 |
| **Total Nitrogen (kg/yr)** | 214 | 90.9 | 57.5 |
| **Gross Pollutants (kg/yr)** | 3110 | 42.9 | 98.6 |

*Figure 38 - Resultant reductions in typical annual loads of TN, TP and TSS*

A conceptual sketch of the proposed treatment system is shown below.

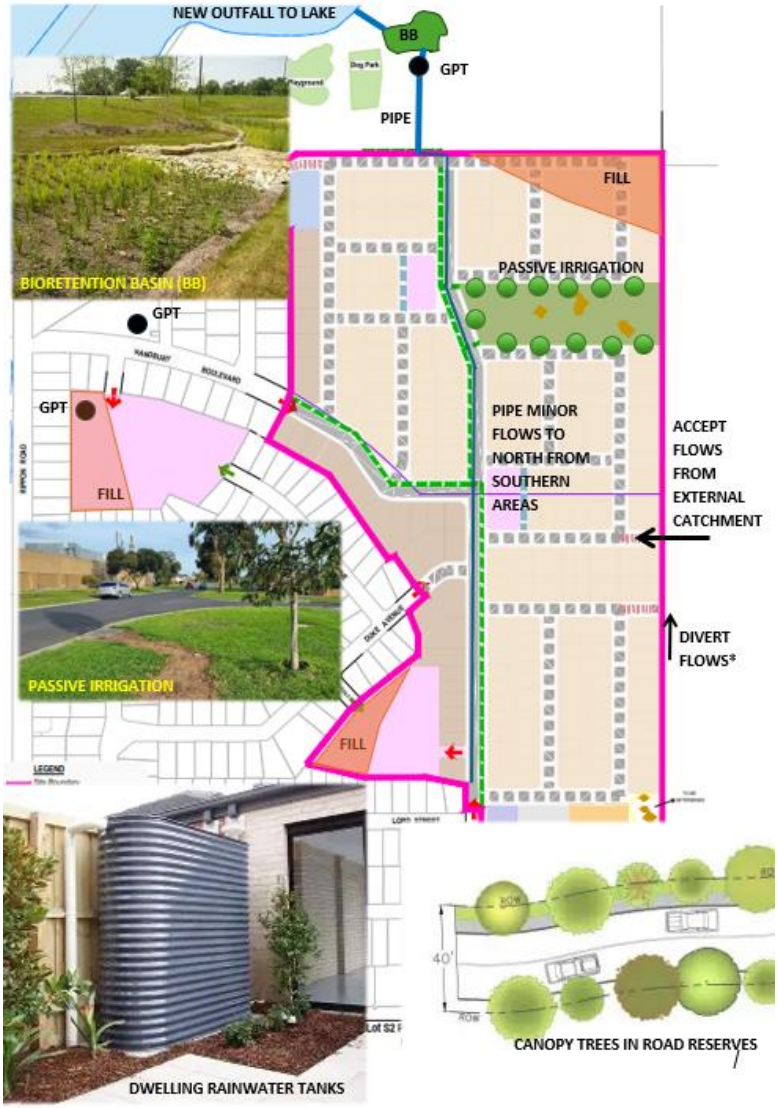



*Figure 39- Conceptual sketch of proposed treatment system*

**Stormwater Detention**

Stormwater detention facilities are often required to be incorporated into developments to ensure post development peak stormwater discharges are restricted to the capacity of the downstream drainage network. This is achieved by restricting the stormwater outflow from development by the use of flow restriction devices (e.g. orifices, weirs, etc.) within the drainage network. The excess development flows are stored in voids (oversized pipes, detention basins, depressions etc.) and reduce the impact of the development on downstream drainage infrastructure.

The volume of stormwater to be stored for a particular storm event is calculated by determining the volume of flow in excess of the allowable discharge over the storm runoff discharge period.

For the calculation of the detention storage for the 1% and 20% design storm events, Boyd's Method has been utilised. For smaller areas, up to about 10 ha, the inflow hydrograph may be assumed to be triangular or trapezoidal, depending on the duration of the storm in relation to the time of concentration, or travel, of runoff from the extremities of the catchment. The peak discharge is determined from the rational formula, Q = CIA/360 using the coefficient runoff appropriate to the ultimate planned development within the catchment and intensities related to the return period of the design storm, and time of concentration. The outflow hydrograph is assumed to follow the rising limp of the inflow hydrograph and then remains constant. This procedure is repeated for several storm durations, and the respective storage capacities calculated and compared to determine the maximum storage capacity required. The procedure is demonstrated below for storms of duration, $t_c$, $2t_c$, $3t_c$ and $4t_c$ where $t_c$ is the time of concentration of the catchment at ultimate development.

Subject to further analysis of the existing stormwater drainage system, stormwater detention may be required for the future areas designated for medium density as those areas drain into the existing drainage network as shown in pink below.

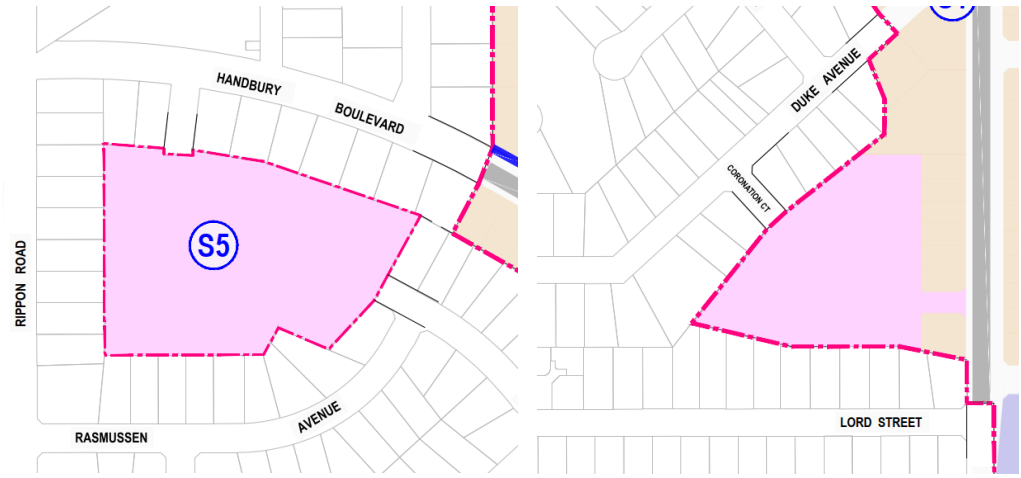



*Figure 40 – Potential areas subject to Stormwater Detention*

The parameters have been utilised and revealed the following volumes will be required to be stored.

| Storm Event ARI | Premissible discharge l/s | Storage requirement $m^3$ |
|---|---|---|
| **Handbury Bvld** | 20% AEP based upon C = 0.5 | |
| **20% AEP** | 154l/s | 35 |
| | | |
| **Corination Crt** | 20% AEP based upon C = 0.5 | |
| **20% AEP** | 107l/s | 24 |

*Figure 2 - Stormwater Detention Requirements*

Upon consideration of the development opportunities and constraints (noted in) it is proposed to accommodate the required storage and associated discharge control device as follows:

- **Handbury Bvld Medium Density Site** - Provision of 125m of 600mm diameter pipe located under the proposed common driveway
- **Corination Crt Medium Density Site** - Provision of 85m of 600mm diameter pipe located under the proposed common driveway

If detention of the 1% AEP flows is required, then $160m^3$ and $111m^3$ storage will be required for the Handbury and Corination Court sites respectively.

**Interim Drainage Arrangements**

The first two stages of the proposed development (8.95Ha) are proposed to drain to a proposed interim retarding and sediment basin located near Handbury Bvld as shown below.

The size of the retarding basin has been calculated in the same manner outlined in the previous section of this report – Stormwater Detention; noting that the permissible site discharge was reduced from the available capacity in the existing pipe to compensate for the developed flows from uncontrolled lot and road area.

| Storm Event ARI | Permissible discharge l/s | Storage requirement $m^3$ |
|---|---|---|
| Handbury Bvld Interim Basin | | |
| 20% AEP | 338 | **751** |

A retarding basin with a volume of 751m3 can be accomodated as follows

| | |
|---|---|
| Basin volume | 751$m^3$ |
| Base level | 184.2m |
| Inlet IL | 184.2 |
| Outlet IL | 184.0 |
| Existing outlet pipe IL | 182.71 |
| Depth of storage | 1.0m |
| Batter slope | 1:5 |
| Base area | 30m x 15m |
| Top water area | 40m x 25m |
| Freeboard requirement | 300mm |

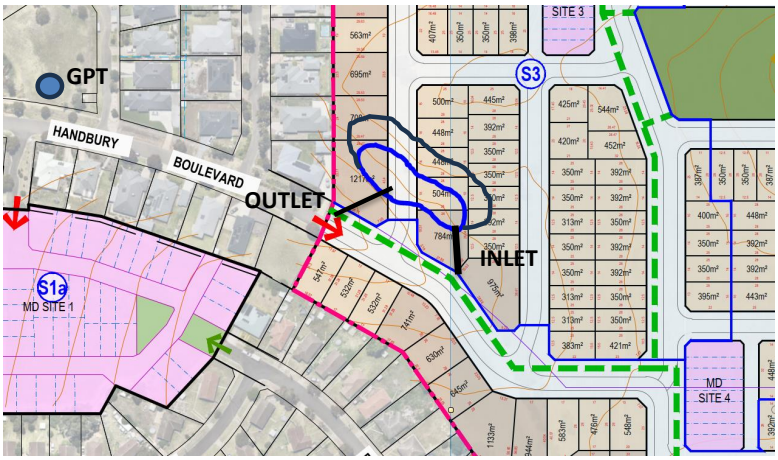



Figure 41 – Proposed Interim Detention

As it is proposed to install a GPT on the inlet pipe into the existing wetland, no sediment basin is required to treat interim flows.

**Compliance with Council Planning Scheme**

In order to verify the proposed drainage system meets the requirements of clause 56.07-4 of the Southern Grampians Planning Scheme it is appropriate to demonstrate how the proposed stormwater strategy responds to and satisfies the requirements of the planning scheme.

| Planning Scheme Requirement | Design Response |
|---|---|
| *The urban stormwater management system must be:*<br>• *Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority.*<br>• *Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of urban run-off is proposed.*<br>• *Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended.*<br>• *Designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts.*<br>• *Designed to contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.* | *The detailed design of the drainage system will be undertaken in accordance with the IDM*<br><br>*Rainwater tanks will require installation by a licensed plumber in accordance with the relevant industry standards. WW, GH CMA & Council will be able to note any requirements in a planning permit issued for the subdivision*<br><br>*It has been verified the proposed stormwater treatment system meets the requirements of Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended.*<br><br>*Stormwater detention infrastructure has been proposed to be incorporated into the development which will allow the reduction of post development flows to the capacity of the downstream drainage network*<br><br>*Canopy trees will be encouraged in streetscapes and open space subject to landscape design and Council requirements* |
| *The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design* | *Drainage and Innovative landscape design will be undertaken collaboratively to integrate the stormwater and landscape elements in accordance with the requirements of Council, WW and GH CMA* |

| | |
|---|---|
| *For all storm events up to and including the 20% Average Exceedance Probability (AEP) standard:*<br>• *Stormwater flows should be contained within the drainage system to the requirements of the relevant authority.*<br>• *Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall.* | *The detailed design of the drainage system will be undertaken in accordance with the IDM. The design will be submitted to and approved by Council. It is noted the Council guidelines require storm events up to and including the 20% Average Exceedance Probability (AEP) standard are to be contained within the drainage system.*<br>*The drainage system will be designed so no ponding of stormwater will occur within road reserves.* |
| *For storm events greater than 20% AEP and up to and including 1% AEP standard:*<br>• *Provision must be made for the safe and effective passage of stormwater flows.*<br>• *All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority.*<br>• *Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria da Vave < 0.35 $m^2/s$ (where, da = average depth in metres and Vave = average velocity in metres per second).* | *Gap flows will be transferred along the proposed road reserves in accordance with Council requirements.*<br>*A minimum 600mm freeboard shall be provided above the 1 in 100 year water level in Lake Hamilton.*<br>*150mm freeboard will be provided in road reserves to all lots*<br>*Detailed design demonstrating that that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria da Vave < 0.35 $m^2/s$ will be required to be submitted and approved by Council prior to commencement of works.* |
| *For storm events greater than 20% AEP and up to and including 1% AEP standard:*<br>• *Provision must be made for the safe and effective passage of stormwater flows.*<br>• *All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority.*<br>• *Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria da Vave < 0.35 $m^2/s$ (where, da = average depth in metres and Vave = average velocity in metres per second).* | *Gap flows will be transferred along the proposed road reserves in accordance with Council requirements.*<br>*A minimum 600mm freeboard shall be provided above the 1 in 100 year water level in Lake Hamilton*<br>*150mm freeboard will be provided in road reserves to all lots*<br>*Detailed design demonstrating streets, footpaths and cycle paths which are subject to flooding meet the safety criteria da Vave < 0.35 $m^2/s$ will be required to be submitted and approved by Council prior to commencement of works.* |
| *The design of the local drainage network should:*<br>• *Ensure run-off is retarded to a standard required by the responsible drainage authority.*<br>• *Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, run-off should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge.*<br>• *Ensure the inlet and outlet structures take into account the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overland flow in a safe and predetermined manner.*<br>• *Include water sensitive urban design features to manage run-off in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs.* | *It is proposed to provide infrastructure to address the stormwater detention requirements for the interim outfall (via Handbury Drive). The detention system design shall be submitted to and approved by Council.*<br>*Each allotment shall be provided with a house drainage connection point in accordance with the IDM*<br>*Inlet and outlet structures shall be designed and constructed in accordance with the IDM*<br>*It is proposed that WSUD (sediment trap, bio-retention cells) will be incorporated within the existing foreshore reserve in accordance with the requirements of WW, GH CMA* |
| *Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.* | *All flood mitigation works will be design in accordance with the GH CMA* |

**Construction Site Management**

The construction of the development will require careful environmental management to ensure sensitive features of the proposed stormwater network and environmental values of the site are not compromised in any way. An Environmental Management Plan (EMP) can assist in identifying environmental values, risks, monitoring activities, responsibilities and construction approaches. The plan should incorporate the following measures:

- Stormwater management during construction to meet the objectives of “Best Practice” as specified in this document
- Erosion prevention and control techniques generally in accordance with EPA Publication 480 (1996) – Environmental Guidelines for Major Construction Sites and EPA Publication 275 (1991) – Construction Techniques for Sediment Pollution Control
- Protection of vegetation by fencing
- Stabilisation of earthworks batters
- Cleaning of construction plant leaving the site
- Early establishment of vegetation where practical
- Control of dust and noise
- Formation of specific facilities for storage of chemicals, fuels, etc.
- Recycling of stormwater where possible
- Removal of waste

## CONCLUSION

A surface stormwater drainage management strategy for the Subject Land has been prepared which has:

- Identified the characteristics of the Subject Land relevant to drainage.
- Identified local drainage catchments.
- Included details of consultation with Council, GH CMA and WW.
- Undertaken appropriate modelling for water quality and flow.
- Outlined a stormwater management strategy for the land which meets the requirements of Clause 56.04-7 of the Southern Grampians Planning Scheme.

The report has identified several integrated water management options that should be incorporated into the design of the subdivision that will help reduce demand on potable water but also provide improvements to urban cooling, local habitat and attractive spaces for community use and well-being. Features of the drainage and stormwater strategy include:

- Acceptance of surface stormwater flows from external catchments.
- Defining overland flow paths within the proposed development which meets the DELWP safety criteria.
- Identified flow path for minor flows.
- Identified through preliminary design stormwater quality treatment measures (GPT / Sediment trap, Bioretention basin) to ensure that stormwater being discharged from the development meets Best Practice.
- Specified that all dwellings greater than 300m2 install rainwater tanks and reuse captures stormwater in the laundry and toilets.
- Specified canopy trees in streetscapes and open space to assist in urban cooling.
- Specified passive street tree irrigation in areas not fronted by allotments.

The implementation of this initiative will achieve the following integrated water cycle objectives:

- ✓ Reduction in urban stormwater runoff through application of best practice approach to urban stormwater management (raingarden, passive irrigation);
- ✓ Reduction of demand on the potable water supply, mitigation of flooding and improvement to downstream river health by capture and reuse of stormwater on a lot scale.
- ✓ Achievement of a high level of innovation and performance in the employment of integrated water management techniques by review of feasible integrated water management options which have included passive street tree irrigation (where there are no adjoining dwellings), planting canopy trees to assist in cooling, construction of a bioretention basin, and mandated rainwater tanks and domestic reuse of stormwater (for all lots over 300m$^2$).
- ✓ Requiring development to improve stormwater performance and encourage the use of potable water alternative (provision of rainwater tanks and re-use of stormwater)

The report has identified that the configuration of allotments is adequate to accommodate any work to detain, retain and/or treat stormwater.

It is considered the proposed development can meet the requirements of the Southern Grampians Shire Council.

This report comprises of 83 pages and should not be reproduced except in full.

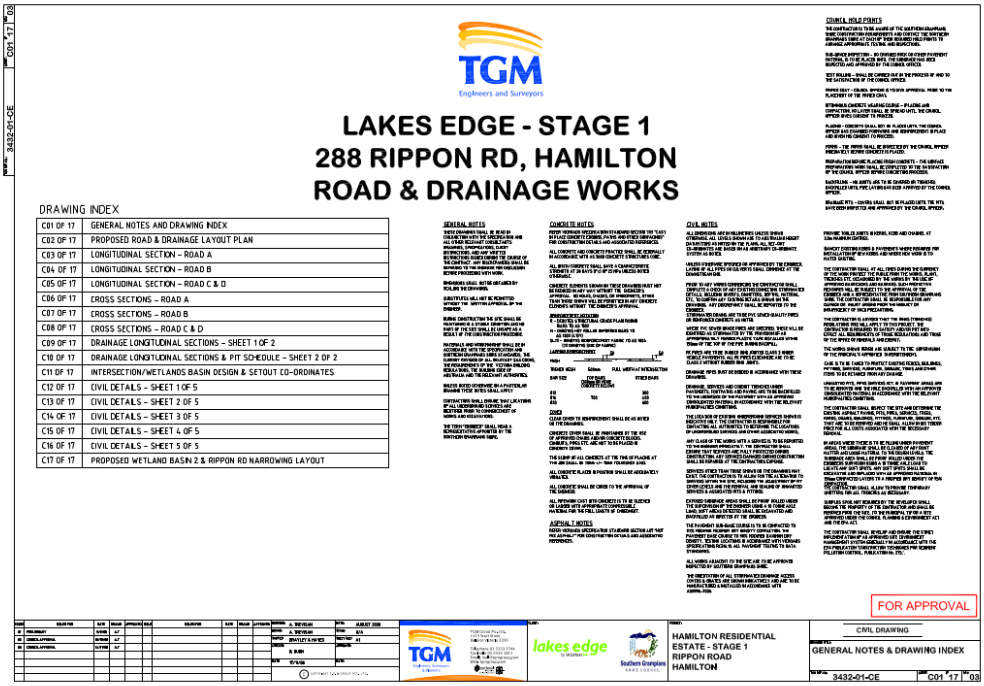
Report prepared by:
**TAYLORS**



John Yalden
Civil Engineer

Our Ref: 24678/E
Integrated Drainage and Stormwater Management Plan – Lakes Edge - 22 Handbury Boulevard Hamilton

# APPENDIX A – HANDBURY BVLD ENGINEERING PLANS



TGM
Engineers and Surveyors

LAKES EDGE - STAGE 1
288 RIPPON RD, HAMILTON
ROAD & DRAINAGE WORKS

DRAWING INDEX

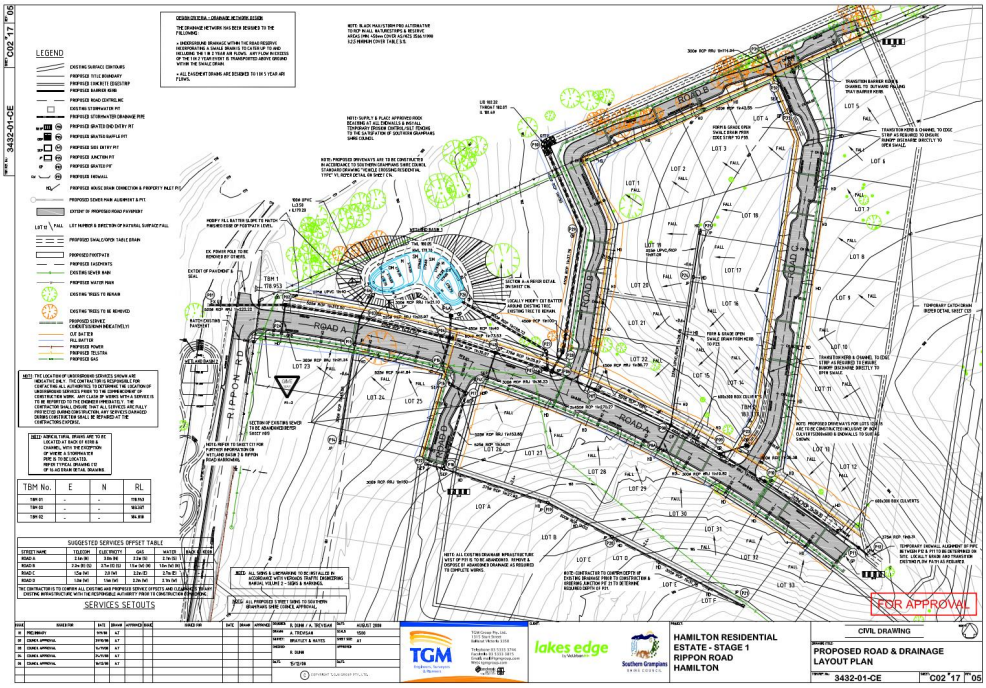
| | |
|---|---|
| C01 OF 17 | GENERAL NOTES AND DRAWING INDEX |
| C02 OF 17 | PROPOSED ROAD & DRAINAGE LAYOUT PLAN |
| C03 OF 17 | LONGITUDINAL SECTION – ROAD A |
| C04 OF 17 | LONGITUDINAL SECTION – ROAD B |
| C05 OF 17 | LONGITUDINAL SECTION – ROAD C & D |
| C06 OF 17 | CROSS SECTIONS – ROAD A |
| C07 OF 17 | CROSS SECTIONS – ROAD B |
| C08 OF 17 | CROSS SECTIONS – ROAD C & D |
| C09 OF 17 | DRAINAGE LONGITUDINAL SECTIONS – SHEET 1 OF 2 |
| C10 OF 17 | DRAINAGE LONGITUDINAL SECTIONS & PIT SCHEDULE – SHEET 2 OF 2 |
| C11 OF 17 | INTERSECTION/WETLANDS BASIN DESIGN & SETOUT CO-ORDINATES |
| C12 OF 17 | CIVIL DETAILS – SHEET 1 OF 5 |
| C13 OF 17 | CIVIL DETAILS – SHEET 2 OF 5 |
| C14 OF 17 | CIVIL DETAILS – SHEET 3 OF 5 |
| C15 OF 17 | CIVIL DETAILS – SHEET 4 OF 5 |
| C16 OF 17 | CIVIL DETAILS – SHEET 5 OF 5 |
| C17 OF 17 | PROPOSED WETLAND BASIN 2 & RIPPON RD NARROWING LAYOUT |

FOR APPROVAL

HAMILTON RESIDENTIAL ESTATE - STAGE 1
RIPPON ROAD
HAMILTON

CIVIL DRAWING
GENERAL NOTES & DRAWING INDEX

3432-01-CE C01 '17 03



LEGEND

SERVICES SETOUTS

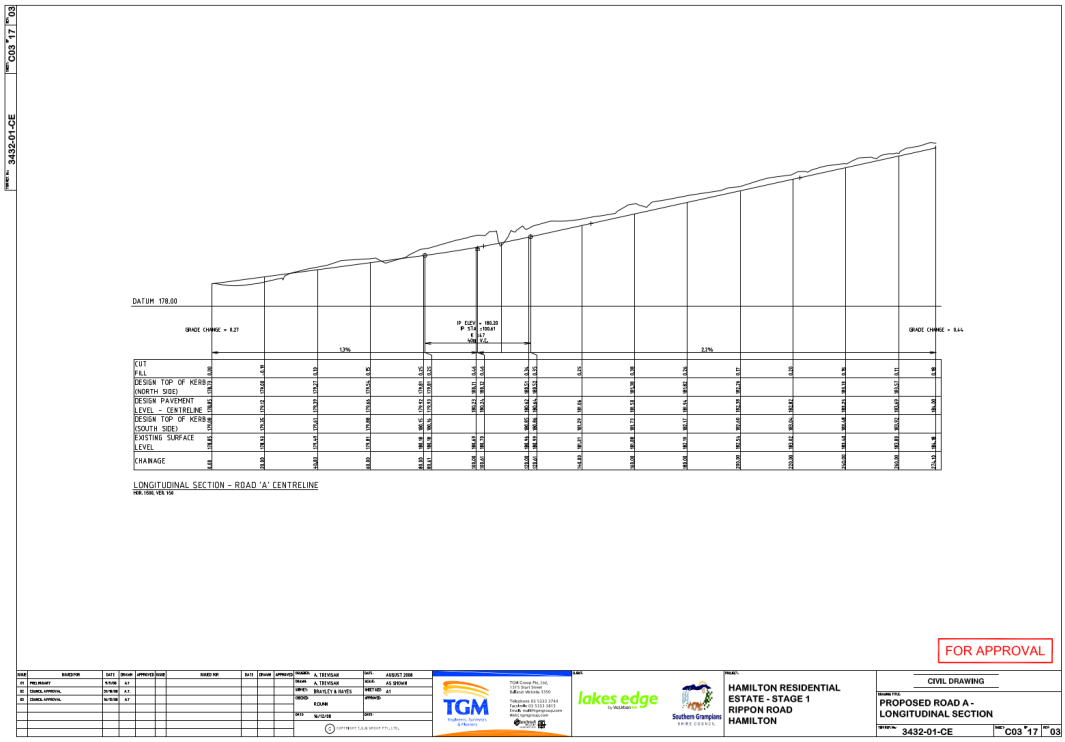
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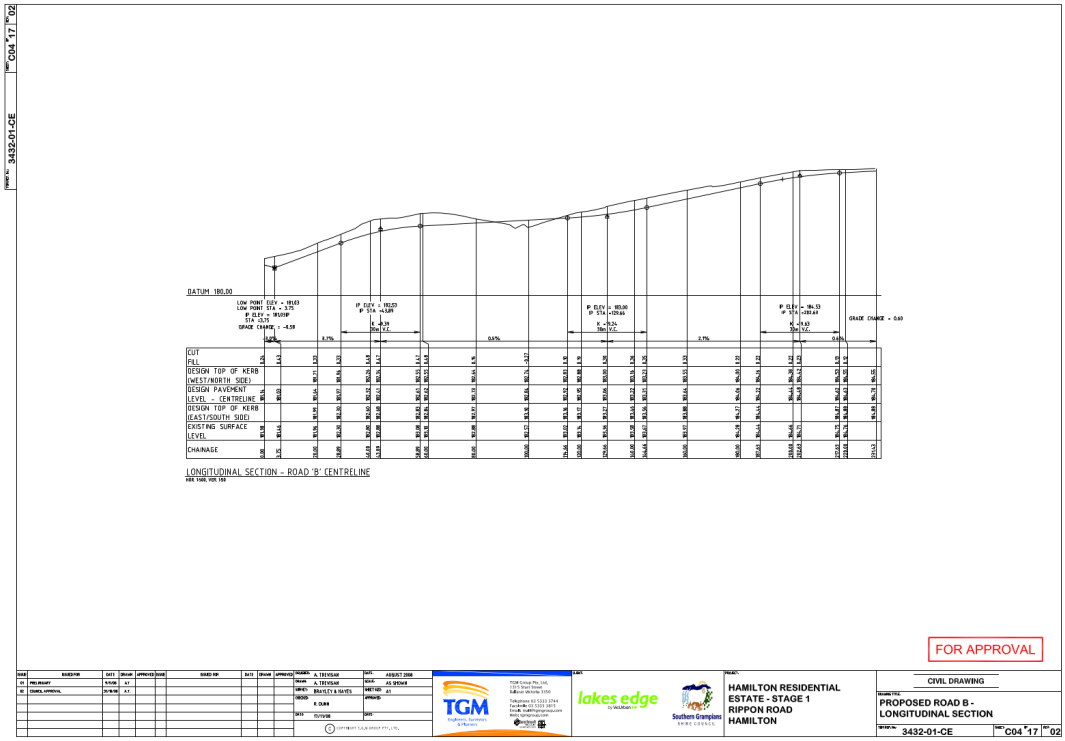
HAMILTON RESIDENTIAL ESTATE - STAGE 1
RIPPON ROAD
HAMILTON

CIVIL DRAWING
PROPOSED ROAD & DRAINAGE LAYOUT PLAN

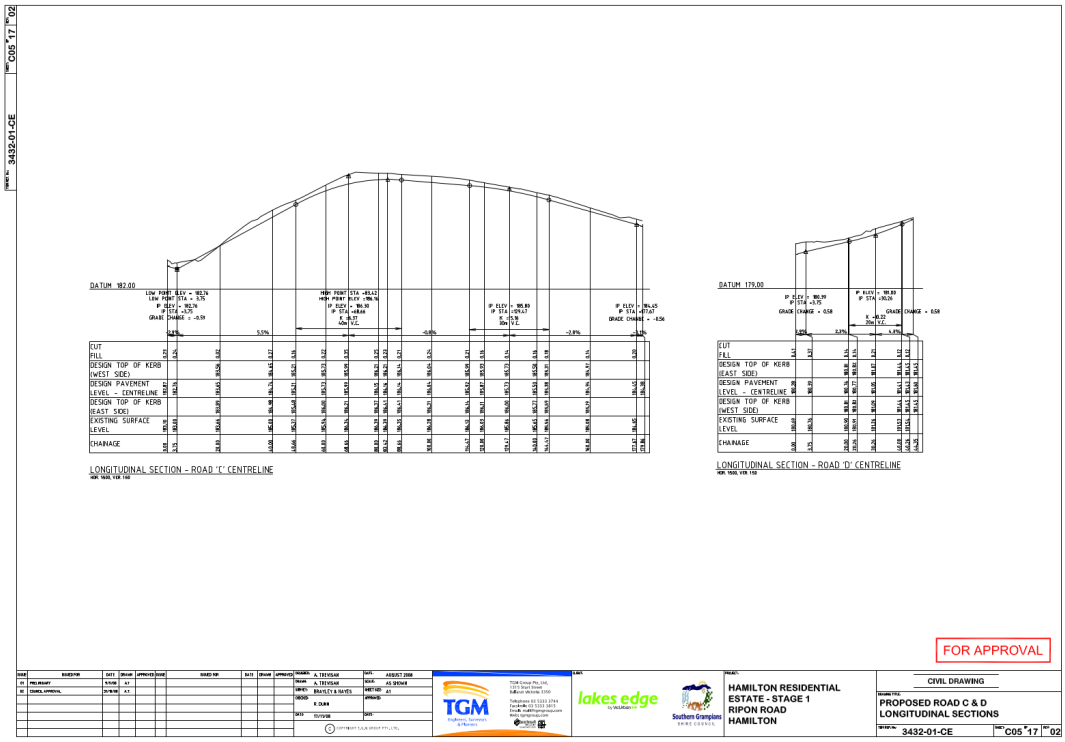
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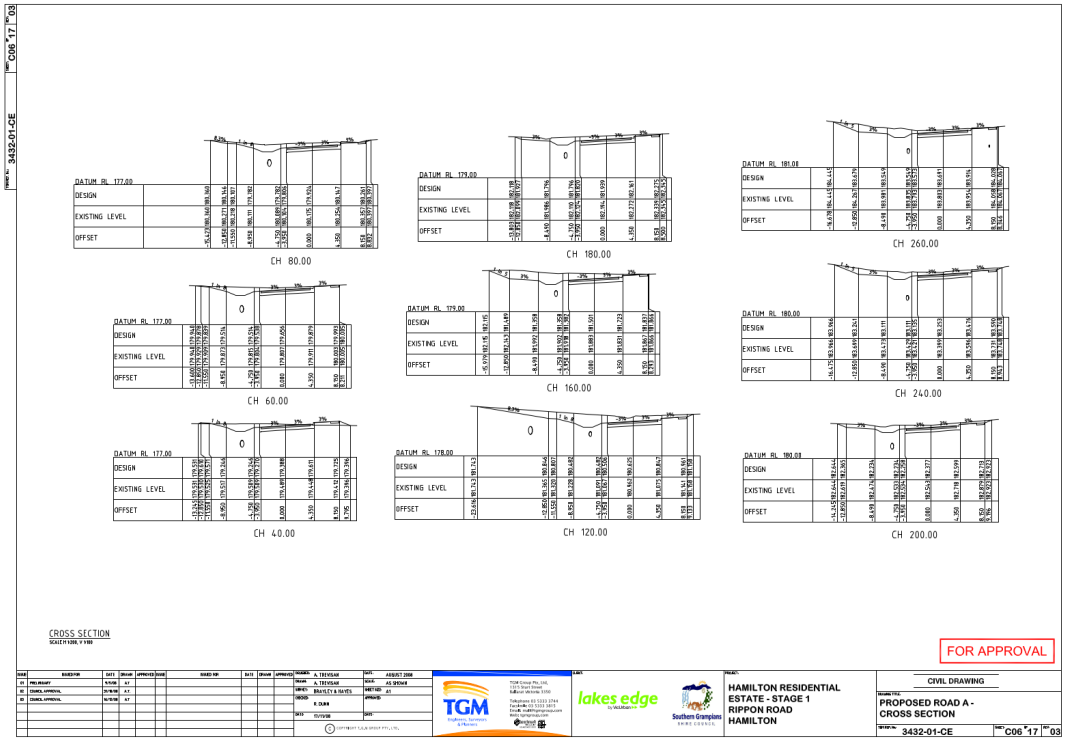
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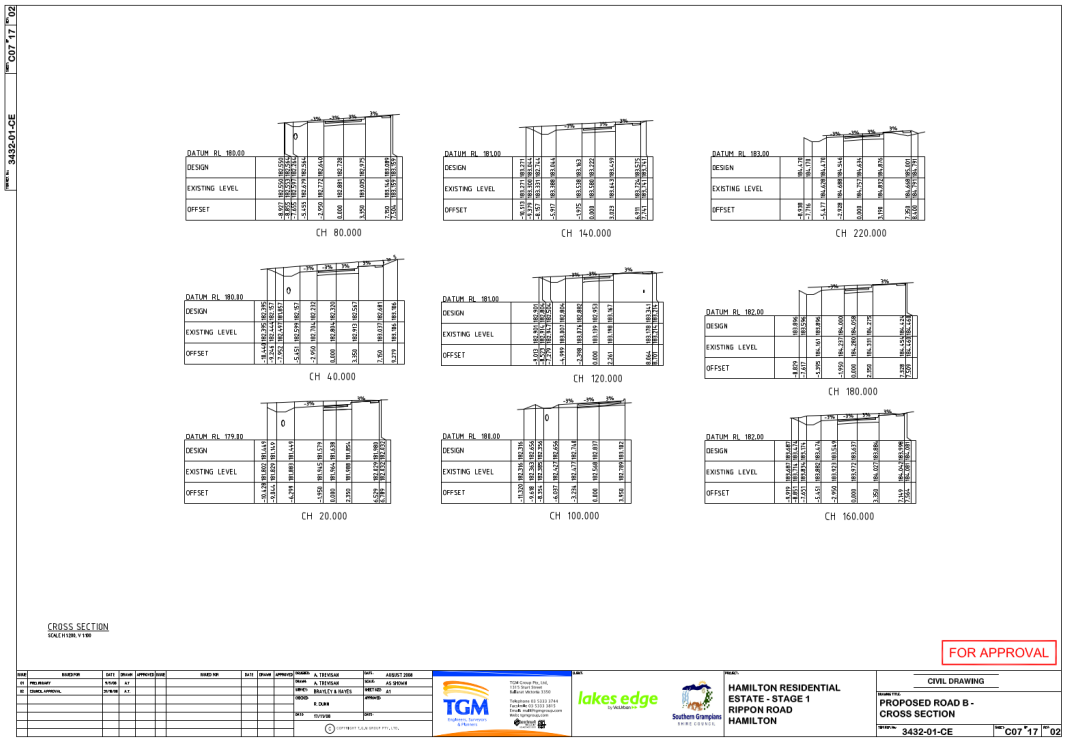



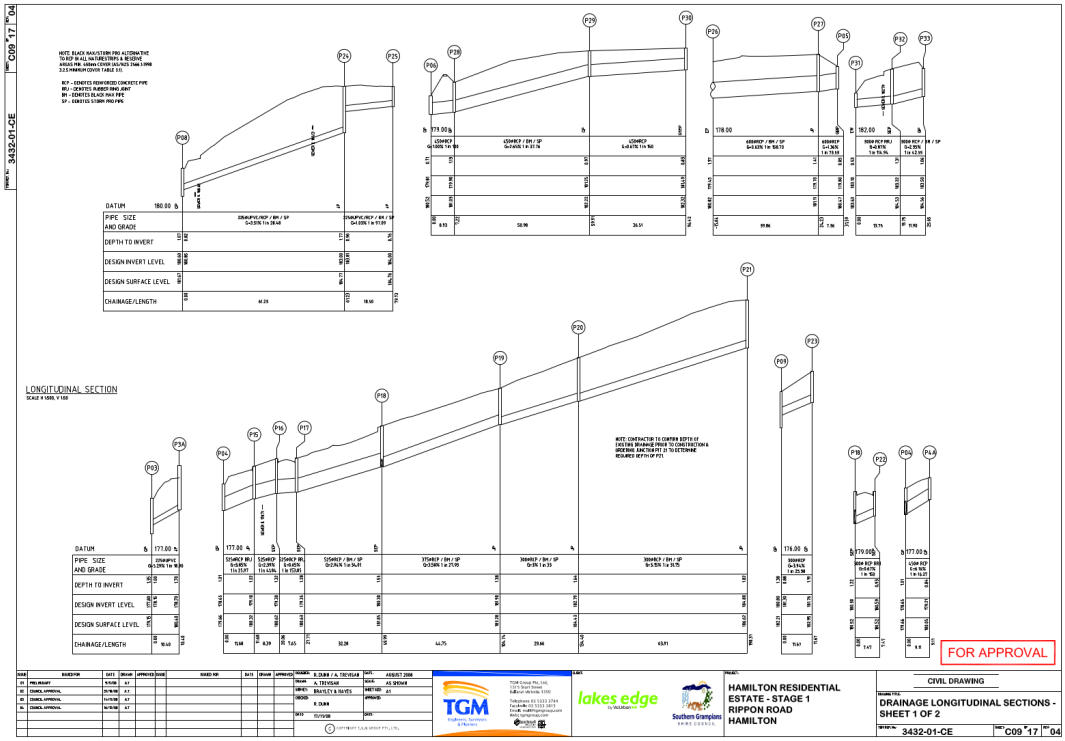
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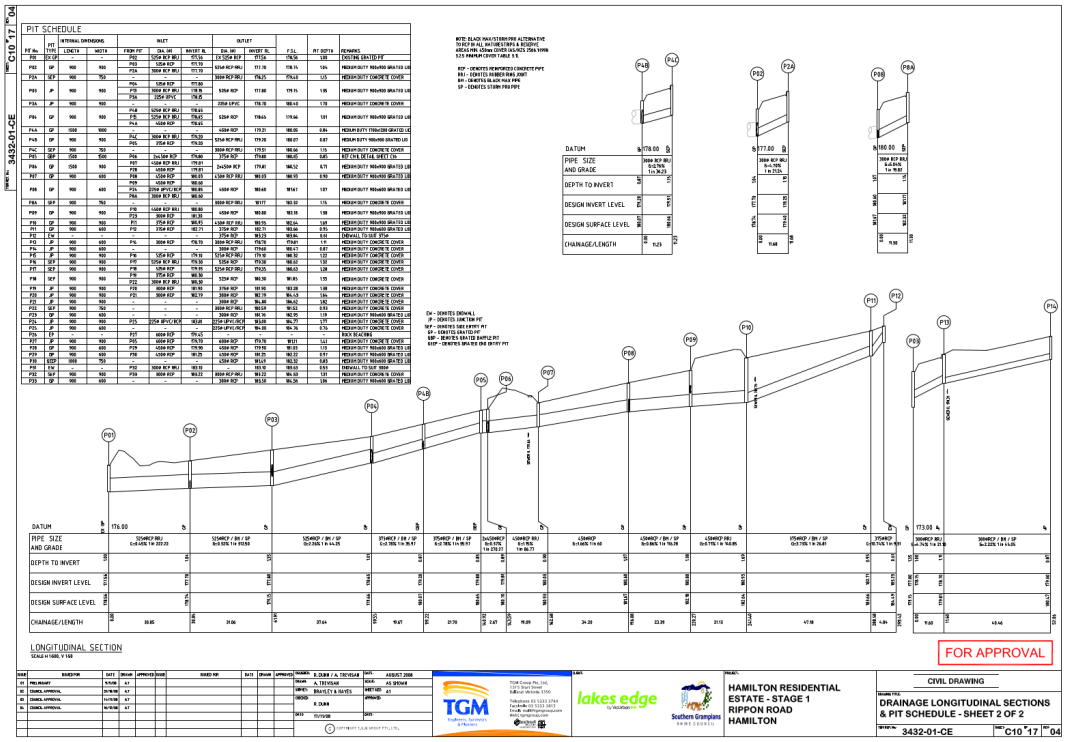



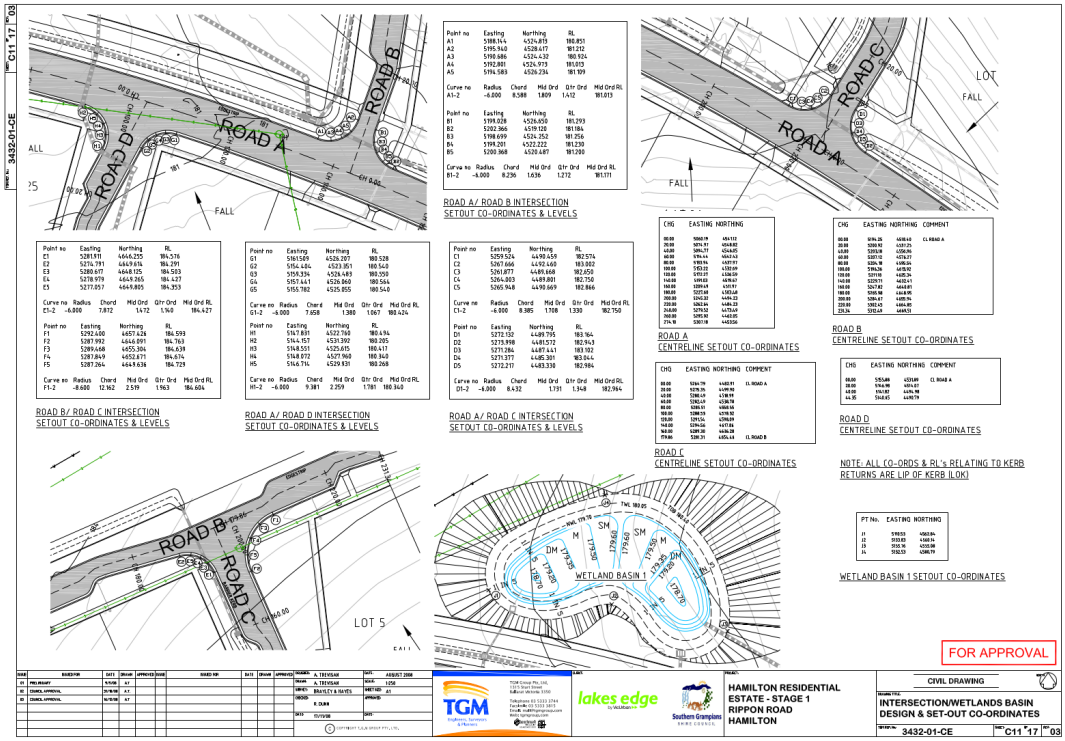
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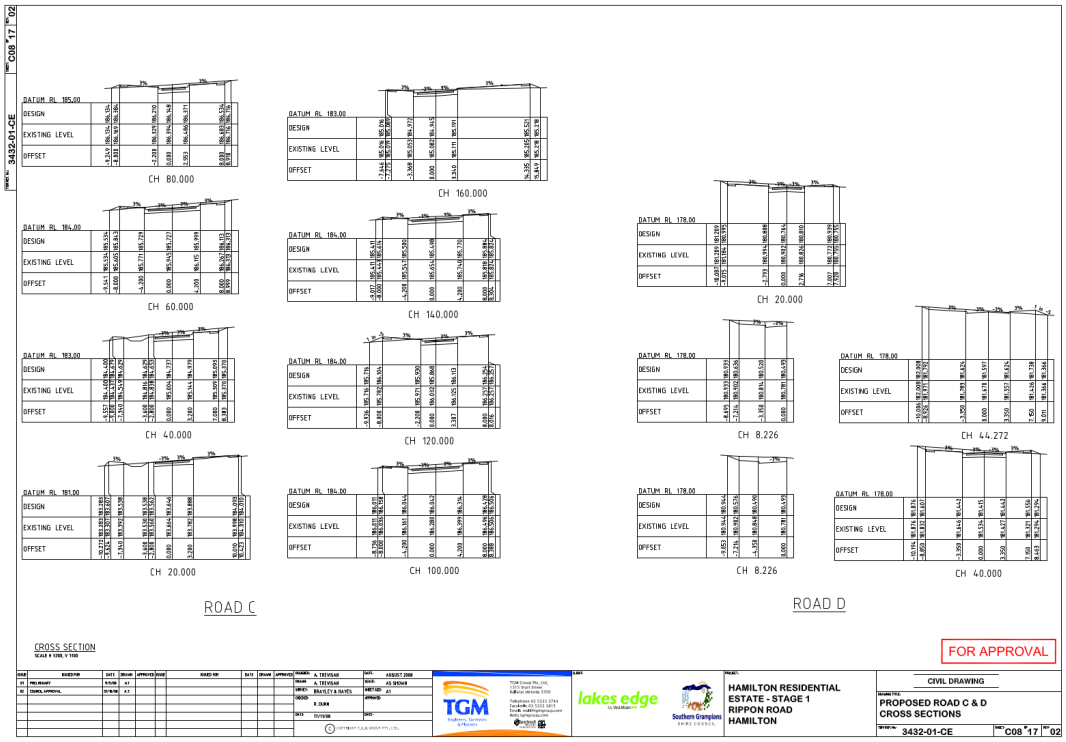



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Our Ref: 24678/E
Integrated Drainage and Stormwater Management Plan – Lakes Edge - 22 Handbury Boulevard Hamilton



# APPENDIX B – GHCMA - WORKS OF WATERWAY

OFFICIAL

Glenelg Hopkins CMA Waterway Planning
79 French Street, Hamilton, Vic 3300 T: 03 5571 2526 E: planning@ghcma.vic.gov.au
ABN: 55 218 240 014 www.ghcma.vic.gov.au

## STATUTORY AUTHORISATIONS WORKS ON A WATERWAY

## GUIDANCE NOTE

**The Glenelg Hopkins CMA is responsible for authorising Works on Waterways under the *Water Act 1989*.**

A Works on Waterways Licence is one approval that may be required to legally perform works on or near a waterway.

Other authority approvals (licences, permits, permissions) are often required. The granting of a Works on Waterways Licence does not exempt you from the need to comply with other legislation.

**IT IS YOUR RESPONSIBILITY TO ENSURE ALL OTHER NECESSARY APPROVALS ARE OBTAINED PRIOR TO COMMENCEMENT OF WORKS.**

The table below outlines approvals which may be required prior to commencement of works. This table is a guide only. This is not necessarily a current and comprehensive statement of approvals which may be required for proposed works or activities.

The approvals required will depend upon the nature of the works or activities proposed and the area within which they are to be carried out.

We recommend that applicants obtain independent advice on the approvals required for the works or activities they propose to carry out.

| APPROVAL | LEGISLATION | COMMENTS |
|---|---|---|
| **Works on Waterways** | • *Water Act 1989 (Vic)* | This is the licence the Glenelg Hopkins CMA issues for works on a waterway. An assessment is undertaken that considers the impact of the works on the bed and banks (stability), and the health of the waterway including aspects such as fish passage. |
| **Planning permit – Works type** | • *Planning and Environment Act 1987 (Vic)* | A planning permit may be required for works on waterways depending upon the nature and purpose of the works and the provisions of the relevant planning scheme (including zoning and overlay provisions). In some cases, a planning permit is required for the removal of native vegetation.<br>Contact the relevant local council for further information. |

Glenelg Hopkins CMA

| APPROVAL | LEGISLATION | COMMENTS |
|---|---|---|
| **Planning permit – Remove, Destroy or Lop of Native Vegetation** | • *Planning and Environment Act 1987*<br>• *Victorian Planning Provisions Clause 52.17-1 & Native vegetation regulations* | A permit is required to remove, destroy or lop native vegetation, including dead native vegetation, subject to certain exemptions which must be confirmed via consultation with your local council. |
| **Planning permit – Changing flow across a boundary** | • *Planning and Environment Act 1987 (Vic)* | A planning permit may be required for earthworks associated with waterways or drains that alter the way water flows. Works that have the potential to change the flow of water across a property boundary require a planning permit under many zones within the provisions of the relevant planning scheme (including zoning and overlay provisions). This commonly applies under the Farming Zone.<br>Contact the relevant local council for further information. |
| **Works approval** | • *Environment Protection Act 1970 (Vic)* | A works approval may be required for some works on waterways (for example works which result in the discharge of wastewater into the waterway).<br>Contact the Environment Protection Authority (EPA) for further information and approvals processes. |
| **Licence for a Dam or Bore** | • *Water Act 1989 (Vic)* | A permit or licence to construct a dam or bore is required under the *Water Act 1989* for certain proposals.<br>Contact Southern Rural Water for further information. |
| **Permits for wildlife, fish or flora and fauna** | • *Wildlife Act 1975 (Vic);*<br>• *Flora and Fauna Guarantee Act 1988 (Vic)*<br>• *Fisheries Act 1995 (Vic)* | A permit may be required for activities which could harm wildlife, fish or flora.<br>Contact the Department of Energy, Environment and Climate Action (DEECA) for further information or to apply for a permit. |

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Glenelg Hopkins CMA

| APPROVAL | LEGISLATION | COMMENTS |
|---|---|---|
| **Aboriginal heritage** | • *Aboriginal Heritage Act 2006 (Vic)*<br>• *Aboriginal Heritage Regulations 2018 (Vic)* | All Aboriginal cultural heritage places and objects in Victoria are protected by law under the *Aboriginal Heritage Act 2006*. It is against the law to disturb or destroy an Aboriginal cultural heritage place or object.<br>It is the responsibility of the applicant, as the party legally and financially responsible for the proposed activity, to determine if a Cultural Heritage Management Plan (CHMP) is required under the *Aboriginal Heritage Act 2006*. **If a Cultural Heritage Management Plan (CHMP) is required, then the CHMP must be approved prior to the issue of other permits and licences.** Use the Aboriginal Heritage Planning tools on the Aboriginal Victoria website to determine if your works are likely to require a CHMP https://heritage.achris.vic.gov.au/aavQuestion1.aspx. A final copy of the process list must be attached to your Works on Waterways Licence application.<br>If a CHMP is required, then the approved CHMP **must also be attached** to your Works on Waterways Licence application. Licence applications for works requiring a CHMP **will not** be processed by the CMA until an approved CHMP is received. Contact First Peoples – State Relations on 1800 762 003 or visit https://www.firstpeoplesrelations.vic.gov.au/cultural-heritage-permit if you require assistance.<br>Earthworks not governed by a CHMP but are within a culturally sensitive area or in/near a registered cultural heritage place have a risk of damaging Aboriginal cultural heritage. You should consider if you need to apply for a Cultural Heritage Permit (CHP) or undertake a voluntary CHMP. It is the responsibility of the applicant to seek further advice from about this from First Peoples – State Relations on either 1800 732 003 or https://www.firstpeoplesrelations.vic.gov.au/aboriginal-culture-and-heritage. |
| **Prohibition of certain works and activities** | • *Heritage Rivers Act 1992 (Vic)* | Certain activities may be prohibited near heritage rivers.<br>Contact the Department of Energy, Environment and Climate Action (DEECA) for further information on details of activities that cannot be undertaken in the vicinity of heritage rivers and the obligations on land managers to manage heritage rivers to achieve particular outcomes. |

Version: January 2024

Glenelg Hopkins CMA

| APPROVAL | LEGISLATION | COMMENTS |
|---|---|---|
| **Approval for carrying out a controlled action.** | • *Environment Protection Biodiversity and Conservation Act 1999 (Commonwealth)* | Actions that may have significant impact on matters of National Environmental Significance must be referred to the Commonwealth Government for a determination as to whether the matter is a "controlled action", and any necessary approvals must be obtained.<br>Contact the Australian Government Department of Climate Change, Energy, the Environment and Water for further information including guidelines for matters of national environmental significance and details of the approvals process.<br>**NOTE: Many wetlands in the Glenelg Hopkins Region are protected by this legislation which can impose stiff penalties for non compliance. Please contact the CMA for advice the status of your wetland under this legislation prior to commencement of any works.** |
| **Native title** | • *Native Title Act 1993 (Commonwealth)*<br>• *Land Titles Validation Act 1994 (Vic)*<br>• *Traditional Owner Settlement Act 2010 (Vic)* | Native title rights will need to be considered and an agreement may need to be entered into with any person holding native title over the land upon which the works are proposed to be carried out.<br>Contact the Department of Justice and Community Safety for further information on native title matters. |
| **Works Authority – Extractive activities** | • *Mineral Resources (Sustainable Development) Act 1990 (Vic)* | A Works Authority is required for extractive (e.g. mining) industries.<br>Contact the Department of Energy, Environment and Climate Action (DEECA) for further information or to apply for a work authority. |

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Glenelg Hopkins CMA

| APPROVAL | LEGISLATION | COMMENTS |
|---|---|---|
| **Consent for works on Crown land** | • *Land Act 1958 (Vic)*<br>• *Crown Land Reserves Act 1978 (Vic)*<br>• *Forests Act1958 (Vic)*<br>• *National Parks Act 1975 (Vic)*<br>• *Coastal Management Act 1995 (Vic)* | Consent may be required for the carrying out of works or activities on Crown land, with the type of consent depending upon the status of the relevant Crown land, for example:<br>- Unreserved Crown Land: a licence or lease under the Land Act (if appropriate) or a formal agreement with the land manager if the works are to be carried out on behalf of the land manager.<br>- Reserved Crown Land: a licence or lease under the Crown Land (Reserves) Act (if appropriate) or a formal agreement with the land manager if the works are to be carried out on behalf of the land manager.<br>- State forest, national parks, state parks, nature reserves: Forests Act (lease/licence/section 52 permit/agreement providing works are on behalf of land manager), National Parks Act (licence/lease/section 23 approval/section 21 permit/agreement providing works are on behalf of land manager, as appropriate), Wildlife Act (agreement providing works are on behalf of land manager)<br>- Coastal crown land: consent under the *Coastal Management Act 1995*<br>Contact the Department of Energy, Environment and Climate Action (DEECA) for further information on how to obtain Crown Land Consent for your works. |
| **Before You Dig Australia** | • *Various* | Before You Dig Australia (BYDA) is a free national referral service designed to prevent damage and disruption to the vast pipe and cable networks which provides Australia with essential services.<br>BYDA creates a unique partnership with Australia's underground asset owners. It acts as a single point of contact for you to receive information about underground networks at your excavation site so you don't have to contact the utility organisations individually. Simply inform BYDA of the location of your works and they pass on this referral to the affected asset owners. They then send the information directly to you.<br>The BYDA service is also designed to protect Australia's excavators. Whether you are a back yard renovator, an individual tradesman or a commercial excavator the potential for injury, personal liability and even death exists every day. Obtaining accurate information about your work site significantly minimises these risks.<br>Go to www.byda.com.au for more information. |

Version: January 2024

## APPENDIX C - ADVICE FROM WANNON WATER

wannonWATER

**Location of existing sewer and water main assets**




*Figure 2: Water and sewer networks*

**The invert levels of all the adjacent sewer mains:**

See attached GIS plans - Lakes Edge 1, 2 & 3 for details - All dimensions to be checked for accuracy

**Address** PO BOX 1158 Warrnambool VIC 3280 **Email** info@wannonwater.com.au
**Phone** 1300 926 666 **DX** 28029
**wannonwater.com.au**
ABN 94 007 404 851

wannonWATER

**The capacity for the existing infrastructure to cater for a residential development of approximately 400 lots**

Due to topography of the land, indicated development area and current sewer depths, it is unlikely a pump station will be required, however further design details will be required for confirmation.

There are two sewer networks (as circled) that the new development could drain to. Both then drain to the Digby St Sewer Pump Station (SPS) The preferred network is the northern system.

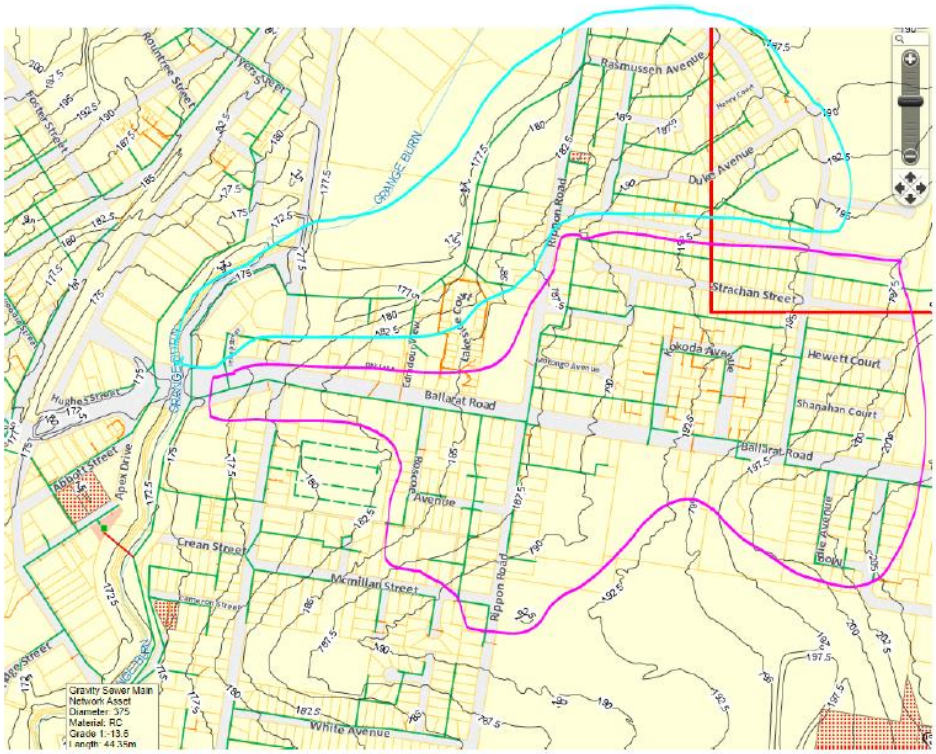



*Figure 3: Sewer network systems*

**Address** PO BOX 1158 Warrnambool VIC 3280 **Email** info@wannonwater.com.au
**Phone** 1300 926 666 **DX** 28029
**wannonwater.com.au**
ABN 94 007 404 851




*Figure 4: Sewer route to treatment plant via Digby Rd Sewer Pump Station*

**The proposed connection points for a residential development on this land**

The suggested sewer connection locations to develop plans for are indicated below






**Address** PO BOX 1158 Warrnambool VIC 3280 **Email** info@wannonwater.com.au
**Phone** 1300 926 666 **DX** 28029
**wannonwater.com.au**
ABN 94 007 404 851




*Figure 5: Preferred connection locations*

**Existing contour you may have available**

Council is better placed to provide this as a shapefile. Lakes Edge Topography attachment

**Copies of sewer and water main designs for the adjoining development.**

These are not readily provided, please provide a concept and send it to Wannon Water for review

**Details of any requirements in respect to integrated water management**

Compliance with requirements of 56.07 of the planning scheme to reduce potable water usage, improve management and quality of stormwater and reduce flood impacts.

Post development stormwater flows will ideally be retarded by a variety of IWM aspects including rain gardens, detention basins, increased site permeability and drought tolerant native landscaping that reduce the discharge to pre-development rates.

Design plans should incorporate water sensitive designs that with the incorporation of native plants can act as wildlife corridors connecting the lake to the surrounding landscape.

**Address** PO BOX 1158 Warrnambool VIC 3280 **Email** info@wannonwater.com.au
**Phone** 1300 926 666 **DX** 28029
**wannonwater.com.au**
ABN 94 007 404 851

| Measure / Design Strategy | Stormwater Quality | Stormwater Quantity | Potable Water Reduction / Substitution |
|---|---|---|---|
| Water efficient fixtures and appliances | Not applicable | Not applicable | Highly Applicable |
| Drought tolerant landscaping | Not Applicable | Not Applicable | Highly Applicable |
| Rainwater harvesting | Highly Applicable | Highly Applicable | Highly Applicable |
| Gardens beds & swales | Highly Applicable | Highly Applicable | Moderately Applicable |
| Permeable paving | Moderately Applicable | Moderately Applicable | Not Applicable |
| Raingardens | Highly Applicable | Highly Applicable | Moderately Applicable |
| Green walls and roofs | Moderately Applicable | Moderately Applicable | Not Applicable |
| Greywater | Not applicable | Not applicable | Moderately Applicable |
| Reticulated recycled water | Not applicable | Not applicable | Moderately Applicable |

**Details of any stormwater requirements in respect to Lake Hamilton if Wannon Water is a stakeholder**

At a minimum compliance with the Best Practice reductions for Water Quality

80% reduction in Suspended solids (SS)

45% reduction in total nitrogen (TN)

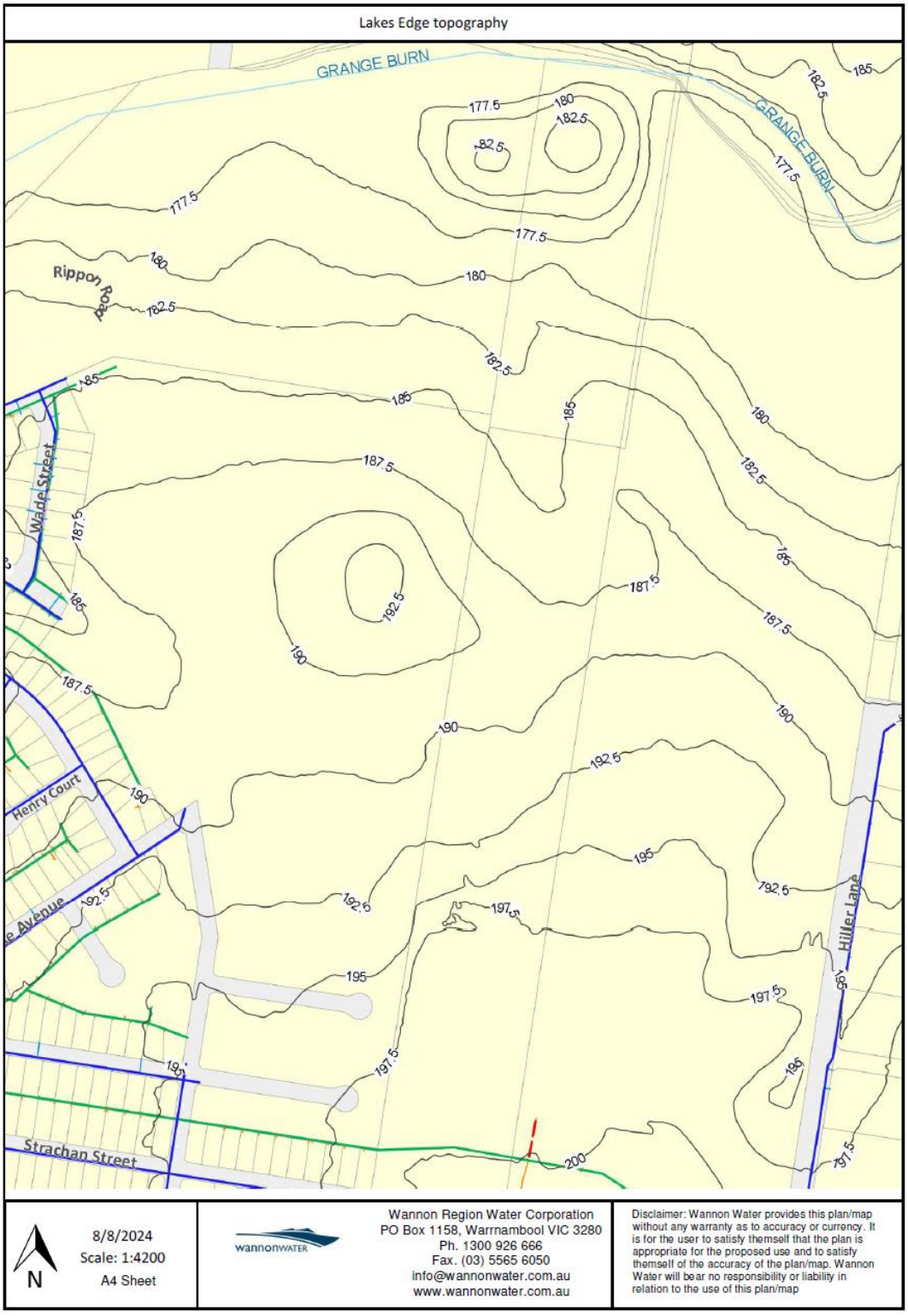
45% reduction in total phosphorus (TP)

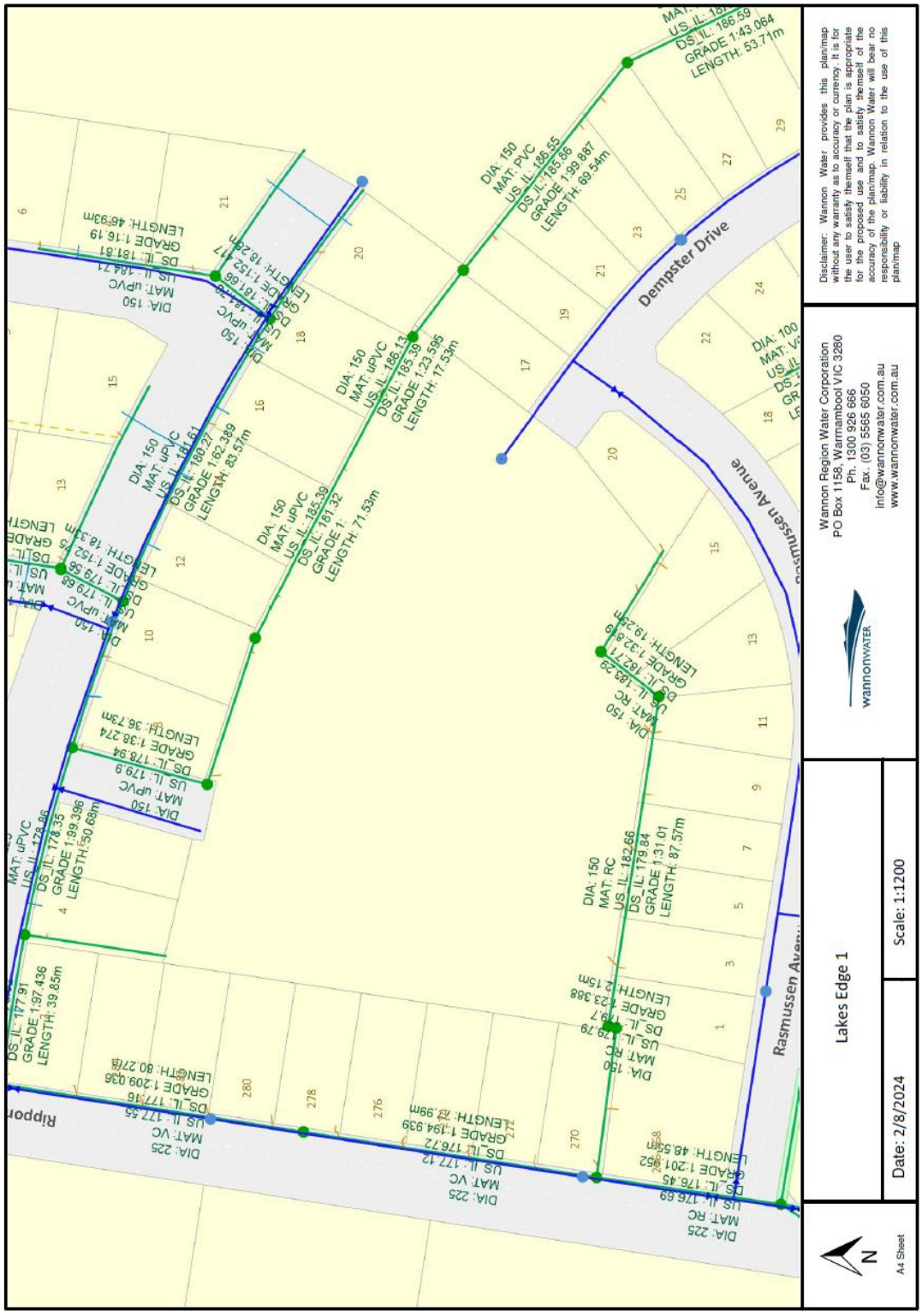
70% reduction in gross pollutants (GP)

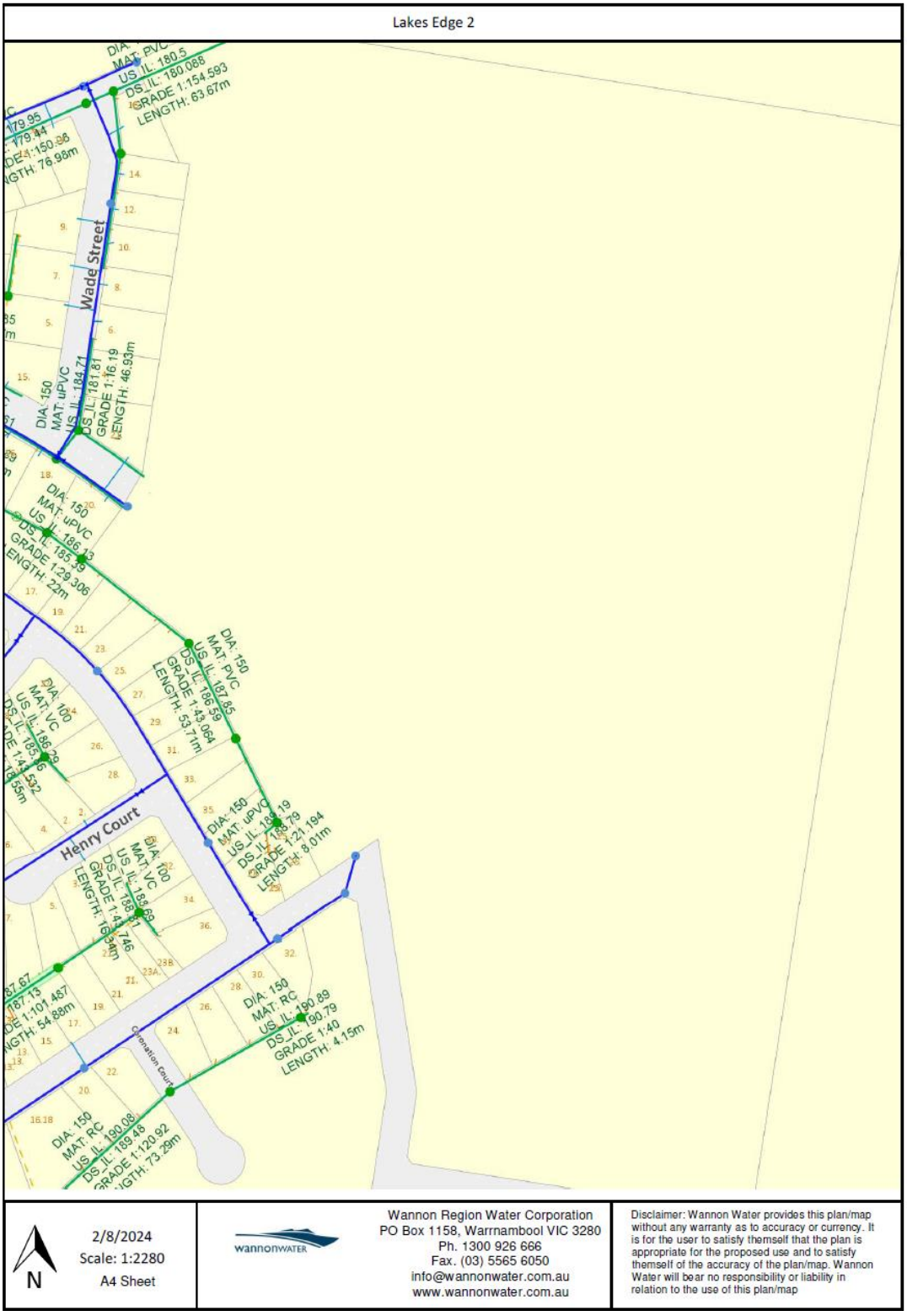
**Details of a point of contact for us at Wannon Water throughout the land development process**

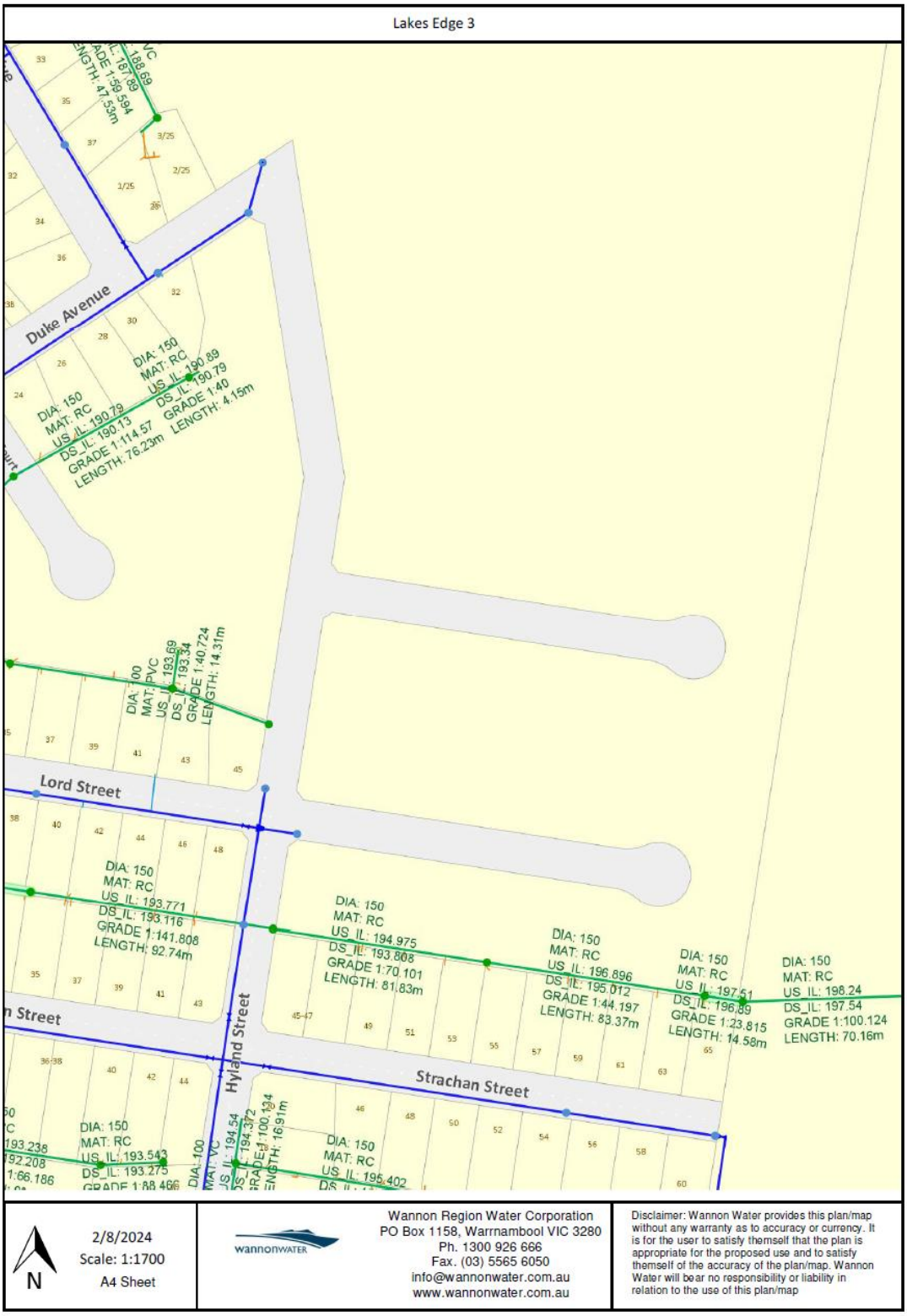
Development Services via info@wannonwater.com.au

**Address** PO BOX 1158 Warrnambool VIC 3280 **Email** info@wannonwater.com.au
**Phone** 1300 926 666 **DX** 28029
**wannonwater.com.au**
ABN 94 007 404 851


Lakes Edge topography
GRANGE BURN
GRANGE BURN
Rippon Road
Wade Street
Henry Court
Hiller Lane
Strachan Street
177.5
180
182.5
185
187.5
190
192.5
195
197.5
200
N
8/8/2024
Scale: 1:4200
A4 Sheet
wannonWATER
Wannon Region Water Corporation
PO Box 1158, Warrnambool VIC 3280
Ph. 1300 926 666
Fax. (03) 5565 6050
info@wannonwater.com.au
www.wannonwater.com.au
Disclaimer: Wannon Water provides this plan/map without any warranty as to accuracy or currency. It is for the user to satisfy themself that the plan is appropriate for the proposed use and to satisfy themself of the accuracy of the plan/map. Wannon Water will bear no responsibility or liability in relation to the use of this plan/map


Dempster Drive
Rasmussen Avenue
Rasmussen Avenue
Disclaimer: Wannon Water provides this plan/map without any warranty as to accuracy or currency. It is for the user to satisfy themself that the plan is appropriate for the proposed use and to satisfy themself of the accuracy of the plan/map. Wannon Water will bear no responsibility or liability in relation to the use of this plan/map
Wannon Region Water Corporation
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Fax: (03) 5565 6050
info@wannonwater.com.au
www.wannonwater.com.au
wannonWATER
Lakes Edge 1
Scale: 1:1200
Date: 2/8/2024
N
A4 Sheet


Lakes Edge 2
Wade Street
Henry Court
Coronation Court
DIA: 150
MAT: PVC
US_IL: 180.5
DS_IL: 180.088
GRADE 1:154.593
LENGTH: 63.67m
DIA: 150
MAT: uPVC
US_IL: 184.71
DS_IL: 181.81
GRADE 1:16.19
LENGTH: 46.93m
DIA: 150
MAT: uPVC
US_IL: 186.63
DS_IL: 185.99
GRADE 1:29.306
LENGTH: 22m
DIA: 150
MAT: PVC
US_IL: 187.85
DS_IL: 186.59
GRADE 1:43.064
LENGTH: 53.71m
DIA: 100
MAT: VC
US_IL: 186.29
DIA: 150
MAT: uPVC
US_IL: 188.19
DS_IL: 187.79
GRADE 1:21.194
LENGTH: 8.01m
DIA: 100
MAT: VC
DIA: 150
MAT: RC
US_IL: 190.89
DS_IL: 190.79
GRADE 1:40
LENGTH: 4.15m
DIA: 150
MAT: RC
US_IL: 190.08
DS_IL: 189.46
GRADE 1:120.92
LENGTH: 73.29m
N
2/8/2024
Scale: 1:2280
A4 Sheet
wannonwater
Wannon Region Water Corporation
PO Box 1158, Warrnambool VIC 3280
Ph. 1300 926 666
Fax. (03) 5565 6050
info@wannonwater.com.au
www.wannonwater.com.au
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Lakes Edge 3
Duke Avenue
Lord Street
Hyland Street
Strachan Street
DIA: 150
MAT: RC
US_IL: 190.89
DS_IL: 190.79
GRADE 1:40
LENGTH: 4.15m
DIA: 150
MAT: RC
US_IL: 190.79
DS_IL: 190.13
GRADE 1:114.57
LENGTH: 76.23m
DIA: 100
MAT: PVC
US_IL: 193.69
DS_IL: 193.34
GRADE 1:40.724
LENGTH: 14.31m
DIA: 150
MAT: RC
US_IL: 193.771
DS_IL: 193.116
GRADE 1:141.808
LENGTH: 92.74m
DIA: 150
MAT: RC
US_IL: 194.975
DS_IL: 193.808
GRADE 1:70.101
LENGTH: 81.83m
DIA: 150
MAT: RC
US_IL: 196.896
DS_IL: 195.012
GRADE 1:44.197
LENGTH: 83.37m
DIA: 150
MAT: RC
US_IL: 197.51
DS_IL: 196.89
GRADE 1:23.815
LENGTH: 14.58m
DIA: 150
MAT: RC
US_IL: 198.24
DS_IL: 197.54
GRADE 1:100.124
LENGTH: 70.16m
DIA: 150
MAT: RC
US_IL: 193.543
DS_IL: 193.275
DIA: 150
MAT: RC
US_IL: 195.402
DIA: 100
MAT: VC
N
2/8/2024
Scale: 1:1700
A4 Sheet
wannonwater
Wannon Region Water Corporation
PO Box 1158, Warrnambool VIC 3280
Ph. 1300 926 666
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# APPENDIX D– PLANNING SCHEME ORDINANCE

**SOUTHERN GRAMPIANS PLANNING SCHEME**

## 56.07 INTEGRATED WATER MANAGEMENT

29/10/2015
VC101

### 56.07-1 Drinking water supply objectives

09/10/2006
VC42

To reduce the use of drinking water.

To provide an adequate, cost-effective supply of drinking water.

**Standard C22**

The supply of drinking water must be:

- Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority.
- Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority.

### 56.07-2 Reused and recycled water objective

20/03/2023
VC229

To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.

**Standard C23**

Reused and recycled water supply systems must be:

- Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Health.
- Provided to the boundary of all lots in the subdivision where required by the relevant water authority.

### 56.07-3 Waste water management objective

01/07/2021
VC203

To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.

**Standard C24**

Waste water systems must be:

- Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority.
- Consistent with a domestic waste water management plan adopted by the relevant council.

Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.

### 56.07-4 Stormwater management objectives

26/10/2018
VC154

To minimise damage to properties and inconvenience to residents from stormwater.

To ensure that the street operates adequately during major storm events and provides for public safety.

To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.

To encourage stormwater management that maximises the retention and reuse of stormwater.

To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.

Page 986 of 1212

**SOUTHERN GRAMPIANS PLANNING SCHEME**

**Standard C25**

The stormwater management system must be:

- Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority.
- Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of stormwater is proposed.
- Designed to meet the current best practice performance objectives for stormwater quality as contained in the *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999).
- Designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts.
- Designed to contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design.

For all storm events up to and including the 20% Average Exceedence Probability (AEP) standard:

- Stormwater flows should be contained within the drainage system to the requirements of the relevant authority.
- Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall.

For storm events greater than 20% AEP and up to and including 1% AEP standard:

- Provision must be made for the safe and effective passage of stormwater flows.
- All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority.
- Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria $d_a V_{ave} < 0.35\ m^2/s$ (where, $d_a$ = average depth in metres and $V_{ave}$ = average velocity in metres per second).

The design of the local drainage network should:

- Ensure stormwater is retarded to a standard required by the responsible drainage authority.
- Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, stormwater should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge.
- Ensure that inlet and outlet structures take into account the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overland flow in a safe and predetermined manner.
- Include water sensitive urban design features to manage stormwater in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs.

Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.

# Appendix E – Computations

| | |
|---|---|
| **Location:** | **Hamilton** |
| **Date Issued:** | **8/09/2025** |

**Project Details**

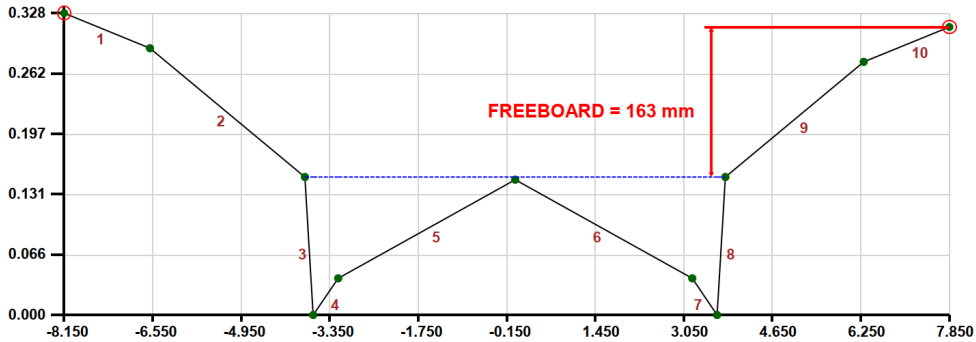
| | |
|---|---|
| **Project:** | Handbury Boulevard SWMS |
| **Stage:** | Overall |
| **Job No.** | 24678 |
| **Designer:** | MIO |
| **Date:** | 809/2025 |
| **Address:** | 22 Handbury Boulevard, Hamilton |

| **22 Handbury Boulevard, Hamilton** | | | | | | | | | **Notes** |
|---|---|---|---|---|---|---|---|---|---|
| Catchment Name | Catchment A | External catchment Monvae College | Catchment B | Catchment C | Node A-A ** | Node B-B ** | Node C-C ** | Catchment D | Catchment Name |
| Area (ha) | 3.100 | 6.210 | 4.850 | 9.700 | 3.721 | 8.571 | 18.271 | 1.450 | Catchment Area |
| $T_i$ (min) | 5 | 0 | 5 | 5 | 5 | 5 | 5 | 5 | Initial Time of Concentration |
| Flow Length (m) | 305 | 570 | 430 | 720 | 305 | 430 | 720 | 260 | Longest Flow Path Length |
| Est. Pipe Velocity (m/s) | 1.5 | 0.12 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 2 | Estimated Velocity in Pipe |
| Est. Overland Velocity (m/s) | 0.75 | 0.12 | 0.75 | 0.75 | 0.75 | 0.75 | 0.75 | 0.75 | Estimated Velocity Overland |
| $T_p$ (min) | 3.4 | 80.0 | 4.8 | 8.0 | 3.4 | 4.8 | 8.0 | 2.2 | Flow Length / Pipe Velocity / 60 sec. |
| $T_o$ (min) | 6.8 | 58.0 | 9.6 | 16.0 | 6.8 | 9.6 | 16.0 | 5.8 | Flow Length / Overland Vel / 60 sec. |
| **$Q_{99\%}$ $T_c$ (min)** | **8.4** | **58.0** | **9.8** | **13.0** | **8.4** | **9.8** | **13.0** | **7.2** | **$T_c = T_i + T_p$** |
| **$Q_{1\%}$ $T_c$ (min)** | **11.8** | **58.0** | **14.6** | **21.0** | **11.8** | **14.6** | **21.0** | **10.8** | **$T_c = T_i + T_o$** |
| Fraction Impervious | 0.75 | 0.35 | 0.75 | 0.75 | 0.75 | 0.75 | 0.75 | 0.75 | Fraction Imprevious = f |
| $^{10\%}I_1$ (mm/hr) | 24.299 | 24.299 | 24.299 | 24.299 | 24.299 | 24.299 | 24.299 | 24.299 | Taken from BOM Rainfall Data |
| $C'_{10}$ | 0.091 | 0.091 | 0.091 | 0.091 | 0.091 | 0.091 | 0.091 | 0.091 | $C'_{10} = 0.1 + 0.0133(^{10}I_1 - 25)$ |
| $C_{10\%}$ | 0.750 | 0.350 | 0.750 | 0.750 | 0.750 | 0.750 | 0.750 | 0.750 | IDM adopt same Cr for all AEPs |
| $C_{4EY}$ | 0.750 | 0.350 | 0.750 | 0.750 | 0.750 | 0.750 | 0.750 | 0.750 | IDM adopt same Cr for all AEPs |
| $C_{50\%}$ | 0.750 | 0.350 | 0.750 | 0.750 | 0.750 | 0.750 | 0.750 | 0.750 | IDM adopt same Cr for all AEPs |
| $C_{20\%}$ | 0.750 | 0.350 | 0.750 | 0.750 | 0.750 | 0.750 | 0.750 | 0.750 | IDM adopt same Cr for all AEPs |
| $C_{5\%}$ | 0.750 | 0.350 | 0.750 | 0.750 | 0.750 | 0.750 | 0.750 | 0.750 | IDM adopt same Cr for all AEPs |
| $C_{2\%}$ | 0.750 | 0.350 | 0.750 | 0.750 | 0.750 | 0.750 | 0.750 | 0.750 | IDM adopt same Cr for all AEPs |
| $C_{1\%}$ | 0.750 | 0.350 | 0.750 | 0.750 | 0.750 | 0.750 | 0.750 | 0.750 | IDM adopt same Cr for all AEPs |
| $I_{4EY}$ (mm/hr) | 24.167 | 8.671 | 22.562 | 19.713 | 24.167 | 22.562 | 19.713 | 25.855 | Taken from BOM Rainfall Data |
| $I_{50\%}$ (mm/hr) | 45.685 | 14.665 | 42.372 | 36.531 | 45.685 | 42.372 | 36.531 | 49.189 | Taken from BOM Rainfall Data |
| $I_{20\%}$ (mm/hr) | 45.723 | 20.477 | 48.296 | 39.108 | 54.149 | 48.296 | 39.108 | 56.704 | Taken from BOM Rainfall Data |
| $I_{10\%}$ (mm/hr) | 78.212 | 24.858 | 72.611 | 62.640 | 78.212 | 72.611 | 62.640 | 84.087 | Taken from BOM Rainfall Data |
| $I_{5\%}$ (mm/hr) | 78.693 | 29.509 | 70.190 | 56.764 | 78.693 | 70.190 | 56.764 | 82.390 | Taken from BOM Rainfall Data |
| $I_{2\%}$ (mm/hr) | 97.216 | 36.259 | 86.725 | 70.087 | 97.216 | 86.725 | 70.087 | 101.761 | Taken from BOM Rainfall Data |
| $I_{1\%}$ (mm/hr) | 112.882 | 41.901 | 100.711 | 81.333 | 112.882 | 100.711 | 81.333 | 118.140 | Taken from BOM Rainfall Data |
| $Q_{4EY}$ ($m^3/s$) | 0.156 | 0.052 | 0.228 | 0.398 | 0.171 | 0.387 | 0.737 | 0.065 | $Q_{4EY} = C_{4EY} I_{4EY} A / 360$ |
| $Q_{50\%}$ ($m^3/s$) | 0.295 | 0.089 | 0.428 | 0.738 | 0.323 | 0.727 | 1.365 | 0.123 | $Q_{50\%} = C_{50\%} I_{50\%} A / 360$ |
| $Q_{20\%}$ ($m^3/s$) | 0.295 | 0.124 | 0.488 | 0.790 | 0.382 | 0.829 | 1.462 | 0.142 | $Q_{20\%} = C_{20\%} I_{20\%} A / 360$ |
| $Q_{10\%}$ ($m^3/s$) | 0.505 | 0.150 | 0.734 | 1.266 | 0.552 | 1.246 | 2.341 | 0.210 | $Q_{10\%} = C_{10\%} I_{10\%} A / 360$ |
| $Q_{5\%}$ ($m^3/s$) | 0.508 | 0.178 | 0.709 | 1.147 | 0.556 | 1.205 | 2.122 | 0.206 | $Q_{5\%} = C_{5\%} I_{5\%} A / 360$ |
| $Q_{2\%}$ ($m^3/s$) | 0.628 | 0.219 | 0.876 | 1.416 | 0.687 | 1.489 | 2.619 | 0.254 | $Q_{2\%} = C_{2\%} I_{2\%} A / 360$ |
| $Q_{1\%}$ ($m^3/s$) | 0.729 | 0.253 | 1.018 | 1.644 | 0.797 | 1.729 | 3.040 | 0.295 | $Q_{1\%} = C_{1\%} I_{1\%} A / 360$ |
| **$Q_{GAP}$ ($m^3/s$)** | **0.434** | **0.164** | **0.589** | **0.905** | **0.415** | **0.900** | **1.674** | **0.154** | **$Q_{GAP}$** |

** DENOTES CATCHMENT BASED ON PARTIAL AREAS

PROJECT: Handbury Boulevard Hamilton
Section A-A
Print-out date: 08/09/2025 - Time: 7:29
Data File: C:\Temp\24678 - Hamilton\20250908 SWMS\comps\Section A-A.dat

## 1. CROSS-SECTION




## 2. DISCHARGE INFORMATION

1% AEP storm event
Section A-A

Required overland / channel / watercourse discharge = 0.415 cumecs (the cross-section cannot carry this discharge)

## 3. RESULTS Water surface elevation = 0.150 m

High Flow Channel grade = 1 in 200, Main Channel / Low Flow Channel grade = 1 in 200.

| | LEFT OVERBANK | MAIN CHANNEL | RIGHT OVERBANK | TOTAL CROSS-SECTION |
|---|---|---|---|---|
| Discharge (cumecs): | 0.000 | 0.406 | 0.000 | 0.406 |
| D(Max) = Max. Depth (m): | 0.000 | 0.150 | 0.000 | 0.150 |
| D(Ave) = Ave. Depth (m): | 0.000 | 0.066 | 0.000 | 0.066 |
| V = Ave. Velocity (m/s): | 0.000 | 0.811 | 0.000 | 0.811 |
| D(Max) x V (cumecs/m): | 0.000 | 0.122 | 0.000 | 0.122 |
| D(Ave) x V (cumecs/m): | 0.000 | 0.053 | 0.000 | 0.053 |
| Froude Number: | 0.000 | 1.008 | 0.000 | 1.008 |
| Area (m^2): | 0.000 | 0.501 | 0.000 | 0.501 |
| Wetted Perimeter (m): | 0.000 | 7.731 | 0.000 | 7.731 |
| Flow Width (m): | 0.000 | 7.600 | 0.000 | 7.600 |
| Hydraulic Radius (m): | 0.000 | 0.065 | 0.000 | 0.065 |
| Composite Manning's n: | 0.000 | 0.014 | 0.000 | 0.014 |
| Split Flow? | - | - | - | No |

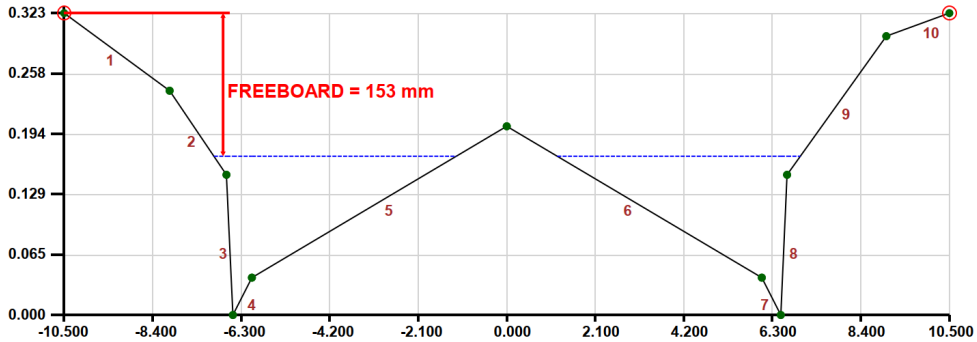
## 4. CROSS-SECTION DATA

| | LEFT HAND POINT | | RIGHT HAND POINT | | |
|---|---|---|---|---|---|
| SEGMENT NO. | CHAINAGE (m) | R.L. (m) | CHAINAGE (m) | R.L. (m) | MANNING'S N |
| 1 | -8.150 | 0.328 | -6.600 | 0.290 | 0.013 |
| 2 | -6.600 | 0.290 | -3.800 | 0.150 | 0.035 |
| 3 | -3.800 | 0.150 | -3.650 | 0.000 | 0.013 |
| 4 | -3.650 | 0.000 | -3.200 | 0.040 | 0.013 |
| 5 | -3.200 | 0.040 | 0.000 | 0.147 | 0.013 |
| 6 | 0.000 | 0.147 | 3.200 | 0.040 | 0.013 |
| 7 | 3.200 | 0.040 | 3.650 | 0.000 | 0.013 |
| 8 | 3.650 | 0.000 | 3.800 | 0.150 | 0.035 |
| 9 | 3.800 | 0.150 | 6.300 | 0.275 | 0.035 |
| 10 | 6.300 | 0.275 | 7.850 | 0.313 | 0.013 |

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This copy is Licenced to: Taylors DS (Notting Hill)

PROJECT: Handbury Boulevard Hamilton
Section B-B
Print-out date: 08/09/2025 - Time: 8:05
Data File: C:\Temp\24678 - Hamilton\20250908 SWMS\comps\Section B-B.dat

## 1. CROSS-SECTION




## 2. DISCHARGE INFORMATION

1% AEP storm event
Section B-B

Required overland / channel / watercourse discharge = 0.9 cumecs

## 3. RESULTS Water surface elevation = 0.170 m

High Flow Channel grade = 1 in 80, Main Channel / Low Flow Channel grade = 1 in 80.

| | LEFT OVERBANK | MAIN CHANNEL | RIGHT OVERBANK | TOTAL CROSS-SECTION |
|---|---|---|---|---|
| Discharge (cumecs): | 0.000 | 0.961 | 0.000 | 0.961 |
| D(Max) = Max. Depth (m): | 0.000 | 0.170 | 0.000 | 0.170 |
| D(Ave) = Ave. Depth (m): | 0.000 | 0.069 | 0.000 | 0.069 |
| V = Ave. Velocity (m/s): | 0.000 | 1.200 | 0.000 | 1.200 |
| D(Max) x V (cumecs/m): | 0.000 | 0.204 | 0.000 | 0.204 |
| D(Ave) x V (cumecs/m): | 0.000 | 0.083 | 0.000 | 0.083 |
| Froude Number: | 0.000 | 1.453 | 0.000 | N/A |
| Area (m^2): | 0.000 | 0.801 | 0.000 | 0.801 |
| Wetted Perimeter (m): | 0.000 | 11.659 | 0.000 | 11.659 |
| Flow Width (m): | 0.000 | 11.527 | 0.000 | 11.527 |
| Hydraulic Radius (m): | 0.000 | 0.069 | 0.000 | 0.069 |
| Composite Manning's n: | 0.000 | 0.016 | 0.000 | N/A |
| Split Flow? | - | - | - | Yes |

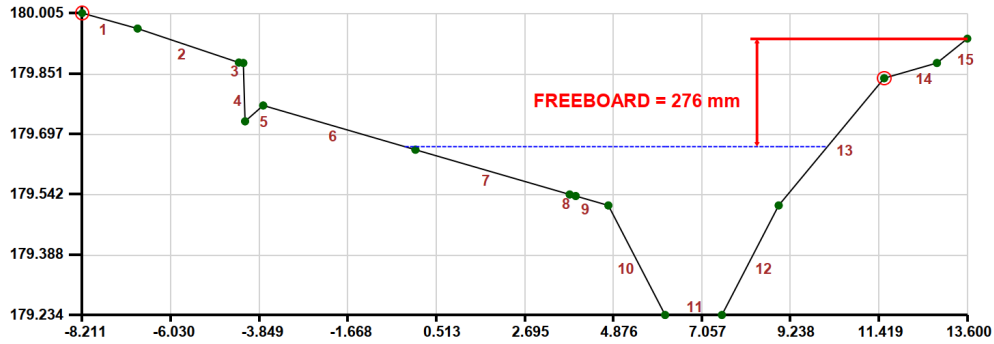
## 4. CROSS-SECTION DATA

| | LEFT HAND POINT | | RIGHT HAND POINT | | |
|---|---|---|---|---|---|
| SEGMENT NO. | CHAINAGE (m) | R.L. (m) | CHAINAGE (m) | R.L. (m) | MANNING'S N |
| 1 | -10.500 | 0.323 | -8.000 | 0.240 | 0.013 |
| 2 | -8.000 | 0.240 | -6.650 | 0.150 | 0.035 |
| 3 | -6.650 | 0.150 | -6.500 | 0.000 | 0.013 |
| 4 | -6.500 | 0.000 | -6.050 | 0.040 | 0.013 |
| 5 | -6.050 | 0.040 | 0.000 | 0.202 | 0.013 |
| 6 | 0.000 | 0.202 | 6.050 | 0.040 | 0.013 |
| 7 | 6.050 | 0.040 | 6.500 | 0.000 | 0.013 |
| 8 | 6.500 | 0.000 | 6.650 | 0.150 | 0.035 |
| 9 | 6.650 | 0.150 | 9.000 | 0.298 | 0.035 |
| 10 | 9.000 | 0.298 | 10.500 | 0.323 | 0.013 |

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PROJECT: Handbury Boulevard Hamilton
Section C-C
Print-out date: 08/09/2025 - Time: 6:41
Data File: C:\Temp\24678 - Hamilton\20250908 SWMS\comps\Section C-C.dat

## 1. CROSS-SECTION




## 2. DISCHARGE INFORMATION

1% AEP storm event
Design discharge after construction of retarding basin

Required overland / channel / watercourse discharge = 1.674 cumecs

## 3. RESULTS Water surface elevation = 179.664 m

High Flow Channel grade = 1 in 77, Main Channel / Low Flow Channel grade = 1 in 77.

| | LEFT OVERBANK | MAIN CHANNEL | RIGHT OVERBANK | TOTAL CROSS-SECTION |
|---|---|---|---|---|
| Discharge (cumecs): | 0.000 | 1.714 | 0.000 | 1.714 |
| D(Max) = Max. Depth (m): | 0.000 | 0.430 | 0.000 | 0.430 |
| D(Ave) = Ave. Depth (m): | 0.000 | 0.181 | 0.000 | 0.181 |
| V = Ave. Velocity (m/s): | 0.000 | 0.911 | 0.000 | 0.911 |
| D(Max) x V (cumecs/m): | 0.000 | 0.392 | 0.000 | 0.392 |
| D(Ave) x V (cumecs/m): | 0.000 | 0.165 | 0.000 | 0.165 |
| Froude Number: | 0.000 | 0.684 | 0.000 | 0.684 |
| Area (m^2): | 0.000 | 1.881 | 0.000 | 1.881 |
| Wetted Perimeter (m): | 0.000 | 10.482 | 0.000 | 10.482 |
| Flow Width (m): | 0.000 | 10.415 | 0.000 | 10.415 |
| Hydraulic Radius (m): | 0.000 | 0.179 | 0.000 | 0.179 |
| Composite Manning's n: | 0.000 | 0.040 | 0.000 | 0.040 |
| Split Flow? | - | - | - | No |

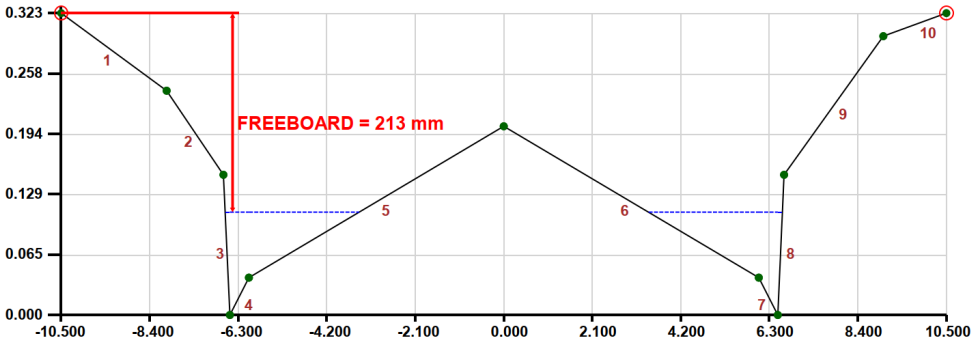
## 4. CROSS-SECTION DATA

| | LEFT HAND POINT | | RIGHT HAND POINT | | |
|---|---|---|---|---|---|
| SEGMENT NO. | CHAINAGE (m) | R.L. (m) | CHAINAGE (m) | R.L. (m) | MANNING'S N |
| 1 | -8.211 | 180.005 | -6.850 | 179.966 | 0.013 |
| 2 | -6.850 | 179.966 | -4.350 | 179.879 | 0.035 |
| 3 | -4.350 | 179.879 | -4.240 | 179.878 | 0.013 |
| 4 | -4.240 | 179.878 | -4.200 | 179.729 | 0.013 |
| 5 | -4.200 | 179.729 | -3.750 | 179.769 | 0.013 |
| 6 | -3.750 | 179.769 | 0.000 | 179.656 | 0.015 |
| 7 | 0.000 | 179.656 | 3.800 | 179.542 | 0.015 |
| 8 | 3.800 | 179.542 | 3.950 | 179.538 | 0.013 |
| 9 | 3.950 | 179.538 | 4.750 | 179.514 | 0.050 |
| 10 | 4.750 | 179.514 | 6.150 | 179.234 | 0.050 |
| 11 | 6.150 | 179.234 | 7.550 | 179.234 | 0.050 |
| 12 | 7.550 | 179.234 | 8.950 | 179.514 | 0.050 |
| 13 | 8.950 | 179.514 | 11.550 | 179.839 | 0.050 |
| 14 | 11.550 | 179.839 | 12.850 | 179.878 | 0.035 |

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PROJECT: Handbury Boulevard Hamilton
Section D-D
Print-out date: 08/09/2025 - Time: 8:48
Data File: C:\Temp\24678 - Hamilton\20250908 SWMS\comps\Section D-D.dat

## 1. CROSS-SECTION




## 2. DISCHARGE INFORMATION

1% AEP storm event
Section D-D

Required overland / channel / watercourse discharge = 0.154 cumecs

## 3. RESULTS Water surface elevation = 0.110 m

High Flow Channel grade = 1 in 150, Main Channel / Low Flow Channel grade = 1 in 150.

| | LEFT OVERBANK | MAIN CHANNEL | RIGHT OVERBANK | TOTAL CROSS-SECTION |
|---|---|---|---|---|
| Discharge (cumecs): | 0.000 | 0.198 | 0.000 | 0.198 |
| D(Max) = Max. Depth (m): | 0.000 | 0.110 | 0.000 | 0.110 |
| D(Ave) = Ave. Depth (m): | 0.000 | 0.043 | 0.000 | 0.043 |
| V = Ave. Velocity (m/s): | 0.000 | 0.717 | 0.000 | 0.717 |
| D(Max) x V (cumecs/m): | 0.000 | 0.079 | 0.000 | 0.079 |
| D(Ave) x V (cumecs/m): | 0.000 | 0.031 | 0.000 | 0.031 |
| Froude Number: | 0.000 | 1.097 | 0.000 | N/A |
| Area (m^2): | 0.000 | 0.276 | 0.000 | 0.276 |
| Wetted Perimeter (m): | 0.000 | 6.445 | 0.000 | 6.445 |
| Flow Width (m): | 0.000 | 6.348 | 0.000 | 6.348 |
| Hydraulic Radius (m): | 0.000 | 0.043 | 0.000 | 0.043 |
| Composite Manning's n: | 0.000 | 0.014 | 0.000 | N/A |
| Split Flow? | - | - | - | Yes |

## 4. CROSS-SECTION DATA

| | LEFT HAND POINT | | RIGHT HAND POINT | | |
|---|---|---|---|---|---|
| SEGMENT NO. | CHAINAGE (m) | R.L. (m) | CHAINAGE (m) | R.L. (m) | MANNING'S N |
| 1 | -10.500 | 0.323 | -8.000 | 0.240 | 0.013 |
| 2 | -8.000 | 0.240 | -6.650 | 0.150 | 0.035 |
| 3 | -6.650 | 0.150 | -6.500 | 0.000 | 0.013 |
| 4 | -6.500 | 0.000 | -6.050 | 0.040 | 0.013 |
| 5 | -6.050 | 0.040 | 0.000 | 0.202 | 0.013 |
| 6 | 0.000 | 0.202 | 6.050 | 0.040 | 0.013 |
| 7 | 6.050 | 0.040 | 6.500 | 0.000 | 0.013 |
| 8 | 6.500 | 0.000 | 6.650 | 0.150 | 0.035 |
| 9 | 6.650 | 0.150 | 9.000 | 0.298 | 0.035 |
| 10 | 9.000 | 0.298 | 10.500 | 0.323 | 0.013 |

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Our Ref: 24678/E
Integrated Drainage and Stormwater Management Plan – Lakes Edge - 22 Handbury Boulevard Hamilton

Form | D1 - Detention - Rational, Boyd's and Gould's | F 1087 Ver 2.0

**BOYDS METHOD**

| | | | | | |
|---|---|---|---|---|---|
| Location | Hamilton | | | | |
| Date Issued | 5/09/2025 | | | | |
| Requested Coords | Latitude | -37.7339 | South | Longitude | 142.046382 East |

| Project Details | |
|---|---|
| Project: | Lakes Edge |
| Stage: | Stage 1 & 2 Temporary RB |
| Job No. | 24678/E |
| Designer: | JOY |
| Date: | 5/09/2025 |
| Address: | Handbury Bvld, Hamilton |

Legend: Data to be entered; Computed Cells; Computed Max

$S_{max} = V_1 (1 - Q_p/I_p)$

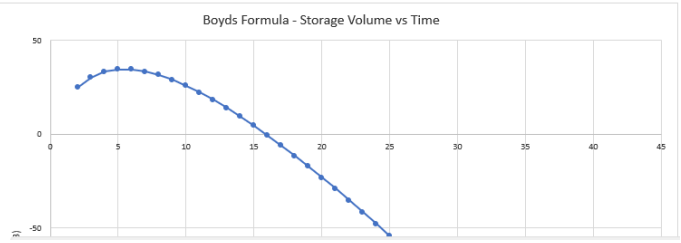
$S_{max}$ = Maximum Volume of temporary Storage ($m^3$)
$V_1$ = Volume of inflow flood ($m^3$)
$I_p$ = Peak discharge of inflow hydrograph ($m^3/s$)
$Q_p$ = Peak discharge of outflow hydrograph ($m^3/s$)

| | | |
|---|---|---|
| Effective Catchment Area ∑CA = | 1.20 | ha |
| Restricted outflow requirement = | 0.154 | $m^3/s$ |
| Storm | 20 | AEP |
| Initial Time | 2 | min |

***Storage Volume Required*** 35 m3 ***Critical Duration*** 5 *min*

**20% AEP**

| Time (min) | 20% AEP Intensity (mm/h) | $I_p$ ($m^3/s$) | $Q_p$ ($m^3/s$) | $V_1$ ($m^3$) | $S_{max}$ ($m^3$) |
|---|---|---|---|---|---|
| 2 | 107.96 | 0.36 | 0.15 | 43 | 25 |
| 3 | 96.24 | 0.32 | 0.15 | 58 | 30 |
| 4 | 87.42 | 0.29 | 0.15 | 70 | 33 |
| **5** | 80.41 | 0.27 | 0.15 | 81 | **35** |
| 6 | 74.64 | 0.25 | 0.15 | 90 | 34 |
| 7 | 69.79 | 0.23 | 0.15 | 98 | 33 |
| 8 | 65.65 | 0.22 | 0.15 | 105 | 32 |
| 9 | 62.06 | 0.21 | 0.15 | 112 | 29 |
| 10 | 58.90 | 0.20 | 0.15 | 118 | 26 |
| 11 | 56.11 | 0.19 | 0.15 | 124 | 22 |
| 12 | 53.62 | 0.18 | 0.15 | 129 | 18 |
| 13 | 51.37 | 0.17 | 0.15 | 134 | 14 |
| 14 | 49.34 | 0.17 | 0.15 | 139 | 9 |
| 15 | 47.50 | 0.16 | 0.15 | 143 | 4 |
| 16 | 45.80 | 0.15 | 0.15 | 147 | -1 |
| 17 | 44.25 | 0.15 | 0.15 | 151 | -6 |
| 18 | 42.82 | 0.14 | 0.15 | 155 | -12 |




**BOYDS METHOD**

| | | | | | |
|---|---|---|---|---|---|
| Location | Hamilton | | | | |
| Date Issued | 5/09/2025 | | | | |
| Requested Coords | Latitude | -37.7339 | South | Longitude | 142.046382 East |

| Project Details | |
|---|---|
| Project: | Lakes Edge |
| Stage: | Stage 1 & 2 Temporary RB |
| Job No. | 24678/E |
| Designer: | JOY |
| Date: | 5/09/2025 |
| Address: | Handbury Bvld, Hamilton |

Legend: Data to be entered; Computed Cells; Computed Max

$S_{max} = V_1 (1 - Q_p/I_p)$

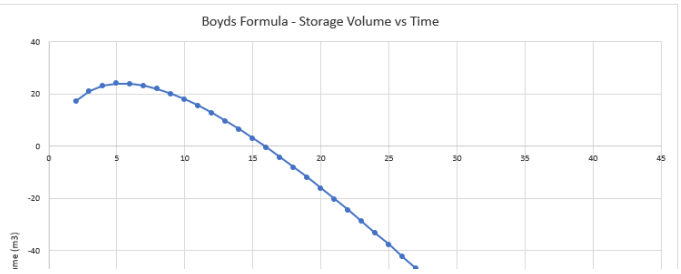
$S_{max}$ = Maximum Volume of temporary Storage ($m^3$)
$V_1$ = Volume of inflow flood ($m^3$)
$I_p$ = Peak discharge of inflow hydrograph ($m^3/s$)
$Q_p$ = Peak discharge of outflow hydrograph ($m^3/s$)

| | | |
|---|---|---|
| Effective Catchment Area ∑CA = | 0.84 | ha |
| Restricted outflow requirement = | 0.107 | $m^3/s$ |
| Storm | 20 | AEP |
| Initial Time | 2 | min |

***Storage Volume Required*** 24 m3 ***Critical Duration*** 5 *min*

**20% AEP**

| Time (min) | 20% AEP Intensity (mm/h) | $I_p$ ($m^3/s$) | $Q_p$ ($m^3/s$) | $V_1$ ($m^3$) | $S_{max}$ ($m^3$) |
|---|---|---|---|---|---|
| 2 | 107.96 | 0.25 | 0.11 | 39 | 17 |
| 3 | 96.24 | 0.22 | 0.11 | 40 | 21 |
| 4 | 87.42 | 0.20 | 0.11 | 49 | 23 |
| **5** | 80.41 | 0.19 | 0.11 | 56 | **24** |
| 6 | 74.64 | 0.17 | 0.11 | 62 | 24 |
| 7 | 69.79 | 0.16 | 0.11 | 68 | 23 |
| 8 | 65.65 | 0.15 | 0.11 | 73 | 22 |
| 9 | 62.06 | 0.14 | 0.11 | 78 | 20 |
| 10 | 58.90 | 0.14 | 0.11 | 82 | 18 |
| 11 | 56.11 | 0.13 | 0.11 | 86 | 15 |
| 12 | 53.62 | 0.12 | 0.11 | 90 | 13 |
| 13 | 51.37 | 0.12 | 0.11 | 93 | 10 |
| 14 | 49.34 | 0.11 | 0.11 | 96 | 6 |
| 15 | 47.50 | 0.11 | 0.11 | 99 | 3 |
| 16 | 45.80 | 0.11 | 0.11 | 102 | -1 |
| 17 | 44.25 | 0.10 | 0.11 | 105 | -4 |
| 18 | 42.82 | 0.10 | 0.11 | 107 | -8 |
| 19 | 41.49 | 0.10 | 0.11 | 110 | -12 |
| 20 | 40.26 | 0.09 | 0.11 | 112 | -16 |



Our Ref: 24678/E
Integrated Drainage and Stormwater Management Plan – Lakes Edge - 22 Handbury Boulevard Hamilton

Form | D1 - Detention - Rational, Boyd's and Gould's | F 1087 Ver 2.0

**BOYDS METHOD**

| | | | | | |
|---|---|---|---|---|---|
| Location | Hamilton | | | | |
| Date Issued | 5/09/2025 | | | | |
| Requested Coords | Latitude | -37.7339 | South | Longitude | 142.046382 East |

**Project Details**

| | |
|---|---|
| **Project:** | Lakes Edge |
| **Stage:** | Stage 1 & 2 Temporary RB |
| **Job No.** | 24678/E |
| **Designer:** | JOY |
| **Date:** | 5/09/2025 |
| **Address:** | Handbury Bvld, Hamilton |

**Legend**

| | |
|---|---|
| | Data to be entered |
| | Computed Cells |
| | Computed Max |

$S_{max} = V_1 (1 - Q_p/I_p)$

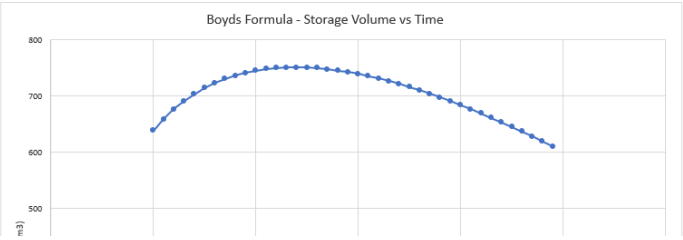
$S_{max}$ = Maximum Volume of temporary Storage ($m^3$)
$V_1$ = Volume of inflow flood ($m^3$)
$I_p$ = Peak discharge of inflow hydrograph ($m^3/s$)
$Q_p$ = Peak discharge of outflow hydrograph ($m^3/s$)

| | | |
|---|---|---|
| Effective Catchment Area ∑CA = | 8.58 | ha |
| Restricted outflow requirement = | 0.338 | $m^3/s$ |
| Storm | 20 | AEP |
| Initial Time | 10 | min |

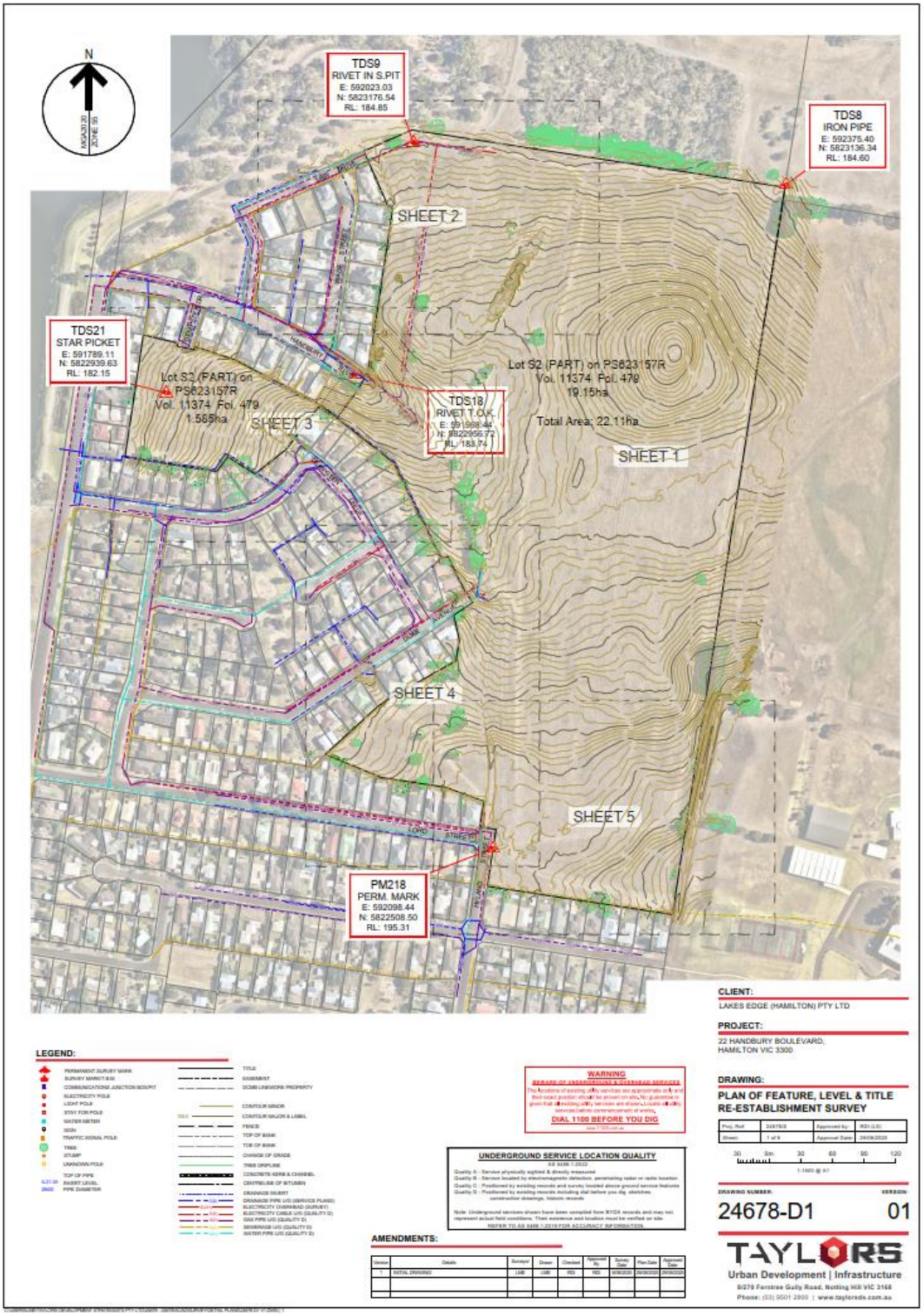
***Storage Volume Required*** 751 m3 ***Critical Duration*** 24 *min*

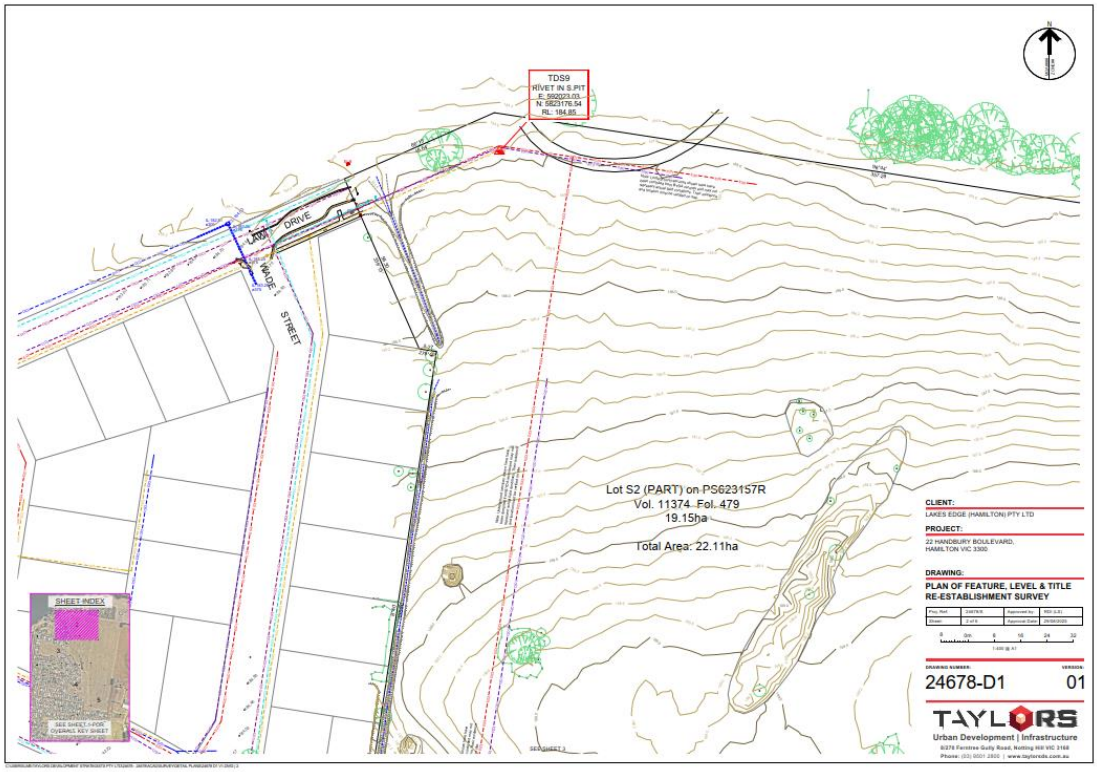
| Time (min) | 20% AEP Intensity (mm/h) | $I_p$ ($m^3/s$) | $Q_p$ ($m^3/s$) | $V_1$ ($m^3$) | $S_{max}$ ($m^3$) |
|---|---|---|---|---|---|
| 10 | 58.90 | 1.40 | 0.34 | 842 | 639 |
| 11 | 56.11 | 1.34 | 0.34 | 882 | 659 |
| 12 | 53.62 | 1.28 | 0.34 | 920 | 676 |
| 13 | 51.37 | 1.22 | 0.34 | 955 | 691 |
| 14 | 49.34 | 1.18 | 0.34 | 987 | 704 |
| 15 | 47.50 | 1.13 | 0.34 | 1018 | 714 |
| 16 | 45.80 | 1.09 | 0.34 | 1048 | 723 |
| 17 | 44.25 | 1.05 | 0.34 | 1075 | 731 |
| 18 | 42.82 | 1.02 | 0.34 | 1102 | 737 |
| 19 | 41.49 | 0.99 | 0.34 | 1127 | 742 |
| 20 | 40.26 | 0.96 | 0.34 | 1151 | 745 |
| 21 | 39.11 | 0.93 | 0.34 | 1174 | 748 |
| 22 | 38.03 | 0.91 | 0.34 | 1196 | 750 |
| 23 | 37.03 | 0.88 | 0.34 | 1217 | 751 |
| **24** | 36.08 | 0.86 | 0.34 | 1238 | **751** |
| 25 | 35.20 | 0.84 | 0.34 | 1258 | 751 |
| 26 | 34.36 | 0.82 | 0.34 | 1277 | 750 |

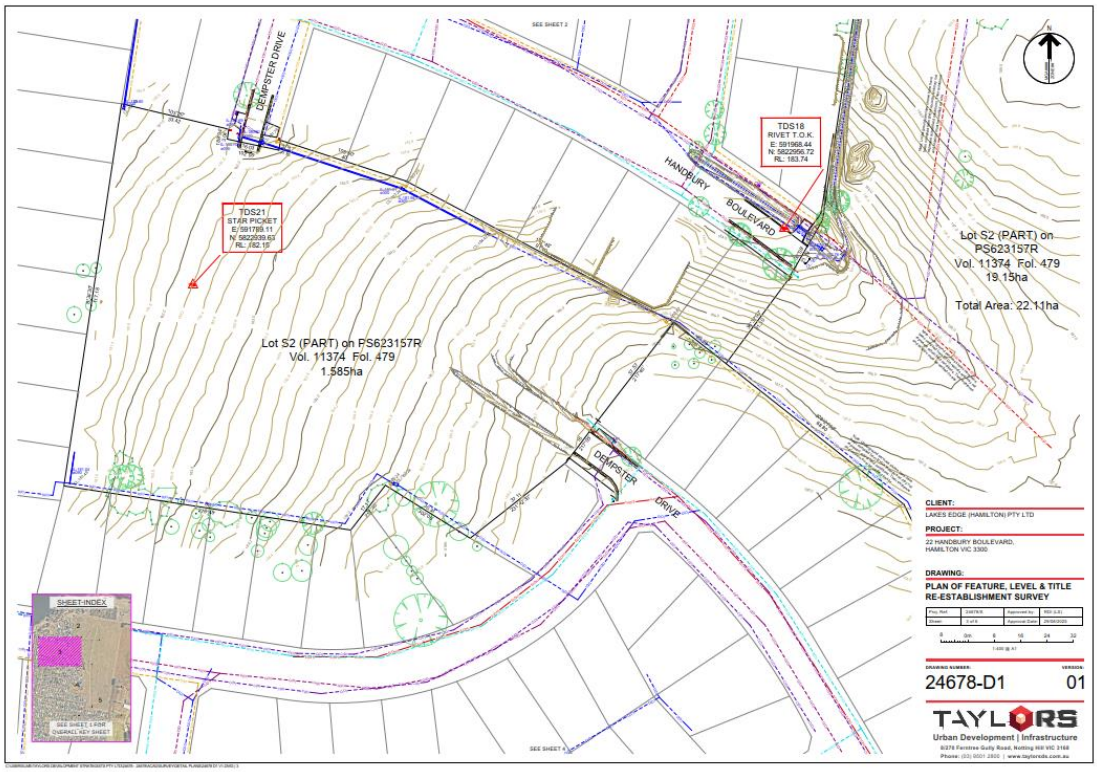
**20% AEP**

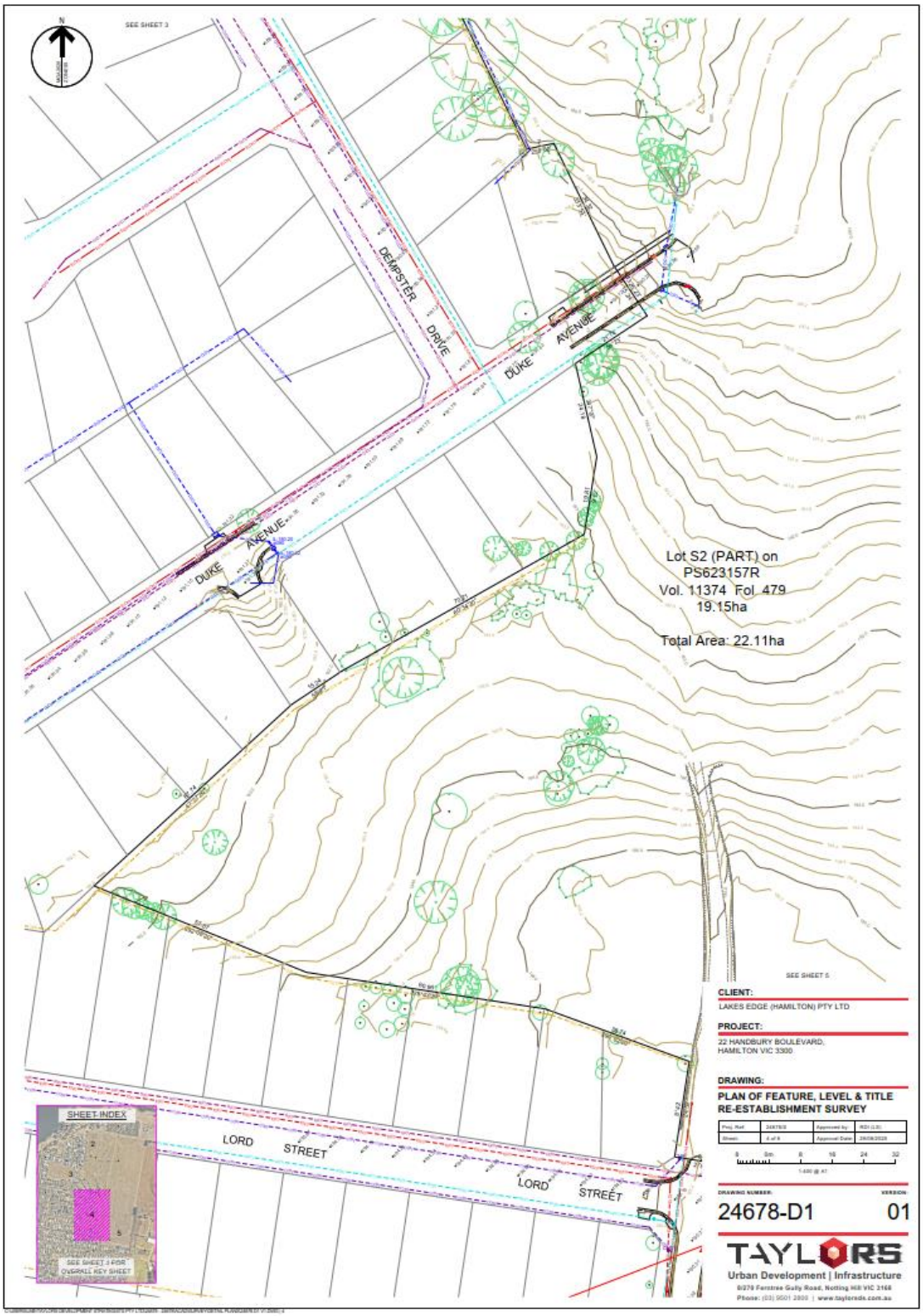


## Appendix F – Survey Plan

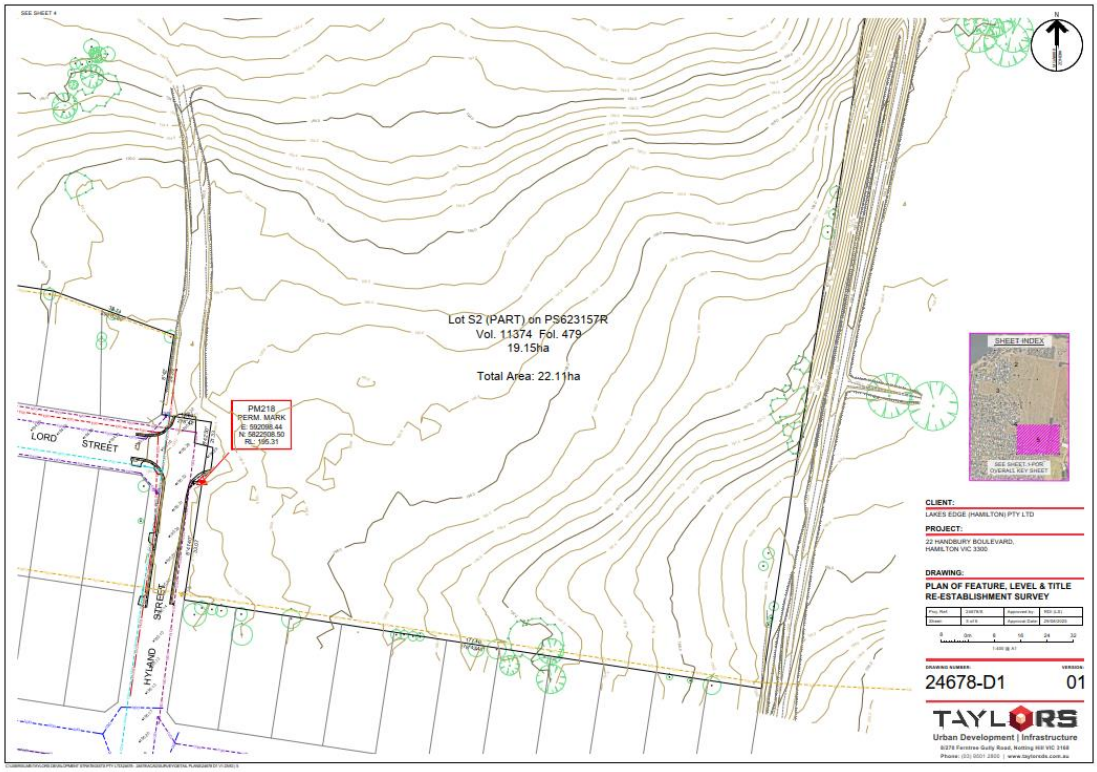


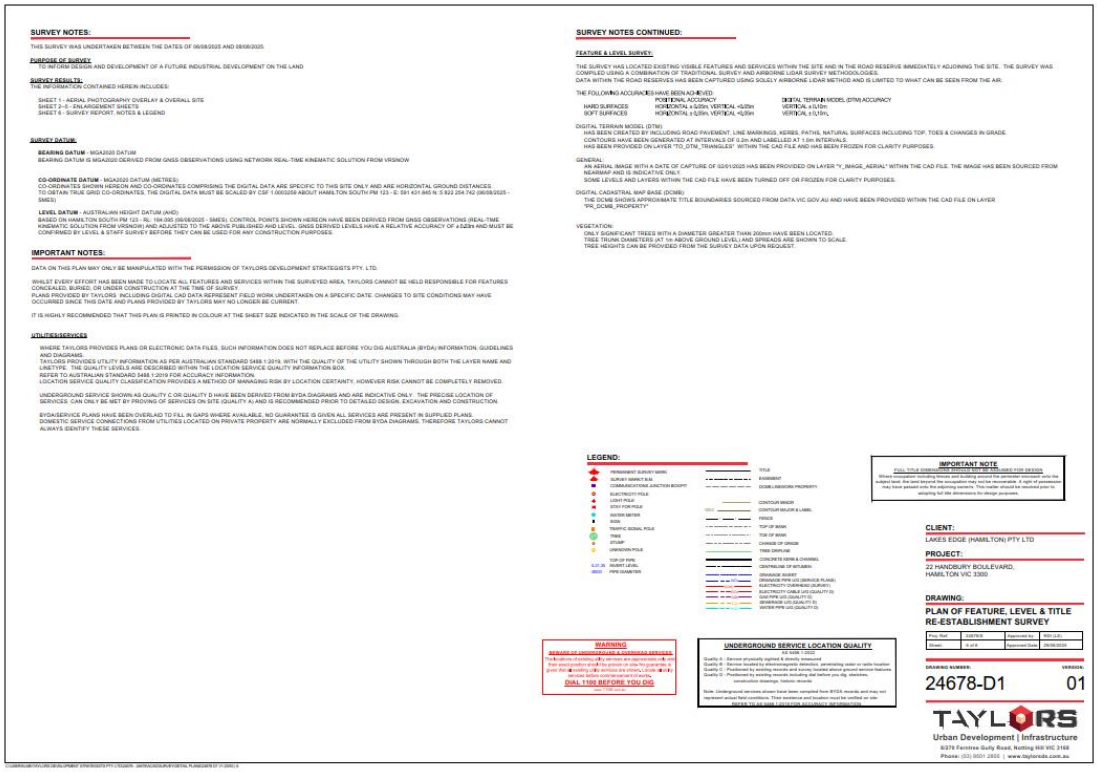

TDS9
RIVET IN S.PIT
E: 592023.03
N: 5823176.54
RL: 184.85
DRIVE
WIDE
STREET
Lot S2 (PART) on PS623157R
Vol. 11374 Fol. 479
19.15ha
Total Area: 22.11ha
SHEET INDEX
CLIENT:
LAKES EDGE (HAMILTON) PTY LTD
PROJECT:
22 HANDBURY BOULEVARD,
HAMILTON VIC 3300
DRAWING:
PLAN OF FEATURE, LEVEL & TITLE
RE-ESTABLISHMENT SURVEY
24678-D1
01
TAYLORS
Urban Development | Infrastructure


DEMPSTER DRIVE
TDS18
RIVET T.O.K.
E: 591968.44
N: 5822996.72
RL: 183.74
HANDBURY
BOULEVARD
TDS21
STAR PICKET
E: 591788.11
N: 5822039.63
RL: 182.15
Lot S2 (PART) on PS623157R
Vol. 11374 Fol. 479
1.585ha
Lot S2 (PART) on
PS623157R
Vol. 11374 Fol. 479
19.15ha
Total Area: 22.11ha
DEMPSTER
DRIVE
SHEET INDEX
CLIENT:
LAKES EDGE (HAMILTON) PTY LTD
PROJECT:
22 HANDBURY BOULEVARD,
HAMILTON VIC 3300
DRAWING:
PLAN OF FEATURE, LEVEL & TITLE
RE-ESTABLISHMENT SURVEY
24678-D1
01
TAYLORS
Urban Development | Infrastructure


DEMPSTER DRIVE
DUKE AVENUE
LORD STREET
Lot S2 (PART) on
PS623157R
Vol. 11374 Fol. 479
19.15ha
Total Area: 22.11ha
SHEET INDEX
CLIENT:
LAKES EDGE (HAMILTON) PTY LTD
PROJECT:
22 HANDBURY BOULEVARD,
HAMILTON VIC 3300
DRAWING:
PLAN OF FEATURE, LEVEL & TITLE
RE-ESTABLISHMENT SURVEY
24678-D1
01
Urban Development | Infrastructure

Our Ref: 24678/E
Integrated Drainage and Stormwater Management Plan – Lakes Edge - 22 Handbury Boulevard Hamilton



**Hamilton Lakes Edge Precinct**

# Flora and fauna assessment

DRAFT REPORT

Prepared for Southern Grampians Shire Council

6 June 2023

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## Document information

| | |
|---|---|
| **Report to:** | Southern Grampians Shire |
| **Prepared by:** | Matthew Gibson |
| **Biosis project no.:** | 38666 |
| **File name:** | 38666.LakesEdgeHamilton.FFA.20230606 |
| **Citation:** | Biosis 2023. Hamilton Lakes Edge Precinct. Flora and fauna assessment. Report for Southern Grampians Shire Council. Gibson, M. Biosis Pty Ltd., Ballarat, Vic Project no. 38666. |

## Document control

| Version | Internal reviewer | Date issued |
|---|---|---|
| Draft version 01 | KS | 06/06/2023 |
| Final version 01 | TBC | TBC |

## Acknowledgements

Biosis acknowledges the contribution of the following people and organisations in undertaking this study:

- Southern Grampians Shire Council: Matthew Worsnop
- Victorian Government Department of Environment, Energy and Climate Action for access to the Victorian Biodiversity Atlas, NatureKit and EnSym/Native Vegetation Information Management tool
- Australian Government Department of Climate Change Energy the Environment and Water for access to the Protected Matters Search Tool

Biosis staff involved in this project were:

- Sam Panter (mapping)
- Katrina Sofo (quality assurance)

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# SUMMARY

Biosis Pty Ltd was commissioned by Southern Grampians Shire to undertake a flora and fauna assessment of the Hamilton Lakes Edge Precinct. Residential development is proposed for the study area.

The study area is located approximately 1 kilometre east of Hamilton, to the south of Lake Hamilton. It encompasses 23.6 hectares of private land. The property address is Handbury Boulevard Hamilton, Victoria. It is currently zoned General Residential Zone 1 (GRZ1).

## Ecological values

Key ecological values identified within the study area are as follows:

- 0.182 ha of low quality Plains Grassy Woodland EVC 55_61.
- Extensive areas of Chilean Needle-grass *Nassella neesiana* provide potential habitat for Golden Sun Moth *Synemon plana*, listed as vulnerable under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and as critically endangered under the *Flora and Fauna Guarantee Act 1988* (FFG Act).
- Potential occasional presence of five threatened wide-ranging mobile fauna species (birds and bats).

## Government legislation and policy

An assessment of the project in relation to key biodiversity legislation and policy is provided and summarised below.

| Legislation / policy | Relevant ecological feature on site | Permit / approval required | Notes |
|---|---|---|---|
| **EPBC Act** | Potential Golden Sun Moth habitat on site. | Referral recommended if the species is detected within the study area during targeted surveys. | Targeted survey recommended to clarify the status of this species within the study area. |
| **FFG Act** | Potential occasional presence of threatened mobile fauna. | Protected Flora Permit not required. | Site is private land. |
| **Planning & Environment Act** | All indigenous vegetation to be removed. | Planning permit required to lop or remove native vegetation. | |
| ***Catchment and Land Protection Act 1994*** | Presence of three noxious weed species. | Comply with requirements to control or eradicate noxious weeds. | |

## Guidelines for the removal, destruction or lopping of native vegetation (the Guidelines)

Based on the current design, the proposed development will require the removal of 0.182 hectares of native vegetation from within location category 1. The planning permit application will be assessed on the basic assessment pathway. The strategic biodiversity value score of the native vegetation to be removed is 0.265.

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If a permit is granted, the offset requirements would be 0.027 general habitat units with a minimum strategic biodiversity value score of 0.241, located within the Southern Grampians Shire or the Glenelg Hopkins Catchment Management Authority area.

## Recommendations

Targeted survey is recommended for Golden Sun Moth to resolve presence/absence of the species and distribution within the study area. This will then inform the design process further.

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# 1. Introduction

## 1.1. Project background

Biosis Pty Ltd was commissioned by Southern Grampians Shire to undertake a flora and fauna assessment of the Hamilton Lakes Edge Precinct. Residential development is proposed for the study area.

The study area was previously assessed in 2007 by Biosis Research (Biosis Research 2007). The 2007 assessment did not identify any patches of native vegetation that required permit approval to be removed under the legislation and policies in place at the time. The assessment did record the presence of some native plants, including scattered Blackwood *Acacia melanoxylon* trees and shrubs. Portions of the 2007 study area have since been developed.

Reassessment of the site is required due to the age of the previous study. The study area for the current assessment is approximately 23.6 hectares in area, and includes two disconnected sections (Figure 1).

## 1.2. Scope of assessment

The objectives of this investigation are to:

- Describe the vascular flora (ferns, conifers, flowering plants), vertebrate fauna (mammals, birds, reptiles, frogs, fishes) and decapod crustacea (e.g. crayfish).
- Map native vegetation and other habitat features.
- Conduct a vegetation quality assessment if any patches of native vegetation are identified.
- Review the implications of relevant biodiversity legislation and policy, including Victoria's Guidelines for the removal, destruction or lopping of native vegetation ('the Guidelines').
- Identify potential implications of the proposed development and provide recommendations to assist with development design.
- Recommend any further assessments of the site that may be required

## 1.3. Location of the study area

The study area is located approximately 1 kilometre east of Hamilton, to the south of Lake Hamilton (Figure 1). It encompasses 23.6 hectares of private land. The property address is Handbury Boulevard Hamilton, Victoria. It is currently zoned General Residential Zone 1 (GRZ1).

The study area is within the:

- Victorian Volcanic Plain Bioregion.
- Management area of the Glenelg Hopkins Catchment Management Authority (CMA).
- Southern Grampians Shire.

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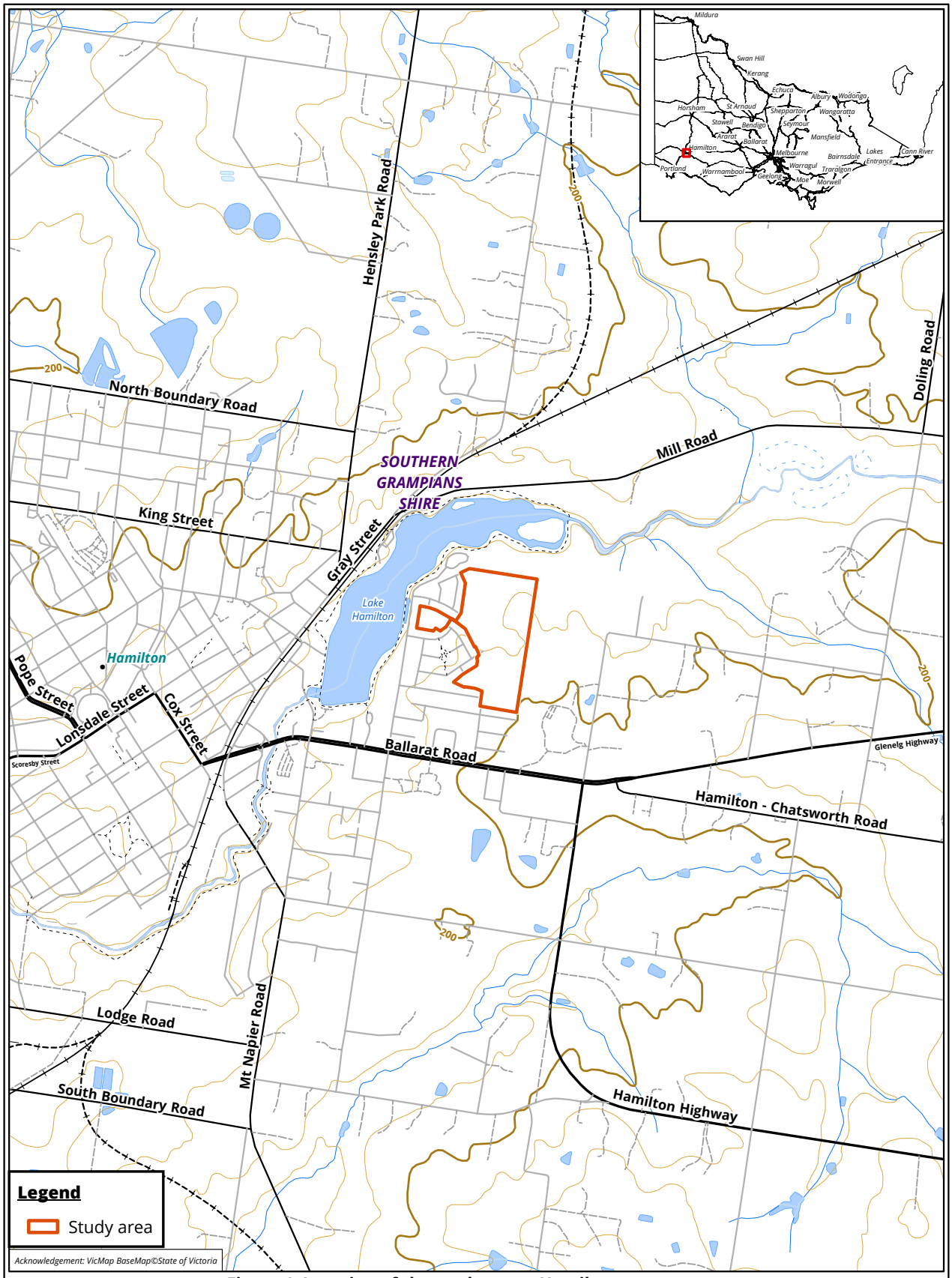



**Figure 1 Location of the study area - Hamilton, Victoria**

Matter: 38666,
Date: 30 January 2023,
Prepared for: MSG, Prepared by: SP, Last edited by: spanter
Layout: 38666_F1_Locality
Project: P:\38600s\38666\Mapping\38666_Hamilton_Lakes_Edge_FFA\38666_Hamilton_Lakes_Edge_FFA.aprx

Scale: 1:25,000 @ A4
*Coordinate System GDA 1994 MGA Zone 54*

# 2. Methods

## 2.1. Database review

In order to provide a context for the study area, information about flora and fauna from within 5 kilometres of the study area (the 'local area') was obtained from relevant biodiversity databases, many of which are maintained by the Victorian Government Department of Energy, Environment and Climate Action (DEECA) (formerly Department of Environment, Land, Water and Planning (DELWP)) or the Australian Government Department of Climate Change, Energy, Environment and Water (DCCEEW). Records from the following databases were collated and reviewed:

- DEECA's Victorian Biodiversity Atlas (VBA), including the 'VBA_FLORA25, FLORA100 & FLORA Restricted' and 'VBA_FAUNA25, FAUNA100 & FAUNA Restricted' datasets.
- DCCEEW's Protected Matters Search Tool for matters protected by the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Other sources of biodiversity information were examined including:

- DEECA's NatureKit mapping tool.
- DEECA's Habitat Importance maps.
- DEECA's Native Vegetation Information Management (NVIM) system.
- DEECA's Ensym NVR Tool Support team was provided with site-based spatial information in order to generate a Native Vegetation Removal Report for the study area.
- Planning Scheme overlays relevant to biodiversity based on http://planningschemes.dpcd.vic.gov.au.
- Spring flora assessment of the proposed residential development, Rippon Road, Hamilton (Biosis Research 2007).

## 2.2. Definitions of threatened species or communities

Threatened species or communities include those species or communities that are listed under the EPBC Act and/or FFG Act. The conservation status of a species or ecological community is determined by its listing status under Commonwealth or State legislation / policy (Table 1).

**Table 1 Conservation status of threatened species and ecological communities**

| Government level | Conservation status |
|---|---|
| **National** | Listed as nationally critically endangered, endangered or vulnerable under the EPBC Act |
| **State** | Listed as extinct, extinct in the wild, critically endangered, endangered, vulnerable or conservation dependent in Victoria under the FFG Act |

Lists of threatened species generated from the databases are provided in Appendix A (flora) and Appendix B (fauna) and the species have been assessed to determine their likelihood of occurrence based on the process outlined below.

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## 2.3. Determining likelihood of occurrence of threatened species

Likelihood of occurrence indicates the potential for a species or ecological community to occur regularly within the study area. It is based on expert opinion, information in relevant biodiversity databases and reports, and an assessment of the habitats on site. Likelihood of occurrence is ranked as negligible, low, medium, high or recorded. The rationale for the rank assigned is provided for each species in Appendix A (flora) and Appendix B (fauna). Those species for which there is little or no suitable habitat within the study area are assigned a likelihood of low or negligible and are not considered further.

Only those species listed under the EPBC Act or the FFG Act (hereafter referred to as ' threatened species') are assessed to determine their likelihood of occurrence. The habitat value for threatened species is calculated by the Habitat Importance Modelling produced by DEECA (DELWP 2017a). Where threatened species are recorded in the study area this is noted in Appendix A (flora) and Appendix B (fauna).

Threatened species which have at least medium likelihood of occurrence are given further consideration in this report. The need for targeted survey for these species is also considered.

## 2.4. Site investigation

### 2.4.1. Flora assessment

The flora assessment was undertaken on 18 January 2023 and a list of flora species was collected. This list will be submitted to DEECA for incorporation into the Victorian Biodiversity Atlas. Planted species have not been recorded unless they are naturalised.

Native vegetation is defined in the Victoria Planning Provisions as 'plants that are indigenous to Victoria, including trees, shrubs, herbs, and grasses' (Clause 73.01).

The Guidelines classify native vegetation into two categories (DELWP 2017a):

- A **patch** of native vegetation (measured in hectares) is either:
  - An area of native vegetation, with or without trees, where at least 25% of the total perennial understorey cover is native plants.
  - An area with three or more native canopy trees where the drip line (i.e. the outermost boundary of a tree canopy) of each tree touches the drip line of at least one other tree, forming a continuous canopy.
  - Any mapped wetland included in the Current wetlands map, available in DEECA systems and tools.

Patch vegetation is classified into ecological vegetation classes (EVCs). An EVC contains one or more floristic (plant) communities, and represents a grouping of broadly similar environments. Definitions of EVCs and benchmarks (condition against which vegetation quality at the site can be compared) are determined by DEECA.

- A **scattered tree** is defined as a native canopy tree that does not form part of a patch of native vegetation.

A canopy tree is a mature tree that is greater than three metres in height and is normally found in the upper layer of a vegetation type. Ecological vegetation class descriptions provide a list of the typical canopy species. A scattered tree is defined as either small or large, and is determined using the large tree benchmark for the relevant EVC. The extent of a small scattered tree is the area of a circle with a 10 metre radius (i.e. 0.031

hectares), while the extent of a large scattered tree is a circle with a 15 metre radius (i.e. 0.070 hectares). A condition score is applied to each scattered tree based on information provided by DEECA's NVIM.

A Vegetation Quality Assessment (VQA) was undertaken for all patches of native vegetation identified in the study area. This assessment is consistent with DEECA's habitat hectare method (DSE 2004) and the Guidelines (DELWP 2017a). For the purposes of this assessment the limit of the resolution for identification of a patch of native vegetation was taken to be 0.001 habitat hectares (Hha). That is, if a discrete patch native vegetation was present with sufficient cover but its condition and extent would not have resulted in the identification of at least 0.001 habitat hectares, the vegetation patch of vegetation was not mapped or included in the assessment.

Species nomenclature for flora follows the Victorian Biodiversity Atlas (VBA).

### 2.4.2. Fauna assessment

A desktop fauna assessment was undertaken by a zoologist to assess the fauna habitat values of the study area, and to determine the likelihood of threatened fauna species occurring. The desktop fauna assessment incorporated a review of database records of significant fauna species, along with photographs and vegetation descriptions obtained during the flora assessment.

### 2.4.3. Permits

Biosis undertakes flora and fauna assessments under the following permits and approvals:

- Wildlife Authorisation issued by DEECA under the *Victorian Wildlife Act 1975* (Permit Number 10010193).
- Permit to Take/Keep Protected Flora issued by DEECA under the *Flora and Fauna Guarantee Act 1988* (FFG Act) (Permit Number 10010194).
- Permit to Take Protected Fish issued by DEECA under the *Flora and Fauna Guarantee Act 1988* (FFG Act) (Permit Number 10010195).
- Permit to Conduct Research in areas managed by the Parks Victoria issued by DEECA under the *National Parks Act 1975*, *Crown Land (Reserves) Act 1978* and *Parks Victoria Act 2018* (Permit Number 10010071).
- Permit to catch and release fish issued by the Victorian Fisheries Authority under the *Victorian Fisheries Act 1995* (Permit Number RP 1220, Personal File Number 13041).
- Approvals 18.21 and 20.21 issued by the Wildlife and Small Institutions Animal Ethics Committee of the Victorian Government Department of Economic Development, Jobs, Transport and Resources (DEDJTR).
- Scientific Procedures Fieldwork Licence issued by DEDJTR's Wildlife and Small Institutions Animal Ethics Committee (Licence Number 20020).

## 2.5. Qualifications

Ecological surveys provide a sampling of flora and fauna at a given time and season. There are a number of reasons why not all species will be detected at a site during survey, such as low abundance, patchy distribution, species dormancy, seasonal conditions, and migration and breeding behaviours. In many cases these factors do not present a significant limitation to assessing the overall biodiversity values of a site.

The current flora and fauna assessment was conducted in summer, which is not an optimal time for survey for spring flowering species. Portions of the site had recently been slashed. The site has been previously

assessed in spring however (Biosis Research 2007) and there were sufficient un-slashed areas present to assess the occurrence of native species across the site.

Native Vegetation Removal Reports are prepared through DEECA's NVIM system or requested through DEECA's Ensym NVR Tool Support team. Biosis supplies relevant site-based spatial information as inputs to DEECA and we are entirely reliant on DEECA's output reports for all assessment pathway applications. Biosis makes every effort to ensure site and spatial information entered into the NVIM, or supplied to DEECA, is an accurate reflection of proposed native vegetation removal. The Native Vegetation Removal Report can be viewed in Appendix D.

## 2.6. Legislation and policy

The implications for the project were assessed in relation to key biodiversity legislation and policy including:

- Matters listed under the EPBC Act, associated policy statements, significant impacts guidelines, listing advice and key threatening processes.
- Threatened taxa, communities and threatening processes listed under Section 10 of the FFG Act and associated action statements and listing advice.
- Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017a).
- Planning and Environment Act 1987 – specifically Clauses 12.01-2, 52.17 and 66.02 and Overlays in the Southern Grampians Shire Planning Scheme.
- Noxious weeds and pest animals lists under the *Catchment and Land Protection Act 1994* (CaLP Act).

## 2.7. Mapping

Mapping was conducted using hand-held GPS-enabled tablets and aerial photo interpretation. The accuracy of this mapping is therefore subject to the accuracy of the tablets (generally ± 3-5 metres) and dependent on the limitations of aerial photo rectification and registration.

Mapping has been produced using a Geographic Information System (GIS). Electronic GIS files which contain our flora and fauna spatial data are available to incorporate into design concept plans. However this mapping may not be sufficiently precise for detailed design purposes.

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# 3. Results

The ecological features of the study area are described below and mapped in Figure 2.

Species recorded during the flora and fauna assessment are listed in Appendix A (flora) and Appendix B (fauna). Unless of particular note, these species are not discussed further.

Threatened species recorded or predicted to occur in the local area is also provided in those appendices, along with an assessment of the likelihood of the species occurring within the study area.

## 3.1. Vegetation and fauna habitat

The majority of the study area has been highly modified due to past clearing. Most of the study area has been significantly degraded and supports predominantly introduced vegetation that is of limited ecological value, although the area may be visited by species that inhabit open, cleared farmland areas. The majority of the site is dominated by Chilean Needle-grass *Nassella neesiana*, which is a noxious weed known to provide habitat for the Golden Sun Moth *Synemon plana*, which is listed as vulnerable under the EPBC Act and critically endangered under the FFG Act.

The study area supports scattered Blackwood *Acacia melanoxylon* trees and small patches of native vegetation comprising of Blackwood trees over an introduced understorey.

These features are described further in Table 2 and mapped in Figure 2.

Photos are provided in Appendix C.

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**Table 2 Summary of vegetation and habitat types within the study area**

| Vegetation or habitat type | Description | Location | Significant values |
|---|---|---|---|
| **Predominantly introduced vegetation** | The majority of the study area supports degraded paddocks that have been cleared in the past.<br>The area is dominated by introduced grasses, including Wild Oat Avena fatua, Prairie Grass *Bromus catharticus*, Paspalum *Paspalum dilatatum*, Toowoomba Canary Grass *Phalaris aquatica* and Chilean Needle Grass *Nassella neesiana*. | Majority of the study area. | Areas infested with Chilean Needle-grass, are potential habitat for Golden Sun Moth *Synemon plana*.<br>Open areas provide potential foraging and movement habitat for Southern Bent-wing Bat *Miniopterus orianae bassanii*, White-throated Needletail *Hirundapus caudacutus* and several raptor species. |
| **Plains Grassy Woodland EVC 55_61** | Patches of Blackwood *Acacia melanoxylon*, and large individual Blackwoods have been assessed as patches of low quality Plains Grassy Woodland. Blackwood is an understorey plant (not a canopy tree) in this EVC. The remainder of the understorey is dominated by introduced grasses. Wire-leaf Mistletoe *Amyema preissii* was present on several Blackwoods. | Several locations, as shown in Figure 2. | Native vegetation patches to be removed require assessment through the Guidelines (Section 5). |
| **Scattered Blackwood shrubs** | The site supports a range of other small Blackwoods that were of insufficient size and cover to be mapped as understorey patches. | Several locations, as shown in Figure 2. | N/A |

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## 3.2. Landscape context

The study area is located on the north-eastern edge of the Hamilton residential area. Properties to the west and south of the site are residential. The north of the site adjoins public open space and gardens, associated with Lake Hamilton. The east of the site includes rural areas and low density housing.

The study area does not currently make a significant contribution to any wildlife corridors.

## 3.3. Threatened species and ecological communities

Threatened species recorded or predicted to occur within 5 kilometres of the study area or from the relevant catchment (aquatic species) are listed in Appendix A (flora) and Appendix B (fauna). An assessment of the likelihood of these species occurring in the study area and an indication of where within the site (i.e. which habitats or features of relevance to the species) is included. A summary of those species recorded or with a medium or higher likelihood of occurring in the study area is provided in Table 3.

**Table 3 Summary of EPBC and FFG Act listed species most likely to occur in the study area**

| Species name | Listing status | Area of value within the study area |
|---|---|---|
| **White-throated Needletail** *Hirundapus caudacutus* | Vulnerable under the EPBC Act. Vulnerable under the FFG Act. | Aerial habitat. Likely to fly through the general area on occasion. |
| **Southern Bent-winged Bat (southern ssp.)** *Miniopterus orianae bassanii* | Critically Endangered under the EPBC Act. Critically Endangered under the FFG Act. | Aerial habitat. Likely to fly through the general area on occasion. |
| **Golden Sun Moth** *Synemon plana* | Vulnerable under the EPBC Act. Vulnerable under the FFG Act. | Introduced grassland dominated by Chilean Needle-grass. |
| **Little Eagle** *Hieraaetus morphnoides* | Vulnerable under the FFG Act. | Aerial habitat. Likely to fly through the general area on occasion. |
| **Black Falcon** *Falco subniger* | Critically Endangered under the FFG Act. | Aerial habitat. Likely to fly through the general area on occasion. |
| **Tussock Skink** *Pseudemoia pagenstecheri* | Endangered under the FFG Act. | Introduced grassland. |

### 3.3.1. Threatened ecological communities

Threatened ecological communities identified in the database search as potentially present in the vicinity of the study area are listed in Appendix A.3.

None of these communities are present within the study area.

## 3.4. Further survey recommendations

The large areas of Chilean Needle-grass provide potential habitat for Golden Sun Moth. Further survey is recommended to clarify the status of this species within the study area. Surveys should be conducted as specified in the EPBC Act guidelines, which involves four surveys in suitable weather conditions while the

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species is known to be flying in nearby reference sites. The survey period generally extends from November to early January, but can vary depending on seasonal conditions, particularly the timing and amount of rainfall within spring and early summer.

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**Figure 2 Ecological features of the study area**

# 4. Biodiversity legislation and government policy

This section provides an assessment of the project in relation to key biodiversity legislation and government policy. This section does not describe the legislation and policy in detail. Where available, links to further information are provided.

## 4.1. Commonwealth

### 4.1.1. Environment Protection and Biodiversity Conservation Act 1999

The EPBC Act applies to developments and associated activities that have the potential to significantly impact on Matters of National Environmental Significance (MNES) protected under the Act.

Further information including a guide to the referral process is available at http://www.environment.gov.au/epbc/index.html.

The MNES relevant to the project are summarised in Table 4. It includes an assessment against the EPBC Act policy statements published by the Australian Government which provide guidance on the practical application of EPBC Act.

**Table 4 Assessment of project in relation to the EPBC Act**

| MNES | Project specifics | Assessment against significant impact guidelines |
|---|---|---|
| **EPBC Act listed species** | Forty EPBC Act listed species have been recorded or predicted to occur in the project search area. The likelihood of these species occurring in the study area is assessed in Appendix A (flora) and Appendix B (fauna). | Two of these species (White-throated Needletail and Southern Bent-winged Bat) have potential to fly through the site on occasion, but the site does not support significant habitat, and the development is unlikely to constitute a significant impact.<br>The large areas of Chilean Needle-grass provide potential habitat for Golden Sun Moth. Further survey is recommended to clarify the status of this species within the study area. |
| **EPBC Act listed ecological communities** | Four EPBC Act listed ecological communities have been recorded or predicted to occur in the project search area. | None of these threatened communities occur within the study area. |
| **Migratory species** | Fourteen migratory species have been recorded or predicted to occur in the project search area (Appendix B.2.). | While some of these species would be expected to use the study area on occasions, , it does not provide important habitat for an ecologically significant proportion of any of these species. |
| **Wetlands of international importance (Ramsar sites).** | The study area is identified as being within the catchment of the Glenelg estuary and discovery bay Ramsar site. | The study area does not drain directly into either Ramsar site and the development is not likely to result in a significant impact. |

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Targetted survey is recommended to clarify the status of Golden Sun Moth within the study area. If this species is not present, it is considered unlikely that a significant impact on a MNES would result from the proposed action.

## 4.2. State

### 4.2.1. Flora and Fauna Guarantee Act 1988 (FFG Act)

The FFG Act is the key piece of Victorian legislation for the conservation of threatened species and communities and for the management of potentially threatening processes. Under the FFG Act a permit is required from DEECA to 'take' protected flora species. Permit exemptions under the FFG Act generally apply to the non-commercial removal of protected flora from private land, unless there is 'critical habitat' that has been declared on the land. Authorisation under the FFG Act is required to collect, kill, injure or disturb listed fish on private or public land.

Link for further information: https://www.environment.vic.gov.au/conserving-threatened-species/victorias-framework-for-conserving-threatened-species

The FFG Act defines public land as Crown land or land owned by, or vested in, a public authority, while private land is defined as any land other than public land. A public authority is defined in the FFG Act as a body established for a public purpose by or under any Act and includes:

- an Administrative Office
- a Government Department
- a municipal council
- a public entity
- a State-owned enterprise.

The study area is on private land, does not contain any declared 'critical habitat' for the purposes of the FFG Act and the flora species are not being taken for the purpose of commercial sale. A protected flora permit is therefore not required, however the presence of rare or threatened flora and habitat for threatened fauna will be considered by the Responsible Authority in determining its response to an application for native vegetation removal under Clause 52.17 (see below).

### 4.2.2. Catchment and Land Protection Act 1994 (CaLP Act)

The CaLP Act identifies and classifies certain species as noxious weeds or pest animals, and provides a system of controls on noxious species.

Declared noxious weeds identified in the study area are listed in Appendix A (Table 8).

The proponent must take all reasonable steps to eradicate regionally prohibited weeds, prevent the growth and spread of regionally controlled weeds, and prevent the spread of and as far as possible eradicate established pest animals. The State is responsible for eradicating State prohibited weeds from all land in Victoria.

Further information is at http://agriculture.vic.gov.au/agriculture/pests-diseases-and-weeds

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#### 4.2.3. Planning and Environment Act 1987 (incl. Planning Schemes)

The Planning and Environment Act 1987 controls the planning and development of land in Victoria, and provides for the development of planning schemes for all municipalities.

Of particular relevance to the development proposal are controls relating to the removal, destruction or lopping of native vegetation contained within the Planning Scheme (the Scheme), including permit requirements. The Scheme (Clause 73.01) defines 'native vegetation' as 'Plants that are indigenous to Victoria, including trees, shrubs, herbs, and grasses'. It is an objective of Clause 12.01-2 of the State Planning Policy Framework (Native Vegetation Management) that removal of native vegetation results in no net loss in the contribution made by native vegetation to Victoria's biodiversity.

Clause 52.17 (Native Vegetation) requires a planning permit to remove, destroy or lop native vegetation including some dead native vegetation. Decision guidelines that must be considered by the referral or responsible authority are contained in Section 7 of the Guidelines, and referred to in Clause 52.17-4. Clause 52.17 does not apply if a Native Vegetation Precinct Plan corresponding to the land is incorporated in the Scheme. It should be noted that where native vegetation does not meet the definition of a patch or scattered tree, as described in Section 3.1, the Guidelines do not apply. However, a permit may still be required to remove, destroy or lop native vegetation under the provisions of the Scheme.

Clause 65.02 requires consideration of native vegetation retention in a subdivision application and siting of open space areas.

Under Clause 66.02 a permit application to remove, destroy or lop native vegetation is required to be referred to DEECA as a recommending referral authority if any of the following apply:

- the class of application is on the detailed assessment pathway
- a property vegetation precinct plan applies to the site or
- the native vegetation is on Crown land occupied or managed by the Responsible Authority.

The study area is not covered by any overlays relevant to biodiversity under the Scheme.

##### Victoria's Guidelines for the removal, destruction or lopping of native vegetation

The Guidelines are incorporated into the Victoria Planning Provisions and all planning schemes in Victoria (DELWP 2017a). The Guidelines replaced the previous incorporated document titled Permitted clearing of native vegetation – Biodiversity assessment guidelines (DEPI 2013) on 12 December 2017.

The purpose of the Guidelines is to guide how impacts to biodiversity should be considered when assessing a permit application to remove, destroy or lop native vegetation. The objective for the guidelines in Victoria is 'No net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation'.

A detailed assessment of the implications for the project under the Guidelines is provided in Section 5 of this report. Under the Guidelines, there are three assessment pathways for assessing an application for a permit to remove native vegetation: basic, intermediate and detailed.

A detailed determination of the assessment pathway for the planning application relevant to the proposed development is provided in Section 5.2. In summary, the planning application for removal of native vegetation must meet the requirements of, and be assessed in, the basic assessment pathway.

# 5. Victoria's Guidelines for the removal, destruction or lopping of native vegetation

The Guidelines were introduced in December 2017. They set out and describe the application of Victoria's statewide policy in relation to assessing and compensating for the removal of native vegetation in order to achieve the objective of 'no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation'.

This objective is to be achieved through Victoria's planning system using an assessment approach that relies on strategic planning and the permit and offset system. The key policy for achieving no net loss to biodiversity is the three-step approach of avoid, minimise and offset:

- **Avoid** the removal, destruction or lopping of native vegetation to ensure that the important biodiversity values of native vegetation continue to be delivered into the future.
- **Minimise** impacts resulting from the removal of native vegetation that cannot be avoided.
- Provide an **offset** to compensate for the biodiversity impact resulting from the removal of native vegetation.

The steps that have been taken during the design of the development to ensure that impacts on biodiversity from the removal of native vegetation have been minimised include:

- Selection of a site adjacent to existing residential development, that does not support significant areas of native vegetation.

The Department of Energy, Environment and Climate Action has provided biodiversity information tools to assist with determining the assessment pathway associated with the removal of native vegetation and the contribution that native vegetation within the study area makes to Victoria's biodiversity.

All planning permit applications to remove native vegetation are assigned to an assessment pathway determined by the extent and location of proposed native vegetation removal. The assessment pathway will dictate the information to be provided in a planning permit application and the decision guidelines the responsible authority (e.g. Council) and/or DEECA as a referral authority will use to assess the permit application.

The biodiversity information tools have two components:

### Site-based information

The site-based information is observable at a particular site. Biosis has collected the requisite site-based information for the assessment against the Guidelines.

### Landscape scale information

Landscape scale information requires consideration of information beyond the site. This information is managed by DEECA and can be accessed via the NVIM.

The following section summarises the results of the site-based assessment and the outputs generated by the Native Vegetation Removal Report, which identifies the assessment pathway on which the planning application will be assessed. The full Native Vegetation Removal Report can be viewed in Appendix D.

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## 5.1. Proposed removal of native vegetation

The extent of native vegetation patches, the location of large trees within patches and any scattered trees were mapped within the study area (Figure 2) and the condition was assessed in relation to standard methods provided by DSE (2004) and pre-determined EVC benchmarks: https://www.environment.vic.gov.au/biodiversity/bioregions-and-evc-benchmarks.

The development proposes to remove 0.182 hectares of Plains Grassy Woodland EVC 55_61. Scattered Blackwoods within the study area are not defined as canopy trees in this EVC, and are therefore not included in vegetation impact calculations, unless they are clustered into an understorey patch with a diameter of greater than 12 metres, which corresponds with a patch of greater than 0.001 habitat hectares.

Spatial data (shapefiles) of proposed vegetation removal were submitted to DEECA's native vegetation support team, who provided a Native Vegetation Removal Report for the project. This is provided in Appendix D and summarised in the following sections.

### 5.1.1. Habitat hectares

A continuous area of the same EVC is termed a 'habitat zone'. Different habitat zones exists where there are different EVCs present and/or discrete (non-continuous) patches of the same EVC. A separate vegetation quality assessment was conducted for each habitat zone. The vegetation quality assessment score was multiplied by the extent of the habitat zone to give a value in habitat hectares.

Six patches were identified, and were assessed as two separate habitat quality classes, as detailed in Table 5.

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**Table 5 Habitat hectares of native vegetation within the study area**

| | | | | | |
|---|---|---|---|---|---|
| **Site ID** | | | 1 | 2 | |
| **Habitat Zone ID** | | | A | A | |
| **EVC #: Name** | | | Plains Grassy Woodland 55_61 (individual tree/shrub patch) | Plains Grassy Woodland 55_61 (larger patches) | Total |
| | | **Max Score** | **Score** | **Score** | |
| **Site Condition** | Large Trees | 10 | 0 | 0 | |
| | Tree Canopy Cover | 5 | 0 | 0 | |
| | Lack of Weeds | 15 | 2 | 2 | |
| | Understorey | 25 | 5 | 5 | |
| | Recruitment | 10 | 0 | 5 | |
| | Organic Matter | 5 | 2 | 4 | |
| | Logs | 5 | 0 | 0 | |
| | Total Site Score | | 9 | 16 | |
| **Landscape Value** | Patch Size | 10 | 1 | 1 | |
| | Neighbourhood | 10 | 0 | 0 | |
| | Distance to Core Area | 5 | 0 | 0 | |
| | Total Landscape Score | | 1 | 1 | |
| **Habitat points = #/100** | | 100 | 10 | 17 | |
| **CONDITION SCORE** | | 1 | 0.10 | 0.17 | |
| **Habitat Zone area (ha)** | | | 0.052 | 0.129 | 0.182 |
| **Habitat hectares (Hha)** | | | 0.005 | 0.022 | 0.271 |

## 5.2. Determining the assessment pathway

Applications to remove native vegetation are categorised into one of three assessment pathways: basic, intermediate or detailed. Two factors are used to determine the assessment pathway for a permit application, the **location** and **extent** of the native vegetation proposed to be removed. Location has been divided into three possible categories by DEECA, and has been pre-determined by DEECA for all locations in Victoria. The location of a particular site is determined using the location map available in the Native Vegetation Information Management (NVIM) system (http://nvim.depi.vic.gov.au).

The extent of native vegetation proposed to be removed determines the assessment pathway by considering the following:

- The total area (hectares) of native vegetation (including any patches and scattered trees) proposed to be removed
- Whether any large trees are proposed to be removed, either as scattered trees or occurring in patches.

It is proposed to remove 0.182 hectares of native vegetation, which does not include any large trees, from location category 1. The application for removal of this native vegetation must meet the requirements of, and be assessed in, the basic assessment pathway. These requirements are provided in Appendix D.

## 5.3. Offset requirements

In order to ensure a gain to Victoria's biodiversity that is equivalent to the loss resulting from the proposed removal of native vegetation, compensatory offsets are required. Losses and gains are measured in general or species habitat scores or units. The offset must also include at least one large tree for every large tree removed.

Under the Guidelines any losses of vegetation within sites that are assessed under the basic assessment pathway can be offset by the provision of a 'general offset'.

The general offset requirements are provided in Appendix D and summarized in Table 6.

**Table 6 Summary of DEECA Native Vegetation Removal Report**

| Attribute | Outcome |
|---|---|
| **Location category** | 1 |
| **Native vegetation removal extent** | 0.182 hectares |
| **Assessment pathway** | Basic |
| **Strategic Biodiversity Value Score** | 0.265 |
| **Offset type** | General |
| **Offset amount: general habitat units** | 0.027 units |
| **General offset vicinity** | Glenelg Hopkins Catchment Management Authority of Southern Grampians Shire Council |
| **General offset minimum Strategic Biodiversity Value Score** | 0.241 |
| **Large tree attributes** | 0 large trees |

## 5.4. Proposed offset strategy

The proponent intends to purchase the offset credits from the Victorian native vegetation credit register.

A search of the native vegetation offset register, conducted on 2 February 2023, confirmed the availability of suitable credits at multiple offset sites.

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# 6. Key ecological values and recommendations

This section identifies the key ecological features of the study area, provides an outline of potential implications of proposed development on those values and includes recommendations to assist Southern Grampians Shire Council to design a development to minimise impacts on biodiversity.

The site does not support significant biodiversity values, although there is potential for Golden Sun Moth to occur on the site, due to the presence of large areas of Chilean Needle-grass, a noxious weed species that is a known host plant for this species.

A summary of potential implications of development of the study area and recommendations to minimise impacts during the **design phase** of the project is provided in Table 7.

**Table 7 Summary of key ecological values, potential implications of developing the study area and recommendations to minimise ecological impacts during the design phase.**

| Ecological feature (Figure 2) | Implications of development | Recommendations |
|---|---|---|
| **Native vegetation** | The permanent removal of 0.182 hectares Plains Grassy Woodland EVC 55_61.<br>The application will be assessed on the basic assessment pathway. | Identify and implement appropriate offsets for vegetation losses as outlined in Section 5.3. |
| **Threatened species** | Removal of potential habitat for Golden Sun Moth (as identified in Table 3). | Targeted survey recommended to clarify the presence and distribution of Golden Sun Moth within the study area. |

### Construction and post-construction management

Specific detail relating to preventing impacts to retained native vegetation and aquatic and terrestrial habitat should be addressed in a site-specific Construction Environmental Management Plan (CEMP). This will include issues relating to contractors such as environmental inductions, installation of temporary fencing/signage, drainage and sediment control. Key considerations in the CEMP should be the avoidance of any off site impacts to surrounding areas, including Lake Hamilton, by erosion or sedimentation during construction activities.

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# APPENDICES

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# Appendix A. Flora

The following abbreviations and symbols are relevant to this Appendix.

| Code | Meaning | Reference |
|---|---|---|
| **National listings (EPBC Act)** | | |
| **CR** | Critically endangered | Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) |
| **EN** | Endangered | |
| **VU** | Vulnerable | |
| **PMST** | Protected Matters Search Tool | |
| **State listings (FFG Act and DEECA Advisory List)** | | |
| **cr** | Critically endangered | Victorian Flora and Fauna Guarantee Act 1988 (FFG Act) |
| **e** | Endangered | |
| **v** | Vulnerable | |
| **P** | Protected (public land only) | |
| **Weed status (CaLP Act)** | | |
| **SP** | State prohibited species | Victorian Catchment and Land Protection Act 1994 (CaLP Act) |
| **RP** | Regionally prohibited species | |
| **RC** | Regionally controlled species | |
| **R** | Restricted species | |
| **Other** | | |
| **#** | Native species outside its natural range | Victorian Biodiversity Atlas (VBA) |

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## Appendix A.1. Flora species recorded from the study area

**Table 8 Flora species recorded from the study area**

| Status | Scientific Name | Common Name |
|---|---|---|
| **Indigenous species** | | |
| | *Acacia melanoxylon* | Blackwood |
| | *Amyema preissii* | Wire-leaf Mistletoe |
| | *Epilobium billardiereanum* | Variable Willow-herb |
| # | *Eucalyptus botryoides* | Southern Mahogany |
| | *Juncus bufonius* | Toad Rush |
| | *Lythrum hyssopifolia* | Small Loosestrife |
| | *Rytidosperma* spp. | Wallaby Grass |
| **Introduced species** | | |
| | *Acacia baileyana* | Cootamundra Wattle |
| | *Acetosella vulgaris* | Sheep Sorrel |
| | *Anthoxanthum odoratum* | Sweet Vernal-grass |
| | *Avena fatua* | Wild Oat |
| | *Bromus catharticus* | Prairie Grass |
| | *Bromus hordeaceus* | Soft Brome |
| | *Coprosma repens* | Mirror Bush |
| | *Cotoneaster* spp. | Cotoneaster |
| | *Dactylis glomerata* | Cocksfoot |
| | *Ehrharta longiflora* | Annual Veldt-grass |
| | *Fumaria* spp. | Fumitory |
| | *Galium aparine* | Cleavers |
| | *Hedera helix* s.l. | English Ivy |
| | *Helminthotheca echioides* | Ox-tongue |
| | *Hypochaeris radicata* | Flatweed |
| | *Lactuca serriola* | Prickly Lettuce |
| | *Lolium perenne* | Perennial Rye-grass |
| R | *Nassella neesiana* | Chilean Needle-grass |
| | *Paspalum dilatatum* | Paspalum |
| | *Passiflora caerulea* | Blue Passion-fruit |
| | *Phalaris aquatica* | Toowoomba Canary-grass |
| | *Plantago lanceolata* | Ribwort |
| | *Polygonum aviculare* s.s. | Hogweed |
| RC | *Rosa rubiginosa* | Sweet Briar |
| RC | *Rubus anglocandicans* | Common Blackberry |
| | *Sonchus oleraceus* | Common Sow-thistle |
| RC | *Ulex europaeus* | Gorse |

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## Appendix A.2. Listed flora species

The following table includes threatened flora species that have potential to occur within the study area. The list of threatened species is sourced from the VBA and PMST (accessed on 17 January 2023). Where years are specified for the most recent database records, these refer to records from the VBA unless otherwise specified. Where no year is specified, the PMST has predicted that the species has potential to occur. A proportion of the flora habitat descriptions have been reproduced with permission from the Royal Botanic Gardens Victoria (RBGV 2020).

**Table 9 Threatened flora species recorded or predicted to occur within 5 km of the study area**

| Scientific name | Common name | Conservation status | | | Most recent database record | Other records | Habitat description | Likely occurrence in study area | Rationale for likelihood ranking |
|---|---|---|---|---|---|---|---|---|---|
| | | EPBC | VIC | FFG | | | | | |
| **National significance** | | | | | | | | | |
| *Amphibromus fluitans* | River Swamp Wallaby-grass | VU | | | | PMST | Swampy areas, mainly along the Murray River between Wodonga and Echuca with scattered records from southern Victoria. | **Negligible** | No suitable habitat. |
| *Dianella amoena* | Matted Flax-lily | EN | e | cr | | PMST | Lowland grassland and grassy woodland, on well-drained to seasonally waterlogged fertile sandy loam soils to heavy cracking clays. | **Negligible** | No suitable habitat. |
| *Dodonaea procumbens* | Trailing Hop-bush | VU | v | | | PMST | Sandy or clay soils in low-lying, winter-wet areas in grasslands, woodlands, and low-open forest. | **Negligible** | No suitable habitat. |
| *Glycine latrobeana* | Clover Glycine | VU | v | v | | PMST | Grasslands and grassy woodlands, particularly those dominated by Kangaroo Grass. | **Negligible** | No suitable habitat. |
| *Lachnagrostis adamsonii* | Adamson's Blown-grass | EN | v | e | | PMST | Low-lying, seasonally wet or swampy areas of plains communities, often in slightly saline conditions. | **Negligible** | No suitable habitat. |

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| Scientific name | Common name | Conservation status | | | Most recent database record | Other records | Habitat description | Likely occurrence in study area | Rationale for likelihood ranking |
|---|---|---|---|---|---|---|---|---|---|
| | | EPBC | VIC | FFG | | | | | |
| *Lepidium aschersonii* | Spiny Peppercress | VU | e | e | | PMST | Heavy clay soils near salt lakes on the volcanic plains; disjunct records near Lake Omeo. | **Negligible** | No suitable habitat. |
| *Leucochrysum albicans subsp. tricolor* | White Sunray | EN | e | e | | PMST | Grasslands of the Victorian Volcanic Plains, primarily on acidic clay soils derived from basalt, with occasional occurrences on adjacent sedimentary, sandy-clay soils. | **Negligible** | No suitable habitat. |
| *Pimelea spinescens* subsp. *spinescens* | Spiny Rice-flower | CR | e | cr | | PMST | Primarily grasslands featuring a moderate diversity of other native species and inter-tussock spaces, although also recorded in grassland dominated by introduced perennial grasses. | **Negligible** | No suitable habitat. |
| *Poa sallacustris* | Salt-lake Tussock-grass | VU | v | cr | | PMST | Grasslands and herblands on the sloping verges of saline lakes. | **Negligible** | No suitable habitat. |
| *Prasophyllum diversiflorum* | Gorae Leek-orchid | EN | e | cr | | PMST | Along watercourses and around swamps in open forests, and in Western Basalt Plains Grasslands. Habitat characteristics vary, however, all known locations are subject to seasonal inundation. | **Negligible** | No suitable habitat. |
| *Prasophyllum spicatum* | Dense Leek-orchid | VU | e | cr | | PMST | Heath and heathy woodlands. | **Negligible** | No suitable habitat. |
| *Rutidosis leptorhynchoides* | Button Wrinklewort | EN | e | e | | PMST | Higher quality Plains Grassland and Grassy Woodland in Western Victoria, particularly those with fertile soil and light timber cover. | **Negligible** | No suitable habitat. |

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| Scientific name | Common name | Conservation status | | | Most recent database record | Other records | Habitat description | Likely occurrence in study area | Rationale for likelihood ranking |
|---|---|---|---|---|---|---|---|---|---|
| | | EPBC | VIC | FFG | | | | | |
| *Senecio macrocarpus* | Large-headed Fireweed | VU | e | cr | | PMST | Grassland, shrubland and woodland habitats on heavy soils subject to waterlogging and/or drought conditions in summer. | **Negligible** | No suitable habitat. |
| *Senecio psilocarpus* | Swamp Fireweed | VU | v | | | PMST | Seasonally inundated herb-rich swamps, growing on peaty soils or volcanic clays. | **Negligible** | No suitable habitat. |
| *Thelymitra matthewsii* | Spiral Sun-orchid | VU | v | e | | PMST | Typically on well-drained soils on slightly elevated sites, but also on coastal sandy flats. Often in open situations following disturbance. | **Negligible** | No suitable habitat. |
| *Xerochrysum palustre* | Swamp Everlasting | VU | v | cr | 2010 | PMST | Sedge-swamps and shallow freshwater marshes and swamps in lowlands, on black cracking clay soils. | **Negligible** | No suitable habitat. |
| **State significance** | | | | | | | | | |
| *Acacia howittii* | Sticky Wattle | | r | v | 2011 | | Moist forest. Natural occurrences are confined to South Gippsland and Central Highlands. | **N/A** | Any local occurrences would be of planted specimens. |
| *Amphibromus pithogastrus* | Plump Swamp Wallaby-grass | | e | cr | 2012 | | Seasonally damp depressions in grassland or grassy wetland. | **Negligible** | No suitable habitat. |
| *Bossiaea walkeri* | Cactus Bossiaea | | e | e | 1951 | | Occurs in deep sand near the Murray River and in Wyperfeld National Park, usually in Mallee communities. | **Negligible** | No suitable habitat. |

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| Scientific name | Common name | Conservation status | | | Most recent database record | Other records | Habitat description | Likely occurrence in study area | Rationale for likelihood ranking |
|---|---|---|---|---|---|---|---|---|---|
| | | EPBC | VIC | FFG | | | | | |
| *Eucalyptus leucoxylon subsp. megalocarpa* | Large-fruit Yellow-gum | | e | cr | 2012 | | Coastal, near Nelson. | **N/A** | Any local occurrences would be of planted specimens. |
| *Geranium solanderi var. solanderi s.s.* | Austral Crane's-bill | | v | e | 1979 | | Grasslands or grassy woodlands where hydrology is not a limiting factor. | **Negligible** | No suitable habitat. |
| *Goodenia lineata* | Grampians Goodenia | | r | v | 1902 | | Heathland on sandy soils. | **Negligible** | No suitable habitat. |
| *Lachnagrostis semibarbata var. semibarbata* | Purple Blown-grass | | r | e | 1982 | | Wet marshes and slightly saline swamps and depressions in plains communities. | **Negligible** | No suitable habitat. |
| *Melaleuca armillaris subsp. armillaris* | Giant Honey-myrtle | | r | e | 2011 | | Near coastal heath/scrub, rocky coast and foothill outcrops. | **N/A** | Any local occurrences would be of planted specimens. |
| *Senecio glomeratus subsp. longifructus* | Annual Fireweed | | r | v | 2021 | | Areas adjacent to streams, swamps and saline flats. | **Low** | No suitable habitat. |

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## Appendix A.3. Threatened ecological communities

The following table includes the threatened ecological communities that have potential to occur within the project area. The list of threatened ecological communities has been compiled with reference to characteristics of FFG Act threatened communities (SAC 2013) and predictive output from the PMST (accessed on 17 January 2023).

**Table 10 Threatened ecological communities predicted to occur within 5 km of the project area.**

| Community Name | Conservation status | Source | Description |
|---|---|---|---|
| **National significance** | | | |
| Grassy Eucalypt Woodland of the Victorian Volcanic Plain | Critically Endangered | PMST | **Not present** |
| Natural Temperate Grassland of the Victorian Volcanic Plain | Critically Endangered | PMST | **Not present** |
| Seasonal Herbaceous Wetlands (Freshwater) of the Temperate Lowland Plains | Critically Endangered | PMST | **Not present** |
| White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland | Critically Endangered | PMST | **Not present** |
| **State significance** | | | |
| Western (Basalt) Plains Grasslands Community | Threatened | | **Not present** |
| Western Basalt Plains (River Red Gum) Grassy Woodland Floristic Community 55-04 | Threatened | | **Not present** |

# Appendix B. Fauna

The following abbreviations and symbols are relevant to this Appendix:

| Code | Meaning | Reference |
|---|---|---|
| **National listings (EPBC Act)** | | |
| **EX** | Extinct | Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) |
| **CR** | Critically endangered | |
| **EN** | Endangered | |
| **VU** | Vulnerable | |
| **NT** | Near threatened | |
| **CD** | Conservation dependent | |
| **PMST** | Protected Matters Search Tool | |
| **State listings (FFG Act and DEECA Advisory List)** | | |
| **x** | Extinct | Victorian *Flora and Fauna Guarantee Act 1988* (FFG Act) |
| **cr** | Critically endangered | |
| **e** | Endangered | |
| **v** | Vulnerable | |
| **t** | Threatened | |
| **P** | Protected (fish only) | |
| **Pest animal status (CaLP Act and Fisheries Act)** | | |
| **PS** | Declared pest animal | Victorian *Catchment and Land Protection Act 1994* (CaLP Act) |
| **N** | Declared noxious aquatic species | Victorian *Fisheries Act 1995* |
| **Other** | | |
| ***** | Introduced species | Victorian Biodiversity Atlas (VBA) |

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## Appendix B.1. Listed fauna species

The following table includes a list of threatened fauna species that have potential to occur within the study area. The list of threatened species is sourced from the VBA and PMST (accessed on 17 January 2023). Where years are specified for the most recent database records, these refer to records from the VBA unless otherwise specified. Where no year is specified, the PMST has predicted that the species has potential to occur.

**Table 11 Threatened fauna species recorded or predicted to occur within 5 km of the study area**

| Scientific name | Common name | Conservation status | | | Most recent database record | Other records | Habitat description | Likely occurrence in study area | Rationale for likelihood ranking |
|---|---|---|---|---|---|---|---|---|---|
| | | EPBC | VIC | FFG | | | | | |
| **National significance** | | | | | | | | | |
| *Pedionomus torquatus* | Plains-wanderer | CR | cr | cr | | PMST | Native grassland with a sparse, open structure. | **Negligible** | No suitable habitat or recent local records. |
| *Rostratula australis* | Australian Painted-snipe | EN | cr | cr | | PMST | Shallows of well-vegetated freshwater wetlands. | **Negligible** | No suitable wetland habitat. |
| *Botaurus poiciloptilus* | Australasian Bittern | EN | en | cr | 1983 | PMST | Shallow freshwater and brackish wetlands with abundant emergent aquatic vegetation. | **Negligible** | No suitable wetland habitat. |
| *Falco hypoleucos* | Grey Falcon | VU | en | v | | PMST | Lightly timbered plains and Acacia scrub. | **Low** | Sporadic and wide-ranging species that has not been recorded in the area recently. |
| *Calyptorhynchus banksii graptogyne* | Red-tailed Black-Cockatoo (south-eastern) | EN | en | e | 1993 | | Desert Stringybark, Brown Stringybark and Buloke woodlands. | **Low** | Rarely recorded in the Hamilton district, and the study area does not provide suitable habitat. |

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| Scientific name | Common name | Conservation status | | | Most recent database record | Other records | Habitat description | Likely occurrence in study area | Rationale for likelihood ranking |
|---|---|---|---|---|---|---|---|---|---|
| | | EPBC | VIC | FFG | | | | | |
| *Callocephalon fimbriatum* | Gang-gang Cockatoo | EN | | | | PMST | S Vic to E NSW. Forests and woodlands from coast to alpine areas. Autumn-winter dispersal from highlands to lower elevations. Forages in eucalypts, acacias and some exotic garden trees and shrubs. | **Low** | Rarely recorded in the Hamilton district, and the study area does not provide suitable habitat. |
| *Lathamus discolor* | Swift Parrot | CR | en | cr | 2000 | PMST | A range of forests and woodlands, especially those supporting nectar-producing tree species. Also well-treed urban areas. | **Low** | Potential occasional visitor to the Hamilton area, but the site does not support suitable foraging trees. |
| *Hirundapus caudacutus* | White-throated Needletail | VU | vu | v | 1981 | PMST | An almost exclusively aerial species within Australia, occurring over most types of habitat, particularly wooded areas. | **Medium** | Likely to fly over the site occasionally. |
| *Numenius madagascariensis* | Eastern Curlew | CR | vu | cr | | PMST | Large intertidal sandflats, banks, mudflats, estuaries, inlets, coastal lagoons and bays. | **Negligible** | No suitable wetland habitat. |
| *Calidris ferruginea* | Curlew Sandpiper | CR | en | cr | | PMST | Large intertidal sandflats, banks, mudflats, estuaries, inlets, sewage farms, saltworks, harbours, coastal lagoons and bays. | **Negligible** | No suitable wetland habitat. |

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| Scientific name | Common name | Conservation status | | | Most recent database record | Other records | Habitat description | Likely occurrence in study area | Rationale for likelihood ranking |
|---|---|---|---|---|---|---|---|---|---|
| | | EPBC | VIC | FFG | | | | | |
| *Grantiella picta* | Painted Honeyeater | VU | vu | v | | PMST | Dry open woodlands and forests. Typically forages for fruit and nectar in mistletoes and in tree canopies. | **Low** | Study area is south of the normal range of this species, and the site does not provide significant foraging habitat. |
| *Anthochaera phrygia* | Regent Honeyeater | CR | cr | cr | 1961 | | A range of dry woodlands and forests dominated by nectar-producing tree species. | **Negligible** | Very infrequently recorded in western Victoria and the site does not provide suitable foraging habitat. |
| *Dasyurus maculatus maculatus (SE mainland population)* | Spot-tailed Quoll | EN | en | e | | PMST | Rainforest and wet and dry sclerophyll forests and woodlands. | **Negligible** | No suitable habitat or recent local records. |
| *Perameles gunnii* | Eastern Barred Bandicoot | EN | ew | e | 2021 | | Natural temperate grasslands and grassy woodlands. | **Negligible** | A captive population is located nearby at the Hamilton Community Parklands. |
| *Petaurus australis* | Yellow-bellied Glider | VU | | | | PMST | Sclerophyll forest with large hollow-bearing trees, prefers mature eucalypt dominated forest and woodland. Distributed along South-eastern Australia. | **Negligible** | No local populations or suitable habitat. |
| *Pteropus poliocephalus* | Grey-headed Flying-fox | VU | vu | v | | PMST | Rainforest, wet and dry sclerophyll forest, woodland and urban areas. | **Low** | No local camps or suitable foraging habitat. |

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| Scientific name | Common name | Conservation status | | | Most recent database record | Other records | Habitat description | Likely occurrence in study area | Rationale for likelihood ranking |
|---|---|---|---|---|---|---|---|---|---|
| | | EPBC | VIC | FFG | | | | | |
| *Miniopterus orianae bassanii* | Southern Bent-winged Bat (southern ssp.) | CR | cr | cr | | PMST | Woodlands, grasslands, pasture especially near wetlands. Roosts in caves, crevices in cliff faces and in mines. | **High** | Known to occur throughout most of south-west Victoria. Likely to fly through the site occasionally. |
| *Delma impar* | Striped Legless Lizard | VU | en | e | 1904 | PMST | Natural temperate grassland, grassy woodland and exotic grassland. | **Low** | No recent local records and the disturbance history of the site suggests presence of a population is unlikely. |
| *Litoria raniformis* | Growling Grass Frog | VU | en | v | 2000 | PMST | Still or slow-flowing waterbodies and surrounding terrestrial vegetation. | **Low** | Some recent records in the Hamilton area, but no suitable habitat within the study area. |
| *Galaxiella pusilla* | Dwarf Galaxias | VU | en | e | | PMST | Slow-flowing or still freshwater wetlands such as swamps, drains and backwaters of streams. | **Negligible** | No suitable aquatic habitat. |
| *Nannoperca obscura* | Yarra Pygmy Perch | VU | vu | v | | PMST | Lakes, pools and slow-flowing streams with abundant aquatic vegetation. | **Negligible** | No suitable aquatic habitat. |
| *Nannoperca variegata* | Variegated Pygmy Perch | VU | vu | e | | PMST | Shallow freshwater streams with moderate to high water flow and a high cover of aquatic vegetation. | **Negligible** | No suitable aquatic habitat. |

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| Scientific name | Common name | Conservation status | | | Most recent database record | Other records | Habitat description | Likely occurrence in study area | Rationale for likelihood ranking |
|---|---|---|---|---|---|---|---|---|---|
| | | EPBC | VIC | FFG | | | | | |
| *Synemon plana* | Golden Sun Moth | VU | cr | v | 2011 | PMST | Natural temperate grassland, grassy woodland and pasture supporting spear grasses and wallaby grasses and exotic grassland dominated by Chilean needle grass. | **Medium** | Host plants (Chilean Needle Grass) present within the study area. |
| *Euastacus bispinosus* | Glenelg Spiny Crayfish | EN | en | e | | PMST | Cool, shaded, flowing areas of rivers and streams, which have intact riparian vegetation and high water quality. | **Negligible** | No suitable aquatic habitat. |
| **State significance** | | | | | | | | | |
| *Antigone rubicunda* | Brolga | | vu | e | 2014 | | Shallow freshwater and brackish wetlands, crops, grassland and pasture. | **Low** | No suitable habitat within or near the study area. |
| *Egretta garzetta* | Little Egret | | en | e | 1980 | | Swamps, billabongs, floodplain pools, mudflats, mangroves and channels; breeds in trees standing in water. | **Negligible** | No suitable wetland habitat. |
| *Ardea intermedia plumifera* | Plumed Egret | | en | cr | 1999 | | Densely-vegetated freshwater wetlands including lakes, swamps and billabongs. Breeds in trees standing in water. | **Negligible** | No suitable wetland habitat. |
| *Ardea alba modesta* | Eastern Great Egret | | vu | v | 2019 | | Flooded crops, pasture, swamps, lagoons, saltmarsh, sewage ponds, estuaries, dams, roadside ditches. Breeds in trees standing in water. | **Negligible** | No suitable wetland habitat. |

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| Scientific name | Common name | Conservation status | | | Most recent database record | Other records | Habitat description | Likely occurrence in study area | Rationale for likelihood ranking |
|---|---|---|---|---|---|---|---|---|---|
| | | EPBC | VIC | FFG | | | | | |
| *Ixobrychus dubius* | Australian Little Bittern | | en | e | 2009 | | Freshwater swamps, lakes and rivers with dense reedbeds, saltmarsh and coastal lagoons. | **Negligible** | No suitable wetland habitat. |
| *Spatula rhynchotis* | Australasian Shoveler | | vu | v | 2019 | | Variety of wetlands, with a preference for large, permanent, freshwater lakes/swamps with dense fringing vegetation. | **Negligible** | No suitable wetland habitat. |
| *Stictonetta naevosa* | Freckled Duck | | en | e | 2018 | | Large freshwater wetlands, generally with dense vegetation. | **Negligible** | No suitable wetland habitat. |
| *Aythya australis* | Hardhead | | vu | v | 2019 | | Deep freshwater swamps and wetlands, with abundant aquatic and terrestrial vegetation for roosting. Can occur in sheltered estuaries. | **Negligible** | No suitable wetland habitat. |
| *Oxyura australis* | Blue-billed Duck | | en | v | 2019 | | Open or densely vegetated wetlands. | **Negligible** | No suitable wetland habitat. |
| *Biziura lobata* | Musk Duck | | vu | v | 2019 | | Deep, permanent freshwater wetlands with areas of open water and patches of dense aquatic vegetation. | **Negligible** | No suitable wetland habitat. |
| *Accipiter novaehollandiae* | Grey Goshawk | | vu | e | 2001 | | Rainforest, gallery forest, tall wet forest and woodland. Also partially cleared agricultural land. | **Low** | Limited suitable habitat. |
| *Hieraaetus morphnoides* | Little Eagle | | vu | v | 2001 | | Woodland and open areas. Rabbits are a key component of their diet. Nesting occurs in mature trees in open woodland or riparian vegetation. | **Medium** | May forage within the site occasionally. |

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| Scientific name | Common name | Conservation status | | | Most recent database record | Other records | Habitat description | Likely occurrence in study area | Rationale for likelihood ranking |
|---|---|---|---|---|---|---|---|---|---|
| | | EPBC | VIC | FFG | | | | | |
| *Falco subniger* | Black Falcon | | vu | cr | 2018 | | Woodlands, open country and around terrestrial wetlands areas, including rivers and creeks. Mostly hunts over open plains and undulating land with large tracts of low vegetation. | **Medium** | May forage within the site occasionally. |
| *Ninox strenua* | Powerful Owl | | vu | v | 1997 | | Eucalypt forests and woodlands, well-treed urban areas. | **Low** | Limited suitable habitat. |
| *Actitis hypoleucos* | Common Sandpiper | | vu | v | | PMST | Migrates to Australia from Eurasia in August where it inhabits a wide variety of coastal and inland wetlands with muddy margins before departing north in March. | **Negligible** | No suitable wetland habitat. |
| *Tringa nebularia* | Common Greenshank | | vu | e | 1979 | | A variety of ephemeral and permanent inland wetlands and sheltered coastal wetlands. | **Negligible** | No suitable wetland habitat. |
| *Pyrrholaemus sagittatus* | Speckled Warbler | | vu | e | 1999 | | Eucalypt woodland with rocky gullies, ridges, tussock grasses and a sparse shrub understorey. | **Negligible** | No suitable habitat. |
| *Ornithorhynchus anatinus* | Platypus | | vu | v | 1992 | | A variety of freshwater waterbodies, particularly those with stable banks suitable for burrows, and shallow waters for foraging. | **Negligible** | No suitable aquatic habitat. |

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| Scientific name | Common name | Conservation status | | | Most recent database record | Other records | Habitat description | Likely occurrence in study area | Rationale for likelihood ranking |
|---|---|---|---|---|---|---|---|---|---|
| | | EPBC | VIC | FFG | | | | | |
| *Pseudemoia pagenstecheri* | Tussock Skink | | vu | e | 2008 | | On the ground in a range of grasslands or sparse grassy woodlands from alps to coast. | **Medium** | May occupy exotic grasslands |
| *Galaxiella toourtkoourt* | Little Galaxias | | vu | e | 2010 | | Usually occurs on shallow terrestrial wetlands, less often using sheltered bays, estuaries, tidal mudflats and beaches. In Australia mainly breeds in inland areas following major flooding events. | **Negligible** | No suitable aquatic habitat. |

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## Appendix B.2. Migratory species (EPBC Act listed)

**Table 12 Migratory fauna species recorded or predicted to occur within 5 km of the study area**

| Scientific name | Common name | Most recent record |
|---|---|---|
| **Migratory species** | | |
| *Gallinago hardwickii* | Latham's Snipe | 2019 |
| *Plegadis falcinellus* | Glossy Ibis | 1980 |
| *Hirundapus caudacutus* | White-throated Needletail | 1981 |
| *Apus pacificus* | Fork-tailed Swift | 2019 |
| *Thalassarche melanophris* | Black-browed Albatross | 1977 |
| *Numenius madagascariensis* | Eastern Curlew | PMST |
| *Actitis hypoleucos* | Common Sandpiper | PMST |
| *Tringa nebularia* | Common Greenshank | 1979 |
| *Calidris ferruginea* | Curlew Sandpiper | PMST |
| *Calidris acuminata* | Sharp-tailed Sandpiper | PMST |
| *Calidris melanotos* | Pectoral Sandpiper | PMST |
| *Motacilla flava* | Yellow Wagtail | PMST |
| *Rhipidura rufifrons* | Rufous Fantail | 2000 |
| *Myiagra cyanoleuca* | Satin Flycatcher | PMST |

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# Appendix C. Photos of the study area




**Photo 1** **View across the study area, showing exotic grassland**




**Photo 2** **Mown section of exotic grassland along the eastern border**




**Photo 3** **Exotic grassland area dominated by Chillean Needle-grass**




**Photo 4** **Plains Grassy Woodland (EVC 55_61) Habitat Zone 1**

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**Photo 5** **Plains Grassy Woodland (EVC 55_61) Habitat Zone 2**




**Photo 6** **Plains Grassy Woodland (EVC 55_61) Habitat Zone 3**




**Photo 7** **Plains Grassy Woodland (EVC 55_61) Habitat Zone 4**




**Photo 8** **Plains Grassy Woodland (EVC 55_61) Habitat Zone 5**




**Photo 9** **Plains Grassy Woodland (EVC 55_61) Habitat Zone 6**

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# Appendix D. Native vegetation removal report

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# Scenario test – native vegetation removal

This report provides offset requirements for internal testing of different proposals to remove native vegetation. **This report DOES NOT support an application to remove, destroy or lop native vegetation under Clause 52.16 or 52.17 of planning schemes in Victoria.** A report must be obtained from the Department of Environment, Land, Water and Planning (DELWP).

**Date of issue:** **31/01/2023**
**Time of issue:** **3:00 pm**

**Report ID: Scenario Testing**

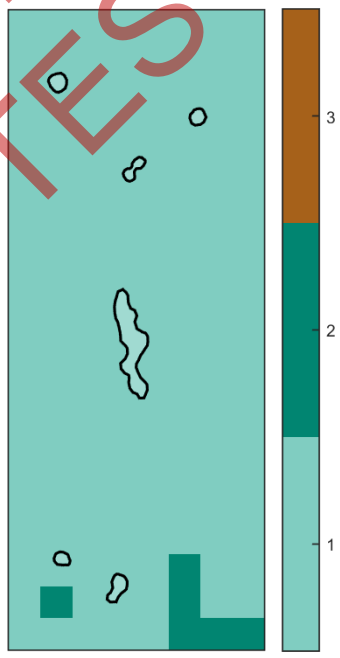
| **Project ID** | HamiltonLakes_38666_EnSym |
|---|---|

## Assessment pathway

| **Assessment pathway** | **Basic Assessment Pathway** |
|---|---|
| Extent including past and proposed | 0.182 ha |
| Extent of past removal | 0.000 ha |
| Extent of proposed removal | 0.182 ha |
| No. Large trees proposed to be removed | 0 |
| Location category of proposed removal | Location 1<br>The native vegetation is not in an area mapped as an endangered Ecological Vegetation Class (as per the statewide EVC map), sensitive wetland or coastal area. Removal of less than 0.5 hectares in this location will not have a significant impact on any habitat for a rare or threatened species |

SCENARIO TESTING

**1. Location map**



# Scenario test – native vegetation removal

## Offset requirements if a permit is granted

Any approval granted will include a condition to obtain an offset that meets the following requirements:

| | |
|---|---|
| **General offset amount**[1] | 0.027 general habitat units |
| Vicinity | Glenelg Hopkins Catchment Management Authority (CMA) or Southern Grampians Shire Council |
| Minimum strategic biodiversity value score[2] | 0.241 |
| Large trees | 0 large trees |

NB: values within tables in this document may not add to the totals shown above due to rounding

Appendix 1 includes information about the native vegetation to be removed

Appendix 2 includes information about the rare or threatened species mapped at the site.

Appendix 3 includes maps showing native vegetation to be removed and extracts of relevant species habitat importance maps

SCENARIO TESTING

1 The general offset amount required is the sum of all general habitat units in Appendix 1.

2 Minimum strategic biodiversity score is 80 per cent of the weighted average score across habitat zones where a general offset is required

# Scenario test – native vegetation removal

## Next steps

Any proposal to remove native vegetation must meet the application requirements of the Basic Assessment Pathway and it will be assessed under the Basic Assessment Pathway.

**This report DOES NOT support an application to remove, destroy or lop native vegetation under Clause 52.16 or 52.17 of planning schemes in Victoria.**

If you wish to remove the mapped native vegetation you must submit the related shapefiles to the Department of Environment, Land, Water and Planning (DELWP) for processing, by email to ensymnvrtool.support@delwp.vic.gov.au. DELWP will provide a *Native vegetation removal report* that is required to meet the permit application requirements in accordance with *Guidelines for the removal, destruction or lopping of native vegetation* (Guidelines).

SCENARIO TESTING

# Appendix 1: Description of native vegetation to be removed

All zones require a general offset, the general habitat units each zone is calculated by the following equation in accordance with the Guidelines:

*General habitat units = extent x condition x general landscape factor x 1.5, where the general landscape factor = 0.5 + (strategic biodiversity value score/2)*

The general offset amount required is the sum of all general habitat units per zone.

## Native vegetation to be removed

| Information provided by or on behalf of the applicant in a GIS file | | | | | | | Information calculated by EnSym | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Zone** | **Type** | **BioEVC** | **BioEVC conservation status** | **Large tree(s)** | **Partial removal** | **Condition score** | **Polygon Extent** | **Extent without overlap** | **SBV score** | **HI score** | **Habitat units** | **Offset type** |
| 1-A | Patch | vvp_0055_61 | Endangered | 0 | no | 0.100 | 0.014 | 0.014 | 0.330 | | 0.001 | General |
| 1-B | Patch | vvp_0055_61 | Endangered | 0 | no | 0.170 | 0.020 | 0.020 | 0.140 | | 0.003 | General |
| 1-C | Patch | vvp_0055_61 | Endangered | 0 | no | 0.100 | 0.016 | 0.016 | 0.350 | | 0.002 | General |
| 1-D | Patch | vvp_0055_61 | Endangered | 0 | no | 0.170 | 0.109 | 0.109 | 0.330 | | 0.018 | General |
| 1-E | Patch | vvp_0055_61 | Endangered | 0 | no | 0.100 | 0.012 | 0.012 | 0.350 | | 0.001 | General |
| 1-F | Patch | vvp_0055_61 | Endangered | 0 | no | 0.100 | 0.010 | 0.010 | 0.140 | | 0.001 | General |

SCENARIO TESTING

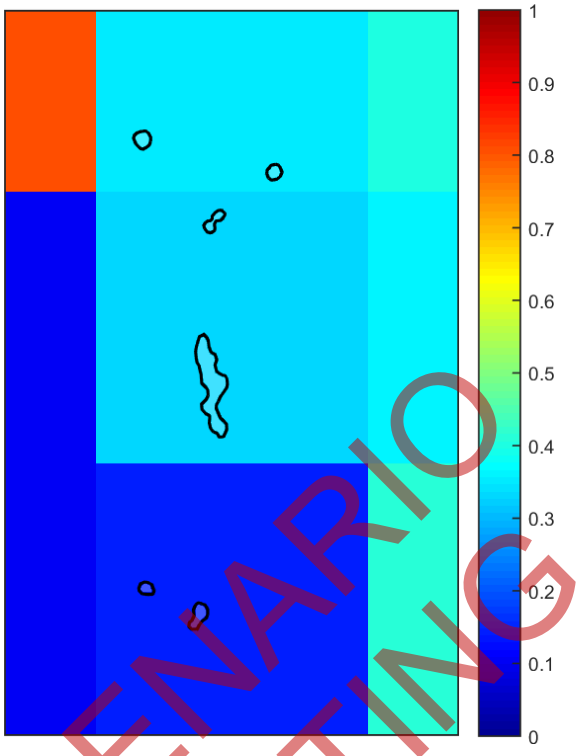
## Appendix 2: Information about impacts to rare or threatened species' habitats on site

This is not applicable in the Basic Assessment Pathway.

SCENARIO TESTING

# Appendix 3 – Images of mapped native vegetation

**2. Strategic biodiversity values map**




SCENARIO TESTING



# LAKES EDGE, HAMILTON
# MILL ROAD EXTENSION

Traffic Need Feasibility Report

esr Transport Planning
efficient safe reliable

**ESR Transport Planning Pty Ltd** PO Box 146, Smythesdale VIC 3351

P: 0427 044 324 | E: drewm@esrtp.com.au | www.esrtp.com.au

## DOCUMENT CONTROL

Date: 08/09/25
Filename: 250908-Mill Road Feasibility
Our Ref: P0670
Author: Drew Matthews

## CONTACT

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PO Box 146, Smythesdale VIC 3351
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E: drewm@esrtp.com.au
www.esrtp.com.au

## PREPARED FOR

Lakes Edge (Hamilton) Pty Ltd

## DISCLAIMER

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## Background

An Outline Development Plan (ODP) has been prepared that describes a planned development known as Lakes Edge. The land is located southeast of Lake Hamilton. The ODP anticipates its development into a residential estate.

ESR Transport Planning has prepared a Transport Impact Assessment Report (TIAR) which describes existing conditions in the local precinct, assesses the amount of traffic generated by the development and its impact on the surrounding road network, along with design merit of the ODP.

A Section 173 Agreement[1] entered into by Southern Grampians Shire Council and Piece Property specifies requirements for the ODP, one such requirement is that the ODP is supported by assessment regarding the need for, potential locations, and feasibility of the Mill Road Extension.

As part of an agreement associated with the purchase of the land, requirements for the ODP have been specified within a Section 173 Agreement. One such requirement is that the ODP is supported by traffic assessment regarding the need for, potential locations, and feasibility of the Mill Road Extension.

The Mill Road Extension is described as:

> **Mill Road Extension** means an extension of Mill Road along the northern and eastern boundaries of the Land and crossing part of Monivae College and other land to provide a potential additional access to and egress from the Development from Glenelg Highway/Ballarat Road or such other Approved location. The estimated cost of the road extension is (at the date of this Agreement) in the order of $5.5 million to $6 million, plus GST. The feasibility of the Mill Road additional access option is subject to the Traffic Impact Assessment.

Source: Section 173 Agreement.

This report has been prepared as a traffic need feasibility report regarding the Mill Road Extension.

It is informed by the background information and assessments within the TIAR.

## Location

The Lakes Edge development site is located approximately 2km northeast of Hamilton's town centre. It is neighboured by:

- To the west and south - existing residential neighbourhoods.
- To the east - the campuses of St Mary's Primary School and Monivae College (secondary education).
- To the north – Lake Hamilton and associated recreational foreshore areas.

Other than lakeside areas, Mill Road is surrounded by farming land. Mill Road has a general alignment southwest to northeast. Including its continuation as Gray Street, it caters for travel between Hamilton's town centre and areas to the northeast. Both Mill Road and Glenelg Highway

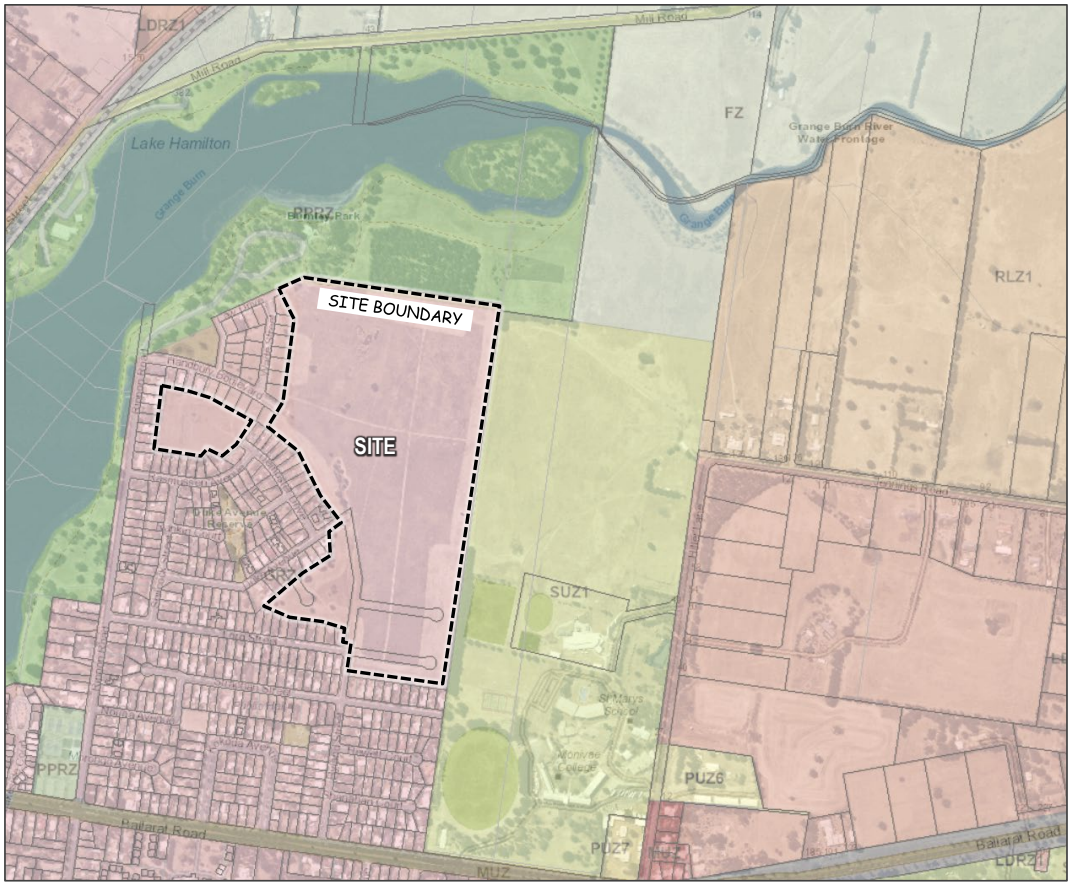
[1] Russell Kennedy, 27/03/25, *Agreement Made Pursuant to Section 173 of the Planning and Environment Act 1987 Property: Lots 1, 2 and 3, PS922131T 'Lake Edge' Handbury Boulevard Hamilton VIC 3300.*

extend towards Dunkeld in the northeast. Robsons Road provides a roadway connection between Mill Road and Glenelg Highway approximately 2km east of the site

Figure 1 Locality Map



Figure 2 Land Use and Property Boundaries




To extend to Mill Road, the Mill Road Extension would need a bridge crossing of the Grange Burn (waterway that flows to Lake Hamilton), locating it on an alignment to the east of the site. An alignment that is similar to Hillers Lane.

In order for the Mill Road Extension to be part of the site's development and provide connectivity with Ballarat Road, alignment options considered are as follows:

1. An alignment that includes Hyland Street for part of its length. Issues relating to such an alignment include the following:
   - Hyland Street south of the site has a road reserve width of approximately 15m. This relatively narrow width is not conducive to accommodating a roadway with a Collector functionality such as a Mill Road Extension.
   - Hyland Street is restricted to left in / left out turning movements at its Ballarat Road intersection. The Ballarat Road carriageways that are divided by a centre median are on different levels such that construction of a full turning movement intersection may necessitate extensive cut, fill and pavement works. A full turning movement intersection with Ballarat Road would most likely require traffic signal control.

2. An alignment that users Monivae College land has been considered. In order to extend to Ballarat Road, a Mill Road Extension through Monivae College land would significantly impact

a sports oval and/or buildings. It is understood that Lakes Edge have discussed opportunities for development roadways to extend into their land, with feedback given that a roadway that catered for general public traffic was not supported.

This assessment has not identified a feasible location for the Mill Road Extension. Land / property constraints pose extreme barriers.

Perhaps there may be a future opportunity east of the site for a north-south aligned roadway to connect Mill Road and Glenelg Highway, such as if land east of the site was to undergo significant development growth and change. An example may be use of Hiller Lane for part of its alignment, together with a major upgrade of the Ballarat Road / Hiller Lane / Hamilton Highway intersection.

## Need

Trips from residential precincts are predominately associated with travel to work, to school and to shopping. Most of these activities locally are concentrated southwest of the site within the Hamilton town centre and nearby surrounds.

Accordingly, the vast majority of traffic generated from the site is expected to travel in the southwest direction, with Rippon Road and Ballarat Road the most convenient routes. Indeed, traffic volume surveys at the Ballarat Road / Rippon Road intersection found that over 80% of Rippon Road traffic turns to/from the west direction.

It is expected that an extremely low proportion of site generated trips would have a desire to travel towards Mill Road. Although being indirect, options currently exist for road access from the local precinct to Mill Road, such as using Robsons Road to the east or Gray Street and Riley Street to the west.

Traffic assessments undertaken in respect to the proposed development have not identified a need for the Mill Road Extension.

## Feasibility

The Mill Road Extension is expected to require significant funds to construct.

This assessment has not identified a suitable alignment or land availability for the roadway, nor a need for traffic demands to be catered for along such a roadway.

Accordingly, the Mill Road Extension is not considered feasible at this time.

It is considered more important that funds for local road infrastructure be allocated to an upgrade of the Ballarat Road / Rippon Road intersection.

# FAQ: Lakes Edge Outline Development Plan

Southern Grampians SHIRE COUNCIL

April 2026

## What is an Outline Development Plan (ODP)?

An ODP is a high-level plan that shows how a new area will be developed. It includes things like where houses, roads, parks, drainage, and services will go and provides Council with a plan for a new development.

## How many homes are planned?

Around **300–320** homes are proposed.

## What size blocks will there be?

There will be a mix of block sizes, from smaller lots (around 300m²) to larger lots (over 1000m²).

## What types of homes will be built?

There will be a mix of homes, including smaller 1–2 bedroom homes through to larger family homes

## How will the development be built?

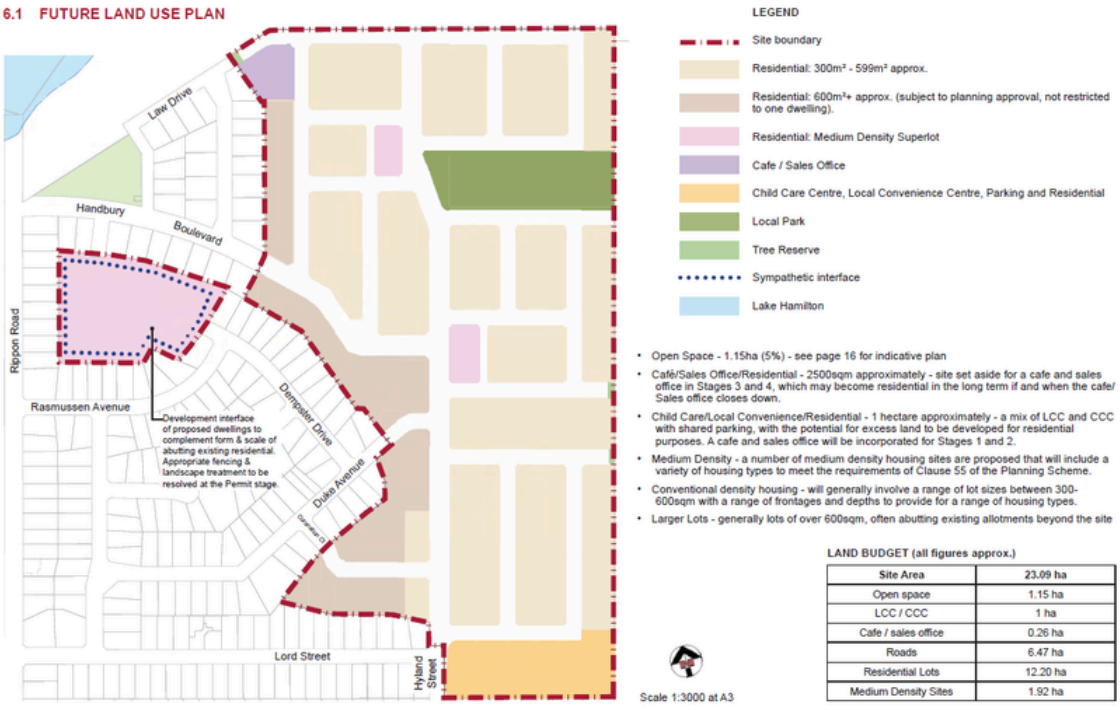
The project will be built in four stages, over time, as land is sold and services are installed.

**Scan here**

To share your feedback online.

### 6. OVERALL MASTERPLAN

#### 6.1 FUTURE LAND USE PLAN




LAND BUDGET (all figures approx.)

| | |
|---|---|
| Site Area | 23.09 ha |
| Open space | 1.15 ha |
| LCC / CCC | 1 ha |
| Cafe / sales office | 0.26 ha |
| Roads | 6.47 ha |
| Residential Lots | 12.20 ha |
| Medium Density Sites | 1.92 ha |

# Lakes Edge Outline Development Plan

April 2026

Southern Grampians SHIRE COUNCIL

## What other facilities are planned?

The development may include:

- Local shops
- A café
- Parks and open spaces
- Walking paths connecting the area

## Will there be a childcare centre?

Yes. A childcare centre is planned and is expected to be built in the first stage.

## How will it connect to existing roads?

The new streets will connect to nearby roads, and services will link into existing infrastructure or be newly built where needed.

## Will there be public transport?

The local bus service is expected to be extended into the new area as it develops.

## Will roads be upgraded?

Yes. Studies have been done to manage traffic. A major upgrade is planned at the Ballarat Road and Rippon Road intersection (e.g. traffic lights or a roundabout), during Stage 2.

## Has the community been consulted previously?

Yes. The developer held community consultation sessions in 2024 and 2025 to gather feedback that has helped them prepare this ODP.

## What happens next?

Consultation is open from 21 April 2026 to 18 May 2026. You can make a submission during this time via Councils website or by sending an email to...




Note: Illustrative plan and section (indicative only - subject to permit and application phase)

## How can I have my say?

- Feedback will be reviewed and presented to Council in June
- Council will decide whether to approve the plan
- If approved, the developer can apply for detailed permits and begin Stage 1 (including the childcare centre)

**Scan here**

To share your feedback online.

**Southern Grampians Shire Council Planning Department - 5573 0444**

Survey Responses

22 November 2024 - 18 May 2026

# Provide your feedback on the ODP

## Engage Southern Grampians

Project: Lakes Edge Housing Development

GRANICUS

| VISITORS | | | | | |
|---|---|---|---|---|---|
| 97 | | | | | |
| CONTRIBUTORS | | | RESPONSES | | |
| 50 | | | 50 | | |
| 0 Registered | 0 Unverified | 50 Anonymous | 0 Registered | 0 Unverified | 50 Anonymous |

**Respondent No:** 1
**Login:** Anonymous
**Email:** n/a

**Responded At:** Apr 22, 2026 11:17:38 am
**Last Seen:** Apr 22, 2026 11:17:38 am
**IP Address:** n/a

Q1. **What is your relationship to this development?** Local resident of Hamilton

Q2. **Do you support the draft Outline Development Plan as proposed?** Oppose

Q3. **Please share the reasons behind your response to Question 2.**

not answered

Q4. **What do you think is the ideal lot size for this development?** **Other (please specify)**
Majority of land size needs to be 600 - 1200sqm. Some smaller lots for our retires would also be beneficial, but not 300 of them. Maybe instead of 300 plus blocks having only around 150 blocks, bigger in size will be a lot easier to sell.

Q5. **What infrastructure is most needed to support this development?** **Other (please specify)**
All of the above, and needs larger block size

Q6. **Are you satisfied with the proposed community facilities and open/recreation spaces?** **Please outline the reasons for your response:**
I agree with the idea of proposed cafe for use near the existing playground and people to walk for a coffee or have a nice lunch after the kids have a had a play. In saying that I don't feel we need any other shops, as it isn't that far to town and we don't want to take sales away from our existing business owners.

Q7. **Is there any other feedback you would like to provide on the ODP?**

I feel this development is set up for urban living not our country community, wanting a shed in their back yards and some space. I feel this will create interest or is intended to be set up more for government public housing than shown on proposal, which will create more pressures for our community. As in more pressure on our health and police sectors and public safety. I feel this won't attract the right demography to our community.

Q8. **Name** [redacted]

Q9. **Phone Number** [redacted]

Q10. **Email address** [redacted]

**Respondent No:** 2
**Login:** Anonymous
**Email:** n/a

**Responded At:** Apr 22, 2026 11:23:50 am
**Last Seen:** Apr 22, 2026 11:23:50 am
**IP Address:** n/a

Q1. **What is your relationship to this development?**
**Other (please specify)**
Local business owner , builder and developer. Resident of Hamilton.

Q2. **Do you support the draft Outline Development Plan as proposed?**
**Please share the reasons behind your response:**
While it is great to see a new subdivision happening, because the City does need more housing blocks. I would strongly oppose the development in its current design of lot sizes which i feel wont benefit the best outcome for Hamilton and the community.

Q3. **Please share the reasons behind your response to Question 2.**
not answered

Q4. **What do you think is the ideal lot size for this development?**
**Other (please specify)**
15% under 350m2. 55% 600m2 to 750m2 30% 750m2 to 1100m2

Q5. **What infrastructure is most needed to support this development?**
**Other (please specify)**
All of the above , with a cafe and small small goods shop. open parkland with inviting walking tracks connecting to the lake area .

Q6. **Are you satisfied with the proposed community facilities and open/recreation spaces?**
**Please outline the reasons for your response:**
To create a good community atmosphere and a stable area that people will want to live in

Q7. **Is there any other feedback you would like to provide on the ODP?**
Yes for Hamilton to thrive we need a land design that has some social housing mixed with larger lots to appeal to all people and professions , to enable growth and opportunity for growth in employment. Hamilton doesn't need to risk creating lots of small blocks that will not sell to all the public.

Q8. **Name** [redacted]

Q9. **Phone Number** [redacted]

Q10. **Email address** [redacted]

**Respondent No:** 3
**Login:** Anonymous
**Email:** n/a

**Responded At:** Apr 22, 2026 11:49:40 am
**Last Seen:** Apr 22, 2026 11:49:40 am
**IP Address:** n/a

Q1. **What is your relationship to this development?** Nearby resident (within 800m)

Q2. **Do you support the draft Outline Development Plan as proposed?**

**Please share the reasons behind your response:**
Homes are too small and too closely packed, which will lead to congestion, reduced liveability, and strain on existing roads and infrastructure.

Q3. **Please share the reasons behind your response to Question 2.**

not answered

Q4. **What do you think is the ideal lot size for this development?** 600 sqm

Q5. **What infrastructure is most needed to support this development?** Upgraded road infrastructure

Q6. **Are you satisfied with the proposed community facilities and open/recreation spaces?**

**Please outline the reasons for your response:**
The proposed facilities, such as another café and childcare centre, do not seem necessary or realistic for the area. There are already challenges with workforce availability, and it is unclear how these services would be staffed or sustained. Focus should be on improving core infrastructure rather than adding services that may not be viable.

Q7. **Is there any other feedback you would like to provide on the ODP?**

I do not support the current proposal in its present form. The proposed housing density is too high for the area. Packing houses too closely together will negatively impact the character of the town, reduce liveability, increase congestion, and place unnecessary strain on existing infrastructure. Larger block sizes and more appropriate spacing between homes should be prioritised to maintain the town's appeal and ensure long-term sustainability. Additionally, critical infrastructure — particularly roads — must be upgraded before any significant development occurs. It is not acceptable to allow hundreds of homes to be built first and address traffic and road safety issues later. Existing roads are not designed to handle this level of increased use, and delaying upgrades will create avoidable safety risks and congestion problems. I have previously lived in a more densely developed urban area and have seen firsthand the negative impacts of overdevelopment, including increased traffic congestion, reduced privacy, and a decline in overall liveability. This is not something I want to see repeated in this community. While development and growth are important, they must be properly planned and staged. Infrastructure should lead development, not follow it. I strongly urge council to reconsider the density of housing and commit to delivering essential infrastructure upgrades upfront before proceeding.

Q8. **Name** [redacted]

Q9. **Phone Number** [redacted]

Q10. **Email address** [redacted]

**Respondent No:** 4
**Login:** Anonymous
**Email:** n/a

**Responded At:** Apr 22, 2026 12:23:30 pm
**Last Seen:** Apr 22, 2026 12:23:30 pm
**IP Address:** n/a

| | | |
|---|---|---|
| Q1. | **What is your relationship to this development?** | Local resident of Hamilton |
| Q2. | **Do you support the draft Outline Development Plan as proposed?** | Support with changes |

Q3. **Please share the reasons behind your response to Question 2.**

not answered

| | | |
|---|---|---|
| Q4. | **What do you think is the ideal lot size for this development?** | not answered |
| Q5. | **What infrastructure is most needed to support this development?** | Upgraded road infrastructure |
| Q6. | **Are you satisfied with the proposed community facilities and open/recreation spaces?** | No |

Q7. **Is there any other feedback you would like to provide on the ODP?**

Rippon and Ballarat rd will require a roundabout. PLEASE have the open park running the other way so it joins the lakeside open parkland directly providing a safer land corridor for wildlife and younger children between the two areas. It would also benefit those using the lakeside walking track by providing the opportunity for a longer route and families to go between the two playgrounds.

| | | |
|---|---|---|
| Q8. | **Name** | [redacted] |
| Q9. | **Phone Number** | [redacted] |
| Q10. | **Email address** | [redacted] |

**Respondent No:** 5
**Login:** Anonymous
**Email:** n/a

**Responded At:** Apr 22, 2026 13:02:02 pm
**Last Seen:** Apr 22, 2026 13:02:02 pm
**IP Address:** n/a

Q1. **What is your relationship to this development?** Local business owner

Q2. **Do you support the draft Outline Development Plan as proposed?** Neutral

Q3. **Please share the reasons behind your response to Question 2.**

not answered

Q4. **What do you think is the ideal lot size for this development?** Larger than 600sqm

Q5. **What infrastructure is most needed to support this development?** More open parkland/open space

Q6. **Are you satisfied with the proposed community facilities and open/recreation spaces?** No

Q7. **Is there any other feedback you would like to provide on the ODP?**

Larger lots will assist in improving the quality of life for those living in the general vicinity. It's not called the Bronx for no reason.

Q8. **Name** [redacted]

Q9. **Phone Number** [redacted]

Q10. **Email address** [redacted]

**Respondent No:** 6
**Login:** Anonymous
**Email:** n/a

**Responded At:** Apr 22, 2026 14:00:44 pm
**Last Seen:** Apr 22, 2026 14:00:44 pm
**IP Address:** n/a

| | | |
|---|---|---|
| Q1. | **What is your relationship to this development?** | Nearby resident (within 800m) |
| Q2. | **Do you support the draft Outline Development Plan as proposed?** | **Please share the reasons behind your response:** Lord Street is already a race track and busy with school traffic. It is too narrow for building trucks. The bus has difficulty when people park on the street. Getting out of Rippon Road now is scary we can't wait for any upgrades coming down the track. (Stage 2) |
| Q3. | **Please share the reasons behind your response to Question 2.** | not answered |
| Q4. | **What do you think is the ideal lot size for this development?** | 350-550 sqm |
| Q5. | **What infrastructure is most needed to support this development?** | Upgraded road infrastructure |
| Q6. | **Are you satisfied with the proposed community facilities and open/recreation spaces?** | Somewhat |
| Q7. | **Is there any other feedback you would like to provide on the ODP?** | not answered |
| Q8. | **Name** | [redacted] |
| Q9. | **Phone Number** | [redacted] |
| Q10. | **Email address** | [redacted] |

**Respondent No:** 7
**Login:** Anonymous
**Email:** n/a

**Responded At:** Apr 22, 2026 16:19:36 pm
**Last Seen:** Apr 22, 2026 16:19:36 pm
**IP Address:** n/a

| | | |
|---|---|---|
| Q1. | **What is your relationship to this development?** | Local resident of Hamilton |
| Q2. | **Do you support the draft Outline Development Plan as proposed?** | **Please share the reasons behind your response:** I was not asked or notified for my opinion as a resident of Norma Avenue for the housing getting built here! Why am I being notified for this? My life is a living hell! |
| Q3. | **Please share the reasons behind your response to Question 2.** | not answered |
| Q4. | **What do you think is the ideal lot size for this development?** | **Other (please specify)** Not my problem |
| Q5. | **What infrastructure is most needed to support this development?** | Upgraded road infrastructure |
| Q6. | **Are you satisfied with the proposed community facilities and open/recreation spaces?** | No |
| Q7. | **Is there any other feedback you would like to provide on the ODP?** | Fix the outside of work hours work getting done in Norma Avenue and the parking by workers. Parking is not legal and I cannot risk nearly getting hit everytime I leave my driveway. |
| Q8. | **Name** | [redacted] |
| Q9. | **Phone Number** | [redacted] |
| Q10. | **Email address** | [redacted] |

**Respondent No:** 8
**Login:** Anonymous
**Email:** n/a

**Responded At:** Apr 22, 2026 17:27:16 pm
**Last Seen:** Apr 22, 2026 17:27:16 pm
**IP Address:** n/a

| | | |
|---|---|---|
| Q1. | **What is your relationship to this development?** | Nearby resident (within 800m) |
| Q2. | **Do you support the draft Outline Development Plan as proposed?** | Support with changes |
| Q3. | **Please share the reasons behind your response to Question 2.** | not answered |
| Q4. | **What do you think is the ideal lot size for this development?** | Larger than 600sqm |
| Q5. | **What infrastructure is most needed to support this development?** | Upgraded road infrastructure |
| Q6. | **Are you satisfied with the proposed community facilities and open/recreation spaces?** | **Please outline the reasons for your response:** Proposed new park is too close to the existing park at lake. Would be greater benefit to all residents if it was located closer to the childcare end of development |
| Q7. | **Is there any other feedback you would like to provide on the ODP?** | Agree Hamilton hwy rippon Rd intersection needs to be lights but it should be prioritised as part of stage 1 as it's already a bottleneck and safety issue Hyland street is going to have even more traffic. Consideration should be given to prioritise it over Strahan street intersection |
| Q8. | **Name** | [redacted] |
| Q9. | **Phone Number** | [redacted] |
| Q10. | **Email address** | [redacted] |

**Respondent No:** 9
**Login:** Anonymous
**Email:** n/a

**Responded At:** Apr 22, 2026 18:09:09 pm
**Last Seen:** Apr 22, 2026 18:09:09 pm
**IP Address:** n/a

| | | |
|---|---|---|
| Q1. | **What is your relationship to this development?** | Local resident of Hamilton |
| Q2. | **Do you support the draft Outline Development Plan as proposed?** | Support with changes |
| Q3. | **Please share the reasons behind your response to Question 2.** | not answered |
| Q4. | **What do you think is the ideal lot size for this development?** | 600 sqm |
| Q5. | **What infrastructure is most needed to support this development?** | Public transport improvements |
| Q6. | **Are you satisfied with the proposed community facilities and open/recreation spaces?** | Yes |
| Q7. | **Is there any other feedback you would like to provide on the ODP?** | Does the plan include any public housing for lower income people? |
| Q8. | **Name** | [redacted] |
| Q9. | **Phone Number** | [redacted] |
| Q10. | **Email address** | [redacted] |

**Respondent No:** 10
**Login:** Anonymous
**Email:** n/a

**Responded At:** Apr 22, 2026 18:45:58 pm
**Last Seen:** Apr 22, 2026 18:45:58 pm
**IP Address:** n/a

| | | |
|---|---|---|
| Q1. | **What is your relationship to this development?** | Local business owner |
| Q2. | **Do you support the draft Outline Development Plan as proposed?** | Oppose |
| Q3. | **Please share the reasons behind your response to Question 2.** | not answered |
| Q4. | **What do you think is the ideal lot size for this development?** | not answered |
| Q5. | **What infrastructure is most needed to support this development?** | not answered |
| Q6. | **Are you satisfied with the proposed community facilities and open/recreation spaces?** | not answered |
| Q7. | **Is there any other feedback you would like to provide on the ODP?** | not answered |
| Q8. | **Name** | not answered |
| Q9. | **Phone Number** | not answered |
| Q10. | **Email address** | not answered |

**Respondent No:** 11
**Login:** Anonymous
**Email:** n/a

**Responded At:** Apr 22, 2026 20:01:43 pm
**Last Seen:** Apr 22, 2026 20:01:43 pm
**IP Address:** n/a

| | | |
|---|---|---|
| Q1. | **What is your relationship to this development?** | Local resident of Hamilton |
| Q2. | **Do you support the draft Outline Development Plan as proposed?** | **Please share the reasons behind your response:** Childcare centre will need at least 20 staff car parks before you begin. Plus at least ten more to accommodate families all coming in the morning and in the evening. There won't be enough safety to park along that road alongside the centre. |
| Q3. | **Please share the reasons behind your response to Question 2.** | not answered |
| Q4. | **What do you think is the ideal lot size for this development?** | 600 sqm |
| Q5. | **What infrastructure is most needed to support this development?** | **Other (please specify)** Extra car spaces |
| Q6. | **Are you satisfied with the proposed community facilities and open/recreation spaces?** | Somewhat |
| Q7. | **Is there any other feedback you would like to provide on the ODP?** | not answered |
| Q8. | **Name** | [redacted] |
| Q9. | **Phone Number** | [redacted] |
| Q10. | **Email address** | [redacted] |

**Respondent No:** 12
**Login:** Anonymous
**Email:** n/a

**Responded At:** Apr 23, 2026 12:07:09 pm
**Last Seen:** Apr 23, 2026 12:07:09 pm
**IP Address:** n/a

| | | |
|---|---|---|
| Q1. | **What is your relationship to this development?** | Local resident of Hamilton |
| Q2. | **Do you support the draft Outline Development Plan as proposed?** | Support with changes |

Q3. **Please share the reasons behind your response to Question 2.**

not answered

| | | |
|---|---|---|
| Q4. | **What do you think is the ideal lot size for this development?** | Larger than 600sqm |
| Q5. | **What infrastructure is most needed to support this development?** | Upgraded road infrastructure |
| Q6. | **Are you satisfied with the proposed community facilities and open/recreation spaces?** | Somewhat |

Q7. **Is there any other feedback you would like to provide on the ODP?**

proposed location of the recreation space is close to an existing space - feel it would be better situated further south in the development. Road access into this area of the town is already congested, restricted and difficult to exit onto Ballarat Highway and there is only two points of exit - Rippon Road and Hyland Street - both need more safe exit strategies to cope with current traffic and the very significant increase in traffic that would come from this development.

| | | |
|---|---|---|
| Q8. | **Name** | [redacted] |
| Q9. | **Phone Number** | [redacted] |
| Q10. | **Email address** | [redacted] |

**Respondent No:** 13
**Login:** Anonymous
**Email:** n/a

**Responded At:** Apr 23, 2026 15:31:17 pm
**Last Seen:** Apr 23, 2026 15:31:17 pm
**IP Address:** n/a

| | | |
|---|---|---|
| Q1. | **What is your relationship to this development?** | Nearby resident (within 800m) |
| Q2. | **Do you support the draft Outline Development Plan as proposed?** | Strongly support |

Q3. **Please share the reasons behind your response to Question 2.**

not answered

| | | |
|---|---|---|
| Q4. | **What do you think is the ideal lot size for this development?** | 600 sqm |
| Q5. | **What infrastructure is most needed to support this development?** | Upgraded road infrastructure |
| Q6. | **Are you satisfied with the proposed community facilities and open/recreation spaces?** | Yes |

Q7. **Is there any other feedback you would like to provide on the ODP?**

The ODP states that the Ballarat Road & Rippon Road upgrade will happen "during Stage 2". It needs to happen now as this intersection is problematic already , particularly during morning Workers and School drop off traffic. I am the nearest resident to that intersection in Rippon Road (No.[redacted] and some mornings I cannot back out of my driveway due to banked up traffic. It is only a matter of time before a serious accident occurs.

| | | |
|---|---|---|
| Q8. | **Name** | [redacted] |
| Q9. | **Phone Number** | [redacted] |
| Q10. | **Email address** | [redacted] |

**Respondent No:** 14
**Login:** Anonymous
**Email:** n/a

**Responded At:** Apr 23, 2026 22:59:09 pm
**Last Seen:** Apr 23, 2026 22:59:09 pm
**IP Address:** n/a

| | | |
|---|---|---|
| Q1. | **What is your relationship to this development?** | Nearby resident (within 800m) |
| Q2. | **Do you support the draft Outline Development Plan as proposed?** | Strongly support |
| Q3. | **Please share the reasons behind your response to Question 2.** | not answered |
| Q4. | **What do you think is the ideal lot size for this development?** | 350-550 sqm |
| Q5. | **What infrastructure is most needed to support this development?** | **Other (please specify)** More housing |
| Q6. | **Are you satisfied with the proposed community facilities and open/recreation spaces?** | Yes |
| Q7. | **Is there any other feedback you would like to provide on the ODP?** | No |
| Q8. | **Name** | [redacted] |
| Q9. | **Phone Number** | [redacted] |
| Q10. | **Email address** | [redacted] |

**Respondent No:** 15
**Login:** Anonymous
**Email:** n/a

**Responded At:** Apr 24, 2026 14:46:46 pm
**Last Seen:** Apr 24, 2026 14:46:46 pm
**IP Address:** n/a

| | | |
|---|---|---|
| Q1. | **What is your relationship to this development?** | Local resident of Hamilton |
| Q2. | **Do you support the draft Outline Development Plan as proposed?** | Strongly support |
| Q3. | **Please share the reasons behind your response to Question 2.** | not answered |
| Q4. | **What do you think is the ideal lot size for this development?** | 600 sqm |
| Q5. | **What infrastructure is most needed to support this development?** | Upgraded road infrastructure |
| Q6. | **Are you satisfied with the proposed community facilities and open/recreation spaces?** | Yes |
| Q7. | **Is there any other feedback you would like to provide on the ODP?** | not answered |
| Q8. | **Name** | [redacted] |
| Q9. | **Phone Number** | [redacted] |
| Q10. | **Email address** | [redacted] |

**Respondent No:** 16
**Login:** Anonymous
**Email:** n/a

**Responded At:** Apr 24, 2026 16:36:08 pm
**Last Seen:** Apr 24, 2026 16:36:08 pm
**IP Address:** n/a

| | | |
|---|---|---|
| Q1. | **What is your relationship to this development?** | Local resident of Hamilton |
| Q2. | **Do you support the draft Outline Development Plan as proposed?** | **Please share the reasons behind your response:** Access into town needs improving. Traffic lights on rippon/ballarat rd |
| Q3. | **Please share the reasons behind your response to Question 2.** | not answered |
| Q4. | **What do you think is the ideal lot size for this development?** | 350-550 sqm |
| Q5. | **What infrastructure is most needed to support this development?** | Upgraded road infrastructure |
| Q6. | **Are you satisfied with the proposed community facilities and open/recreation spaces?** | Yes |
| Q7. | **Is there any other feedback you would like to provide on the ODP?** | not answered |
| Q8. | **Name** | [redacted] |
| Q9. | **Phone Number** | [redacted] |
| Q10. | **Email address** | [redacted] |

**Respondent No:** 17
**Login:** Anonymous
**Email:** n/a

**Responded At:** Apr 24, 2026 19:16:07 pm
**Last Seen:** Apr 24, 2026 19:16:07 pm
**IP Address:** n/a

| | | |
|---|---|---|
| Q1. | **What is your relationship to this development?** | Local resident of Hamilton |
| Q2. | **Do you support the draft Outline Development Plan as proposed?** | Support with changes |

Q3. **Please share the reasons behind your response to Question 2.**

not answered

| | | |
|---|---|---|
| Q4. | **What do you think is the ideal lot size for this development?** | 600 sqm |
| Q5. | **What infrastructure is most needed to support this development?** | Upgraded road infrastructure |
| Q6. | **Are you satisfied with the proposed community facilities and open/recreation spaces?** | Somewhat |

Q7. **Is there any other feedback you would like to provide on the ODP?**

This should ONLY PROCEED IF THERE IS A ROUNDABOUT AT RIPPON RD - BALLARAT RD INTERSECTION!! This intersection is the worst in Hamilton Many more people will be using it with the development, unless a roundabout is built it will be a nightmare. Because there is no across Ballarat rd intersection at Hyland street, all Hamilton Centre bound traffic will use the RIPPON Rd intersection!!!

| | | |
|---|---|---|
| Q8. | **Name** | [redacted] |
| Q9. | **Phone Number** | [redacted] |
| Q10. | **Email address** | [redacted] |

**Respondent No:** 18
**Login:** Anonymous
**Email:** n/a

**Responded At:** Apr 25, 2026 09:38:37 am
**Last Seen:** Apr 25, 2026 09:38:37 am
**IP Address:** n/a

| | | |
|---|---|---|
| Q1. | **What is your relationship to this development?** | Local resident of Hamilton |
| Q2. | **Do you support the draft Outline Development Plan as proposed?** | Support with changes |

Q3. **Please share the reasons behind your response to Question 2.**

not answered

| | | |
|---|---|---|
| Q4. | **What do you think is the ideal lot size for this development?** | Larger than 600sqm |
| Q5. | **What infrastructure is most needed to support this development?** | Upgraded road infrastructure |
| Q6. | **Are you satisfied with the proposed community facilities and open/recreation spaces?** | Somewhat |

Q7. **Is there any other feedback you would like to provide on the ODP?**

There Myst be traffic lights at the RIPPON Road Ballarat road intersection, it's the worst intersection in Hamilton. This Must Occur BEFORE any works oriceed!

| | | |
|---|---|---|
| Q8. | **Name** | [redacted] |
| Q9. | **Phone Number** | [redacted] |
| Q10. | **Email address** | [redacted] |

**Respondent No:** 19
**Login:** Anonymous
**Email:** n/a

**Responded At:** Apr 25, 2026 16:27:52 pm
**Last Seen:** Apr 25, 2026 16:27:52 pm
**IP Address:** n/a

| | | |
|---|---|---|
| Q1. | **What is your relationship to this development?** | Nearby resident (within 800m) |
| Q2. | **Do you support the draft Outline Development Plan as proposed?** | **Please share the reasons behind your response:** the traffic at rippon road in the morning is unbelivable some mornings 10 minites to get across balletet road if this goes ahead , PLEASE lights first ..... |
| Q3. | **Please share the reasons behind your response to Question 2.** | not answered |
| Q4. | **What do you think is the ideal lot size for this development?** | 600 sqm |
| Q5. | **What infrastructure is most needed to support this development?** | Upgraded road infrastructure |
| Q6. | **Are you satisfied with the proposed community facilities and open/recreation spaces?** | Yes |
| Q7. | **Is there any other feedback you would like to provide on the ODP?** | no just fix the intersection first ... before someone is hurt |
| Q8. | **Name** | [redacted] |
| Q9. | **Phone Number** | [redacted] |
| Q10. | **Email address** | [redacted] |

**Respondent No:** 20
**Login:** Anonymous
**Email:** n/a

**Responded At:** Apr 26, 2026 13:12:22 pm
**Last Seen:** Apr 26, 2026 13:12:22 pm
**IP Address:** n/a

| | | |
|---|---|---|
| Q1. | **What is your relationship to this development?** | Local resident of Hamilton |
| Q2. | **Do you support the draft Outline Development Plan as proposed?** | Support with changes |

Q3. **Please share the reasons behind your response to Question 2.**

not answered

| | | |
|---|---|---|
| Q4. | **What do you think is the ideal lot size for this development?** | Larger than 600sqm |
| Q5. | **What infrastructure is most needed to support this development?** | Upgraded road infrastructure |
| Q6. | **Are you satisfied with the proposed community facilities and open/recreation spaces?** | Somewhat |

Q7. **Is there any other feedback you would like to provide on the ODP?**

Larger blocks of land will attract more buyers to the development. Smaller blocks might be good for public housing or retirement housing, but will deter potential buyers from the development

| | | |
|---|---|---|
| Q8. | **Name** | [redacted] |
| Q9. | **Phone Number** | [redacted] |
| Q10. | **Email address** | [redacted] |

**Respondent No:** 21
**Login:** Anonymous
**Email:** n/a

**Responded At:** Apr 26, 2026 18:14:49 pm
**Last Seen:** Apr 26, 2026 18:14:49 pm
**IP Address:** n/a

| | | |
|---|---|---|
| Q1. | **What is your relationship to this development?** | **Other (please specify)**<br>Previous and future resident |
| Q2. | **Do you support the draft Outline Development Plan as proposed?** | Support with changes |
| Q3. | **Please share the reasons behind your response to Question 2.** | not answered |
| Q4. | **What do you think is the ideal lot size for this development?** | Larger than 600sqm |
| Q5. | **What infrastructure is most needed to support this development?** | Upgraded road infrastructure |
| Q6. | **Are you satisfied with the proposed community facilities and open/recreation spaces?** | Yes |
| Q7. | **Is there any other feedback you would like to provide on the ODP?** | Definitely don't build units and social housing because it devalues everything around it |
| Q8. | **Name** | [redacted] |
| Q9. | **Phone Number** | [redacted] |
| Q10. | **Email address** | [redacted] |

**Respondent No:** 22
**Login:** Anonymous
**Email:** n/a

**Responded At:** Apr 26, 2026 18:18:35 pm
**Last Seen:** Apr 26, 2026 18:18:35 pm
**IP Address:** n/a

| | | |
|---|---|---|
| Q1. | **What is your relationship to this development?** | Local business owner |
| Q2. | **Do you support the draft Outline Development Plan as proposed?** | Strongly support |

Q3. **Please share the reasons behind your response to Question 2.**

not answered

| | | |
|---|---|---|
| Q4. | **What do you think is the ideal lot size for this development?** | 350-550 sqm |
| Q5. | **What infrastructure is most needed to support this development?** | Upgraded road infrastructure |
| Q6. | **Are you satisfied with the proposed community facilities and open/recreation spaces?** | Yes |

Q7. **Is there any other feedback you would like to provide on the ODP?**

It is good to see opportunities for future development in Hamilton. Hopefully it encourages Hamilton to become more diverse in terms of its demographics; particularly in terms of the age profile and ethnic background of its residents. As a local farmer I am strongly in support of this development. We need access to housing to attract staff to our area.

| | | |
|---|---|---|
| Q8. | **Name** | [redacted] |
| Q9. | **Phone Number** | [redacted] |
| Q10. | **Email address** | [redacted] |

**Respondent No:** 23
**Login:** Anonymous
**Email:** n/a

**Responded At:** Apr 26, 2026 18:34:10 pm
**Last Seen:** Apr 26, 2026 18:34:10 pm
**IP Address:** n/a

Q1. **What is your relationship to this development?** Nearby resident (within 800m)

Q2. **Do you support the draft Outline Development Plan as proposed?** Support with changes

Q3. **Please share the reasons behind your response to Question 2.**

not answered

Q4. **What do you think is the ideal lot size for this development?** Larger than 600sqm

Q5. **What infrastructure is most needed to support this development?** **Other (please specify)**
Consideration as listed in the feedback below to make this development actually attractive to potential buyers in the community.

Q6. **Are you satisfied with the proposed community facilities and open/recreation spaces?** Yes

Q7. **Is there any other feedback you would like to provide on the ODP?**

Our concerns as residents within the current Lakes Edge housing area along Handbury Blvd are the connections of roads from Dempster Drive and Duke Drive to this new development. Buying land here five years ago was done with hesitation that this link-up would occur in the future. Many people say they didn't buy in this housing area due to this potential link-up of traffic to the area. The area is currently a private haven which we enjoy. We envision this for the new development area, but the link-up of these zones will not only change this, but we also think it will mean that this new proposed area will not sell, as it will create hesitation from locals from buying in this area with this link of roads. We understand that from a planning layout perspective it makes sense, but from a community sense and prospective buyers' point of view, it does not. If this link-up of roads occurred and moved forward, we would sell our residence and move to another location within Hamilton, purely for this reason. We understand the traffic will increase; this does not concern us, but the link-up of traffic from this area being so easy does. We also feel the planners have missed the fact this is a proposed planning development for a small COUNTRY town, not a major city with such tiny blocks. Block sizes of 300sqm surely are something that are not a common size for a town such as Hamilton. When thinking about the aims and objectives of providing a proposal to grow and develop our town, how do such small block sizes do this for a small country town that is a place for families to thrive and grow here? As residents who live here every day, we acknowledge that there are larger blocks along Handbury Blvd in stage 1; however, there are currently fallen residential fences, rubbish thrown across the fence and often loud residences that would be neighbouring houses to these larger blocks, so these blocks would also be challenging to sell without addressing these current issues first. You have put the best-sized blocks for our community where the most challenging living conditions would be faced by new residents to your development. We hope that you will consider these elements which we feel will really affect our community, but also your ability to sell and make this proposal a success for you and our beautiful town.

Q8. **Name** [redacted]

Q9. **Phone Number** [redacted]

Q10. **Email address** [redacted]

**Respondent No:** 24
**Login:** Anonymous
**Email:** n/a

**Responded At:** Apr 26, 2026 18:50:58 pm
**Last Seen:** Apr 26, 2026 18:50:58 pm
**IP Address:** n/a

| | | |
|---|---|---|
| Q1. | **What is your relationship to this development?** | Local resident of Hamilton |
| Q2. | **Do you support the draft Outline Development Plan as proposed?** | Strongly support |
| Q3. | **Please share the reasons behind your response to Question 2.** | not answered |
| Q4. | **What do you think is the ideal lot size for this development?** | 600 sqm |
| Q5. | **What infrastructure is most needed to support this development?** | Upgraded road infrastructure |
| Q6. | **Are you satisfied with the proposed community facilities and open/recreation spaces?** | Yes |
| Q7. | **Is there any other feedback you would like to provide on the ODP?** | not answered |
| Q8. | **Name** | [redacted] |
| Q9. | **Phone Number** | [redacted] |
| Q10. | **Email address** | [redacted] |

**Respondent No:** 25
**Login:** Anonymous
**Email:** n/a

**Responded At:** Apr 27, 2026 09:11:33 am
**Last Seen:** Apr 27, 2026 09:11:33 am
**IP Address:** n/a

Q1. **What is your relationship to this development?** Local resident of Hamilton

Q2. **Do you support the draft Outline Development Plan as proposed?** Support with changes

Q3. **Please share the reasons behind your response to Question 2.**

not answered

Q4. **What do you think is the ideal lot size for this development?** Larger than 600sqm

Q5. **What infrastructure is most needed to support this development?** Upgraded road infrastructure

Q6. **Are you satisfied with the proposed community facilities and open/recreation spaces?** Somewhat

Q7. **Is there any other feedback you would like to provide on the ODP?**

There needs to be another entry /exit point from the development area as well as installation of traffic lights to Ballarat rd / rippon Rd intersection BEFORE the development or there will be more accidents.

Q8. **Name** [redacted]

Q9. **Phone Number** [redacted]

Q10. **Email address** [redacted]

**Respondent No:** 26
**Login:** Anonymous
**Email:** n/a

**Responded At:** Apr 27, 2026 20:33:06 pm
**Last Seen:** Apr 27, 2026 20:33:06 pm
**IP Address:** n/a

| | | |
|---|---|---|
| Q1. | **What is your relationship to this development?** | Nearby resident (within 800m) |
| Q2. | **Do you support the draft Outline Development Plan as proposed?** | Strongly oppose |

Q3. **Please share the reasons behind your response to Question 2.**

not answered

| | | |
|---|---|---|
| Q4. | **What do you think is the ideal lot size for this development?** | Larger than 600sqm |
| Q5. | **What infrastructure is most needed to support this development?** | **Other (please specify)**<br>There needs to be larger blocks as well as improved roads. Blocks of 300sqm aren't in line with the 'hamilton feel'. We aren't a suburb of a major city, we need to keep the ability to have a yard for kids to play etc The major intersections need a lot of work. Someone will get killed at the Rippon road, Ballarat road intersection. Especially if there are more residents who are not familiar with the intersection |
| Q6. | **Are you satisfied with the proposed community facilities and open/recreation spaces?** | Yes |

Q7. **Is there any other feedback you would like to provide on the ODP?**

Please increase the block sizes. It seems to me that small block sizes is just a way to sell more. There needs to be a mix of larger, 1000sqm or more blocks as well as some smaller blocks.

| | | |
|---|---|---|
| Q8. | **Name** | [redacted] |
| Q9. | **Phone Number** | [redacted] |
| Q10. | **Email address** | [redacted] |

**Respondent No:** 27
**Login:** Anonymous
**Email:** n/a

**Responded At:** Apr 27, 2026 21:28:51 pm
**Last Seen:** Apr 27, 2026 21:28:51 pm
**IP Address:** n/a

| | | |
|---|---|---|
| Q1. | **What is your relationship to this development?** | Local resident of Hamilton |
| Q2. | **Do you support the draft Outline Development Plan as proposed?** | Strongly support |

Q3. **Please share the reasons behind your response to Question 2.**

not answered

| | | |
|---|---|---|
| Q4. | **What do you think is the ideal lot size for this development?** | 350-550 sqm |
| Q5. | **What infrastructure is most needed to support this development?** | Public transport improvements |
| Q6. | **Are you satisfied with the proposed community facilities and open/recreation spaces?** | Yes |

Q7. **Is there any other feedback you would like to provide on the ODP?**

With this increasing population Hamilton either needs to reinstate the passenger train service or a better coach link to key centres like Warrnambool and Ballarat to link with trains

| | | |
|---|---|---|
| Q8. | **Name** | [redacted] |
| Q9. | **Phone Number** | [redacted] |
| Q10. | **Email address** | [redacted] |

**Respondent No:** 28
**Login:** Anonymous
**Email:** n/a

**Responded At:** Apr 28, 2026 13:26:04 pm
**Last Seen:** Apr 28, 2026 13:26:04 pm
**IP Address:** n/a

Q1. **What is your relationship to this development?** Nearby resident (within 800m)

Q2. **Do you support the draft Outline Development Plan as proposed?** Support with changes

Q3. **Please share the reasons behind your response to Question 2.**

not answered

Q4. **What do you think is the ideal lot size for this development?** 600 sqm

Q5. **What infrastructure is most needed to support this development?** Upgraded road infrastructure

Q6. **Are you satisfied with the proposed community facilities and open/recreation spaces?** Somewhat

Q7. **Is there any other feedback you would like to provide on the ODP?**

Its so amazing that the rippon road intersection has been considered! Im curious to know if similar considerations have gone into the Hyland st intersection. More specifically the turning lanes at Monivae and Kokoda Avenue which depending on if youre entering or exiting Hyland Street are vital! Whilst for majority of the day turning left out of Hyland onto Ballarat Road and using the right hand turn at Monivae to turn around and head back into Hamiltons township is relatively easy, at peak hour times eg. School times and between 5-6pm it is quite a busy intersection. Add a bus already waiting in the turning lane to turn into Monivae and it is impossible to see if you can safely turn around. With the added housing comes more people which in turn means more cars and I am assuming more traffic during these times. I am not against the development in any way just curious and slightly concerned about how the traffic is going to be managed. I live at the beginning of Hyland Street so it is impractical for me to use the Rippon Road intersection. I also worry (as we like many on Hyland street) have a young family and how the added traffic wil be managed speed and safety wise. We are near Monivae and St Mary's and have many children walking the footpaths to and from school regularly. Speed is already some what of a concern along the street with cars regularly speeding along the street. My other concern is with the recreational facilities. We have what could potentially be an amazing park/community garden on Strachan Street. My family have lived on the street for many years and often walk past the playground. We have only ever used the playground on two occasions (in over 10 years) on those two occasions there was broken glass all over the equipment and needles in the bark. Walking past you can often see alcohol bottles lying around. Not at all inviting nor safe for young children, its intended purpose. So if you are introducing more recreational areas are they going to attract the same clientele? Its well known that the police already frequent the area. Is more housing going to attract the right types of people or are we just going to expand on an already dicey area. In regards to the childcare. How amazing! Hamilton needs more childcare spaces! I worry about how you will staff this as our current childcares staff turnover rates are quite high. I also wonder if this childcare is going to have any point of difference? For example a Montessori learning space. There is high value in Montessori learning and I think Hamiltons little people and their families could benefit from having that choice.

Q8. **Name** [redacted]

Q9. **Phone Number** [redacted]

Q10. **Email address** [redacted]

**Respondent No:** 29
**Login:** Anonymous
**Email:** n/a

**Responded At:** Apr 28, 2026 19:36:51 pm
**Last Seen:** Apr 28, 2026 19:36:51 pm
**IP Address:** n/a

Q1. **What is your relationship to this development?** Local resident of Hamilton

Q2. **Do you support the draft Outline Development Plan as proposed?**

**Please share the reasons behind your response:**
My main concern is the small size of some of the blocks, and what this will mean for increased energy consumption. There are other infrastructure issues, for example access and egress from the estate, massively increased traffic flow, and the impact on the nearby wetlands

Q3. **Please share the reasons behind your response to Question 2.**

not answered

Q4. **What do you think is the ideal lot size for this development?** Larger than 600sqm

Q5. **What infrastructure is most needed to support this development?** Upgraded road infrastructure

Q6. **Are you satisfied with the proposed community facilities and open/recreation spaces?**

**Please outline the reasons for your response:**
The proposed development appears to be claiming land that is already operating as playground/public amenity for the community. It is not adding extra play areas

Q7. **Is there any other feedback you would like to provide on the ODP?**

320+ new residences is not sustainable for a town that has a population of approximately 10 000. This could mean a 10% increase in residents, with no, or very little, increase in infrastructure to support the growth

Q8. **Name** [redacted]

Q9. **Phone Number** [redacted]

Q10. **Email address** [redacted]

**Respondent No:** 30
**Login:** Anonymous
**Email:** n/a

**Responded At:** Apr 29, 2026 12:51:28 pm
**Last Seen:** Apr 29, 2026 12:51:28 pm
**IP Address:** n/a

| | | |
|---|---|---|
| Q1. | **What is your relationship to this development?** | Local resident of Hamilton |
| Q2. | **Do you support the draft Outline Development Plan as proposed?** | Strongly oppose |
| Q3. | **Please share the reasons behind your response to Question 2.** | not answered |
| Q4. | **What do you think is the ideal lot size for this development?** | **Other (please specify)** No houses |
| Q5. | **What infrastructure is most needed to support this development?** | More open parkland/open space |
| Q6. | **Are you satisfied with the proposed community facilities and open/recreation spaces?** | No |
| Q7. | **Is there any other feedback you would like to provide on the ODP?** | Keep this space free for the public. This is a great green space for everyone to appreciate. |
| Q8. | **Name** | [redacted] |
| Q9. | **Phone Number** | [redacted] |
| Q10. | **Email address** | [redacted] |

**Respondent No:** 31 **STAFF TEST - response invalid**
**Login:** Anonymous
**Email:** n/a

**Responded At:** Apr 30, 2026 15:53:43 pm
**Last Seen:** Apr 30, 2026 15:53:43 pm
**IP Address:** n/a

Q1. **What is your relationship to this development?** [redacted]

Q2. **Do you support the draft Outline Development Plan as proposed?** [redacted]

Q3. **Please share the reasons behind your response to Question 2.**

not answered

Q4. **What do you think is the ideal lot size for this development?** [redacted]

Q5. **What infrastructure is most needed to support this development?** [redacted]

Q6. **Are you satisfied with the proposed community facilities and open/recreation spaces?** [redacted]

Q7. **Is there any other feedback you would like to provide on the ODP?**

TEST

Q8. **Name** [redacted]

Q9. **Phone Number** [redacted]

Q10. **Email address** [redacted]

**Respondent No:** 32
**Login:** Anonymous
**Email:** n/a

**Responded At:** May 01, 2026 11:31:40 am
**Last Seen:** May 01, 2026 11:31:40 am
**IP Address:** n/a

| | | |
|---|---|---|
| Q1. | **What is your relationship to this development?** | Nearby resident (within 800m) |
| Q2. | **Do you support the draft Outline Development Plan as proposed?** | Strongly support |
| Q3. | **Please share the reasons behind your response to Question 2.** | not answered |
| Q4. | **What do you think is the ideal lot size for this development?** | Larger than 600sqm |
| Q5. | **What infrastructure is most needed to support this development?** | More open parkland/open space |
| Q6. | **Are you satisfied with the proposed community facilities and open/recreation spaces?** | Yes |
| Q7. | **Is there any other feedback you would like to provide on the ODP?** | Would like to know when the development start and how long it will take to complete |
| Q8. | **Name** | [redacted] |
| Q9. | **Phone Number** | [redacted] |
| Q10. | **Email address** | [redacted] |

**Respondent No:** 33
**Login:** Anonymous
**Email:** n/a

**Responded At:** May 01, 2026 20:44:21 pm
**Last Seen:** May 01, 2026 20:44:21 pm
**IP Address:** n/a

| | | |
|---|---|---|
| Q1. | **What is your relationship to this development?** | Local resident of Hamilton |
| Q2. | **Do you support the draft Outline Development Plan as proposed?** | Neutral |

Q3. **Please share the reasons behind your response to Question 2.**

not answered

| | | |
|---|---|---|
| Q4. | **What do you think is the ideal lot size for this development?** | not answered |
| Q5. | **What infrastructure is most needed to support this development?** | Upgraded road infrastructure |
| Q6. | **Are you satisfied with the proposed community facilities and open/recreation spaces?** | Somewhat |

Q7. **Is there any other feedback you would like to provide on the ODP?**

To bring people and money into the town. Offer free camping to the Northeast area of the lake. As Hamilton is a central location. There is much to see and do with in one hour's drive, Put a time limit on the stay. EG 3 nights. It would bring in many tourists, Shopping , Eating etc..

| | | |
|---|---|---|
| Q8. | **Name** | [redacted] |
| Q9. | **Phone Number** | [redacted] |
| Q10. | **Email address** | [redacted] |

**Respondent No:** 34
**Login:** Anonymous
**Email:** n/a

**Responded At:** May 02, 2026 14:58:52 pm
**Last Seen:** May 02, 2026 14:58:52 pm
**IP Address:** n/a

| | | |
|---|---|---|
| Q1. | **What is your relationship to this development?** | Local resident of Hamilton |
| Q2. | **Do you support the draft Outline Development Plan as proposed?** | Support with changes |

Q3. **Please share the reasons behind your response to Question 2.**

not answered

| | | |
|---|---|---|
| Q4. | **What do you think is the ideal lot size for this development?** | **Other (please specify)**<br>No comment. |
| Q5. | **What infrastructure is most needed to support this development?** | Upgraded road infrastructure |
| Q6. | **Are you satisfied with the proposed community facilities and open/recreation spaces?** | Somewhat |

Q7. **Is there any other feedback you would like to provide on the ODP?**

Traffic lights are required at Ballarat Rd/Rippon Rd intersection due to the amount of traffic and number of pedestrians. There would be limitations with the size of a roundabout at this intersection. A roundabout would not give pedestrians a safe way to cross and would be difficult for the large trucks that regularly use Ballarat Rd to negotiate Consideration also is required to traffic use of Hyland St, with vehicles entering town from that intersection. Currently vehicles are required to turn East into Ballarat Rd, cross traffic and then complete a U turn into the West bound lanes of Ballarat Rd. A paved footpath in Rippon Rd between 270 and 286 Rippon Rd would improve pedestrian access .

| | | |
|---|---|---|
| Q8. | **Name** | [redacted] |
| Q9. | **Phone Number** | [redacted] |
| Q10. | **Email address** | [redacted] |

**Respondent No:** 35
**Login:** Anonymous
**Email:** n/a

**Responded At:** May 03, 2026 22:32:26 pm
**Last Seen:** May 03, 2026 22:32:26 pm
**IP Address:** n/a

| | | |
|---|---|---|
| Q1. | **What is your relationship to this development?** | Nearby resident (within 800m) |
| Q2. | **Do you support the draft Outline Development Plan as proposed?** | Strongly oppose |

Q3. **Please share the reasons behind your response to Question 2.**

not answered

| | | |
|---|---|---|
| Q4. | **What do you think is the ideal lot size for this development?** | 350-550 sqm |
| Q5. | **What infrastructure is most needed to support this development?** | Upgraded road infrastructure |
| Q6. | **Are you satisfied with the proposed community facilities and open/recreation spaces?** | No |

Q7. **Is there any other feedback you would like to provide on the ODP?**

I will add to this by email. 1 No prior consultation in 2024 was given to community affected. 2. Excess traffic will occur on narrow roads such as Lord Street. No work allowed until the childcare has been moved to abutt the College and St Marys with access should be a new road bridge alonside the walkway bridge. This area is listed as a bush fire zone on my plans and congested housing will created a danger to all residents.

| | | |
|---|---|---|
| Q8. | **Name** | [redacted] |
| Q9. | **Phone Number** | [redacted] |
| Q10. | **Email address** | [redacted] |

**Respondent No:** 36
**Login:** Anonymous
**Email:** n/a

**Responded At:** May 05, 2026 09:10:35 am
**Last Seen:** May 05, 2026 09:10:35 am
**IP Address:** n/a

| | | |
|---|---|---|
| Q1. | **What is your relationship to this development?** | Nearby resident (within 800m) |
| Q2. | **Do you support the draft Outline Development Plan as proposed?** | Support with changes |

Q3. **Please share the reasons behind your response to Question 2.**

not answered

| | | |
|---|---|---|
| Q4. | **What do you think is the ideal lot size for this development?** | Larger than 600sqm |
| Q5. | **What infrastructure is most needed to support this development?** | Upgraded road infrastructure |
| Q6. | **Are you satisfied with the proposed community facilities and open/recreation spaces?** | Somewhat |

Q7. **Is there any other feedback you would like to provide on the ODP?**

We believe changes need to be made to Rippon Road Ballarat Road intersection before any new houses are built. It's dangerous now without adding more traffic Also a possibility of a further exit from the area should be investigated.

| | | |
|---|---|---|
| Q8. | **Name** | [redacted] |
| Q9. | **Phone Number** | [redacted] |
| Q10. | **Email address** | [redacted] |

**Respondent No:** 37
**Login:** Anonymous
**Email:** n/a

**Responded At:** May 06, 2026 21:21:18 pm
**Last Seen:** May 06, 2026 21:21:18 pm
**IP Address:** n/a

Q1. **What is your relationship to this development?** Nearby resident (within 800m)

Q2. **Do you support the draft Outline Development Plan as proposed?** Support with changes

Q3. **Please share the reasons behind your response to Question 2.**

PROPOSED LINEAR GREEN SPACE & SHARED PATH CONNECTION I would like to propose the inclusion of a dedicated walking and cycling trail connecting the Lakes Edge Adventure Playground to the rear entries of St Mary's Primary School and Monivae College. This trail should be incorporated within a continuous linear green space running the full length of the Lakes Edge housing development, rather than being confined to a single corner as shown in the current proposal. I believe this would deliver significant benefits to both the wider Hamilton community and future Lakes Edge residents by providing safe, direct access to schools and by linking the development into Hamilton's existing shared-path network. ACCESS TO SCHOOLS The proposed shared path would connect Hamilton's largest secondary school and second largest primary school with the broader town via the Lake Hamilton Walking Track and the Grange Burn Walking Trail. Currently, at the end of each school day, many children walk or ride along Ballarat Road and Strachan Street to get home. These roads have little cycling or pedestrian infrastructure, placing children at unnecessary risk. A walking and cycling route that is isolated from roadways and driveways would offer families a safe alternative, encouraging more students to walk or ride to school and reducing vehicle traffic around school pick up and drop off times. ACCESS FOR NEW RESIDENTS Extending the green space along the full length of the Lakes Edge Housing Development ensures that it can easily be accessed by the whole housing development. It is common to see parents with prams or small children on bikes walking around Lake Hamilton. The current proposed layout means residents living within Lakes Edge would still be required to cross multiple roads and dozens of driveways to reach the edge of the lake. A linear green space would ensure that every dwelling within the estate is no more than one street away from a safe place where they can push a pram or let the kids ride a bike without having to worry about cars backing out of driveways and crossing roads. LAYOUT & DESIGN CONSIDERATIONS Ideally, I would like to see the green space be at least 5 to 10 meters wide or greater where space allows. Rather than one large playground it should include several small playgrounds distributed along the green space encouraging families to walk to the nearest playground rather than driving. The green space should be flanked on both sides by roads instead of abutting private residential property to maintain clear sightlines and passive surveillance. The shared path should be fully separated from vehicle traffic and designed to require no more than one or two road crossings along its entire length. The café currently proposed for the northwest corner of the development should be relocated to the northern side of Law Drive and positioned as close as possible to the Adventure Playground. This would allow parents and carers to easily access food and coffee while supervising children at play. The green space should terminate by incorporating both the café (northeast corner) and the childcare centre (southeast corner), encouraging walking, and cycling access to these key community facilities. The green space and shared path should incorporate Crime Prevention Through Environmental Design (CPTED) principles, including visibility, lighting, and passive surveillance, to ensure the area feels like a safe place for the community. EQUITY OF ACCESS A linear green space not only improves access for parents pushing prams and school aged children, but also for Hamilton's elderly population and people who rely on mobility aids. It ensures that all residents of Lakes Edge have safe and equitable access to quality green space and tp the greater Hamilton community, while also delivering a safe, inclusive connection to two of Hamilton's largest schools.

Q4. **What do you think is the ideal lot size for this development?** Larger than 600sqm

Q5. **What infrastructure is most needed to support this development?** **Other (please specify)**
A dedicated bike path to Monivae Collage and St Mary's primary school.

| | | |
|---|---|---|
| Q6. | **Are you satisfied with the proposed community facilities and open/recreation spaces?** | No |
| Q7. | **Is there any other feedback you would like to provide on the ODP?** | not answered |
| Q8. | **Name** | [redacted] |
| Q9. | **Phone Number** | [redacted] |
| Q10. | **Email address** | [redacted] |

**Respondent No:** 38
**Login:** Anonymous
**Email:** n/a

**Responded At:** May 08, 2026 13:46:35 pm
**Last Seen:** May 08, 2026 13:46:35 pm
**IP Address:** n/a

Q1. **What is your relationship to this development?** Nearby resident (within 800m)

Q2. **Do you support the draft Outline Development Plan as proposed?** Oppose

Q3. **Please share the reasons behind your response to Question 2.**

I oppose this development as it stands because I don't think there are sufficient access roads in and out to properly support the large number of houses, also taking into account the additional traffic that will be entering the area due to the childcare facilities. To go into town, people living in the new area will be able to access Ballarat Road via Rippon Road and Hyland street only. But if they go via Hyland street they will have to do a U-turn on Ballarat Road in front of Monivae. At peak hours, a queue will form on Ballarat Road, creating issues for through traffic, so some people will revert to exiting via Rippon Road only. I think there should be another access road in and out from the Mill Road.

Q4. **What do you think is the ideal lot size for this development?** 600 sqm

Q5. **What infrastructure is most needed to support this development?** Upgraded road infrastructure

Q6. **Are you satisfied with the proposed community facilities and open/recreation spaces?** Somewhat

Q7. **Is there any other feedback you would like to provide on the ODP?**

not answered

Q8. **Name** [redacted]

Q9. **Phone Number** [redacted]

Q10. **Email address** [redacted]

**Respondent No:** 39
**Login:** Anonymous
**Email:** n/a

**Responded At:** May 11, 2026 07:06:00 am
**Last Seen:** May 11, 2026 07:06:00 am
**IP Address:** n/a

Q1. **What is your relationship to this development?** Local resident of Hamilton

Q2. **Do you support the draft Outline Development Plan as proposed?** Support with changes

Q3. **Please share the reasons behind your response to Question 2.**

Blocks too small. Need better road management on Ballarat road. Eg add traffic lights at ripping road.

Q4. **What do you think is the ideal lot size for this development?** Larger than 600sqm

Q5. **What infrastructure is most needed to support this development?** Upgraded road infrastructure

Q6. **Are you satisfied with the proposed community facilities and open/recreation spaces?** Yes

Q7. **Is there any other feedback you would like to provide on the ODP?**

No timeframes included- wasn't the daycare meant to open in January 2027?

Q8. **Name** [redacted]

Q9. **Phone Number** [redacted]

Q10. **Email address** [redacted]

**Respondent No:** 40
**Login:** Anonymous
**Email:** n/a

**Responded At:** May 12, 2026 08:50:16 am
**Last Seen:** May 12, 2026 08:50:16 am
**IP Address:** n/a

| | | |
|---|---|---|
| Q1. | **What is your relationship to this development?** | Local resident of Hamilton |
| Q2. | **Do you support the draft Outline Development Plan as proposed?** | Strongly oppose |

Q3. **Please share the reasons behind your response to Question 2.**

Size of blocks to small. Future quality of life in a rural community. If a retirement village is planned, then allocate a specific area ' Access is needed to the north around the lake to Mill road , not all feeding onto Ballarat rd.

| | | |
|---|---|---|
| Q4. | **What do you think is the ideal lot size for this development?** | 600 sqm |
| Q5. | **What infrastructure is most needed to support this development?** | Upgraded road infrastructure |
| Q6. | **Are you satisfied with the proposed community facilities and open/recreation spaces?** | No |

Q7. **Is there any other feedback you would like to provide on the ODP?**

Can essential services ,ie water sewerage, drainage and power cope with additional housing? Who is building all the planned housing as our local builders have an 18mth wait time

| | | |
|---|---|---|
| Q8. | **Name** | [redacted] |
| Q9. | **Phone Number** | [redacted] |
| Q10. | **Email address** | [redacted] |

**Respondent No:** 41
**Login:** Anonymous
**Email:** n/a

**Responded At:** May 12, 2026 20:24:33 pm
**Last Seen:** May 12, 2026 20:24:33 pm
**IP Address:** n/a

| | | |
|---|---|---|
| Q1. | **What is your relationship to this development?** | Local resident of Hamilton |
| Q2. | **Do you support the draft Outline Development Plan as proposed?** | Oppose |

Q3. **Please share the reasons behind your response to Question 2.**

Lot sizes are too small. Proposed population density will be problematic and is inappropriate for a small regional area.

| | | |
|---|---|---|
| Q4. | **What do you think is the ideal lot size for this development?** | Larger than 600sqm |
| Q5. | **What infrastructure is most needed to support this development?** | More open parkland/open space |
| Q6. | **Are you satisfied with the proposed community facilities and open/recreation spaces?** | Somewhat |

Q7. **Is there any other feedback you would like to provide on the ODP?**

not answered

| | | |
|---|---|---|
| Q8. | **Name** | [redacted] |
| Q9. | **Phone Number** | [redacted] |
| Q10. | **Email address** | [redacted] |

**Respondent No:** 42
**Login:** Anonymous
**Email:** n/a

**Responded At:** May 13, 2026 07:06:09 am
**Last Seen:** May 13, 2026 07:06:09 am
**IP Address:** n/a

Q1. **What is your relationship to this development?** Local resident of Hamilton

Q2. **Do you support the draft Outline Development Plan as proposed?** Support with changes

Q3. **Please share the reasons behind your response to Question 2.**

Needs more forward planning, recognition that the plans may not hold up for Hamilton in the future. This comment has been proven true when council decisions of the past years have been reviewed.

Q4. **What do you think is the ideal lot size for this development?** Larger than 600sqm

Q5. **What infrastructure is most needed to support this development?** **Other (please specify)**
Consideration of all the above, decisions cannot be based solely one one consideration

Q6. **Are you satisfied with the proposed community facilities and open/recreation spaces?** **Please outline the reasons for your response:**
It has been proven with current council decisions that the protection of allocated green spaces will not always be protected by future council decisions. Caveats should be in place to protect green spaces for the future residents of Hamilton.

Q7. **Is there any other feedback you would like to provide on the ODP?**

How is the on going spend factored into rate return to Shire of Southern Grampians and not increasing financial hardship already faced by ratepayers in Hamilton?

Q8. **Name** [redacted]

Q9. **Phone Number** [redacted]

Q10. **Email address** [redacted]

**Respondent No:** 43
**Login:** Anonymous
**Email:** n/a

**Responded At:** May 13, 2026 10:55:11 am
**Last Seen:** May 13, 2026 10:55:11 am
**IP Address:** n/a

| | | |
|---|---|---|
| Q1. | **What is your relationship to this development?** | **Other (please specify)**<br>Resident within the Shire |
| Q2. | **Do you support the draft Outline Development Plan as proposed?** | Neutral |

Q3. **Please share the reasons behind your response to Question 2.**

Recognise the need for development to create more housing opportunities, the land size though does not compare well with other lots available in Hamilton. Tree changers are not typically moving from Melbourne to live on very small urban lots.

| | | |
|---|---|---|
| Q4. | **What do you think is the ideal lot size for this development?** | **Other (please specify)**<br>The smallest size could be 600sqm ranging up to 1200 - 1500 sqm and priced accordingly. |
| Q5. | **What infrastructure is most needed to support this development?** | More open parkland/open space |
| Q6. | **Are you satisfied with the proposed community facilities and open/recreation spaces?** | Somewhat |

Q7. **Is there any other feedback you would like to provide on the ODP?**

Green space is really important in any community - it would be good to see the park accessible from four sides. Can the park be completed earlier in the development time line?

| | | |
|---|---|---|
| Q8. | **Name** | [redacted] |
| Q9. | **Phone Number** | [redacted] |
| Q10. | **Email address** | [redacted] |

**Respondent No:** 44
**Login:** Anonymous
**Email:** n/a

**Responded At:** May 17, 2026 10:58:00 am
**Last Seen:** May 17, 2026 10:58:00 am
**IP Address:** n/a

| | | |
|---|---|---|
| Q1. | **What is your relationship to this development?** | Local resident of Hamilton |
| Q2. | **Do you support the draft Outline Development Plan as proposed?** | Support with changes |

Q3. **Please share the reasons behind your response to Question 2.**

I think growth is good but it depends on good infrastructure, will the incoming population bring growth to Hamilton or reliance on government handouts, will the incoming population bring more industry eg businesses? What are we encouraging to Hamilton? Or are we just building homes to support immigration etc? Also will our hospital be able to facilitate all these people? Please explain thank you

| | | |
|---|---|---|
| Q4. | **What do you think is the ideal lot size for this development?** | 600 sqm |
| Q5. | **What infrastructure is most needed to support this development?** | Upgraded road infrastructure |
| Q6. | **Are you satisfied with the proposed community facilities and open/recreation spaces?** | Somewhat |

Q7. **Is there any other feedback you would like to provide on the ODP?**

If you have a cafe and childcare centre etc in this area how does it impact current business? They are already struggling as it is! Improvement of the whole walking paths around the lake would be very beneficial so it is accessible to everyone- a concrete path would be great.

| | | |
|---|---|---|
| Q8. | **Name** | [redacted] |
| Q9. | **Phone Number** | [redacted] |
| Q10. | **Email address** | [redacted] |

**Respondent No:** 45
**Login:** Anonymous
**Email:** n/a

**Responded At:** May 17, 2026 13:25:31 pm
**Last Seen:** May 17, 2026 13:25:31 pm
**IP Address:** n/a

Q1. **What is your relationship to this development?**
**Other (please specify)**
Interested in the childcare centre.

Q2. **Do you support the draft Outline Development Plan as proposed?**
Strongly support

Q3. **Please share the reasons behind your response to Question 2.**

Childcare centre is built as part of stage 1

Q4. **What do you think is the ideal lot size for this development?**
**Other (please specify)**
For a comfortable 4-bedroom home and a shed, 600 to 800 square metres is the ideal "sweet spot." This provides ample space for the house footprint, a double garage, a standard shed, a decent backyard, and meets local setback and open space requirements.

Q5. **What infrastructure is most needed to support this development?**
**Other (please specify)**
Childcare centre - making sure there is sufficient parking for both the childcare centre (staff and parents) and the shops

Q6. **Are you satisfied with the proposed community facilities and open/recreation spaces?**
Yes

Q7. **Is there any other feedback you would like to provide on the ODP?**

Childcare centre needs to be built asap, with the one near Aldi not moving forward apparently. And the govt. one not till 2028 or something.

Q8. **Name** [redacted]

Q9. **Phone Number** [redacted]

Q10. **Email address** [redacted]

**Respondent No:** 46
**Login:** Anonymous
**Email:** n/a

**Responded At:** May 17, 2026 20:23:20 pm
**Last Seen:** May 17, 2026 20:23:20 pm
**IP Address:** n/a

| | | |
|---|---|---|
| Q1. | **What is your relationship to this development?** | Nearby resident (within 800m) |
| Q2. | **Do you support the draft Outline Development Plan as proposed?** | Support with changes |

Q3. **Please share the reasons behind your response to Question 2.**

The altering of the Rippon Rd - Ballarat Rd intersection should happen in Stage 1 to accommodate the increase in traffic.

| | | |
|---|---|---|
| Q4. | **What do you think is the ideal lot size for this development?** | 600 sqm |
| Q5. | **What infrastructure is most needed to support this development?** | Upgraded road infrastructure |
| Q6. | **Are you satisfied with the proposed community facilities and open/recreation spaces?** | Yes |

Q7. **Is there any other feedback you would like to provide on the ODP?**

not answered

| | | |
|---|---|---|
| Q8. | **Name** | [redacted] |
| Q9. | **Phone Number** | [redacted] |
| Q10. | **Email address** | [redacted] |

**Respondent No:** 47
**Login:** Anonymous
**Email:** n/a

**Responded At:** May 17, 2026 20:40:48 pm
**Last Seen:** May 17, 2026 20:40:48 pm
**IP Address:** n/a

| | | |
|---|---|---|
| Q1. | **What is your relationship to this development?** | Nearby resident (within 800m) |
| Q2. | **Do you support the draft Outline Development Plan as proposed?** | Support with changes |

Q3. **Please share the reasons behind your response to Question 2.**

The Rippon Rd Ballarat Rd access is already a busy intersection and the only right hand turn onto ballarat rd (towards town) for the whole development and existing housing. The works to manage this intersection needs to be the number 1 priority and should be happening at Stage 1. It really needs to occur before the development even begins, as construction works will lead to increased traffic. Also leaving it untill later will only cause greater disruption when works on the intersection occur as more people will then rely on the access.

| | | |
|---|---|---|
| Q4. | **What do you think is the ideal lot size for this development?** | 600 sqm |
| Q5. | **What infrastructure is most needed to support this development?** | Upgraded road infrastructure |
| Q6. | **Are you satisfied with the proposed community facilities and open/recreation spaces?** | Yes |

Q7. **Is there any other feedback you would like to provide on the ODP?**

not answered

| | | |
|---|---|---|
| Q8. | **Name** | [redacted] |
| Q9. | **Phone Number** | [redacted] |
| Q10. | **Email address** | [redacted] |

**Respondent No:** 48
**Login:** Anonymous
**Email:** n/a

**Responded At:** May 18, 2026 13:13:01 pm
**Last Seen:** May 18, 2026 13:13:01 pm
**IP Address:** n/a

Q1. **What is your relationship to this development?** Nearby resident (within 800m)

Q2. **Do you support the draft Outline Development Plan as proposed?** Strongly oppose

Q3. **Please share the reasons behind your response to Question 2.**

- Drainage not outlined. Currently floods my land. This has been brought to council approx 4yrs ago, and to the developer in 2024. No solution. CR Jayne Manning has details of this. - House/land size of what is outlined is not in keeping with the Hamilton area. People come to the country to have house with land. We don't want sardines to be packed into the nice area that is behind the lake. - More concrete=more runoff. Lots of houses packed in will incur additional drainage issues, as there is no space for garden in individual house plots, and as outlined by Andrew Almenara personally. - Increase of traffic to Handbury Boulevard. Access should be concentrated south via Hyland st directly.

Q4. **What do you think is the ideal lot size for this development?** Larger than 600sqm

Q5. **What infrastructure is most needed to support this development?** **Other (please specify)**
- DRAINAGE - Road Infrastructure

Q6. **Are you satisfied with the proposed community facilities and open/recreation spaces?** No

Q7. **Is there any other feedback you would like to provide on the ODP?**

- ODP not detailed to show drainage - Current drainage issue (video to show flooding through my yard provided to CR Jayne Manning), which was brought to council attention approx 4 years ago prior to the sale to developers. I was advised this would be rectified. This has not occured, and unfortunately we have not have enough rain since to show the issue. Since then, land has been sold, issue brought up to Andrew Almenara, who has, and still blames council. Cr Jane Manning has video evidence of all the above. - Andrew Almanera has also stated I could not purchase the block behind my house, to build a shed on, as you have to build a house on it. - Additional traffic would cause further issues at Rippon rd/Ballarat rd intersection. Roundabout would be good solution to increased traffic. - Very happy to discuss details directly with councillors.

Q8. **Name** [redacted]

Q9. **Phone Number** [redacted]

Q10. **Email address** [redacted]

**Respondent No:** 49
**Login:** Anonymous
**Email:** n/a

**Responded At:** May 18, 2026 21:31:23 pm
**Last Seen:** May 18, 2026 21:31:23 pm
**IP Address:** n/a

| | | |
|---|---|---|
| Q1. | **What is your relationship to this development?** | Nearby resident (within 800m) |
| Q2. | **Do you support the draft Outline Development Plan as proposed?** | Support with changes |

Q3. **Please share the reasons behind your response to Question 2.**

We support a mixture of residential lot sizes but think that a large number of lots of about 300m/sq would not be desirable. Hamilton needs to have more housing that is attractive for professionals and their families to settle here. We already have good schools, we need to highlight the lifestyle and space a rural town can offer. A large amount of medium density housing is less desirable.

| | | |
|---|---|---|
| Q4. | **What do you think is the ideal lot size for this development?** | 600 sqm |
| Q5. | **What infrastructure is most needed to support this development?** | Upgraded road infrastructure |
| Q6. | **Are you satisfied with the proposed community facilities and open/recreation spaces?** | Yes |

Q7. **Is there any other feedback you would like to provide on the ODP?**

Traffic light control is essential at the intersection of Ballarat Rd and Rippon Rd. It is already a dangerous intersection especially during school times. With the increase in traffic from this housing development, turning out of Rippon Rd onto Ballarat Rd will be very difficult.

| | | |
|---|---|---|
| Q8. | **Name** | [redacted] |
| Q9. | **Phone Number** | [redacted] |
| Q10. | **Email address** | [redacted] |

**Respondent No:** 50
**Login:** Anonymous
**Email:** n/a

**Responded At:** May 18, 2026 22:05:17 pm
**Last Seen:** May 18, 2026 22:05:17 pm
**IP Address:** n/a

Q1. **What is your relationship to this development?**
**Other (please specify)**
SGSC staff member [redacted]

Q2. **Do you support the draft Outline Development Plan as proposed?**
Neutral

Q3. **Please share the reasons behind your response to Question 2.**

There are a number of factors within the draft ODP that require further consideration. Boulevard - no dedicated cycle lane, SUP or separated off-road provision. Not ack on Movement plan or TIA. A bioretention cell or wetlands are proposed on Council land (also referred to as rain gardens) which will require ongoing Council maintenance. Maintenance of the existing wetlands at the Hamilton Lake is a challenge. Alternative options should be considered. The Enviro Development Assessment is very broad without definition to the key objectives and associated targets. The Precinct Infrastructure Plan identifies speed management devices which is very specific and not a preferred speed reduction treatment while the PIP does not recognise the culturally sensitive site within the development to the south. The TIA and Movement Plan do not provide details on the footpath provision throughout the development; is there a minimum one side footpath per street? The ODP does not reference the CHMP. Operational servicing such as waste management is not referenced. The streetscape strategy together with the road network hierarchy indicates the species per street some of what are significant, requiring specific installation treatments to enable Council's capacity to maintain these species within the respective settings eg lemon scented gums in Boulevard.

Q4. **What do you think is the ideal lot size for this development?**
**Other (please specify)**
A mix of sizes with a large proportion 600sqm plus.

Q5. **What infrastructure is most needed to support this development?**
**Other (please specify)**
See comments to ODP.

Q6. **Are you satisfied with the proposed community facilities and open/recreation spaces?**
**Please outline the reasons for your response:**
Childcare facility referenced without any details. No reference to the cultural site to the south. Playground/Public open space does not provide any point of difference to the nearby recreation facilities ie. Lakeside accessible playground.

Q7. **Is there any other feedback you would like to provide on the ODP?**

As per my comments noted above there are a couple of key Council maintenance considerations that require review. No provision indicated for cyclists. ESD not referenced with any specific outcomes (with the exception of the bioretention/wetlands which are an ongoing maintenance burden to Council). The TIA and Movement Plan do not provide details on the footpath provision throughout the development; is there a minimum one side footpath per street?

Q8. **Name** [redacted]

Q9. **Phone Number** [redacted]

Q10. **Email address** [redacted]

Facebook Post:

**Southern Grampians Shire Council**

**May 12 at 7:50 AM** ·

**Feedback Sought on Lakes Edge Housing Development**

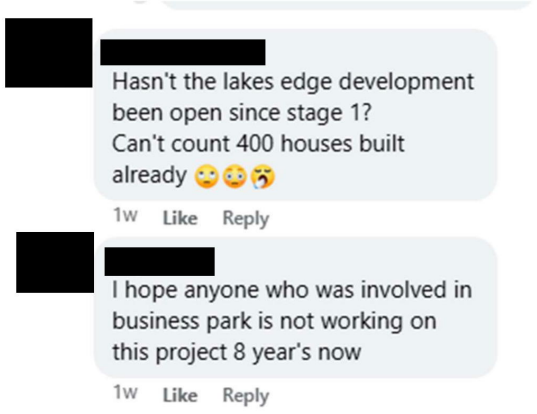
Have you shared your feedback on the Lakes Edge Housing Development Outline Development Plan?

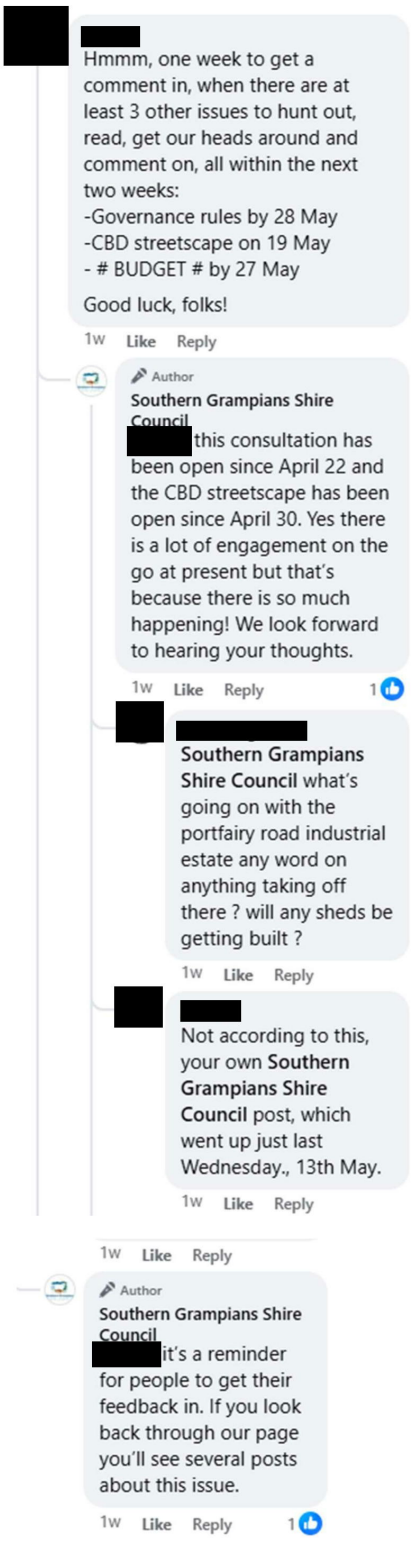
The development will see about 300 – 320 new homes built within the residential zone, varying in land size from smaller, 300m2 lot sizes, up to lots sizes over 1,000m2. The development will be progressed over time, with building expected to be completed over four stages.

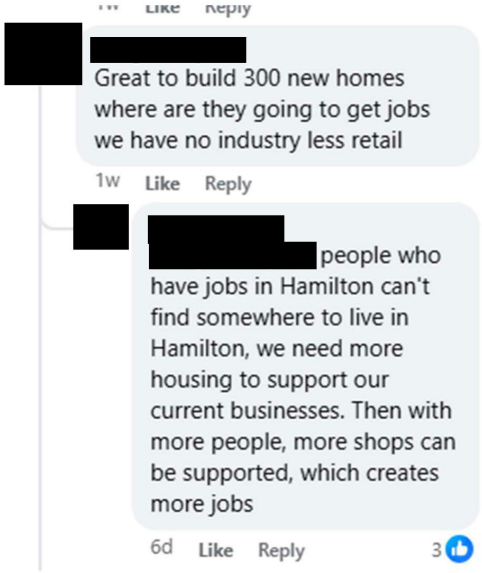
Whether your feedback is about the proposed block sizes, dwelling types, the public open space, or road connections – your thoughts are vital in shaping the useability of the development.

Feedback closes Monday 18 May 2026 so tell us what you think via our online feedback form at **https://engage.sthgrampians.vic.gov.au/lake-hamilton**

**Comments:**




[redacted]
Hmmm, one week to get a comment in, when there are at least 3 other issues to hunt out, read, get our heads around and comment on, all within the next two weeks:
-Governance rules by 28 May
-CBD streetscape on 19 May
- # BUDGET # by 27 May
Good luck, folks!
1w Like Reply
Author
Southern Grampians Shire Council
[redacted] this consultation has been open since April 22 and the CBD streetscape has been open since April 30. Yes there is a lot of engagement on the go at present but that's because there is so much happening! We look forward to hearing your thoughts.
1w Like Reply 1
[redacted]
Southern Grampians Shire Council what's going on with the portfairy road industrial estate any word on anything taking off there ? will any sheds be getting built ?
1w Like Reply
[redacted]
Not according to this, your own Southern Grampians Shire Council post, which went up just last Wednesday., 13th May.
1w Like Reply
1w Like Reply
Author
Southern Grampians Shire Council
[redacted] it's a reminder for people to get their feedback in. If you look back through our page you'll see several posts about this issue.
1w Like Reply 1


[redacted]
Great to build 300 new homes where are they going to get jobs we have no industry less retail
1w Like Reply
[redacted] people who have jobs in Hamilton can't find somewhere to live in Hamilton, we need more housing to support our current businesses. Then with more people, more shops can be supported, which creates more jobs
6d Like Reply 3

Facebook Post:

**Southern Grampians Shire Council**

**April 22 at 8:00 AM** ·

**Feedback Sought on Lakes Edge Housing Development**

Council is currently seeking feedback on the Lakes Edge Housing Development Outline Development Plan.

The Outline Development Plan (ODP) proposed by land developers Piece Property, is a high-level plan to show how the new area will be developed including housing specifications, roads, parks, drainage and services, providing Council a plan for the new development.

The development will see approximately 300 – 320 new homes built within the residential zone, varying in land size from smaller, 300m2 lot sizes, up to lots sizes over 1,000m2. The development will be progressed over time, with building expected to be completed over four stages.

Council CEO Tony Doyle encourages residents to review the Plan and share their thoughts.

“It’s really important for our Southern Grampians residents review the Plan to ensure the development will meet the future needs of this community,” said Mr Doyle.

“Whether the feedback is related to the proposed block sizes, dwelling types, the public open space, or road connections – your thoughts are vital in shaping the useability of the development.

“The Plan features vital information about the sequence in which stages will be completed, the movement plan for traffic and pedestrian management, as well as the future land use plan outlining proposed block sizes and placement of community conveniences,” concluded Mr Doyle.

The ODP has been prepared to satisfy the requirements of a Section 173 Agreement between Southern Grampians Shire Council and Piece Property. The Agreement sets out a range of requirements including for the owner to submit an Outline Development Plan (ODP) to Council for approval.

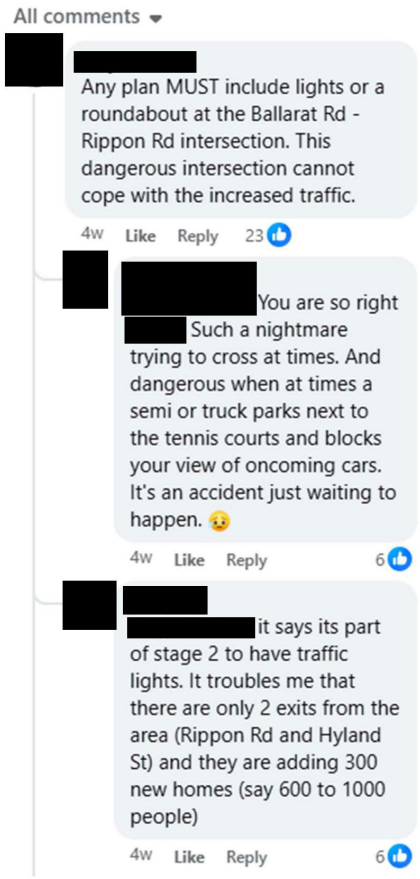
Public exhibition will run from Tuesday 21 April – Monday 18 May 2026 with feedback to be presented to Council in June 2026.

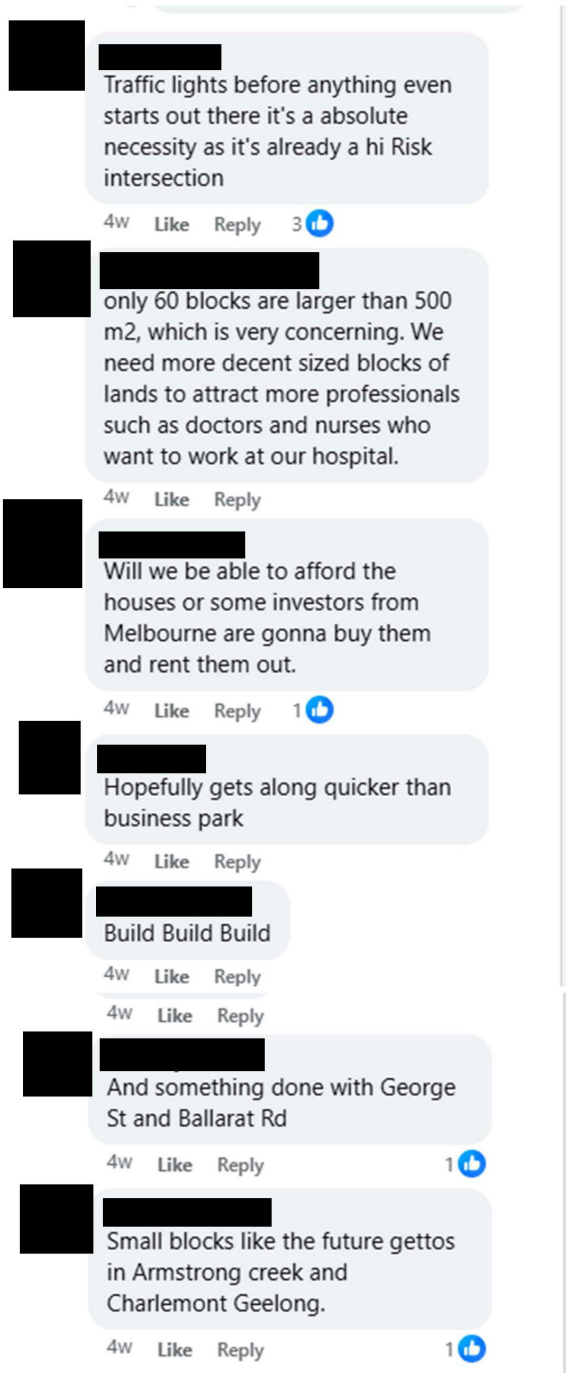
Feedback can be provided online via the Council Engage website or in writing. Over the coming week, nearby residents will receive a letter with a FAQ sheet outlining frequently

asked questions on the development.

Visit https://engage.sthgrampians.vic.gov.au/lake-hamilton... to complete the online survey.

**Comments:**




[redacted]
Traffic lights before anything even starts out there it's a absolute necessity as it's already a hi Risk intersection
4w Like Reply 3
[redacted]
only 60 blocks are larger than 500 m2, which is very concerning. We need more decent sized blocks of lands to attract more professionals such as doctors and nurses who want to work at our hospital.
4w Like Reply
[redacted]
Will we be able to afford the houses or some investors from Melbourne are gonna buy them and rent them out.
4w Like Reply 1
[redacted]
Hopefully gets along quicker than business park
4w Like Reply
[redacted]
Build Build Build
4w Like Reply
4w Like Reply
[redacted]
And something done with George St and Ballarat Rd
4w Like Reply 1
[redacted]
Small blocks like the future gettos in Armstrong creek and Charlemont Geelong.
4w Like Reply 1

[redacted]
[redacted] Lord Street,
Hamilton, 3300
Victoria

3 May 2026

The Town Planning Department

South Grampians Shire – Council Planning Department

Dear Planners,

**Lakes Edge – Outline Development Plan**

We received your notification approximately 10 days ago and this was the first notification we have received regarding this development – therefore your 6th point " Has the community been consulted previously?" is incorrect and in neither 2024 nor 2025 have we received any notification of this planned development.

Your scanned "feedback online" is faulty as it doesn't allow two blocks to be checked – ie "Oppose absolutely" and "Give reasons for the statement" do not work together and the one cancels the other out. This is a poor method of giving feedback and shows a faulty system.

The following are our comments and requests:

1. Rippon Road – Ballarat Road intersection: This is totally inadequate at the moment. Numerous accidents take place and many frustrated motorists take huge chances by U-Turning at this intersection.

   Therefore, NO DEVELOPMENT SHOULD BE CONSIDERED BEFORE THIS PROBLEM IS REMEDIED WITH EITHER A VERY LARGE CIRCLE OR TRAFFIC LIGHTS AND NO U-TURNS SHOULD BE ALLOWED!
   I have previously contacted, the Hamilton Police, Hamilton Vehicle Licensing department, the Grampians Shire, and lastly was referred to Melbourne Traffic Department as Ballarat Road is classified as a Freeway and therefore under their control – they have advised that, they do not plan to do anything about the issue which currently exists and have provided me with no follow up name nor contact number.
   We therefore assume that nothing will be done if such a development were to go ahead and request that, in the interest of the present residents of Rippon Road and adjoining roads and homes,- the Shire sort out this problem first before any development on the Lakes Edge area commences.

2. We call for Transparency of the South Grampians Shire and for the Planning department to provide and rectify the following information:
   a. The colours used on the plan are varying colours of dark and light pink with no specification of the size of the different rectangles and the number of dwellings anticipated on each.
   b. Residential 300-599sm and Residential Medium Density - are these the same and where is the 350-599 mentioned in the Online Feedback Form.
   c. Please provide actual measurements of all sections and include the number of dwellings.
   d. Please advise whether these are going to be double story units joined to each other with no walkway between.
   e. Material they are being constructed of, siting of the home on the site – are they going to be overlooking existing homes?
   f. This is noted as a Bush Fire Area - will all the homes still be classified "Bush Fire Risk"?
3. Road Access
   a. How many access and exit roads will there be for a population of over 600 people at the least?
   b. The Childcare should be sited alongside the College grounds and not backing onto existing homes – the noise factor to these homes is not correct in a residential area to suddenly have a commercial enterprise abutting their homes.
   c. Access through Lord Street and Hyland Street is not acceptable as both streets are narrow and often visitors do not have an area to park outside the home.
   d. Please advise why a main access road is not able to be constructed either at the base of the Monivae college and St Marys school playing fields to allow flow from the new development to be into the relatively unused Hilliers Road. Granted the developer would have to negotiate with Monivae to purchase a "Right of Use" to set up a road in this area.
   e. Possibly a Road Bridge could be constructed across the Lake onto Mill Road which is a wider road in a relatively unbuilt up area.
4. Hamilton Infrastructure
   a. Many shops are empty and have closed down in the past 24 months – where will these new people obtain employment?
   b. The medical services are already stretched – are you going to be recruiting more doctors etc?

Thank you,

[redacted]

05 MAY 2026

[redacted]

[redacted]Lord St.

Hamilton 3300

Email:[redacted]

To the Mayor and Councillors

Southern Grampians Shire,

Thankyou for the information letter regarding the development plan at Lakeside. We are totally in agreement with the proposal but have reservations that the installation of lights in Ballarat Road is only to be included in stage two. This is already a difficult and dangerous intersection and needs fixing before any development with the many tradesmens' vehicles making the intersection even more unsafe.

I hope you can give this priority.

Thankyou

[redacted]

[redacted]

04 MAY 2026

[redacted] Lord St
Hamlton 3300
30th April, 2026

For attention: Anita Collingwood,
Planning Coordinator,
Outline Development Plan.

Copies to CEO and Mayor of SGS

The Shire of Southern Grampians is to be congratulated on the invitation to provide feedback on the Outline Develoment Plan, Lake Edge. With this process I ask that the following be considered.

While I welcome the development of this underutilised tract of land I feel obliged to write of a major concern, one which may well impact on its success and long term viability and the welfare of nearby residents. This concern relates to the access and egress to the area, more specifically that via the Rippon Rd and Ballarat Rd intersection. While I appreciate any change to this intersection is the responsibilty of Vicroads I am aware that submissions for change may be made through council and/or the developers.

I attended a number of public consulatation forums held by Vicurban some years back prior to the commencement of the existing estate along Handbury Boulevard. At one such meeting concerns were raised by a number of neigbourhood residents concerning the difficulty in accessing Ballarat Rd. Assurances were provided that this problem would be "attended to" with changes to the intersection. The possibility of the provision of stoplights was just one option mentioned.

Along with concerned neighbours, I have witnessed a number of accidents at the intersection, only some of which were attended by police. I readily concede these were at the peak traffic times of 8.00 to 9.00 am and 3.00 to 5.30pm but the highway is often busy. This is particularly noticeable during vacation periods. Unfortunately traffic counts alone don't always indicate the hazardous nature of some intersections, nor of the foolishness of some drivers. Further, on turning into Ballarat Road from Rippon Rd heavy vehicles parked by the tennis courts frequently block the view of oncoming traffic. Should traffic lights be installed they would provide a safer entry to the highway, a safer environment for those children who no longer have a crossing supervisor on that stretch of Ballarat Rd and perhaps act as a disincentive for those truck drivers still choosing not to use the alternative truck route.

I note the proposal for an upgrade of the intersection during Stage 2 but cannot but regard this as far too late and a commitment that could almost be likened to a hollow promise by a political party. At the very commencement of Stage 1A the already existing problem will be exacerbated. In short, changes to the intersection need to be completed first.

While I appreciate the planning process for this development has to make provision for the poor access provision many year back, I ask if urgent consideration be given to some change in the intersection layout to provide a safer journey for residents.

Yours faithfully,

[redacted]

Glenelg Hopkins CMA

14 May 2026

Rory Neeson
Director Wellbeing Planning and Regulation
Southern Grampians Shire Council
Locked Bag 685,
Hamilton Vic 3300

Dear Rory,

| | |
|---|---|
| **CMA Reference:** | **GHCMA-F-2026-00195** |
| **Description:** | **Glenelg Hopkins CMA comment on exhibited Outline Development Plan (ODP) for Lakes Edge Housing Development** |

---

Thank you for the opportunity to comment on the **Outline Development Plan for the Lakes Edge Housing Development in Handbury Boulevard**.

Our primary interest in the development relates to water quality of stormwater drainage that enters Lake Hamilton and the opportunity for biodiversity plantings.

We commend the proposed Integrated Water Management features of the development and note the planned installation of two Gross Pollutant Traps; one in the existing Handbury Boulevard treatment wetland and the other in the future wetland to the north of the development. We expect the development to meet Clause 56.07-4 of the Victorian State Planning Provisions; that urban stormwater management systems must be designed to meet current best practice management performance objectives for stormwater quality management described in the Urban Stormwater - Best Practice Environmental Management Guidelines (CSIRO, 2006). We support the mandated use of water tanks for household use and the use of stormwater to water street trees. These features will reduce the volume of sediment and pollutants entering Lake Hamilton and the Grange Burn and will further assist in adapting to climate change through conserving potable water and greening public spaces.

We recognise the difficulty of selecting street trees and plants for urban development and are pleased to see that the plant selection includes a range of native species. A diversity of trees and shrubs should provide a range of habitat and feed for native fauna. If you would like to include more locally indigenous species or if there is potential to include some of our special and unique local flora (such as Victorian Volcanic Plains grasses and wildflowers) our biodiversity team would be very pleased to help. We can advise on plant selection, signage or with community engagement to help raise awareness of the importance of biodiversity in the urban landscape. You may also be interested in the University of Melbourne's Woody Meadows project: Woody Meadow - Woody Meadow which provides advice and species lists for a novel low-cost and resilient alternative to the usual low maintenance plantings.

Please continue to keep us informed as more detailed information becomes available. Contact us at planning@ghcma.vic.gov.au or call (03) 5571 2526 should you have any queries. To assist the CMA in handling any enquiries please quote **GHCMA-F-2026-00195**.

Yours sincerely,

[redacted]

**Glenelg Hopkins CMA Waterway Planning**
79 French Street, Hamilton, Vic 3300 **T:** 03 5571 2526 **E:** ghcma@ghcma.vic.gov.au
ABN: 55 218 240 014 **www.ghcma.vic.gov.au**

-----Original Message-----
From: [redacted]>
Sent: Wednesday, 20 May 2026 1:09 PM
To: Council <Council@sthgrampians.vic.gov.au>
Subject: [EXTERNAL] Lakes edge Development

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Sent from my iPhone

05 MAY 2026

Jack & Helen Waldron

20 Lord St.

Hamilton 3300

To the Mayor and Councillors

Southern Grampians Shire,

Thankyou for the information letter regarding the development plan at Lakeside. We are totally in agreement with the proposal but have reservations that the installation of lights in Ballarat Road is only to be included in stage two. This is already a difficult and dangerous intersection and needs fixing before any development with the many tradesmens' vehicles making the intersection even more unsafe.

I hope you can give this priority.

Thankyou

Jack and Helen Waldron.

Margaret, Trevor and Sally Upsher

11 Lord Street,

Hamilton, 3300

Victoria

3 May 2026

The Town Planning Department

South Grampians Shire – Council Planning Department

Dear Planners,

**Lakes Edge – Outline Development Plan**

We received your notification approximately 10 days ago and this was the first notification we have received regarding this development – therefore your 6th point " Has the community been consulted previously?" is incorrect and in neither 2024 nor 2025 have we received any notification of this planned development.

Your scanned "feedback online" is faulty as it doesn't allow two blocks to be checked – ie "Oppose absolutely" and "Give reasons for the statement" do not work together and the one cancels the other out. This is a poor method of giving feedback and shows a faulty system.

The following are our comments and requests:

1. Rippon Road – Ballarat Road intersection: This is totally inadequate at the moment. Numerous accidents take place and many frustrated motorists take huge chances by U-Turning at this intersection.

   Therefore, NO DEVELOPMENT SHOULD BE CONSIDERED BEFORE THIS PROBLEM IS REMEDIED WITH EITHER A VERY LARGE CIRCLE OR TRAFFIC LIGHTS AND NO U-TURNS SHOULD BE ALLOWED!
   I have previously contacted, the Hamilton Police, Hamilton Vehicle Licensing department, the Grampians Shire, and lastly was referred to Melbourne Traffic Department as Ballarat Road is classified as a Freeway and therefore under their control – they have advised that, they do not plan to do anything about the issue which currently exists and have provided me with no follow up name nor contact number.
   We therefore assume that nothing will be done if such a development were to go ahead and request that, in the interest of the present residents of Rippon Road and adjoining roads and homes,- the Shire sort out this problem first before any development on the Lakes Edge area commences.

2. We call for Transparency of the South Grampians Shire and for the Planning department to provide and rectify the following information:
   a. The colours used on the plan are varying colours of dark and light pink with no specification of the size of the different rectangles and the number of dwellings anticipated on each.
   b. Residential 300-599sm and Residential Medium Density - are these the same and where is the 350-599 mentioned in the Online Feedback Form.
   c. Please provide actual measurements of all sections and include the number of dwellings.
   d. Please advise whether these are going to be double story units joined to each other with no walkway between.
   e. Material they are being constructed of, siting of the home on the site – are they going to be overlooking existing homes?
   f. This is noted as a Bush Fire Area - will all the homes still be classified "Bush Fire Risk"?
3. Road Access
   a. How many access and exit roads will there be for a population of over 600 people at the least?
   b. The Childcare should be sited alongside the College grounds and not backing onto existing homes – the noise factor to these homes is not correct in a residential area to suddenly have a commercial enterprise abutting their homes.
   c. Access through Lord Street and Hyland Street is not acceptable as both streets are narrow and often visitors do not have an area to park outside the home.
   d. Please advise why a main access road is not able to be constructed either at the base of the Monivae college and St Marys school playing fields to allow flow from the new development to be into the relatively unused Hilliers Road. Granted the developer would have to negotiate with Monivae to purchase a "Right of Use" to set up a road in this area.
   e. Possibly a Road Bridge could be constructed across the Lake onto Mill Road which is a wider road in a relatively unbuilt up area.
4. Hamilton Infrastructure
   a. Many shops are empty and have closed down in the past 24 months – where will these new people obtain employment?
   b. The medical services are already stretched – are you going to be recruiting more doctors etc?

Thank you,

Margaret Upsher Trevor Upsher Sally Upsher

**Anita Collingwood**

**From:** Ron Wilson
**Sent:** Tuesday, 26 May 2026 10:45 AM
**To:** Anita Collingwood
**Subject:** [EXTERNAL] Re: Lakes edge Development - Email - Ron Wilson

**CAUTION:** This email originated from outside the organisation. Please take care with the content of this email and contact Business Systems if you doubt its authenticity.

Thank you for your e mail. I also now realise that the time for feedback had passed so I moved on. With regard to the Lakes Edge development, I have two issues. One is the access in that area. Improving the intersection Ballarat Rd, Rippon Rd is included, I think that an alternate access is needed. Perhaps at Hyland St. Also I hope that passed mistakes are not repeated with the concentration of "low cost/ social housing". The new development needs to have a mix of housing types

Thanking you.

-----Original Message-----
From: Ron Wilson
Sent: Wednesday, 20 May 2026 1:09 PM
To: Council <Council@sthgrampians.vic.gov.au>
Subject: [EXTERNAL] Lakes edge Development

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Sent from my iPhone

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*Any views expressed in this email are those of the individual sender, except where the message states otherwise.*

Please consider the environment before printing this email.

Southern Grampians
SHIRE COUNCIL

# Provision of Council Services on Catastrophic and Extreme Fire Danger Days and Total Fire Ban Days Policy 2026-2029

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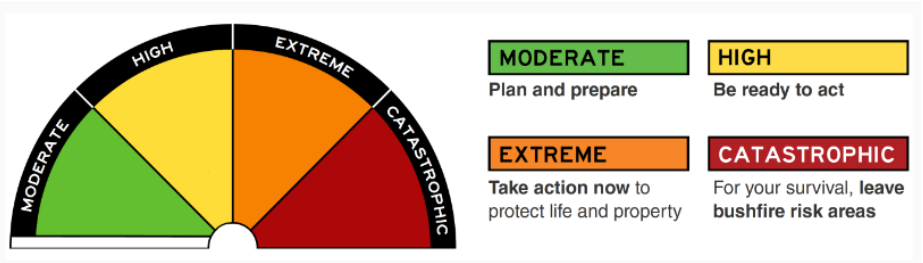
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## 1. PURPOSE AND SCOPE

To provide guidance to all Council staff, Councillors, volunteers and visitors regarding workplace arrangements to be implemented within the Southern Grampians Shire Council (Council) in the event of a declared Catastrophic Fire Danger Rating (FDR) day or a Total Fire Ban Day during the declared Fire Danger Period issued by emergency management authorities in the state of Victoria.

## 2. POLICY STATEMENT

On days of Extreme and Catastrophic FDR weather warnings, Council staff will, as far as reasonably practical, protect themselves and others from the risks associated of extreme heat and bushfires while engaged in Council activities.




### Extreme fire danger day

No **CFA** restrictions are declared, it is suggested not to travel through bushfire risk areas.

Our restrictions for Works and Transfer Station staff are -

- *All works staff will be required to undertake depot-based maintenance such as plant cleaning, housekeeping and general servicing.*
- *All rostered Transfer Station staff to work from the Hamilton transfer station, all outer sites to close.*
- *Emergency and essential works to be performed subject to risk assessment.*

### Catastrophic Fire Danger Day

CFA restrictions are not declared, it is suggested not to be in bushfire risk areas without risk assessment.

Our restrictions for Works and Transfer Station staff are: -

- *All works staff will be required to undertake depot-based maintenance such as plant cleaning, housekeeping and general servicing.*
- *All Transfer Stations to close, all rostered staff to report to the Hamilton Depot for duties as above.*
- *Emergency and essential works to be performed subject to risk assessment.*

Council recognises that our Shire borders Wimmera Fire District which can have impacts on our northern residents. There may be instances when this policy applies to Council staff, Councillors, contractors, volunteers and visitors regarding workplace arrangements on the declaration of Catastrophic FDR in Wimmera District. This will be at discretion of the senior leadership relevant to affected staff.

### Fire Danger Period

The Fire Danger Period is when CFA restricts the use of fire in the community. This is to help prevent fires from starting.

**Who is affected** - people living in country Victoria and the outer metropolitan suburbs of Melbourne. The Fire Danger Period takes effect by municipality.

**When is it declared** - CFA declares the Fire Danger Period for each municipality (shire or council) at different times in the lead up to the fire season. It depends on the amount of rain, grassland curing rate and other local conditions. The Fire Danger Period may be declared as early as October in some municipalities and typically remains in place until the fire danger lessens, which could be as late as May.

Check whether the Fire Danger Period is in force in your area

## Fire restrictions during the Fire Danger Period

Once the Fire Danger Period has been declared, fire restrictions come into force. This means you cannot light a fire in the open air unless you have a permit or comply with certain requirements.

If you don't obtain a permit, you could be breaking the law and may be prosecuted.

More about restrictions and what you can and can't do

## Total Fire Ban

As well as the Fire Danger Rating, the Chief Officer of CFA also considers other factors such as current fires in the landscape, resource commitment and increased likelihood for human and lightning induced fires when declaring Total Fire Bans.

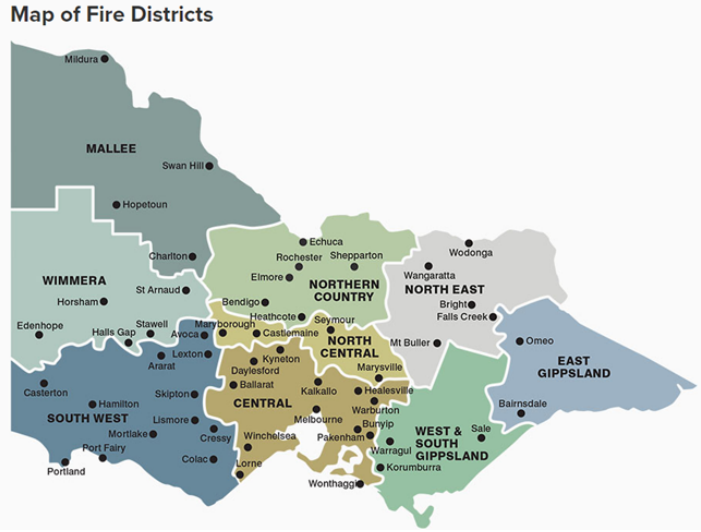
Therefore, CFA might declare a Total Fire Ban for areas that have not reached an 'Extreme' Fire Danger Rating.

To find what you and can't do on days of Total Fire Ban visit page using hyperlink.

Quick reference to work related practices below -

| | |
|---|---|
| **Can I light a fire in the open air to burn off grass, stubble, weeds, scrub, undergrowth or other vegetation?** | NO |
| **Can I perform hot works? Such as welding, grinding, charring, soldering, use of abrasive cutting discs or gas cutting / relocating bees with a bee smoker / extracting honey using heat or flame / rail maintenance / heating bitumen?** | NO |
| **Can I drive a vehicle in places where the vehicle will be in contact with crops, grass, stubble, weeds, undergrowth or other vegetation?** | NO<br>unless the vehicle is fitted with an efficient silencing device (e.g. muffler) |
| **Can I use a chainsaw, plant or grass trimmer or lawn mower?** | This should be avoided wherever possible on Total Fire Ban days see website for further detail |
| **Can I use self-propelled farm machinery, tractors, slashers, earth-moving, excavating or road making machines propelled by a heat engine within 9 metres of any crops, grass, stubble, weeds, undergrowth or other vegetation??** | This should be avoided wherever possible on Total Fire Ban days see website for further detail |

Anyone who breaches a Total Fire Ban declaration is subject to heavy legal penalties including large fines and even imprisonment.




Staff who are non-compliant with the decisions made as a result of planning for service provision under this policy will be subject to Council's Performance and Discipline Policy.

## 3. RESPONSIBILITIES

Council Managers and Supervisors are responsible for:

- Briefing all people under their supervision on the terms of this policy and its procedures as well as any changes to Council service delivery.
- Emergency Management team to distribute policy to all staff via various communication channels at the commencement of the Fire Danger Period.

For information regarding service delivery, section 5. Service Delivery

## 4. OBJECTIVES

The objective of this policy is to provide guidance for determining provision of Council services on days of Catastrophic FDR, specifically:

- Leave entitlements, as per the Release from Duty to Attend Emergencies Procedure.
- Service delivery, recognising that services may need to be modified or cancelled, and/or staff may be required to start work earlier to provide essential services.

Council recognises that many employees are primary carers for children, siblings, and parents. This duty of care may take precedence over work commitments on days declared as Catastrophic FDR. Childcare services, kindergartens, schools and aged care services may be closed on Catastrophic FDR days and accordingly, Council staff will be able to access Carers Leave if they are the primary care giver and family members are in need of care.

Personal Leave will also be available to those employees who have property that is threatened by disaster resulting from the Catastrophic FDR day.

Council recognises that some employees are members of emergency service agencies and will allow those staff to actively participate with these agencies on Catastrophic FDR days in accordance with Council Enterprise Agreement. Refer to Councils Release from Duty to attend Emergencies Procedure. Council will inform the community via various communication channels of impacted service delivery on Catastrophic Fire Danger Rating days.

5. SERVICE DELIVERY

## Staff Safety in Emergency Conditions

The safety and wellbeing of staff are Council's highest priority. On days declared as Catastrophic Fire Danger Rating (FDR) or when a Watch and Act warning is issued for an area that may affect staff travel or work locations, the risk to personal safety and property from bushfire is significantly heightened.

In recognition of these conditions, staff have the right to choose not to respond to emergencies, undertake field-based activities, or travel for work-related purposes that could place them at risk.

No staff member will be disadvantaged, penalised, or criticised for exercising this right. Council acknowledges that individuals are best placed to assess their personal safety and circumstances, particularly where travel routes, visibility, or access may be impacted by fire conditions or emergency warnings.

All emergency response and work-related travel decisions under these conditions must prioritise the preservation of life above operational or service delivery considerations.

| Services | Extreme FDR Detail | Catastrophic FDR Detail | Total Fire Ban Days | Responsible Officer |
|---|---|---|---|---|
| | **CHILD HEALTH/DAY CARE SERVCES** | | | |
| **Maternal and Child Health** | Hamilton<br>Monday – Friday 9.00am-5.00pm<br>Office staff dependant. | Service deferred. | | Manager Community Wellbeing |
| **Family Day Care** | As per Department of Education and Training requirements. | As per Department of Education and Training requirements. | | Manager Community Wellbeing |
| | **LOCAL LAWS** | | | |
| **Parking** | Service deferred based on risk assessment. All actions to comply with the working in adverse conditions procedure. | Services deferred based on risk assessment. All actions to comply with the working in adverse conditions procedure. | | Manager Shire Strategy and Regulation |
| **Animals** | Animal welfare and community safety activities only. Apply risk assessment. | Animal welfare and community safety activities only. Apply risk assessment. | | Manager Shire Strategy and Regulation |
| **School Crossing Supervisors** | Normal duties if school is operating. | Normal duties if school is operating. | | Manager Shire Strategy and Regulation |

| | | | | |
|---|---|---|---|---|
| | Assess any travel risk to avoid travel between towns.<br>8.00am-9am and 3pm-4pm if open. | Assess any travel risk to avoid travel between towns.<br>8.00am-9am and 3pm-4pm if open. | | |
| | **OTHER SERVICES** | | | |
| **Council Visitor Information Centres** | Hamilton and Dunkeld open.<br>Preference to utilise local staff where possible. | Hamilton open – local staff only.<br>Dunkeld open with Council staff, based on risk assessment. | | Coordinator Visitor Economy |
| **Inspection services – building, planning environmental health** | Inspections in Hamilton only.<br>No inspections after 11am. | Serviced deferred. | | Manager Shire Strategy and Regulation |
| **Works Operations** | All Works staff will be required to undertake depot-based maintenance such as plant cleaning, housekeeping and general servicing.<br>Emergency and essential works will be performed subject to risk assessment and as instructed (by EMV).<br>Adhering to FDR and TFB 'what you can and can't do on total fire ban days' advice. | All Works staff will be required to undertake depot-based maintenance such as plant cleaning, housekeeping and general servicing.<br>Emergency and essential works will be performed subject to risk assessment and as instructed (by EMV).<br>Adhering to FDR and TFB 'what you can and can't do on total fire ban days' advice. | All Works staff will be required to undertake depot-based maintenance such as plant cleaning, housekeeping and general servicing.<br>Emergency and essential works will be performed subject to risk assessment and as instructed (by EMV).<br>Adhering to FDR and TFB 'what you can and can't do on total fire ban days' advice. | Manager Works |
| **Livestock Exchange**<br>**HRLX** | Varying activities based on individual risk assessments, minimal manual handling. All actions to comply with the working in adverse conditions procedure. | Varying activities based on individual risk assessments, minimal manual handling. All actions to comply with the working in adverse conditions procedure. | Preparedness to activate the Standstill Plan if instructed. | Manager Works |

| | | | | |
|---|---|---|---|---|
| | Preparedness to activate the Standstill Plan if instructed. | Preparedness to activate the Standstill Plan if instructed. | | |
| **Waste Management** | Hamilton Transfer Station open.<br>On extreme fire rating days where a total fire ban is not declared; the **outer transfer stations** might open based on a risk assessment.<br>All rostered Transfer Station staff to work from the Hamilton transfer station.<br>Skip trucks to only operate in Hamilton.<br>Kerbside collection will occur at alternative hours. | All Transfer Stations closed.<br>All rostered Transfer Station staff to work from the Hamilton transfer station, all outer sites to close.<br>Skip trucks not operating.<br>No kerbside waste collection. | Preparedness to support emergency and essential works subject to risk assessment and as instructed by EMV. | Manager Waste and Sustainability |
| **Pools**<br>See Operations of Outdoor Pools Policy | All pools open as per usual hours of operation.<br>Note: all pools are open subject to staff availability. | HILAC & HOSP pool open as per usual hours of operation. Subject to risk assessment.<br>Note: all pools are open subject to staff availability. | | Manager Community Wellbeing |
| **Public events wholly managed or staged by Council** | Only events that can be staffed locally will occur (no travel by staff).<br>Event timing and location may be varied subject to availability of staff and risk assessment. | All public events cancelled. | | Manager Communications and Engagement |
| **L2P Program** | Will operate within Hamilton town limits only. Car must have a working air conditioner. | Service deferred. | | Manager Communications and Engagement |
| **Mobile Library** | Service deferred. | Service deferred. | Assessment will be made on the day of service. | Manager Communications |

| | | | | |
|---|---|---|---|---|
| | | | | and Engagement |
| **Home Library Delivery** | Services may be deferred. | Service deferred. | | Manager Communications and Engagement |
| **General** | | Any service requiring staff to travel outside town boundaries on a Catastrophic FDR day will be subject to variation or deferment.<br>Consideration needs to be made that any service provided is complying with the SGSC Work in Adverse and High Weather Conditions procedure,<br>Other services may be varied, limited or withdrawn at the discretion of Council Management.<br>Contractors will follow the guidelines set by SGSC unless that is in conflict with a more conservative instruction from their own employer (e.g. cease all work activities on an Extreme FDR day).<br>Further information will be outlined within the work instructions of each business unit as required. | | |

## 6. LEAVE PROCEDURE

Declaration of Catastrophic Fire Danger Rating will likely, (yet not always) occur 24 hours ahead of time. This procedure is most practicable with 24 hours' notice to allow employees to make considered decisions regarding their family commitments.

- Ideally, those who will need to care for family, as defined in the Enterprise Agreement, will be able to nominate to their supervisor or manager prior to the Catastrophic FDR day that they will be taking Leave.

- Lodgement of the leave will be required to be completed by the employee and approved by their supervisor or manager.

*There may be occasions where leave applications will be completed retrospectively if there is insufficient prior warning of the Catastrophic FDR day. Staff may seek advice on specific leave entitlements through the People and Culture team.*

## 7. VARIATION OR SUSPENSION OF WORK

a. Staff may be advised not to attend work for part or all day on a Catastrophic or Extreme FDR day.

   Staff may undertake varied duties or work varied hours at the discretion of their supervisor or manager, consistent with employment arrangements.

   Staff will be compensated in line with normal work attendance under these circumstances.

b. If an employee elects not to attend work on a Catastrophic or Extreme fire danger day for the purposes of activating their personal fire plan leave will be taken as agreed with their supervisor or manager and in line with the Release from Duty to Attend Emergencies Procedure.

c. Staff with immediate family whose bush fire plans outline the need to be cared for by the staff member, or who need to care for children who are unable to attend school due to its closure, may have access to additional Leave. amily is defined in the Enterprise Agreement. For further information see Leave Procedure above or refer to the Release from Duty to Attend Emergencies Procedure.

## 8. COMMUNICATIONS WITH STAFF AND COMMUNITY PROCEDURE

### INTERNAL

When a Catastrophic FDR day is predicted –

- Supervisors and Managers will consult with their staff regarding the Catastrophic Fire Day policy. *
- Supervisors and Managers will communicate with their staff to determine roster or changes to service in anticipation of Catastrophic FDR. *Referring to 6. Variation or Suspension of Work.*
- Staff will refer to *5. Leave Procedure or 6. Variation of Suspension of Work.*

* Whilst every effort will be made to advise staff of Catastrophic FDR days, the timing of such declarations may not allow for the distribution or consultation of policy on all occasions.

### EXTERNAL

When a Catastrophic FDR day is predicted –

- Council will issue changes to service delivery via various communication channels, including updates to the Council social media.
- Council will align emergency messaging and/or share emergency services updates via communication channels.
- Individual communications to specific community group or clients will be the responsibility of the given departments. **

** Whilst every effort will be made to advise staff of Catastrophic FDR days, the timing of such declarations may not allow for the distribution of individual communications.

## 9. RELATED PROGRAMS AND DOCUMENTS

OHS Working in Adverse and Severe Weather Conditions Procedure

Occupational Health and Safety Policy

Operation of Outdoor Pools Policy

Risk Management Policy

Release from Duty to attend Emergencies Procedure

Occupational Health and Safety Act 2004 (VIC)

Occupational Health and Safety Regulations 2017 (VIC)

Emergency Management Act 2013

## 10. CHARTER OF HUMAN RIGHTS AND COMPLIANCE

It is considered that this policy is compatible with the relevant human rights identified in the *Charter of Human Rights and Responsibilities Act 2006 (Vic)*.

## 11. GENDER EQUALITY COMPLIANCE

It is considered that this policy is compatible with the relevant gender equality principles identified in the *Gender Equality Act 2020.*

Is a Gender Impact Assessment required?

☐ Yes

☒ No

## 12. REVIEW

Every three years and after any changes to legislation or guidance that may impact on this policy.

## 13. AUTHORISED

**CEO** **Signature** **Date**

Survey Responses

22 November 2024 - 28 May 2026

# Updated Governance Rules Feedback

## Engage Southern Grampians

Project: Draft Updates to Governance Rules

GRANICUS

| VISITORS | | | | | |
|---|---|---|---|---|---|
| 4 | | | | | |
| CONTRIBUTORS | | | RESPONSES | | |
| 2 | | | 2 | | |
| 1 Registered | 0 Unverified | 1 Anonymous | 1 Registered | 0 Unverified | 1 Anonymous |

**Respondent No:** 1
**Login:** asealey
**Email:** asealey@sthgrampians.vic.gov.au

**Responded At:** May 13, 2026 10:03:23 am
**Last Seen:** May 29, 2026 00:01:32 am
**IP Address:** 150.228.163.90

| | |
|---|---|
| Q1. **Your Name** | ash |
| Q2. **Email address** | asealey@sthgrampians.vic.gov.au |

Q3. **Please share your feedback here**

test

| | | | |
|---|---|---|---|
| **Respondent No:** | 2 | **Responded At:** | May 27, 2026 00:15:36 am |
| **Login:** | Anonymous | **Last Seen:** | May 27, 2026 00:15:36 am |
| **Email:** | n/a | **IP Address:** | n/a |

Q1. **Your Name** [redacted]

Q2. **Email address** [redacted]

Q3. **Please share your feedback here**

On the whole I agree with or have no objection to proposed changes. On three specific points, however, I disagree with the proposal: 1. That no preamble will be allowed to questions on notice from the public (3.8.1)(c) or from Councillors proposing a motion (3.9.2)(b). This means that questions on notice or proposed motions have not context and thus become more difficult to understand; 2. That a notice of motion from a Councillor must have a seconder (3.9.2)(b). On one hand it s put extra pressure on Councillors to lobby the proposal amongst other Councillors. On the other, it means the public is denied access to a Councillors suggestions or ideas, and also denied knowledge of who might support or disagree with the suggestion: 3. That Councillors are limited to two notices of motion at any meeting (3.9.2)(c). It is not clear that Councillors regularly submit more than two proposed motions or why this might be a problem. And I would like to make a suggestion - That members of the public who chose to participate with a deputation, a question on notice, or a petition, have a right of reply to the way their contribution is received. I suggest this because there have been several occasions when my contribution has been met with disregard, disinformation, or outright rudeness. A right to rebuttal may have avoided this behaviour.

# Summary Report

22 November 2024 - 28 May 2026

# Engage Southern Grampians

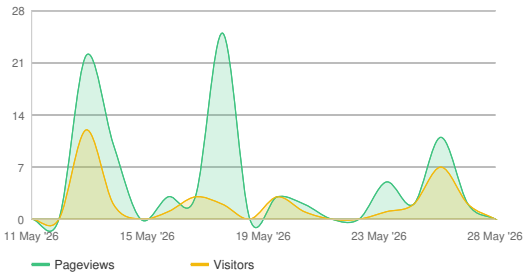
PROJECTS SELECTED: 1

Draft Updates to Governance Rules

FULL LIST AT THE END OF THE REPORT

GRANICUS

## Visitors Summary




## Highlights

TOTAL VISITS
36

MAX VISITORS PER DAY
12

NEW REGISTRATIONS
0

ENGAGED VISITORS
2

INFORMED VISITORS
13

AWARE VISITORS
33

# PARTICIPANT SUMMARY

ENGAGED
INFORMED
AWARE

## 2 ENGAGED PARTICIPANTS

| | Registered | Unverified | Anonymous |
|---|---|---|---|
| Contributed on Forums | 0 | 0 | 0 |
| Participated in Surveys | 1 | 0 | 1 |
| Contributed to Newsfeeds | 0 | 0 | 0 |
| Participated in Quick Polls | 0 | 0 | 0 |
| Posted on Guestbooks | 0 | 0 | 0 |
| Contributed to Stories | 0 | 0 | 0 |
| Asked Questions | 0 | 0 | 0 |
| Placed Pins on Places | 0 | 0 | 0 |
| Contributed to Ideas | 0 | 0 | 0 |

** A single engaged participant can perform multiple actions*

### TOP PROJECTS

| | Participants (%) |
|---|---|
| Draft Updates to Governanc… | 2 (6.1%) |

** Calculated as a percentage of total visits to the Project*

ENGAGED
INFORMED
AWARE

## 13 INFORMED PARTICIPANTS

| | Participants |
|---|---|
| Viewed a video | 0 |
| Viewed a photo | 0 |
| Downloaded a document | 9 |
| Visited the Key Dates page | 0 |
| Visited an FAQ list Page | 0 |
| Visited Instagram Page | 0 |
| Visited Multiple Project Pages | 10 |
| Contributed to a tool (engaged) | 2 |

** A single informed participant can perform multiple actions*

### TOP PROJECTS

| | Participants (%) |
|---|---|
| Draft Updates to Governanc… | 13 (39.4%) |

** Calculated as a percentage of total visits to the Project*

ENGAGED
INFORMED
AWARE

## 33 AWARE PARTICIPANTS

| | Participants |
|---|---|
| Visited at least one Page | 33 |

** Aware user could have also performed an Informed or Engaged Action*

### TOP PROJECTS

| | Participants |
|---|---|
| Draft Updates to Governanc… | 33 |

** Total list of unique visitors to the project*

# ENGAGEMENT TOOLS SUMMARY

| 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
|---|---|---|---|---|---|---|---|---|
| FORUM-TOPICS | SURVEYS | NEWS-FEEDS | QUICK-POLLS | GUESTBOOKS | STORIES | QANDAS | PLACES | BRAINSTORMERS |

## FORUM TOPICS SUMMARY

| | |
|---|---|
| 0 | Forum Topics |
| 0 | Contributors |
| 0 | Contributions |

## TOP 3 FORUM TOPICS BASED ON CONTRIBUTORS

## SURVEYS SUMMARY

| | |
|---|---|
| 1 | Surveys |
| 2 | Contributors |
| 2 | Submissions |

## TOP 3 SURVEYS BASED ON CONTRIBUTORS

**2**

Contributors to

Updated Governance Rules Feedback

## NEWSFEEDS SUMMARY

| | |
|---|---|
| 0 | NewsFeed |
| 0 | Visits |
| 0 | Visitors |

## TOP 3 NEWSFEEDS BASED ON VISITORS

## QUICK POLLS SUMMARY

| | |
|---|---|
| 0 | Quick Polls |
| 0 | Contributors |
| 0 | Responses |

## TOP 3 QUICK POLLS BASED ON CONTRIBUTORS



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# ENGAGEMENT TOOLS SUMMARY

**GUEST BOOKS SUMMARY**

| | |
|---|---|
| 0 | Guest Books |
| 0 | Contributors |
| 0 | Entries |

**TOP 3 GUEST BOOKS BASED ON CONTRIBUTORS**

**STORIES SUMMARY**

| | |
|---|---|
| 0 | Stories |
| 0 | Contributors |
| 0 | Submissions |

**TOP 3 STORIES BASED ON CONTRIBUTORS**

**Q & A SUMMARY**

| | |
|---|---|
| 0 | Q&As |
| 0 | Contributors |
| 0 | Questions |

**TOP 3 Q & A BASED ON CONTRIBUTORS**

**PLACES SUMMARY**

| | |
|---|---|
| 0 | Places |
| 0 | Contributors |
| 0 | Pins |

**TOP 3 PLACES BASED ON CONTRIBUTORS**

**IDEAS SUMMARY**

| | |
|---|---|
| 0 | Ideas |
| 0 | Contributors |
| 0 | Contributions |

**TOP 3 IDEAS BASED ON CONTRIBUTORS**



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# INFORMATION WIDGET SUMMARY

| 3 | 0 | 0 | 0 | 0 |
|---|---|---|---|---|
| DOCUMENTS | PHOTOS | VIDEOS | FAQS | KEY DATES |

## DOCUMENTS

| | |
|---|---|
| 3 | Documents |
| 9 | Visitors |
| 16 | Downloads |

## TOP 3 DOCUMENTS BASED ON DOWNLOADS

| 7 | 5 | 4 |
|---|---|---|
| Downloads | Downloads | Downloads |
| Draft Updates to Governance Rules | Draft Updates to Governance Rules | Draft Updates to Governance Rules |

## PHOTOS

| | |
|---|---|
| 0 | Photos |
| 0 | Visitors |
| 0 | Views |

## TOP 3 PHOTOS BASED ON VIEWS

## VIDEOS

| | |
|---|---|
| 0 | Videos |
| 0 | Visitors |
| 0 | Views |

## TOP 3 VIDEOS BASED ON VIEWS

## FAQS

| | |
|---|---|
| 0 | Faqs |
| 0 | Visitors |
| 0 | Views |

## TOP 3 FAQS BASED ON VIEWS

## KEY DATES

| | |
|---|---|
| 0 | Key Dates |
| 0 | Visitors |
| 0 | Views |

## TOP 3 KEY DATES BASED ON VIEWS



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## TRAFFIC SOURCES OVERVIEW

| REFERRER URL | Visits |
|---|---|
| www.sthgrampians.vic.gov.au | 11 |
| m.facebook.com | 3 |
| www.google.com | 2 |
| facebook.com | 1 |
| l.facebook.com | 1 |
| lm.facebook.com | 1 |
| search.brave.com | 1 |
| www.facebook.com | 1 |



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## SELECTED PROJECTS - FULL LIST

| PROJECT TITLE | AWARE | INFORMED | ENGAGED |
|---|---|---|---|
| Draft Updates to Governance Rules | 33 | 13 | 2 |



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Southern Grampians
SHIRE COUNCIL

# Governance Rules

Adopted by Council: TBC

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## COMMITMENT

These Governance Rules are made in accordance with Section 60 of the *Local Government Act 2020* (the Act).

Good governance, integrity and accountability are central to the Act, underpin local government democracy, conduct and enable our community to hold Council to account.

Council is committed to embedding the principles of good governance throughout its decision making, corporate governance and democratic governance by establishing and adhering to the Governance Rules.

Council decision making will be founded on good governance and conducted with transparency. The process by which decisions will be made is transparent and clearly articulated in these Governance Rules for the scrutiny of our community and accountability of Councillors, Members of Delegated Committees and Council staff.

Council recognises that accountability, integrity and transparency are of fundamental importance to our community and are critical for enhancing good governance.

# CHAPTER 1: INTRODUCTION

## 1.1 PURPOSE

These Governance Rules determine the way in which Council will:

- Make decisions:
  - In the best interest of the Southern Grampians Shire community
  - Fairly and on merits of the matter; and
  - In a way that ensures any person whose rights will be directly affected by a decision will be entitled to communicate their views and have their interests considered.
- Elect its Mayor and Deputy Mayor, or acting Mayor if required;
- Conduct meetings of Council, Delegated Committees, Community Asset Committees;
- Give notice of meetings and record and make available meetings records (minutes and live streaming of meetings where applicable);
- Be informed in its decision making through community engagement, advisory committees and Management Reports; and
- Require the disclosure and management of conflicts of interest.

The Government Rules include:

- Council's Election Period Policy

## 1.2 GOVERNANCE PRINCIPLES

Council must, in performance of its role, give effect to the overarching governance principles outlined in the Act. These principles are:

(a) Council decisions are to be made and actions taken in accordance with the relevant law;

(b) Priority is to be given to achieving the best outcomes for the municipal community, including future generations;

(c) The economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted;

(d) The municipal community is to be engaged in strategic planning and strategic decision making;

(e) Innovation and continuous improvement is to be pursued;

(f) Collaboration with other Councils and Governments and statutory bodies is to be sought;

(g) The ongoing financial viability of the Council is to be ensured;

(h) Regional, state and national plans and policies are to be taken into account in strategic planning and decision making;

(i) The transparency of Council decisions, actions and information is to be ensured.

In giving effect to the overarching governance principles, Council must take into account the following supporting principles:

- the community engagement principles;
- the public transparency principles;
- the strategic planning principles;
- the financial management principles; and
- the service performance principles.

# CHAPTER 2: CONTEXT

## 2.1 AFFECTED PERSONS RIGHTS AND INTERESTS

In any matter in which a decision must be made by Council (including a person acting with the delegated authority of Council), Council must consider:

- fairly, by giving consideration and making a decision which is balanced, ethical and impartial; and
- on the merits, free from favouritism or self-interest and without regard to irrelevant considerations.

Council must, when making any decision to which the principles of natural justice apply, adhere to the principles of natural justice (including, without limitation, ensuring that any person whose rights will be directly affected by a decision of Council is entitled to communicate their views and have their interests considered).

Before making a decision that affects a person's rights, Council will endeavour to identify whose rights may be affected and provide an opportunity for that person (or persons) to convey those views regarding the effect on their rights and consider those views.

This includes but is not limited to the rights outlined in the *Charter of Human Rights and Responsibilities Act 2006.*

## 2.2 CONTEXT

These rules should be read in the context of and in conjunction with:

(a) The overarching governance principles specified in section 9(2) of the Act; and

(b) The following documents adopted or approved by Council:

- Code(s) of Conduct
- Public Transparency Policy
- Confidential Information Policy
- Governance Local Law No. 1 of 2021
- Community Engagement Policy
- Council Plan

## 2.3 DEFINITIONS

In these Governance Rules, the following phrases mean:

| | |
|---|---|
| **Act** | means the *Local Government Act 2020* |
| **Advisory Committees** | means a committee established by the Council that provides advice to the Council or a member of Council staff who has been delegated a |

| | |
|---|---|
| | power, duty or function of the Council – that is not a Delegated Committee |
| **Agenda** | means the notice of a meeting setting out the business to be transacted at the meetings |
| **Authorised Officer** | has the same meaning as the *Local Government Act 1989* or any other Act |
| **Chairperson** | means the Chairperson of a meeting and includes an acting, a temporary and a substitute Chairperson |
| **Chief Executive Officer** | means the Chief Executive Officer of Council |
| **Community Asset Committee** | means a Community Asset Committee established under section 65 of the Act |
| **Council** | means Southern Grampians Shire Council |
| **Councillor** | means a person who is an elected member of Council |
| **Council Meeting** | means a meeting of the Council convened in accordance with these Governance Rules and includes a scheduled and unscheduled meeting whether held as face-to-face (in-person) attendance in a set location or via electronic means (virtual) or in a hybrid format that mixes in-person and electronic attendance |
| **Delegated Committee** | means a Delegated Committee established under section 63 of the Act |
| **Deputy Mayor** | means the Councillor elected as Deputy to the Mayor (if Council resolves to elect a Deputy Mayor) |
| **Division** | means a formal count of those for and those against a motion, generally to remove any doubt as to whether the motion is supported or opposed and names will be stated in the minutes of the meeting |
| **Mayor** | means the Mayor of Council |

| | |
|---|---|
| **Minutes** | means the collective record of proceeding of Council |
| **Municipal district** | means the municipal district of Council |
| **Open to the Public** | means in the case of Council meeting or a joint Council meeting:<br>(i) Attendance in person by members of the public; or<br>(ii) A meeting that is broadcast live on the Council's internet site<br>(iii) Any other prescribed means of meeting.<br>And in the case of a delegated committee meetings, points (i), (ii) and (iii) as above and;<br>(iv) A meeting that is recorded and published on the Council's internet site as soon as practicable after the meeting. |
| **Procedural Motion** | means a motion which relates to a procedural matter only and which is not designed to produce any substantive result but used merely as a formal procedural measure |
| **Quorum** | means a majority of the members of the Council |
| **Suspension of Standing Orders** | means the suspension of the provisions of the meeting procedure to facilitate full discussion on an issue without formal constraints |
| **Urgent Business** | means a matter which has arisen since distribution of the Agenda and cannot safely or conveniently be deferred until the next Meeting |

# CHAPTER 3: MEETING PROCEDURE

## 3.1 PURPOSE OF COUNCIL MEETINGS

(a) Council holds scheduled meetings and, when required, unscheduled meetings to conduct business of Council.

(b) Council is committed to transparency in decision making and, in accordance with the Act, Council and Delegated Committee meetings are open to the public to attend. Meetings will only be closed to members of the public if:

(i) There are clear reasons for particular matters to remain confidential in accordance with section 3 of the Act; or

(ii) A meeting is required to be closed for security reasons; or

(iii) It is necessary to enable the meetings to proceed in an orderly manner.

(c) If a meeting is closed to the public for the reasons outlined in 3.1(b)(ii) or 3.1(b)(iii), the meeting will continue to be live broadcasted. In the event live broadcast is not available, the meeting may be adjourned, or a recording of the proceedings may be available on the Council website.

## 3.2 MEETINGS AND THE USE OF ELECTRONIC COMMUNICATION

### OVERVIEW:

In accordance with the Act, Council is required to provide for the procedure and proceedings for the conduct of council and delegated committee meetings to be held by electronic means, including the requesting and approving of members attendance by electronic means.

Whilst in person decision-making forums will be the default format, Council can decide to conduct meetings in any of the following formats:

- Physical or In Person - all Councillors are present in person at one location
- Virtual – all Councillors participate by electronic means of communication
- Hybrid – some Councillors are physically present at one location and some participate by electronic means of communication
- Parallel – some Councillors are present in person at one location, and some are physically present at another location

### 3.2.1 DETERMINATION OF MEETING FORMAT

(a) By default, Council meetings shall be conducted in person except as provided for in this section.

(b) Despite this section, Council may, by resolution, determine that a specific meeting or meetings will be conducted:

(i) In person; or

(ii) By electronic means of communication.

(c) In accordance with subrule 3.2.3, the CEO may determine a Council meeting shall be conducted electronically, should circumstances warrant it, in accordance with subrule 3.2.3.

### 3.2.2 MEETINGS CONDUCTED IN PERSON

(a) At meetings conducted in person, Councillors shall physically attend the meeting unless a request to participate by electronic means of communication has been granted in accordance with this section.

(b) A request to participate by electronic means of communication must be in writing, signed by the Councillor, including by electronic means of signature, and be lodged or sent to the Chief Executive Officer at least 48 hours before the commencement of the meeting.

(c) Requests are to be made on a meeting-by-meeting basis.

(d) A request to participate in a meeting by electronic means of communication must provide an explanation as to why the Councillor cannot reasonably participate in the meeting. For the avoidance of doubt, a Councillor's personal preference to participate by electronic means of communication does not constitute sufficient grounds for making a request. The Chief Executive Officer shall, if requested by the Councillor, keep confidential the submitted reasons for the request.

(e) Subject to sub-rule 3.2.3(a), the Chief Executive Officer, in consultation with the Mayor, will grant all requests to participate in the meeting by electronic means of communication and will notify all Councillors of the decision.

(f) The Chief Executive Officer may choose not to grant a request to participate in a meeting by electronic means of communication:

  (i) At the first meeting of Councillors after a general election; or

  (ii) Where the meeting is being held in such a location that, in the opinion of the Chief Executive Officer, does not have the facilities to support participation in the meeting by electronic means of communication; or

  (iii) If the meeting will consider:

    a. The election of the Mayor under section 25 of the Act;

    b. The election of a Deputy Mayor under section 27 of the Act;

    c. The adoption of Governance Rules under section 60 of the Act;

d. The adoption of a Community Vision under section 88 of the Act;

e. The adoption of a Council Plan under section 90 of the Act;

f. The adoption of a Long Term Financial Plan under section 91 of the Act;

g. The adoption of an Annual Budget under section 94 of the Act;

h. The adoption of a Revised Budget under section 94 of the Act;

i. The presentation by the Mayor of an Annual Report under section 100 of the Act; or

j. The adoption of a Councillor Code of Conduct under section 139 of the Act;

Unless they are satisfied that extraordinary circumstances warrant it.

(g) A Councillor who is not physically in attendance at a meeting but is present by electronic means of communication without approval will be recorded as absent and will not be permitted to participate in the proceedings of the meeting, including moving or seconding motions, speaking during a debate or casting a vote on a motion before the meeting.

(h) Meetings conducted in person shall be chaired by a Councillor who is physically present, in the following order of preference:

(i) The Mayor; or

(ii) If the Mayor is not physically present, the Deputy Mayor;

(iii) If neither the Mayor or Deputy Mayor are physically present, a Councillor who is physically present and is appointed by a resolution of the Council

### 3.2.3 MEETINGS CONDUCTED BY ELECTRONIC MEANS OF COMMUNICATION

(a) Should the Chief Executive Officer receive requests under section 3.2.2 to participate in a meeting by electronic means of communication from an absolute majority of Councillors, the meeting shall be conducted solely by electronic means of communication.

(b) Should the Chief Executive Officer determine that extraordinary circumstances warrant it, they may determine that any meeting be conducted solely by electronic means of communication.

(c) The Chief Executive Officer may take all relevant factors into account in making a determination that extraordinary circumstances warrant a

meeting being conducted solely by electronic means of communication including, but not limited to:

(i) Any risk to the health and safety of Councillors, staff and the community;

(ii) Whether all or part of the meeting is planned to be closed to members of the public under section 66(2) of the Act;

(iii) The ability to provide public notice to members of the public who had submitted a request for public participation.

(iv) Whether the orderly conduct of a meeting may be affected by the choice of meeting format; and

(v) The availability of suitable meeting facilities.

### 3.2.4 ADJUSTMENTS TO MEETING RULES

If a meeting is conducted by electronic means of communication, the following modifications to the application of the Rules in this Chapter are to be made:

(a) References to a Councillor being present at a meeting shall be a reference to a Councillor being able to both hear and see other members in attendance and be heard and be seen by other members in attendance;

(b) Momentary absences (less than one minute) shall not be recorded as absences for the purposes of the meeting minutes, unless a vote or the Chairperson's request for the declaration of conflicts of interest occurs during the absence;

(c) Casting a vote may occur by a Councillor either raising their hand in view of their camera such that it can be seen by other members in attendance or, at the Chairperson's request, verbally stating their vote;

1. In the event of the absence of a Councillor during a vote due to an apparent technical failure, a Councillor or member of Council staff may bring this to the attention of the Chairperson, who may briefly adjourn the meeting to enable the Councillor to re-join the meeting. Should the Councillor be unable to reconnect within five minutes, the meeting shall:

   (i) Resume in the Councillor's absence which will be recorded in the meeting minutes as outlined in sub-rule 3.12.1; or.

   (ii) If a quorum cannot be maintained as a result of a councillor being recorded as absent the meeting will be adjourned as outlined in subrule 3.5.4

(d) In the event of a Councillor being required to leave a meeting due to following the declaration of a conflict of interest, a Councillor may leave the meeting by:

(i) Deactivating their microphone and camera (for meetings that are open to the public); or

(ii) Disconnecting from the online meeting platform (for all meetings).

(e) The Chairperson may, with the consent of the meeting, modify the application of any other Rules in this Chapter to facilitate the more efficient and effective transaction of the business of a meeting which is conducted by electronic means of communication.

## 3.3 MEETING ROLES

### OVERVIEW:

In accordance with the Act, the Mayor must take the Chair at all Council Meetings at which the Mayor is present. If the Mayor is absent or attending virtually, the Deputy Mayor (if any) must take the chair and if both are absent, Council must elect one of the Councillors as Chairperson of the meeting.

The way in which Council and Committee meetings are conducted makes a significant contribution to good governance. The Chairperson plays a crucial role in facilitating an orderly, respectful, transparent and constructive meeting by ensuring all Councillors and members of Delegated Committees have the opportunity to be heard, matters are adequately discussed, meeting procedures are followed appropriately, and statutory requirements are adhered to.

The Chairperson is an independent leader of meetings and generally does not participate in debate or move or second motions.

The Act provides for the Mayor to appoint a Councillor as the Chair of a Delegated Committee and any such appointment prevails over any appointment made by Council. While there are no limitations on exercising that power, the Mayor must always act in a way that is consistent with the adopted Model Code of Conduct and transparency commitments of the Council.

Additionally, each member of the meeting has an obligation to participate in good decision making through their preparation and contribution to the meeting.

Specific duties and discretions of the Chairperson are outlined throughout these Governance Rules.

### 3.3.1 CHAIRPERSON AND MEMBERS

(a) The Chairperson, Councillors, and Members of Delegated Committees will ensure:

(i) Decision making is transparent to members, participants and observers;

(ii) Meeting members have sufficient information to make decisions;

(iii) Every member is supported to contribute decisions;

(iv) Any person whose rights are affected has their interests considered;

(v) Debate and discussion is focussed on the issues at hand;

(vi) Meetings are conducted in an orderly manner;

(vii) Decisions should be made on the merits of the matter.

### 3.3.2 MAYOR TO TAKE THE CHAIR

(a) The Mayor must take the Chair at all Council Meetings at which the Mayor is present.

(b) If the Mayor is not in attendance at a Council Meeting or participating virtually, the Deputy Mayor (if one has been elected) must take the chair.

(c) If the Mayor and the Deputy Mayor are not in attendance at a Council Meeting, Council must appoint one of the Councillors as a temporary Chairperson by resolution.

### 3.3.3 DELEGATED COMMITTEE CHAIRPERSON

(a) At a meeting at which Council establishes a Delegated Committee, it must also appoint a Chairperson.

(b) The Chairperson of a Delegated Committee must also be a Councillor.

### 3.3.4 THE CHAIRPERSON'S DUTIES AND DISCRETIONS

In addition to the specific duties and discretions provided for in these Governance Rules, the Chairperson:

(a) Must not accept any motion, question or statement which is:

(i) Vague or ambiguous

(ii) Defamatory, malicious, abusive or objectionable in language or substance; or

(iii) Outside the powers of Council.

(b) Must allow the Chief Executive Officer the opportunity to correct factual errors or incorrect assertions that arise during the meeting;

(c) Must call a person to order if their behaviour is disruptive and interferes with the conduct of the business of Council;

(d) May direct that a vote be recounted to be satisfied of the result;

(e) Must decide on all points of order in accordance with Rule. 3.11; and

(f) Subject to sub-rule a), the Chairperson may determine to close a meeting to the public to maintain security and order, if the circumstances prevent a Council resolution in accordance with Rule 3.14.1.

### 3.3.5 CHIEF EXECUTIVE OFFICER

(a) The Chief Executive Officer, or delegate, may participate in the meeting to provide support to the Chairperson.

(b) The Chief Executive Officer:

  (i) Should immediately advise if a proposed resolution or action is, to the best of their knowledge, contrary to legislation or Council policy,

  (ii) May advise if there are administrative or operational implications arising from a proposed resolution;

  (iii) May assist to clarify the intent of any unclear motion to facilitate implementation of a resolution;

  (iv) On request, assist with procedural issues that may arise.

### 3.3.6 COUNCILLORS AND MEMBERS OF DELEGATED COMMITTEES

Councillors and members of Delegated Committees contribute to good governance and decision making by:

(a) Seeking views of community members and reading agendas papers prior the meeting;

(b) Demonstrating respect and consideration to community views and the professional / expert advice provided in the agenda papers;

(c) Attending meetings and participating in debate and discussion;

(d) Demonstrating respect for the role of the Chairperson and the rights of other Councillors and members of Delegated Committees to contribute to the decision-making;

(e) Being courteous and orderly.

### 3.3.7 COMMUNITY

Council Meetings are decision making forums for the Council that are open to the community to attend and / or view the proceedings.

(a) Community members may only participate in accordance with Rule 3.8;

(b) If the meeting is to be held virtually, community members will be provided with the opportunity to participate via electronic means;

(c) Community members are encouraged to participate in Council's engagement processes;

(d) Community members may seek to inform individual Councillors of their views by contacting them directly in advance of meetings.

### 3.3.8 APOLOGIES AND ABSENCES

(a) Councillors and members of Delegated Committees who are unable to attend a meeting may submit an apology:

(i) In writing to the Chairperson or the Chief Executive officer, who will advise the meeting; or

(ii) By seeking another Councillor or member of the Delegated Committee to submit it at the meeting on their behalf.

(b) An apology submitted to a meeting will be recorded in the minutes.

(c) If a Councillor leaves a Council Meeting, the Councillor must request permission from the Chairperson before leaving the Chamber.

(d) Unless there is an emergency, or otherwise in accordance with sub-clause 3.3.8 (h) of these Governance Rules, a leave of absence requested during a Council Meeting will only be granted at the end of a motion.

(e) Unless there is an emergency, or otherwise in accordance with sub-clause 3.3.8 (h) of these Governance Rules, a leave of absence must not be requested or granted during a debate.

(f) The Chairperson may call a comfort break at any time during a meeting on a request from a Councillor.

(g) A Councillor intending to take a leave of absence must submit the notification in writing to the Mayor with the corresponding dates to which the leave of absence will apply to.

(h) If this is not practicable, the Councillor must give the Chief Executive Officer notice of a leave of absence prior to the Council Meeting.

(i) As per Section 35(4), the Council must grant any reasonable request for leave for the purposes of subsection (1)(e).

Note: A Council Resolution is required for a leave of absence.

## 3.4 NOTICES OF MEETINGS AND DELIVERY OF AGENDAS

### OVERVIEW:

Council meetings are held regularly to conduct the ongoing business of Council and unscheduled meetings may be held from time to time.

It is important that the community is made aware of the times, dates and locations of Council and Delegated Committee meetings and the matters Council will consider. The timing of this notice should give the community adequate time to make arrangements to attend the meeting or view via the live broadcast.

An agenda for each Council meeting must be provided to Councillors in advance so that they can prepare adequately for the Council meeting. The agenda contains the order of business and the professional/ expert advice of the organisation, with a recommendation for Council to consider.

The agenda is made available to the public via Council's website and in hard copy format at the meeting location prior to the meeting.

### 3.4.1 DATE, TIME AND PLACE OF MEETINGS

(a) At or before the last meeting of each calendar year, Council must fix the date, time and place of all Council Meetings for the following calendar year.

(b) Council by resolution, or the Chief Executive Officer, in consultation with the Mayor, may change the date, time and place of, or cancel, any meeting which has been fixed and must provide notice of the change to the public.

### 3.4.2 UNSCHEDULED MEETINGS

(a) Council may by resolution call an unscheduled meeting of the Council; or

(b) The Mayor or three Councillors may by written notice call an unscheduled meeting of the Council; or

(c) The Chief Executive Officer, following consultation with the Mayor, may call an unscheduled Meeting.

(d) A written notice to call an unscheduled meeting must:

  (i) Specify the business to transacted;

  (ii) Be delivered to the Chief Executive Officer or delegate in sufficient time to enable notice to be given in accordance with Rule 3.4.3.

(e) The Chief Executive Officer must determine the time and date for the meeting, giving consideration to:

  (i) The urgency of the business to be transacted;

  (ii) The availability of Councillors; and

  (iii) A reasonable notice period for persons whose rights or interest may be impacted by the business to be transacted.

(f) The Chief Executive Officer must arrange for notice of the meeting on Council's website and / or public notice in the local newspaper, including the business to be transacted.

(g) Any resolution of Council to call an unscheduled meeting must specify the date and time of the unscheduled meeting and the business to be transacted.

(h) The Chief Executive Officer must call an unscheduled meeting to elect a Mayor following a Council election declaration, in accordance with the Act.

(i) The unscheduled meeting for the election of a Mayor following an election may also consider the role of Deputy Mayor and any other matters as determined by the Chief Executive Officer.

### 3.4.3 NOTICE OF MEETINGS

(a) Council Meetings

(i) Council Meeting agendas must state the date, time, place and format of the meeting and the business to be dealt with. Agendas must be delivered or made available electronically to every Councillor for all Council Meetings, as early as practicable, or at least 48 hours before the meeting.

(ii) A schedule of Council Meetings must be prepared and published that ensures it is available to a broad section of the community including on Council's website at least once each year.

Council Meeting agendas will be made available for public inspection by 5pm the Friday prior to the Meeting on Council's website.

(b) Unscheduled Meetings

(i) Notice of an unscheduled meeting must be published on Council's website and / or the local newspaper, as soon as practicable after the date, time and place of the meeting has been determined.

(ii) An agenda for an unscheduled meeting must be made available electronically to every Councillor at least 48 hours before the meeting. A period of less than 48 hours may be justified if exceptional circumstances exist.

(iii) An agenda for an unscheduled meeting will be made available on Council's website no less than 24 hours before the Council Meeting.

(c) The Council website will make available, at a minimum, the past 12 months of meeting agendas and minutes. Earlier copies will be made available by contacting customer service.

## 3.5 QUORUM

### OVERVIEW:

No business can be transacted at a Council Meeting or a Delegated Committee meeting unless a majority of the Councillors or members of the Delegated Committee (as the case may be) is present (quorum).

If there is no quorum at the commencement of a meeting or if a quorum cannot be maintained during a meeting, the meeting is to be adjourned to another date and/or time. A quorum is an absolute majority in accordance with s61(7) of the Act.

### 3.5.1 INABILITY TO GAIN A QUORUM TO COMMENCE

If after 30 minutes from the scheduled start time of any Council Meeting, a quorum cannot be obtained:

(a) Those Councillors present; or

(b) If there are no Councillors present, the Chief Executive Officer; or

(c) In the absence of the Chief Executive Officer, an Authorised Officer;

Must adjourn the Council Meeting for a period within four weeks from the date of the adjournment.

### 3.5.2 INABILITY TO GAIN A QUORUM

If during any Council Meeting or any adjournment of the Council Meeting, a quorum cannot be maintained:

(a) Those Councillors present;

(b) If there are no Councillors present, the Chief Executive Officer; or

(c) In the absence of the Chief Executive Officer, an Authorised Officer

Must adjourn the Council Meeting for a period not exceeding 7 days from the date of the adjournment.

### 3.5.3 INABILITY TO ACHIEVE OR MAINTAIN A QUORUM DUE TO CONFLICTS OF INTEREST OF COUNCILLORS

If a quorum cannot be achieved or maintained due to disclosure of conflicts of interest by the majority of Councillors, Council will:

(a) Determine the matter will be considered in separate parts, if a quorum can be maintained for each separate part; or

(b) Determine to make decisions on separate parts of the matter at a meeting where quorum can be maintained, before making a decision on the whole matter.

### 3.5.4 INABILITY TO ACHIEVE OR MAINTAIN A QUORUM DUE TO TECHNICAL DIFFICULTIES

If a quorum cannot be achieved or maintained during a virtual or hybrid Council Meeting due to technical difficulties, Council will:

(a) Briefly adjourn the meeting to enable the Councillor or Councillors to re-join the meeting (up to five (5) minutes).

(b) If unable to reconnect within five minutes to maintain a quorum, adjourn the Council Meeting for a period not exceeding seven (7) days from the date of the adjournment.

### 3.5.5 DELEGATION DUE TO CONFLICTS OF INTERESTS

If a quorum cannot be achieved or maintained due to a declaration of conflicts of interests by the majority of Councillors, and the matter cannot be separated into component parts or prior decisions made, Council may delegate the decision to be made by the Chief Executive Officer. A decision made under delegation due to Council not being able to achieve or maintain a quorum will be reported to the next Council Meeting.

### 3.5.6 ADJOURNMENT

The Chief Executive Officer must provide written notice of an adjournment under sub-rules 3.5.1, 3.5.2, 3.5.3 or 3.5.4, however, where this is not practicable because the time does not permit that to occur, then, provided every reasonable attempt is made to contact every Councillor, notice by telephone, email, in person or by some other means is sufficient.

### 3.5.7 ADJOURNED MEETINGS

(a) Council may adjourn any Council Meeting.

(b) The Chief Executive Officer, or their delegate, must give notice to each Councillor of the date, time and place to which the Council meeting stands adjourned and of the business remaining to be considered.

(c) Notice of an adjournment to another date or time must be published on Council's website and/or in the local newspaper as soon as practical.

## 3.6 ELECTION OF THE MAYOR

### OVERVIEW

The role and functions of the Mayor are provided in the Act. The holder of this significant office is the Chairperson at Council Meetings, is the leader of the Councillors, acts as the principal spokesperson for Council and carries out civic and ceremonial duties.

This section describes how the Mayor, a Deputy Mayor and Acting Mayor are to be elected.

The Act has specific provisions governing the election of the Mayor and the term of office for the Mayor:

*Section 25 - Election of Mayor*

1. At a Council meeting that is open to the public, the Councillors must elect a Councillor to be the Mayor of the Council.
2. Subject to section 167 of the Act, any Councillor is eligible for election or re-election to the office of Mayor.
3. The election of the Mayor must—

(a) be chaired by the Chief Executive Officer; and

(b) subject to this section, be conducted in accordance with the Governance Rules.

4. Subject to subsections (5) and (6), the Mayor must be elected by an absolute majority of the Councillors.
5. If an absolute majority of the Councillors cannot be obtained at the meeting, the Council may resolve to conduct a new election at a later specified time and date.
6. If only one Councillor is a candidate for Mayor, the meeting must declare that Councillor to be duly elected as Mayor (no vote required).
7. In this section, absolute majority means the number of Councillors which is greater than half the total number of the Councillors of a Council.

*Section 26 – When is a Mayor to be elected*

1. A Mayor is to be elected no later than one month after the date of a general election.
2. Before the election of the Mayor, a Council, other than the Greater Geelong City Council, must determine by resolution whether the Mayor is to be elected for a 1 year or a 2-year term.
3. If the Mayor is elected for a 1-year term, the next election of the Mayor must be held on a day to be determined by the Council that is as close to the end of the 1-year term as is reasonably practicable.
4. If the Mayor is to be elected for a 2-year term, the next election of the Mayor must be held on a day to be determined by the Council that is as close to the end of the 2-year term as is reasonably practicable.
5. A Mayor is to be elected within one month after any vacancy in the office of Mayor occurs.
6. The election of a Mayor after the period specified in this section does not invalidate the election.
7. A Councillor elected to fill a vacancy in the office of Mayor caused other than by the expiration of a one year or a two-year term serves the remaining period of the previous Mayor's term.

### 3.6.1 CHIEF EXECUTIVE TO SET TIME AND DATE FOR ELECTION OF MAYOR

(a) The Chief Executive Officer must determine the most appropriate time and date for the election of the Mayor, taking into account the election of the Mayor must be held in accordance with any provisions contained in the Act and these Governance Rules.

(b) At the meeting to elect the Mayor, Council must first resolve if the term of the Mayor is to be one or two years.

(c) The order of business at the Council Meeting to elect the Mayor is to be determined by the Chief Executive Officer.

(d) The Councillor elected to the position of Mayor may make a commencement speech for up to 10 minutes outlining their vision for the Mayoral term.

(e) The commencement speech may not address matters outside the powers of the Council, be derogatory, or be prejudicial to any person or the Council.

### 3.6.2 ROLE AND ELECTION OF DEPUTY MAYOR

(a) At the Council Meeting at which the Mayor is to be elected, the Council may also resolve to establish the position of Deputy Mayor and elect a Councillor to the position of Deputy Mayor.

(b) If the Mayor is not in attendance at a Council Meeting, the Deputy Mayor must take the Chair.

(c) The term of a Deputy Mayor can be for a one-year or two-year term.

(d) If the Council has not resolved to establish the position of Deputy Mayor, any provisions in these Governance Rules relating to the Deputy Mayor have no effect.

### 3.6.3 METHOD OF VOTING FOR MAYOR

The election of the Mayor must be carried out by show of hands.

### 3.6.4 PROCEDURE FOR ELECTION OF THE MAYOR

(a) The Chief Executive Officer must preside during the election of the Mayor.

(b) The Chief Executive Officer must formally invite nominations for the office of Mayor and confirm acceptance on the nomination with the nominee.

(c) In an election for the Mayor:

(i) where only one nomination is received, that Councillor must be declared elected;

(ii) where there is more than one nomination received, the Councillor receiving an absolute majority of votes will be declared elected;

(iii) in the event no candidate receives an absolute majority of the votes, the candidate with the fewest number of votes is eliminated.

(iv) Councillors present at the Meeting shall then vote for one of the remaining candidates;

(v) Where one of the remaining candidates receives an absolute majority of the votes, that Councillor shall be declared elected;

(vi) Where none of the remaining candidates receives an absolute majority of the votes, the procedure in 3.6.4 (c) (iii) is repeated;

(vii) Voting for the remaining candidates shall be repeated in this way until one of the candidates receives an absolute majority of the votes;

(viii) Where two candidates have an equal number of votes, councillors must vote again. If an absolute majority cannot be obtained for one of the candidates, the Council may resolve to conduct a new election at a later specified time and date.

NB: For the avoidance of doubt, it is mandatory for Councillors to vote in the election of the Mayor and Deputy Mayor (where applicable).

### 3.6.5 PROCEDURE FOR ELECTION OF THE DEPUTY MAYOR

(a) If Council resolves to have the office of Deputy Mayor, the provisions of sub-rules 3.6.3 and 3.6.4 apply to the election for the Deputy Mayor with all necessary modifications and adaptations, including the Mayor conducting the election, rather than the Chief Executive Officer.

(b) Subject to sub-rule 3.6.5 (a), the Chief Executive Officer must arrange an election as soon as possible after the office of Deputy Mayor becomes vacant.

## 3.7 CONDUCT AND BUSINESS OF MEETINGS

### OVERVIEW

The business to be transacted at a Council meeting is contained in the agenda provided to Councillors and available to the public on Council's website.

The Chief Executive Officer oversees preparation of the agenda and determines the content and order of business to facilitate open, efficient and effective processes of government.

The role of the Mayor includes providing advice to the Chief Executive Officer when the Chief Executive Officer is setting the agenda for Council meetings.

### 3.7.1 THE ORDER OF BUSINESS

The order of business at any Council meeting is determined by the Chief Executive Officer to facilitate and maintain open, efficient and effective processes of government.

Unless otherwise resolved by Council, the general order of business at a Scheduled Council Meeting will be listed as follows:

(a) Membership

(b) Welcome and Acknowledgement of Country

(c) Prayer/Opening Statement

(d) Apologies

(e) Confirmation of Minutes

(f) Declaration of Interest

(g) Leave of Absence
(h) Documents for Tabling (optional inclusion)
(i) Questions on Notice
(j) Public Deputations / Request to Speak to Agenda Item
(k) Petitions
(l) Informal Meetings of Councillors
(m) Management Reports
(n) Urgent Business
(o) Notices of Motion
(p) Mayor, Councillors and Delegated Reports
(q) Confidential Matters
(r) Review of Confidential Matters (optional inclusion)
(s) Close of Meeting

### 3.7.2 URGENT BUSINESS

(a) Business can only be admitted as Urgent Business by resolution of Council and only then if:
    (i) The Agenda for a Meeting makes provision for Urgent Business; and
    (ii) It relates to or arises out of a matter which has arisen since distribution of the Agenda; and
    (iii) It cannot safely or conveniently be deferred until the next Scheduled Council Meeting; and
    (iv) It cannot be addressed through an operational service request process; or
    (v) The Chief Executive Officer has advised the Mayor of an item they determine appropriate for Council to consider admitting as Urgent Business in accordance with 3.7.2(e).
(b) The matter must not:
    (i) Substantially affect the levels of Council service;
    (ii) Commit Council to significant expenditure not included in the adopted budget;
    (iii) Establish or amend Council Policy; or
    (iv) Commit Council to any contractual arrangement.
(c) A Councillor proposing that a matter be admitted as Urgent Business must lodge it in writing to the Chief Executive Officer no later than 5pm on the day of the Meeting.

(d) A councillor wishing to submit a Motion as an item of Urgent Business:

(i) Must provide a written copy of the proposed motion to Councillors and the Governance Coordinator no later than 5pm on the day of the Meeting;

(ii) Must move a procedural motion that the Motion be admitted as an item of Urgent Business;

(iii) Will provide a brief explanation in not more than two (2) minutes why the Motion should be submitted.

(e) The Chief Executive Officer will advise the Mayor of any matter they determine appropriate for Council to consider admitting as Urgent Business; and:

(i) Will provide an officer's report including an officer recommendation to Councillors and the Governance Coordinator not less than two (2) hours before the start of the Meeting;

(ii) Will provide a brief explanation why the Urgent Business should be submitted.

(f) Council must consider a procedural motion to admit an item of Urgent Business and if,

(i) Carried, the Councillor will move the Motion and it will be considered as a motion in accordance with these Rules; or

(ii) Lost, the Council Meeting will move to the next item of business.

### 3.7.3 CHANGE TO ORDER OF BUSINESS

Once an agenda has been sent to Councillors, the order of business for that Council Meeting may only be altered by a resolution of the Council. This includes a request for an item to be brought forward.

## 3.8 PUBLIC QUESTIONS, DEPUTATIONS AND PETITIONS

### OVERVIEW

As outlined in the purpose of these Governance Rules, Council meetings are held for Council to make its decisions. Although members of the public do not have a statutory right to address Council, provisions are made for Council to respond to questions from the community and for the public to make deputations, address Council and table petitions to Council.

At each meeting there is an opportunity for members of the public to ask questions of the Council. Assistance will be available for any member of the public who requires and seeks support to write their question(s).

Petitioning is a long-established process for members of the community to demonstrate community support for a request or views on a matter, and for that request or view to be presented directly to Council.

This Section sets out the procedures to be followed for public question time, public deputations, petitions and the circumstances under which they may be disallowed and the process for addressing and responding to the questions, deputations or petitions at or after the meeting.

Council meetings may be broadcast to the public and recorded, this includes public questions, deputations and petitions.

### 3.8.1 PUBLIC QUESTION TIME

Members of the public are welcome to ask questions of council at its scheduled Council Meetings.

Question Time is not an opportunity to make public statements or to provide gratuitous advice.

(a) There will be no public question time held at unscheduled meetings or during the local government election caretaker period.

(b) Questions must be submitted through completion of the Public Question Time form and be received by the Chief Executive Officer no later than 5pm on the Monday before the Meeting and a maximum of two questions may be asked. The name of the person who submitted the question(s) will be printed in the minutes.

(c) A question may be disallowed by the Chairperson if the Chairperson determines it:

  (i) Relates to a matter outside the duties, function and powers of Council;

  (ii) Is defamatory, indecent, abusive, offensive, irrelevant, trivial or objectionable in language or substance

  (iii) Deals with a subject matter already answered at a previous Council Meeting;

  (iv) Is aimed at embarrassing a Councillor or a member of Council staff;

  (v) Relates to personnel matters;

  (vi) Relates to the personal hardship or any resident or ratepayer;

  (vii) Relates to industrial matters;

  (viii) Relates to contractual matters;

  (ix) Relates to proposed developments;

  (x) Relates to legal advice;

  (xi) Relates to matters affecting the security of Council property;

(xii) Relates to any other matter which Council considers would prejudice Council or any person.

Note: For the avoidance of doubt, only the question itself will be accepted and no background information or preamble will be printed in the agenda or minutes.

(d) Questions must:

(i) Not pre-empt debate on any matter listed on the agenda of the Council meeting at which the question is asked

(ii) Not refer to matters designated as confidential under the *Local Government Act 2020*

(iii) Be clear and unambiguous and not contain argument on the subject

(iv) Not be derogatory, defamatory or embarrassing to any Councillor, member of staff, rate payer or member of the public.

(e) The Chair will have the right to accept or reject any question.

(f) The Chair will state the name of the person asking each question and:

(i) the submitter may then read the question(s) aloud; or

(ii) should the submitter not wish to read aloud or is not present, the Chair will read the question(s) aloud on their behalf; and

(iii) the Mayor will read the answer aloud regardless of whether the submitter is present at the meeting.

(g) The question and answer will be included in the minutes of the meeting.

(h) All questions and answers must be as brief as possible, and no discussion may be allowed other than for the purposes of clarification.

### 3.8.2 PUBLIC DEPUTATIONS

The public may make a public deputation at its scheduled Council Meetings. A deputation is a presentation to Council and is not limited to topics on the agenda.

(a) Deputations must be received by 5pm on the Monday before the meeting and be submitted through the Request to Make a Deputation Form to the Chief Executive Officer.

(b) Speaking time is limited to four (4) minutes, and extension time is at the discretion of the Chair.

(c) Organisations can have up to four (4) representatives speak to the deputation, with one (1) representative nominated as the principal spokesperson and point of contact.

(d) The principal spokesperson and representatives will each have four (4) minutes to speak, and extension time is at the discretion of the Chair.

(e) Any Councillor can ask a question of the spokesperson and representatives.

(f) Deputations wishing to make a written submission to the Council must provide a copy of the submission to the Chief Executive Officer prior to the Council Meeting. Written submissions will be distributed to Councillors prior to the Meeting.

(g) Members of the public must also comply with these Rules in relation to meeting procedures and participation at meetings

### 3.8.3 PETITIONS AND JOINT LETTERS

A petition is a formal written document, signed by many people, which requests action in relation to an issue. Petition is one of the traditional ways in which community members can make a request directly to Council in relation to a Council issue.

Petitions must adhere to certain standards to ensure that the intended message is conveyed in a clear and succinct manner. A petition template is available on Council's website, this template is not a requirement but petitions submitted to Council should comply with these Rules and be in a similar format to the template provided.

(a) A petition or joint letter received by the Council or an individual Councillor must be lodged with the Chief Executive Officer and received by 5pm on the Monday before the scheduled Council Meeting.

(b) A petition must conform to the following:

  (i) Must be addressed to the Council, a Councillor or the CEO

  (ii) Can be posted or hand delivered to the Chief Executive Officer, emailed to council@sthgrampians.vic.gov.au;

  (iii) Must be received by the Chief Executive Officer by 5pm on the Monday before the scheduled Council Meeting;

  (iv) Must be clearly written, typed or printed, and be signed by at least five (5) people;

  (v) Every page of the petition must contain the request of the petitioners/signatories;

  (vi) The request, suggestion or grievance must be set out using language that is respectful and not offensive;

  (vii) Every petitioner/signatory must sign the petition only once, directly onto the petition form;

  (viii) Every page of the petition must be a single page of paper. It is not acceptable for signatures to be cut and pasted or otherwise affixed or transferred to the petition;

  (ix) The pages of a petition must be free from erasures and alterations.

(c) The Chief Executive Officer must arrange for petitions to be submitted to the next practicable meeting following their receipt.

(d) The only motions that may be considered for any petitions are:

(i) That the petition be received;

(ii) That the petition be referred to the Chief Executive Officer for consideration and response;

(iii) That the petitions be referred to the Chief Executive Officer for a report to a future Council Meeting.

(e) If the petition relates to an operational matter, the Council must refer it to the Chief Executive Officer for consideration.

(f) If the petition relates to:

(i) A planning matter which is subject of a public notification process under the *Planning and Environment Act 1987*; or

(ii) A statutory matter which is the subject of a public submission process;

The petitions will be treated as a joint submission in relation to the planning matter or statutory matter (as the case may be).

(g) A petition may nominate a person to whom a reply must be sent, but if no person is nominated or is the obvious intended contact person, the Council may reply to the first signatory who appears on the petition.

(h) Any petition that does not comply with these Governance Rules:

(i) Can be referred to relevant Councillors by the Chief Executive Officer for their information; and

(ii) Can be tabled as a joint letter at a Council Meeting.

(i) There will be no personal information such as names and addresses provided in the report to Council and copies of petitions are not included in the public Agenda but will be circulated to Councillors. The report to Council will only provide a summary of the petition matter (including the Petition request) and the number of signatures received. Sometimes some general demographic information is also noted in the report, i.e. what suburbs the petitioners are from (if relevant to the matter).

### 3.8.4 SPEAKING TO AN AGENDA ITEM

Members of the public are welcome to address Council Meetings in relation to any items on the public agenda.

(a) Members of the public wishing to speak to an item must submit a Request to Address Council form to the Chief Executive Officer no later than 5pm Monday preceding the Meeting.

(b) Speaking time is limited to three (3) minutes, and extension time is at the discretion of the Chair.

(c) Members of the public must also comply with these Rules in relation to meeting procedures and participation at meetings.

### 3.8.5 PUBLIC ADDRESSING THE MEETING

(a) Any member of the public addressing the Council must extend due courtesy and respect to Council and the processes under which it operates and must take direction from the Chairperson whenever called to do so.

(b) Council may suspend standing orders in accordance with rule 3.13, to hear from a community member or representative of an organisation, on matters of significance to the Council, only if prior arrangements have been made by written request to the Mayor or Chief Executive Officer.

### 3.8.6 CHAIRPERSON MAY REMOVE

(a) Members of the public present at a Council meeting must not interject during the Council meeting.

(b) If a person, other than a Councillor, interjects or gesticulates offensively during the Council meeting, the Mayor may direct the person be removed.

### 3.8.7 CHAIRPERSON MAY ADJOURN DISORDERLY MEETING

The Chairperson may call a break in a meeting for either a short time, or to resume another day if:

(a) the behaviour at the Council table or in the gallery is significantly disrupting the meeting; or

(b) The break referred to in sub-rule (a) is an adjournment.

If the Chairperson calls a meeting to resume on another day, the provisions of rule 3.5.6 apply

## 3.9 MOTIONS OF DEBATE

### OVERVIEW

This section describes the procedure for introducing a motion or amendment, the rules of debate, foreshadowing a motion or amendment and the duty of the Chairperson in relation to accepting motions and amendments. It also describes the process for a Councillor lodging a notice of motion for consideration and/or indicating they will raise a matter at the next Council meeting.

A Councillor may move any motion related to an item included in the agenda. In the interest of transparency and informed decision making, motions or amendments should not introduce new matters to a debate that have not been the subject of the management report of the motion being considered by Council.

As a resolution must be able to be acted upon, a motion must clearly state what is intended and what its effect will be if it becomes the decision. This provides clarity for the implementation of Council decisions.

This section also describes the circumstances and procedures under which a Council decision can be rescinded or altered. It also prescribes a procedure under which a Council policy can be altered or varied.

### 3.9.1 COUNCILLOR MAY PROPOSE NOTICES OF MOTION

Councillors may propose an issue to be listed on the agenda by lodging a Notice of Motion in accordance with the rules outlined in this section.

### 3.9.2 NOTICES OF MOTION

(a) Prior to a Council Meeting, Councillors wanting to include a matter on the agenda, must complete a notice of motion form.

(b) A notice of motion form must be signed by two Councillors; and be lodged with the Chief Executive Officer (whether personally, email or otherwise) by 9am the Monday the week before the Council meeting. So as to allow sufficient time to give other Councillors notice of such notice of motion; and to allow sufficient time for the notice of motion to be put in the agenda for the next Council meeting. If a notice of motion form is received after that time, it must, unless withdrawn, be included in the agenda for the following Council meeting.

(c) A Councillor may be a signatory for up to two (2) notices of motion for any meeting. For the avoidance of doubt, no part of this section commits the signatories to then having to move or second the notice of motion at the Council Meeting.

(d) The Chief Executive Officer must reject any notice of motion which:

(i) is too vague;

(ii) is identical or substantially similar to a notice of motion or a rescission motion that has been considered by the Council and lost or lapsed in the preceding six (6) months;

(iii) is defamatory;

(iv) may be prejudicial to any person or Council;

(v) is objectionable in language or nature;

(vi) is outside the powers of Council;

(vii) is a notice of motion submitted during the Caretaker Period; or

(viii) is a matter subject to a Council decision making process which has commenced but is not yet complete.

(e) If the Chief Executive Officer rejects a notice of motion under sub-rule 3.9.2(d), they will inform the Councillor who lodged the notice of motion of that rejection and the reasons for it. The Councillor will be provided with 24 hours to lodge a revised notice of motion provided that the meeting at which

the notice of motion is to be considered is more than 24 hours from the time of rejection.

(f) The Chief Executive Officer may reject and refer any notice of motion to the Council's operational service request process if it relates to a matter they determine is more appropriately addressed that way.

(g) Subject to sub-rules 3.9.2 h) and i), a notice of motion must call for a Council report if the notice of motion:

  (i) substantially affects the level of Council services;

  (ii) commits the Council to expenditure in excess of $20,000 and that has not been included in the adopted budget;

  (iii) impacts any litigation to which council is party

  (iv) establishes or amends a Council policy; or

  (v) commits the Council to any contractual arrangement, as determined by the Chief Executive Officer.

(h) Where a notice of motion is likely to commit Council to significant expenditure not included in the adopted budget, then the notice of motion must call for a report for Council's consideration and public submission process if applicable.

(i) The Chief Executive Officer may direct a notice of motion to be confidential in accordance with Section 66(2)(a) of the Act, in which case the notice of motion will be confidential unless the Council resolves otherwise.

(j) The text of the proposed notice of motion accepted by the Chief Executive Officer must be included in the material accompanying the agenda but will not include any background information.

(k) The Chief Executive Officer must arrange for a formal report to be prepared and presented to the Council for the purposes of sub-rule (g). Where practicable the report should be presented to the next Council meeting.

(l) The Chief Executive Officer must cause all notices of motion to be numbered, dated and entered in the notice of motion register in the order in which they were received.

(m) Except by leave of Council, each notice of motion must be considered in the order in which they were received by the Chief Executive Officer.

(n) If a Councillor who has given a notice of motion is absent from the Council meeting or fails to move the motion when called upon by the Chairperson, any other Councillor may move the motion.

(o) If a Councillor proposing the motion wishes to amend the notice of motion, they may do so by seeking leave of the Council to amend the notice of motion prior to it being seconded.

(p) The Chairperson, having lodged a notice of motion in accordance with this sub-rule, must vacate the Chair of the Council meeting to move the notice

of motion; and the Deputy Mayor or, in the absence of the Deputy Mayor, temporary Chairperson appointed by the Council, will take the Chair for the duration of consideration of the item.

(q) If a notice of motion is not moved at the Council Meeting at which it is listed, it lapses and cannot be considered for a further six (6) month period.

### 3.9.3 INTRODUCING A NOTICE OF MOTION AT A COUNCIL MEETING

A Councillor may, at the complete discretion of the Chairperson, introduce a notice of motion at a Council meeting once it has been moved (but before seconding). In not more than two (2) minutes, the Councillor may introduce the notice of motion by indicating its intent or desired outcome if it is passed and to encourage support.

### 3.9.4 UNACCEPTABLE MOTIONS AT A COUNCIL MEETING

Any motion which is determined by the Chairperson at a Council meeting to be:

(a) defamatory;

(b) objectionable in language or nature;

(c) vague or unclear in intention;

(d) outside the powers of Council;

(e) irrelevant to the item of business on the agenda and has not been admitted as urgent or general business; or

(f) purports to be an amendment but is not;

must not be accepted by the Chairperson.

### 3.9.5 MOVING A MOTION OR AN AMENDMENT TO A MOTION AT A COUNCIL MEETING

Provided rule 3.9.4 does not apply, the procedure for moving any motion or amendment to a motion is:

(a) the mover must state the motion;

(b) the motion must be seconded by a Councillor other than the mover;

(c) if a motion is not seconded, the motion lapses;

(d) if a motion or an amendment is moved and seconded the Chairperson must ask:

(e) "Is the motion or amendment opposed?"

(f) if a Councillor indicates opposition, then the Chairperson must call on the mover to address the Council meeting;

(g) after the mover has addressed the meeting, the seconder may address the Council Meeting, or the seconder may reserve their right to speak later in the debate;

(h) after the seconder has addressed the Council meeting (or after the mover has addressed the Council meeting if the seconder does not address the Council meeting) the Chairperson must invite debate by calling on any Councillor who wishes to speak to the motion, providing an opportunity to alternate between those wishing to speak against the motion and those wishing to speak for the motion; and

(i) if, after the mover has addressed the Council meeting, the Chairperson has invited debate and no Councillor speaks to the motion, then the Chairperson must put the motion to the vote.

### 3.9.6 RIGHT OF REPLY

As a mover of the motion, the Councillor has a right of reply to sum up the debate.

(a) The mover of a motion has a right of reply to matters raised during debate.

(b) The mover of a motion loses their right of reply if an amendment to the option is carried.

(c) The mover of an amendment to a motion does not have a right of reply.

(d) A Councillor exercising a right of reply must not introduce any new matter.

(e) After the right of reply has been taken, the motion must immediately be put to the vote without any further discussion or debate.

### 3.9.7 MOVING AN AMENDMENT TO A MOTION

(a) Subject to sub-rule b), a motion which has been moved and seconded may be amended by leaving out or adding words. Any added words must be relevant to the subject of the motion.

(b) A motion to confirm a previous resolution of Council cannot be amended.

(c) With the leave of the Chairperson, both the mover and seconder of the motion may agree to an alteration proposed by another Councillor.

For the purpose of clarification, an alteration, shall not be regarded as an amendment to the motion.

### 3.9.8 WHO MAY PROPOSE AN AMENDMENT

An amendment to a motion may be proposed or seconded by any Councillor, except the mover or seconder of the original motion.

### 3.9.9 WHO MAY DEBATE AN AMENDMENT

A Councillor may address the meeting once (1) on any amendment, whether or not they have spoken to the original motion, but their debate must be confined to the terms of the amendment.

### 3.9.10 HOW MANY AMENDMENTS MAY BE PROPOSED

(a) Any number of amendments may be proposed to a motion but only one (1) amendment may be accepted by the Chairperson at any one time.

(b) No second or subsequent amendment may be taken into consideration until the previous amendment has been dealt with.

### 3.9.11 AN AMENDMENT TO A MOTION ONCE CARRIED

(a) If the amendment to a motion is carried, the motion as amended then becomes the motion before the Council meeting.

(b) The mover and seconder of the amendment are deemed to be the mover and seconder of the motion before the meeting.

### 3.9.12 AN AMENDMENT TO A MOTION IF LOST

(a) If the amendment to a motion is lost, the debate can resume from where it left off.

(b) A Councillor who has already spoken to the original motion must not speak again unless to continue the debate as if the amended motion had not been put.

### 3.9.13 WITHDRAWAL OF MOTIONS

Before any motion is put to the vote, it may be withdrawn by the mover with agreement from the seconder or by resolution of Council.

### 3.9.14 CHAIRPERSON MAY ALLOW MOTIONS TO BE MOVED IN A BLOCK

The Chairperson may, at their discretion, allow or request Councillors to move “like items” in a block.

### 3.9.15 PRIORITY OF ADDRESS

In the case of competition for the right to speak, the Chairperson must decide the order in which the Councillors concerned will be heard.

### 3.9.16 MOTIONS IN WRITING

(a) All motions, except procedural motions, must be in writing and provided to the Governance Coordinator by 5pm the day of the meeting, for circulation to all Councillors.

(b) The Chairperson may request the person taking the minutes of the Council meeting to read the motion or amendment to the Council meeting before the vote is taken.

### 3.9.17 DEBATE MUST BE RELEVANT TO THE QUESTION

(a) Debate must always be relevant to the question before the Chairperson, and, if not, the Chairperson must request the speaker to confine debate to the question.

(b) If after being requested to confine debate to the question before the Chairperson, the speaker continues to debate irrelevant matters, the Chairperson may direct the speaker to be seated and not speak further in respect of the question then before the Chairperson.

(c) A speaker to whom a direction has been given under sub-rule b), must comply with that direction.

### 3.9.18 SPEAKING TIMES

(a) Unless a motion for an extension of time has been carried, the maximum speaking time will be:

(i) The mover of a motion – three (3) minutes

(ii) The mover of a motion when exercising their right of reply – three (3) minutes

(iii) Any other Councillor – three (3) minutes

(b) A motion for an extension of speaking time cannot be accepted by the Chairperson if another speaker has commenced their debate.

(c) An extension of speaking time must not exceed three (3) minutes.

### 3.9.19 ADDRESSING THE COUNCIL MEETING

If the Chairperson so determines:

(a) Any person addressing the Chairperson must refer to the Chairperson as:

Mayor; or

Chair; or

As the case may be.

(b) All Councillors, other than the Mayor, must be addressed as

Cr _____(surname).

(c) All members of Council staff are to be addressed by their official title.

### 3.9.20 FORESHADOWING MOTIONS

(a) At any time during debate a Councillor may foreshadow a motion so as to inform Council of their intention to move a motion at a later stage in the Council meeting, but this does not extend any special right to the foreshadowed motion.

(b) A motion foreshadowed may be prefaced with a statement that in the event of a particular motion before the Chairperson being resolved in a certain way, a Councillor intends to move an alternative or additional motion.

(c) A motion foreshadowed has no procedural standing and is merely a means to assist the flow of the Meeting.

(d) The Chief Executive Officer or person taking the minutes of the meeting will not record a foreshadowed motion in the minutes until the foreshadowed motion is formally moved.

### 3.9.21 RIGHT TO ASK QUESTIONS

(a) Subject to sub-rule (c), a Councillor may, at any time when no other Councillor is speaking, ask any question concerning or arising out of the motion or amendment before the Council.

NB: For the purpose of clarification, questions must be direct and are not an opportunity to make public statements.

(b) Questions are not to be asked between moving and seconding a motion except to seek clarification on the motion moved.

(c) The Chairperson has the right to disallow any question that does not specifically relate to the motion or amendment directly before it and to disallow any question should they, in the reasonable opinion of the Chairperson, be considered irrelevant.

(d) The Chairperson has the right to limit questions and direct that debate be commenced or resumed.

### 3.9.22 PROCEDURAL MOTIONS

(a) Unless otherwise prohibited, a procedural motion may be moved at any time and must be dealt with immediately by the Chairperson.

(b) Procedural motions require a seconder.

(c) The mover of a procedural motion must not have moved, seconded or spoken to the question before the Chairperson or any amendment of it but this does not apply to a motion for an extension to speaking time under subrule 3.9.18.

(d) Unless otherwise provided, debate on a procedural motion is not permitted and the mover does not have a right of reply.

(e) Unless otherwise provided, a procedural motion cannot be amended.

### 3.9.23 NOTICE OF RESCISSION OR AMENDMENT

(a) A Councillor may propose a motion to rescind or amend a previous resolution of Council provided the Notice of Rescission or Amendment:

(i) is signed and dated by at least two (2) councillors; and:

(ii) the resolution proposed to be rescinded or amended has not been acted on; and

(iii) is received in writing by the Chief Executive Officer not later than close of business two (2) business days following the meeting at which the resolution was adopted and in accordance with rule 3.9.1; or

(iv) is a Notice of Rescission or Amendment proposed by a Councillor in accordance with rule 3.9.24 and

(b) No action will be taken to implement a resolution on which a notice to rescind or amend the resolution has been given pursuant to rule 3.9.23(a).

(c) The Chief Executive Officer, or a member of Council staff with responsibility for it, may implement a resolution at any time after the close of the meeting at which it was made. A resolution will be deemed to have been acted on if:

(i) its contents have, or substance has, been formally communicated to a person whose interests are materially affected by it; or

(ii) a statutory process has been commenced;

so as to vest enforceable rights in or obligations on Council or any other person.

(d) The CEO, in consultation with the Mayor, may propose a motion to rescind a previous resolution of Council where it is deemed the resolution is not able to be acted upon. The motion to rescind must be accompanied by a management report outlining the proposed reason for rescission.

Note: It should be remembered that a Notice of Rescission or Amendment is a form of Notice of Motion. Accordingly, all provisions in these Rules regulating Notices of Motion equally apply to Notices of Rescissions or Amendments.

### 3.9.24 NOTICE OF RESCISSION OR AMENDMENT IF LOST

If a notice of rescission or amendment is lost or lapses, a similar motion may not be put before Council for at least six (6) months from the date it was last lost or lapsed, unless Council resolves that the notice of rescission or amendment be re-listed at a future Council meeting.

### 3.9.25 IF NOT MOVED

If a notice of rescission or amendment is not moved at the Council meeting at which it is listed, it lapses.

#### 3.9.26 MAY BE MOVED BY ANY COUNCILLOR

A notice of rescission or amendment listed on an agenda may be moved by any Councillor present but may not be amended.

#### 3.9.27 WHEN NOT REQUIRED

A notice of rescission or amendment is not required where Council wishes to change policy.

#### 3.9.28 CHANGES TO COUNCIL POLICY

(a) Council reviews its policies to ensure they are current and continue to reflect community expectations and the position held by Council.

(b) It is good practice for Council to review significant policies at least once in each Council term (every 4 years) and such reviews may lead to change in policy position.

(c) Subject to sub-rule (d), if Council wishes to change a Council policy, a formal notice of rescission is not required.

(d) If a policy has been in force in its original or amended form for less than 12 months, any intention to change the policy which may result in a substantial change to the policy's application or operation for members of the public should be communicated to those affected, and their comment sought, prior to the policy being changed.

## 3.10 VOTING

#### OVERVIEW

At the conclusion of debate on a matter before the meeting, the Chairperson must put the question, motion or amendment to the vote. Each Councillor is entitled to one vote and voting must be able to be seen by those participating in the meeting and those observing the meeting.

The vote is determined by a majority of the Councillors present at the meeting at the time the vote is taken voting in favour of the motion.

If a vote is tied, the Chairperson has a casting vote in addition to their vote as a Councillor.

Sometimes a Councillor may want their vote to be recorded –this is provided for in this section, along with the procedure for when a Councillor calls for a division on a vote which is when the way in which each Councillor voted is recorded in the minutes.

Provision is made for the introduction of an electronic voting system as long as Council has resolved to implement the system and all participants in a meeting and those observing a meeting are able to see which way Councillor has voted on a matter at the time the vote is taken.

### 3.10.1 HOW A MOTION IS DETERMINED

(a) To determine a motion before a Council Meeting, the Chairperson must:

(i) first call for those in favour of the motion;

(ii) then those opposed to the motion; and

(iii) if required, identify any Councillor who has abstained from voting, and then declare the result to the Council Meeting.

(b) In the event of a tied vote, the Chairperson has a casting vote in accordance with these Rules.

### 3.10.2 BY SHOW OF HANDS

Unless Council resolves otherwise, voting on any matter is by show of hands.

### 3.10.3 PROCEDURE FOR DIVISION

(a) Immediately after any question or motion is put to a Council meeting and before the next item of business has commenced, a Councillor may call for a division.

(b) When a division is called for, the vote already taken must be treated as set aside and the division shall decide the question, motion or amendment.

(c) When a division is called for, the Chairperson must:

(i) first ask each Councillor wishing to vote in the affirmative to raise a hand and upon such request being made, each Councillor wishing to vote in the affirmative must raise one (1) of their hands;

a. the Chairperson must then state and the Chief Executive Officer or their delegate must record, the names of those Councillors voting in the affirmative; and

(ii) then ask each Councillor wishing to vote in the negative to raise a hand and upon such request being made, each Councillor wishing to vote in the negative must raise one (1) of their hands;

a. the Chairperson must then state and the Chief Executive Officer or their delegate must record, the names of those Councillors voting in the negative;

b. the Chief Executive Officer or their delegate must record, the names of those Councillors who abstained from voting.

c. No Councillor is prevented from changing their original vote at the voting on the division, and the voting of the division will determine the Council's resolution on the issue.

Note: For the avoidance of doubt, abstaining from a vote is counted as a no vote.

#### 3.10.4 NO DISCUSSION ONCE DECLARED

Once a vote on a question or motion has been taken, no further discussion relating to the question or motion is allowed unless the discussion involves:

(a) a Councillor requesting, before the next item of business is considered, that their opposition to a resolution be recorded in the minutes;

(b) foreshadowing a notice of rescission or amendment where a resolution has just been made; and/or foreshadowing an alternative motion in relation to the rescinded resolution.

NB: A foreshadowed a notice of rescission or foreshadowed motion as per 3.10.4(b) must be included in the minutes of the Council Meeting.

## 3.11 POINTS OF ORDER

### OVERVIEW

A point of order is taken when a Councillor officially draws the attention of the Chairperson of a Council Meeting to an alleged irregularity in the proceedings. Valid points of order, the process for raising and ruling on a point of order.

#### 3.11.1 POINTS OF ORDER

A point of order may be raised in relation to a statement or behaviour which is:

(a) Irrelevant, meaning it does not relate to the matter under consideration or is outside the powers of Council;

(b) Misleading, meaning it is an untrue or false assertion or statement;

(c) Improper, meaning it constitutes improper behaviour or is offensive;

(d) Contrary to the standards in the Councillor Model Code of Conduct; or

(e) Contrary to these Rules, meaning it is contrary to the provisions set out in this section.

#### 3.11.2 PROCEDURE FOR POINT OF ORDER

A Councillor raising a point of order must state:

(a) "Point of order, the statement is irrelevant",
(b) "Point of order, the statement is misleading",
(c) "Point of order, the behaviour is improper",

(d) “Point of order, the act of disorder or conduct is in contravention of the Model Code of Conduct”; or
(e) “Point of order, the [statement or behaviour] is contrary to Rule [number of the Rule which is being contravened]”.

NB: A Councillor raising a point of order under this section is not deemed to be speaking to the motion or amendment before the meeting.

When the point of order is raised, the Councillor who is speaking must stop and remain silent until the point of order is decided upon, unless otherwise directed by the Chairperson.

### 3.11.3 CHAIRPERSON TO DECIDE

The Chairperson must decide all points of order without entering into any discussion or comment.

### 3.11.4 CHAIRPERSON MAY ADJOURN TO CONSIDER

(a) The Chairperson may adjourn the Council meeting to consider a point of order, but otherwise must rule on it as soon as it is raised.

(b) All other motions or questions before Council are suspended until the point of order is decided.

### 3.11.5 FINAL RULING ON A POINT OF ORDER

The decision of the Chairperson in respect to a point of order raised will not be open for discussion and will be final and conclusive.

### 3.11.6 CONTRADICTION OR OPINION

A point of order may not be raised to express a mere difference of opinion or to contradict a speaker.

### 3.11.7 DISORDERLY CONDUCT BY A COUNCILLOR

(a) The conduct of Councillors at Council meetings is governed by the Act, these Governance Rules and the Model Code of Conduct.

(b) During the course of any Council meeting, Councillors must comply with the Model Code of Conduct, a copy of which is available on the website, or can be obtained by contacting the Chief Executive Officer’s office.

(c) Where a Councillor engages in improper or disorderly conduct, or acts in a way that otherwise disrupts the meeting, and prevents the conduct of Council business:

(i) Council may, by resolution, suspend that Councillor from a portion of the meeting or from the balance of the meeting where the Chairperson has warned the Councillor to cease that behaviour; or

(ii) The Mayor, under section 19 of the Act, at a Council meeting, having previously warned the Councillor to cease that behaviour, may direct a Councillor to leave the meeting for a period of time or the balance of the meeting.

(d) Where Council suspends a Councillor under sub-rule (c) (i), or the Mayor directs a Councillor to leave the meeting under sub-rule (c) (ii) the Councillor will take no active part in the portion of the meeting from which they have been suspended.

(e) If a Councillor has been suspended from a meeting or directed to leave in accordance with sub-rule (c) the Chairperson may ask the Chief Executive Officer, an Authorised Officer or a member of Victoria Police to remove the Councillor.

## 3.12 MINUTES

### OVERVIEW

The minutes of a meeting must contain details of the proceedings and resolutions made, be clearly expressed, be self-explanatory and incorporate relevant reports or a summary of the relevant reports considered in the decision-making process. The minutes of a Council meeting must be submitted to the next appropriate Council meeting for confirmation.

### 3.12.1 KEEPING OF MINUTES

(a) The Chief Executive Officer (or other person authorised by the Chief Executive Officer to attend the Council Meeting and to take the minutes of such meeting) must keep minutes of each Council meeting and those minutes must record:

(i) the date, place, time and nature of the Council meeting;

(ii) the names of the Councillors present and the names of any Councillors who apologised in advance for their non-attendance;

(iii) the names and titles of the members of Council staff present who are not part of the gallery;

(iv) any disclosure of an interest or a conflict of interest made by a Councillor in accordance with the Act;

(v) arrivals and departures (including temporary departures) of Councillors during the course of the Council meeting including departures due to technical difficulties (more than one (1) minute) when attending by electronic means;

(vi) each motion and amendment moved (including motions and amendments that lapse for the want of a seconder);

(vii) the outcome of every motion moved;

(viii) the vote cast by each Councillor upon a division;

(ix) the vote cast by any Councillor who has requested that his or her vote be recorded in the minutes;

(x) when requested by a Councillor, a record of their support of, opposition to, or abstention from voting on any motion, noting that under s61(5) of the Act that a Councillor present at the meeting who does not vote is taken to have voted against the question;

(xi) questions upon notice;

(xii) the failure of a quorum;

(xiii) any adjournment of the Council meeting and the reasons for that adjournment; and

(xiv) the time at which standing orders were suspended and resumed.

(b) In addition, the Minutes should:

(i) bear the date and time the meeting commenced, was adjourned, resumed and concluded;

(ii) be consecutively page numbered;

(iii) contain consecutive item numbers which are clearly headed with a subject title and where appropriate sub-titles and file references;

(iv) contain a summary of the Mayor, Councillor and Delegated reports which must be provided by councillors to the CEO in writing by 5pm the day of the Meeting.

(v) contain any other matter which the Chief Executive Officer thinks should be recorded to clarify the intention of the meeting or the reading of the Minutes.

(vi) Be uploaded to the Council website as soon as possible following the Council meeting.

Note: Council meeting minutes uploaded to Council's website are draft Minutes until they are confirmed by Council resolution at the next scheduled Council Meeting. If any changes are required to the draft minutes on the Council website, please contact Customer Service on (03) 5573 0444.

### 3.12.2 CONFIRMATION OF MINUTES

At every Council meeting, the minutes of the preceding Council meeting must be dealt with as follows:

(a) If no Councillor indicates objection, the minutes must be declared to be confirmed via a motion.

(b) If a Councillor indicates opposition to the minutes:

  (i) State the item or items with which they are dissatisfied; and

  (ii) Propose a motion clearly outlining the alternative wording to amend the minutes.

### 3.12.3 NO DEBATE ON CONFIRMATION OF MINUTES

No discussion or debate on the confirmation of minutes will be permitted except where the accuracy of a record of the proceedings of the meeting to which they relate is questioned.

### 3.12.4 DEFERRAL ON CONFIRMATION OF MINUTES

Council may defer the confirmation of minutes until later in the meeting or until the next meeting as appropriate.

### 3.12.5 VIDEO AND AUDIO RECORDINGS OF MEETINGS

Council Meetings will be audio and video recorded and:

(a) At the commencement of the meeting, the Chair of the meeting will notify members of the public that the meeting is being recorded and if applicable, livestreamed. .

(b) The audio recording of proceedings at all scheduled and unscheduled meetings of Council by media representatives shall be permitted with the exception of items considered in closed council.

(c) No other video or audio recording will be permitted other than what is stated in this policy.

(d) Council's audio recordings of Council meetings will be retained within Council's Electronic Records Management System.

(e) Council's video recordings will be made available on Council's website alongside the minutes.

### 3.12.6 LIVE STREAMING OF COUNCIL MEETINGS

To ensure Council meetings are accessible and transparent:

(f) Council will stream Council meetings to its preferred Council social media platform, subject to accessibility; and

(g) Those attending in person or electronically may be recorded or their image captured and where captured, consent is automatically given for those attending; and

(h) Notices of this effect will be on display in the venue in which the meeting is being held.

### 3.12.7 RECORDS OF COUNCIL MEETINGS

Records should be kept of Council meetings in accordance with the Act.

## 3.13 SUSPENSION OF STANDING ORDERS

### 3.13.1 SUSPENSION OF STANDING ORDERS

Council may decide to suspend the Council meeting to discuss the issues surrounding an item on the agenda. Council may hold this discussion in the Council Chamber or move to another room to discuss in private.

(a) To expedite the business of a Council meeting, Council may suspend standing orders.

(b) The suspension of standing orders should not be used purely to dispense with the processes and protocol of the Council. An appropriate motion would be:

"That standing orders be suspended to enable discussion on……."

(c) Once the discussion has taken place and before any motions can be out, the resumption of standing orders will be necessary. An appropriate motion would be:

"That standing orders be resumed."

## 3.14 CIRCUMSTANCES IN WHICH COUNCIL WILL CLOSE A MEETING TO MEMBERS OF THE PUBLIC

### OVERVIEW

Council is committed to openness and transparency in its decision making and will only close a meeting to members of the public when it is unavoidable. In circumstances where a meeting is closed to the public to maintain order or safety and security, the meeting will be livestreamed.

The Act provides the basis for matters to be considered as confidential. Council will only close a meeting to the public for consideration of confidential matters in accordance with the Act and its Public Transparency Policy.

### 3.14.1 MEETINGS CLOSED TO THE PUBLIC

The Chief Executive Officer may determine to advertise that a meeting will be closed to members of the public if:

(a) There is reason to believe the safety or security of Councillors, Council staff or members of the public will be at risk if the meeting is open to the public; or

(b) All matters to be considered at the meeting are confidential in nature.

Council may resolve to close a meeting to members of the public if:

(i) There is reason to believe the safety or security of Councillors, Council staff or members of the public is at risk; or

(ii) A meeting, has become, or is at risk of becoming so disorderly that the business of Council cannot be conducted; or

(iii) The matter to be considered relates to confidential matters.

(c) Having closed the meeting in accordance with sub-rule (b), Council may resolve that it's decision or any report considered, or any part of its decision or part of any report considered, may be released to the public, to provide clarity that a Councillor or Council staff member who discusses those elements resolved to be released is not releasing confidential information.

# CHAPTER 4: MISCELLANEOUS

## 4.1 INFORMAL MEETINGS OF COUNCILLORS

If there is a meeting of Councillors that:

(a) is scheduled or planned for the purpose of discussing the business of Council or briefing Councillors;

(b) is attended by at least one Council officer; and

(c) is not a Council meeting, Delegated Committee meeting or Community Asset Committee meeting.

The Chief Executive Officer must ensure that a summary of the matters discussed at the meeting are:

(i) tabled at the next convenient Council meeting for noting without requiring a resolution; and

(ii) include attendees, matters discussed, and matters declared.

### 4.1.1 DESIGNATED CONFIDENTIAL INFORMATION

(a) If the Chief Executive Officer is of the opinion that information relating to a meeting is confidential information as prescribed under section 66(5) and described in section 3(1) of the Act, the Chief Executive Officer may designate the information as confidential and advise Councillors and/or members of Council staff in writing accordingly.

(b) Information which has been designated by the Chief Executive Officer as confidential information within the meaning of the Act, and in respect of which advice has been given to Councillors and/or members of Council staff in writing, accordingly, will be presumed to be confidential information.

## CHAPTER 5: JOINT COUNCIL MEETINGS

Regional collaboration provides benefits through collective procurement, increased advocacy and alignment for major projects. While on some matters that are worked on in partnership, it is possible for the participating Councils to make their own decisions and determinations, in some circumstances, it may be beneficial to hold Joint Council Meetings, which are provided for in the Act.

(a) Council may resolve to participate in a Joint Council Meeting to consider:

  (i) Collaborative projects;

  (ii) Collaborative procurement;

  (iii) Emergency response

(b) If Council has resolved to participate in a Joint Council Meeting, the Chief Executive Officer (or delegate) will agree on governance rules with the participating Council(s).

(c) Where Southern Grampians Shire Council is the lead Council on a matter to be brought for consideration at a Joint Council Meeting, the Mayor will be nominated to Chair the Joint Council Meeting.

(d) A majority of Councillors will be appointed to represent Council at a Joint Council Meeting.

(e) Consistent information will be provided to Councillors prior to any Joint Council Meeting and every endeavour will be made by the Chief Executive Officer to facilitate a joint briefing.

(f) A joint Council Meeting arranged in accordance with these Rules may be held electronically.

(g) A joint briefing arranged in accordance with these Rules may be held electronically.

## CHAPTER 6: DELEGATED COMMITTEES

Council may establish Delegated Committees and Advisory Committees as part of its governance framework. Delegated Committees can comprise Councillors, members of Council staff and others and must be chaired by a Councillor. A Council may delegate specific powers, duties and functions to Committees, their meeting procedures need to be formal.

If Council establishes a Delegated Committee, the Rules apply to the Delegated Committee Meetings with any necessary modifications.

(a) For the purpose of these Rules:

  (i) A Council Meeting is to be read as a reference to a Delegated Committee Meeting;

  (ii) A Joint Council Meeting is to be read as a reference to a Joint Delegated Committee;

  (iii) A Councillor is to be read as a reference to a Member of a Delegated Committee; and

  (iv) A reference to the Mayor is to be read as a reference to the Chairperson of the Delegated Committee.

(b) If Council establishes a Delegated Committee, Council may resolve that a provision of this governance rules do not apply to that Committee.

(c) At the meeting at which Council establishes a delegated committee, it must also appoint a Chairperson.

(d) The Chair of a Delegated Committee must be a Councillor.

## CHAPTER 7: COMMUNITY ASSET COMMITTEES

The Act provides for Council to establish a Community Asset Committee for the management of a community asset such as a hall. Council may appoint members of the community to the committee and delegate to it powers, duties and functions. The powers delegated to a community asset committee must be limited in the amount and purpose of any financial delegation.

(a) The Governance Rules may apply to any Community Asset Committee established by Council.

(b) Council may resolve, in establishing a Community Asset Committee which sections of the Governance Rules apply but as a minimum must include the rules governing minutes.

(c) A Community Asset Committee must report the minutes of all Committee Meetings to the next Council meeting.

(d) A Community Asset Committee must act in accordance with its adopted Charter, Instrument of Delegation and any Terms of Reference adopted by Council.

## CHAPTER 8: CONFLICTS OF INTEREST

The Act defines general and material conflicts of interest and provides exemptions for remoteness and interests in common with a substantial proportion of ratepayers along with other specific circumstances.

The Act also provides Council must include in its Governance Rules procedures for disclosures of Conflicts of Interest, including at meetings conducted under the auspices of Council include those meetings arranged or hosted by Council.

These Rules provide the procedures for disclosure of conflict of interest.

Obligations with regard to conflict of interest:

**(a) Councillors, Members of Delegated Committees and Council staff are required to:**

- Avoid all situations which may give rise to conflicts of interest;
- Identify any conflicts of interest; and
- Disclose or declare conflicts of interest.

**(b) Councillors and Members of Delegated Committees:**

- May not participate in discussion or decision-making on a matter in which they have a conflict of interest.
- When disclosing a conflict of interest, Councillors must clearly state their connection to the matter.
- All disclosures of conflicts of interest will be recorded in the minutes of a Council or Delegated Committee Member.
- Council will maintain a conflict of interest register which will be made available on Council's website.

**(c) Procedure at Council or Delegated Committee Meeting**

At a time indicated in the Agenda, a Councillor with a conflict of interest in an item on that agenda must indicate they have a conflict of interest by clearly stating:

- The item for which they have a conflict of interest; and
- Whether their conflict is general or material; and
- The circumstances that give rise to the conflict of interest.

Immediately prior to the consideration of the item in which they have a conflict of interest, a Councillor or Member of a Delegated Committee must indicate to the meeting the existence of the conflict of interest and leave the meeting.

A Councillor who is not present at the designated time in the agenda for disclosures of conflicts of interest, must disclose their conflict of interest in the manner required for the declarations of conflicts of interest prior to leaving the meeting.

A Councillor or Member of a Delegated Committee who discloses a conflict of interest and leaves a Council meeting must not communicate with any participants in the meeting while the decision is being made.

**(d) Procedure at other meetings organised, hosted or supported by Council**

(i) A Councillor who has a conflict of interest must not participate in discussion of matters that will come before Council for a decision, or if a decision will be made by a member of staff acting under delegation.

(ii) At the time indicated on the agenda, a Councillor with a conflict of interest will indicate the existence of the conflict of interest and the matter in which the conflict of interest arises.

(iii) If there is no agenda, a Councillor with a conflict of interest will indicate the existence of the conflict of interest as soon as the matter arises.

(iv) At the time for discussion of that item, the Councillor will leave the discussion and not communicate with any members of the meeting for the duration of the discussion.

(v) The existence of a conflict of interest will be recorded in the minutes of the meeting.

(vi) If there are no minutes kept of the meeting, the conflict of interests will be recorded in a meeting record and provided to the Governance Coordinator for recording in the register of Conflicts of Interest.

(vii) The meeting minutes or record will also record the duration of the discussion and whether the Councillor left the meeting.

(viii) Meeting records and reports will be presented to Council for noting and inclusion on the public record.

**(e) Council staff**

(i) Must act in accordance with the Employee Code of Conduct

(ii) Must not exercise a delegation or make a decision on any matter where they have a conflict of interest.

(iii) May be permitted to provide advice to a decision maker if a conflict of interest exists, subject to the procedure and disclosure provisions and the Employee Code of Conduct.

**(f) Procedure for disclosures of Conflicts of Interest by Council staff**

(i) Council staff must disclose the existence of all conflicts of interest in writing and in the form determined by the Chief Executive Officer

(ii) All conflicts of interest disclosure by Council staff will be provided to the Governance Coordinator for recording in the register of Conflicts of Interest

(iii) A Council staff member who has discloses a conflict of interest may provide advice to Council or another staff member acting under delegation if:

a. The number and qualifications of other people providing advice regarding the same matter is equal or greater; or

b. The staff member who has discloses the conflict of interest is the only staff member with the expertise in the area; and

c. The staff member's Director determines that the conflict of interest has not influenced the advice provides and

d. The existence of the conflict of interest is documented in all advice provided by the staff member and in the case of verbal advice, is documented by the decision maker.

# CHAPTER 9: ELECTION PERIOD POLICY

## ELECTION PERIOD POLICY

Council will have in place an election period policy that:

a) Governs decision making during a local government election period, including what may be considered at a Council meeting;

b) Prohibits the use of Council resources for any election campaign purposes;

c) Sets out the conditions for any community engagement required to be undertaken during an election period, including consultations, Civic events, and activities of Advisory Committees established by Council;

d) Sets out the requirement for any Council publications during a local government election period – including the website, social media, newsletters and advertising – to ensure Council does not publish materials that relate to issues that are the subject of election campaigns;

e) Define roles and responsibilities in relation to who is the spokesperson for Council during an election period;

f) Sets out the requirements for a Councillor or member of Council staff who is a candidate in an election.

At least once in each Council term, prior to the commencement of an election period, Council will review its election period policy.

The Election Period Policy forms part of the Governance Rules.

The Operation of Council Committees shall be suspended upon the commencement of the election period ahead of a general Council election.

Any outstanding Delegate's Reports may still be reported to a Council meeting during this period.

Council Committees shall resume meeting following the election and the appointment by the incoming Council of Councillors to each Committee.

## ELECTION PERIOD POLICY

## INTRODUCTION

The *Local Government Act 2020* provides that during the election period, certain prohibitions apply to the general functions and powers of Council.

The election period is defined by the Act as starting at the time nominations close on nomination day and ending at 6pm on the election day.

The close of nominations is 12 noon on the day that is 39 days before the election day.

The election period starts at the time that nominations for the election of Council close, known as nomination day. The election period for the 2024 elections will apply from 12 noon Tuesday 17 September 2024 until 6pm on Election Day, Saturday 26 October 2024, inclusive.

## PURPOSE

The purpose of this Policy is to ensure that the election for the Southern Grampians Shire Council is conducted in a manner that is ethical, fair and equitable, and publicly perceived as such.

The policy will also facilitate the continuation of the ordinary business of Local Government in Southern Grampians Shire Council throughout the election period in a responsible and transparent manner, in accordance with statutory requirements and established election period conventions.

This policy also commits Council during the election period to:

- Avoid making significant new policies or decisions that could unreasonably bind a future Council; and
- Ensure public resources, including staff resources are not used in election campaigning in a way that may improperly influence the result of an election, or improperly advantage existing Councillors as candidates in the election.

## DEFINITIONS

| | |
|---|---|
| **Election Period** | The Act defines the Election Period as commencing on the close of nominations on nomination day and ending at 6 pm on election day, a period of 39 days. |
| **Electoral Material** | Means an advertisement, handbill, pamphlet or notice that contains electoral matter, but not does include an advertisement in a newspaper that is only announcing the holding of a meeting. |
| **Handbill** | A small printed advertisement or other notice distributed by hand. |
| **Electoral Matter** | Matter which is intended to, or likely to, affect voting in an |

| | |
|---|---|
| | election other than that which is prepared by the Returning Officer for the purposes of conducting the election. |
| **Publication** | Includes any means of publication including letters and information on the internet and social media. |
| **Significant Decision** | Means a decision that significantly affects the municipality. |
| **Act** | Means *Local Government Act 2020* |

## APPLICATION

This policy applies to all Councillors, Advisory Committees, Delegated Committees, and Community Asset Committees and Council staff.

## RESPONSIBILITIES

All Councillors, Delegated Committees, Advisory Committees, Community Asset Committee Members and Council staff are responsible for complying with this policy. The Governance Coordinator has the responsibility of ensuring that this Policy is updated as required.

## SCOPE

This Policy is made in accordance with:

- *Local Government Act 2020*
- Local Government (Electoral) Regulations 2020
- *Privacy and Data Protection Act 2014*
- Public Transparency Policy
- Councillor Code of Conduct

There are specific caretaker provisions in the *Local Government Act 2020* that Councils must implement during the election period.

This policy has been written to provide guidance for Councillors, candidates, Delegated Committees, Community Asset Committees, Advisory Committees and Council staff, it does not substitute legal advice.

## CHIEF EXECUTIVE OFFICER

The Chief Executive Officer must ensure, as far as possible, that:

- All Councillors and Council staff are informed of the application of this policy prior to the commencement of the Election period; and
- Matters of Council business requiring major policy or significant decisions are scheduled for Council to enable resolution prior to the commencement of the election period, or deferred where appropriate for determination by the incoming Council.

## DECISIONS BY COUNCIL

**Major Policy Decisions**

Section 69 (2) of the Act prohibits any Council decision during the election period for a general election that:

- Relates to the appointment or remuneration of the Chief Executive Officer but not the appointment or remuneration of an Acting Chief Executive Officer;
- Commits the Council to expenditure exceeding one percent of the Council's income from general rates, municipal charges and service rates and charges in the preceding financial year;
- The Council considers could be reasonable deferred until the next Council is in place;
- The Councils considers should not be made during an election period.

During the election period, section 69 (4) of the Act prohibits Council making major policy decisions and any major policy decision made during the election period is deemed to be invalid under the Act.

**Significant Decisions**

During the election period, Council will avoid making decisions that significantly affect the municipality and unreasonably bind the incoming Council.

Council acknowledges it has an ongoing responsibility to act in the best interests of the community. Where a delay in making a significant decision would result in a significant detriment to the municipality, Council may make an exception where the issue is:

- Urgent
- Cannot be reasonably deferred without major negative repercussions.

It is the responsibility of the CEO to determine if a matter is significant and urgent and as such, will request an exemption from the Minister for Local Government in accordance with section 177 of the Act. The request for exemption is not automatically granted.

**Delegations**

Before making decisions under delegated authority during the election period, Council staff should consider the following:

- Whether the decision is significant
- The urgency of the issues
- Whether the decision is likely to be controversial
- Whether the decision is in the best interests of Council

It is the responsibility of the Chief Executive Officer to determine if a matter is significant and if it is urgent.

## COUNCIL MEETINGS

Council meeting papers will be carefully vetted to ensure that no agenda item is included that could potentially influence voters' intentions at the forthcoming election or could encourage councillors and candidates to use the item as part of their electioneering.

There will be no Public Question Time or Deputations during the election period.

## BRIEFING SESSIONS

Briefing session meeting papers will be carefully vetted to ensure that no agenda item is included that could be perceived as a disadvantage to candidates.

Access to historical briefings and workshop papers will be suspended for the duration of the election period.

## ADVISORY COMMITTEES

The operation of Council Advisory Committees shall be suspended upon the commencement of the election period ahead of a general Council election.

## DELEGATED COMMITTEES

The operation of Delegated Committees shall be suspended upon the commencement of the election period ahead of a general Council election.

## COMMUNITY ASSET COMMITTEES

The operation of Community Asset Committees shall be suspended upon the commencement of the election period ahead of a general Council election.

## COMMUNITY ENGAGEMENT AND EVENTS

Community engagement will not take place during the election period except where there is a legal obligation, or the CEO determines special circumstances exist.

Scheduling of Council events will be permitted but limited during the election period. Council events will only be organised and run by Council administration if they are part of the normal services or operation of the Council and the scheduling of the event during the election period is deemed appropriate.

Where events occur and whether or not a Councillor is to make a speech, Councillors will be conscious of the fact that they are representing Council and are not to use the opportunity for electioneering.

Speeches for Councillors will only be prepared by Council staff in relation to events that are part of the normal services or operation of the Council and such speeches will not be circulated or available for publication.

## COUNCIL PUBLICATIONS

**Prohibition on publishing material that contains electoral material**

Section 304(2) of the Act prohibits Council from printing, publishing or distributing any electoral material during an election period unless the electoral material only contains

information about the election process or is otherwise required in accordance with, or under, any Act or regulation. This is to ensure that Council does not utilise public funds that may influence or be seen to influence people's voting intentions.

**CEO Certification**

Council must not print, publish or distribute or cause, permit or authorise to be printed, published or distributed, any advertisement, handbill, pamphlet or notice unless the advertisement, handbill, pamphlet or notice has been authorised by the CEO.

**Prohibited material**

Electoral matter is defined in the Act and means any matter which is intended or likely to affect voting in an election, but does not include:

- Any electoral material produced by or on behalf of the Victorian Electoral Commission election manager for the purposes of conducting the election.

**Website**

Material published on Council's website in advance of the election period is not subject to certification, however existing material that is prominently displayed will be reviewed and consideration given to the removal of any such material that would be considered electoral matter, were it to be published during the election period.

Councillor contact information will remain available on the website during the election period, but Councillor profiles will be removed.

Any material published on Council's website during the election period must be certified by the CEO.

**Annual Report**

The Annual Report will be compiled during the election period and will not contain any material that could be regarded as electioneering or inappropriately promotes individual Councillors. Information about Councillors will be restricted to names, contact details, titles, membership of Committees and other bodies to which they have been appointed by the Council.

**Social Media**

Any publication (comments or new content) on Council-managed social media sites during the election period must be certified by the CEO.

At the commencement of the election period, Council may advise social media subscribers that comments containing electoral matter will be deleted.

Councillor's individual (personal) social media pages are not managed by Council and are not subject to the same provisions.

**Newsletters**

The CEO Weekly Update and Exchange Newsletter will continue to be provided during the election period.

## COUNCIL RESOURCES

Public resources must not be used by Councillors or a member of Council staff in a manner that would influence the way people vote in elections. Council will ensure Council resources are not used inappropriately during the Council election and comply with the requirements of section 304 of the Act.

Council resources, including offices, Council staff, equipment, electronic equipment and stationery will be used exclusively for normal Council business during the election period, and will not be used in connection with any electioneering activity.

**Use of Council Resources by Councillors**

Councillors may continue to use any Council equipment provided to them to facilitate their performance of normal Council duties, subject to existing protocols and terms of use. Councillors standing for re-election must not use Council equipment as a resource to assist with election campaigns.

Photocopying for election campaigning by Councillors or staff on office photo copiers is not permitted.

Databases and mailing lists held by the organisation remain the property of the Council and are therefore not available to members of the public, candidates or Councillors.

The organisation will not prepare or produce any materials associated with Councillors' individual election campaigns.

No Council logos, letterheads or other Council branding should be used for, or linked in any way to, a candidate's election campaign.

Councillors will not use Council issued mobile phone and email addresses for election campaigning purposes.

The use of Council's internet and intranet sites for any activity to do with election campaigning is prohibited. This includes linking Council websites to private candidate websites.

Access to the voters' roll is subject to the requirements of the Act and the Privacy and Data Protection legislation. A copy of the voters' roll will be provided to candidates by the Returning Officer (VEC). The voters' roll will be available for inspection during the election period at advertised times.

Council facilities booked for electoral campaigning purposes by Councillors, candidates or supporters or other persons during the election period will be let at the same rates to all hirers.

**Staff Discretion**

Staff must avoid assisting Councillors in ways that are, or could, create perception that staff are assisting Councillors in their election campaign.

If any staff member considers that a particular use of Council resources may influence voting in the election, or be perceived as influencing voting, or be perceived as being part of an election campaign, they must advise the CEO immediately.

**Councillor Expenses Reimbursement**

Reimbursement of Councillor's out-of-pocket expenses during an election period will only

apply to costs that have been incurred in the performance of official Council duties as defined and not for expenses that could be perceived as supporting or being connected with a candidate's election campaign.

## MEDIA

Council publicity during the election period will be restricted to communicating normal Council activities and initiatives and subject to certification by the CEO.

All official media statements during the election period will only be made by the CEO.

Media Releases or other media statements will not refer to specific Councillors or feature any photograph, quote from or name of incumbent Councillors during the Election Period. Where it is necessary to make or clarify any public statement, comment on sensitive or political issues or identify a spokesperson in relation to an issue, the matter must be referred to and approved by the CEO.

Media services, including media releases, will not be provided for individual Councillors by any Council officers, including the CEO, during the election period.

Media statements dealing with their election campaign must be issued by Councillors privately. Statements must be clearly communicated as personal opinion and not undermine the standing of the Council in the community.

Councillors must not use their position as an elected representative or their access to Council staff and resources to gain media attention in support of an election campaign.

**Council staff**

Staff must not provide advice or assistance in the preparation of media releases or other media statements that contain electoral material.

Staff must not make any public statement that can be interpreted as a political comment or have influence on the electoral process, public statement includes social media platforms. Council staff must make it clear when making comments related to the election that they are expressing their own views and not making an official comment.

It is critical that Council staff be, and appear to be, apolitical throughout the election period to maintain the confidence of the Council, Councillors, candidates and the community at all times throughout the electoral process.

## ACCESS TO INFORMATION

**Candidates**

All election related enquiries from candidates or prospective candidates must be directed to the VEC Returning Officer.

Staff must not provide any information to any candidate or prospective candidate that is not publicly available. If staff receive requests from candidates, or prospective candidates, for any information that is not publicly available these requests must be forwarded to the Governance Coordinator.

If the information requested is appropriate to be released to the candidate, the Governance Coordinator will ensure that it is made available to all candidates, not just the candidate who requested the information. This is to ensure that all candidates have fair and equitable access to information.

**Current Councillors**

As Councillors must continue to perform their elected role during the election period, they may receive all necessary information for them to fulfil that role. Information that can be provided to Councillors includes:

- Information that is publicly and freely available – Council Plans, Annual Reports, strategies, policies etc.;
- Information and advice provided by Council's management as part of Council meeting agendas; and
- Briefing papers in relation to matters to be decided upon at forthcoming Council meetings.

Any information provided to Councillors must be necessary to the carrying out of the Councillor's role and must not be used for election purposes.

Requests for information which require significant resources to be devoted to making a response or which might be perceived to support an election campaign must be referred to the CEO or the Governance Coordinator for consideration.

**Information Request Register**

Governance will maintain an Information Request Register during the election period that will be made publicly available. It will record all requests relating to electoral matters and non-routine requests for information by Councillors and candidates, and the responses given to those requests.

## DISPLAYING ELECTORAL MATERIAL

Electoral material, including pamphlets, posters and notices must not be visible or available at any council premises, including libraries, during the election period. The only exception to this is material issued by the Returning Officer for the purpose of conducting the election.

## USE OF TITLE

Councillors may use the title 'Councillor' in their election material as they continue to hold the positions in the period; however to avoid confusion, Councillors must ensure that any election publication using the title Councillor clearly indicates that it is their own material and has not been produced or endorsed by Council.

## IMPLEMENTATION

Prior to an Election Period, the CEO will ensure that Councillors, and Council staff are advised in regard to the application of the Policy.

The Policy will be published on Council's website, a copy provided to all Councillors and

copies available at Council's offices.

## CHAPTER 10: REVIEW

The first Governance Rules made under section 60 of the *Local Government Act 2020* required adoption by 1 September 2020.

These Rules were adopted by Council on the following dates:

- 12 August 2020
- 13 October 2021
- 10 August 2022
- 21 June 2023
- XXXXXX 2026

The Rules will be reviewed every four years

# Southern Grampians Shire Council

## Community Satisfaction Report 2026

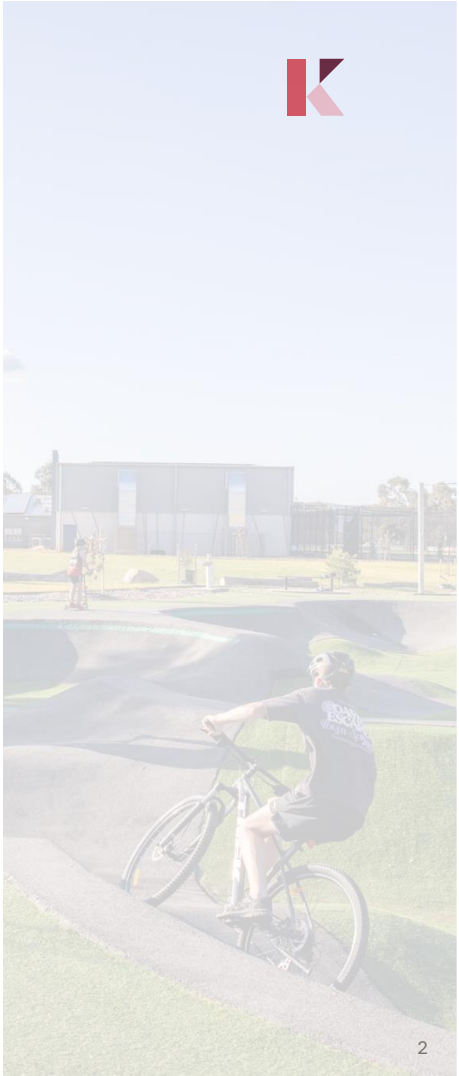


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# Executive Summary



# Southern Grampians Shire Council Community Satisfaction

**51**
**Overall Performance**
*+7 since last year*

**58** *State Performance*
*+4 vs last year*

**53** *Large Shire Performance*
**+4** vs last year

## Key Takeouts

Southern Grampians Shire Council's overall performance is 51, a significant increase of +7 from 2025.
Sentiment increased amongst all age groups but is more positive amongst younger residents (18-34 years) compared to other ages.

## Top performing areas

| | |
|---|---|
| 69 | Waste management* |
| 68 | Customer service |

**53** +6

**49** +7

| | | |
|---|---|---|
| Aged 18-34 | 59 | +9 |
| Aged 35-49 | 49 | +8 |
| Aged 50-64 | 46 | +7 |
| Aged 65+ | 52 | +6 |

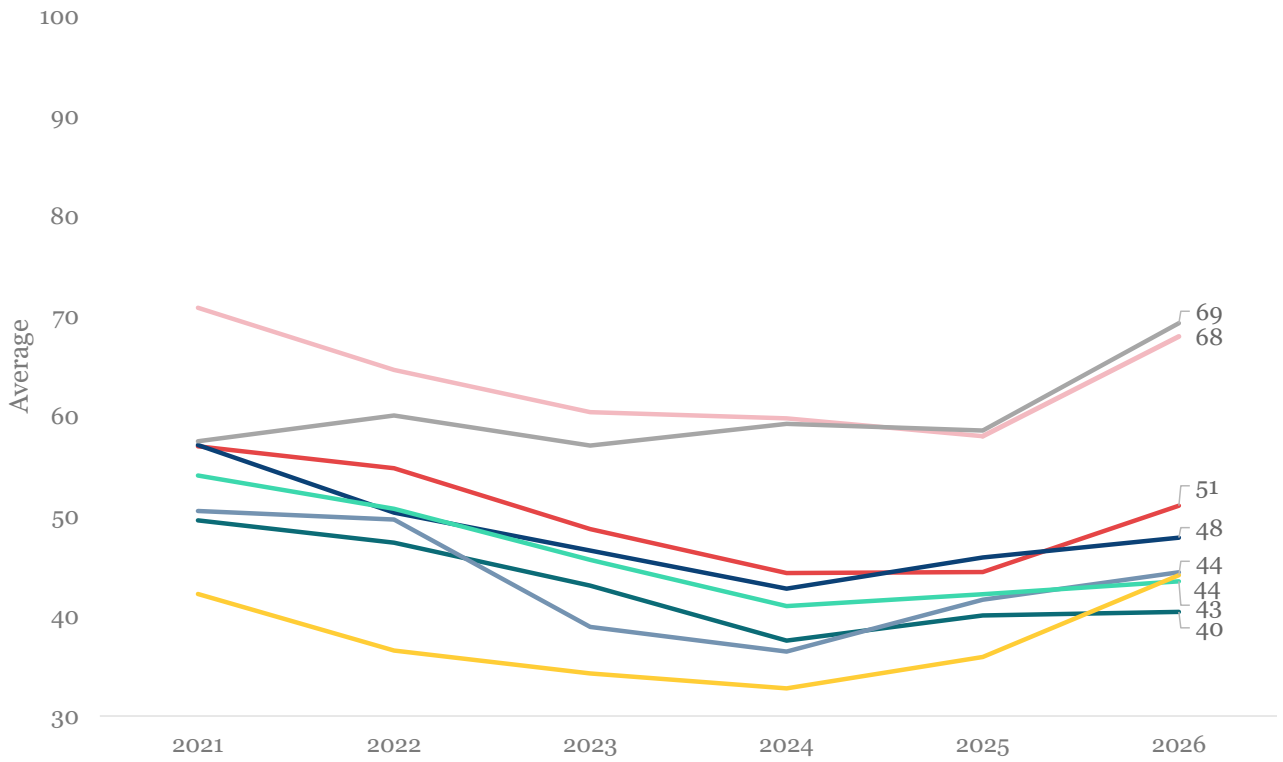


## Lowest performing areas

| | |
|---|---|
| 43 | Making decisions* |
| 44 | Sealed local streets* |
| 48 | Opportunities to give feedback* |

4

## Core Measures by Year




*Change on Previous Year*

| | |
|---|---|
| +7 | Overall Performance |
| - | Spending Public Funds* |
| +3 | Direction of council |
| +10 | Customer Service |
| +2 | Opportunities to give feedback* |
| +11 | Waste Management* |
| +1 | Making Decisions* |
| +8 | Sealed local Streets* |

Changed questions are marked with an asterisk.

# LGV Core Summary

| | Southern Grampians SC 2026 | Chg vs 2025 | State 2026 | Chg vs 2025 | Large Shire 2026 | Chg vs 2025 |
|---|---|---|---|---|---|---|
| Overall Performance<br>*Overall Performance of Council* | 51 | +7 | 58 | +4 | 53 | +4 |
| Spending Public Funds*<br>*Spending public funds... in ways that benefit the community* | 40 | - | 51 | +4 | 46 | +3 |
| General Direction<br>*Views on direction of council's performance* | 44 | +3 | 48 | +2 | 47 | +3 |
| Customer Service<br>*...on most recent contact, rate Council for Customer Service* | 68 | +10 | 68 | +2 | 66 | +1 |
| Opportunities to Give Feedback*<br>*Opportunities offered by Council to give your feedback on key local issues* | 48 | +2 | 55 | +5 | 54 | +6 |
| Waste management*<br>*Waste Management including garbage, recyclables and green waste* | 69 | +11 | 72 | +6 | 69 | +7 |
| Making decisions*<br>*Making decisions in the interest of the community* | 43 | +1 | 52 | +3 | 49 | +3 |
| Sealed local streets*<br>*Condition of sealed local streets* | 44 | +8 | 54 | +9 | 47 | +7 |

Changed questions are marked with an asterisk.

# Performance of Council Services – Summary by Service Area

**Governance, Engagement & Advocacy**

| Service | 2026 | vs LY |
|---|---|---|
| Opportunities to give feedback* | 48 | +2 |
| Making decisions in the interest of the community* | 43 | +1 |

**Infrastructure & Maintenance**

| Service | 2026 | vs LY |
|---|---|---|
| Condition of sealed local streets* | 44 | **+8** |

**Community Services & Support**

| Service | 2026 | vs LY |
|---|---|---|
| Waste management* | 69 | **+11** |



Changed questions are marked with an asterisk.

7

# Executive Summary – Key Strengths of Southern Grampians Shire Council

### Customer service holds par with State and edges above Large Shire peers

Customer service at Southern Grampians Shire Council sits on par with the State benchmark at 68 and two points above the Large Shire average of 66, and is up 10 points year-on-year — among the largest improvements across the core measures tracked. Residents aged 18 to 34 are particularly positive about their interactions with Council, and customer service is among the top open-ended themes residents single out as the best thing about Council.

### Waste management posts the largest year-on-year gain across the core measures

Waste management is the highest-scoring service across the service areas measured in this report, at 69, and recorded the largest year-on-year improvement of any core service measured (+11 points). Performance now sits on par with the Large Shire benchmark and three points below the State average of 72. This is one of Council's strongest positions of the services measured.

### Recreation and family amenity is what residents most often praise

Recreation and family facilities is the most frequently raised theme when residents are asked what is best about Southern Grampians Shire Council, ahead of community engagement, community support and community infrastructure.

# Executive Summary – Key Opportunities for Council to Address

## Spending of public funds has the widest gap against benchmark across the core measures

Spending of public funds shows the largest negative gap against the State benchmark across the core measures tracked — 11 points below State (51) and six points below the Large Shire average (46) at a score of 40. It is also the single strongest driver of overall satisfaction in the regression analysis, making this gap the most consequential of the opportunities identified across the services measured. The Art Gallery in particular polarised opinion.

## Community-interest decision-making sits nine points below State

Decisions made in the interest of the community sit nine points below the State average (52) and six points below the Large Shire average (49) at 43, and rank second only to spending as a driver of overall satisfaction. Governance and community representation is also raised as an improvement priority in open-ended feedback.

## Avenues to give feedback fall well short of Large Shire peers

Opportunities for residents to give feedback on key local issues score 48, seven points below State (55) and six points below the Large Shire average (54), and the measure ranks third as a driver of overall satisfaction. Communication and transparency is the second-most frequently raised theme in resident improvement feedback of the themes coded.

## Condition of sealed local streets

The condition of sealed local streets is the lowest-scoring of the core services measured at 44, ten points below State (54) and three points below the Large Shire average (47), despite an eight-point year-on-year improvement. Road conditions and maintenance is the single most frequently raised improvement theme in open feedback, raised most by residents aged 50 to 64.

# Executive Summary – Recommendations

| | |
|---|---|
| **Build on the lift in overall performance** | Southern Grampians Shire Council has lifted overall performance seven points to 51 and recorded particularly strong gains in customer service (+10) and waste management (+11). We recommend maintaining the operational disciplines behind them, while focusing the next cycle of effort on the perception measures (spending, decisions, and feedback) where the gap against benchmarks remains the largest. |
| **Make the case for how public funds are spent** | We recommend a deliberate program to demonstrate value for money, with reporting that ties rates and grants to visible community outcomes. Spending is the largest benchmark gap and the strongest driver of overall satisfaction - moving this measure depends as much on showing residents what their money has delivered as on the underlying expenditure itself. |
| **Strengthen visibility of decision-making** | We suggest making council decision-making more visible to the community by publishing the reasoning behind key decisions, the trade-offs considered, and how community input has shaped outcomes. This addresses both the decisions measure (43, nine below State) and the governance and representation themes raised in open feedback. |
| **Broaden engagement and close the feedback loop** | Aligned to the above, Council should expand the channels and visibility of consultation on key local issues, and consistently close the loop by reporting back to residents on how feedback has been used. We recommend pairing this with sustained, visible action on sealed roads — the most frequently raised improvement theme — so that progress on what residents care about most reinforces trust in the engagement process itself. |

# Summary of Approach



# About the LGV CSS program

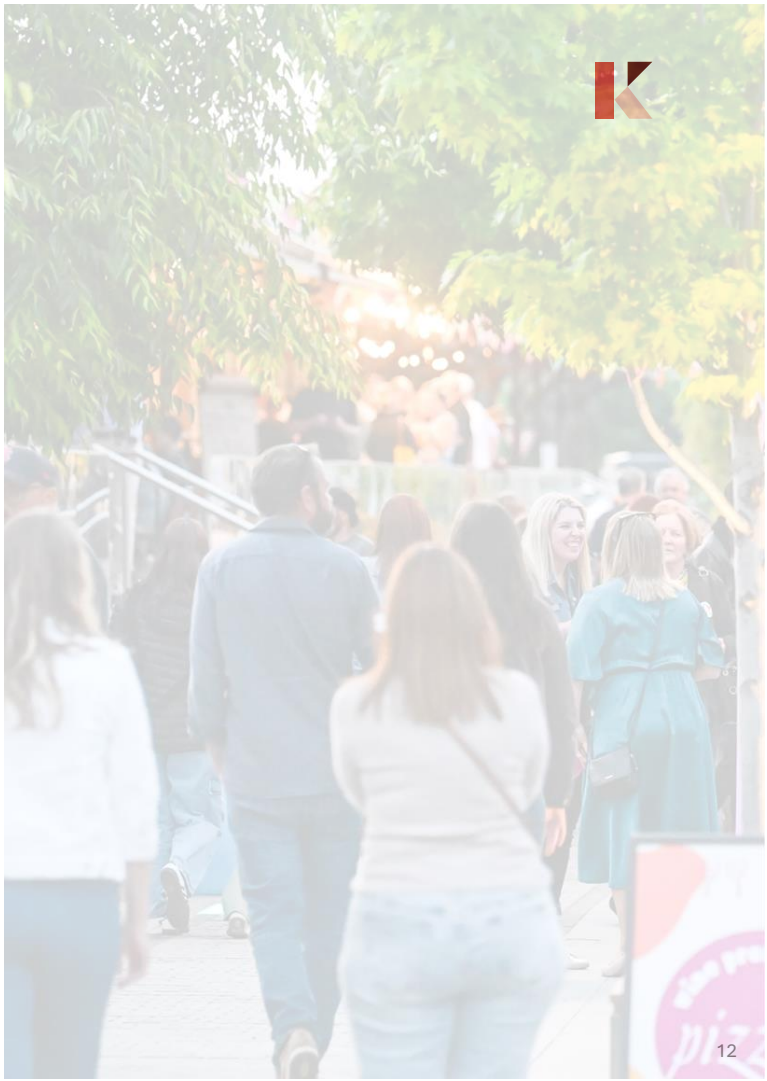
What the program is

Program overview

The **LGV Community Satisfaction Survey (CSS)** is a state-wide program that measures how residents rate the performance of their local council. It provides councils with an independent, consistent and comparable view of community perceptions across key service and performance areas, helping them to:

| | | | |
|---|---|---|---|
| Understand strengths and areas for improvement | 1 | Track performance over time | 3 |
| Benchmark against similar councils and the wider sector | 2 | Support planning, service improvement and community accountability | 4 |

The LGV CSS program provides a common framework for understanding and benchmarking council performance from the community perspective.



# About Klein

What the program is and Klein's role in its next phase

## Klein's appointment to the program

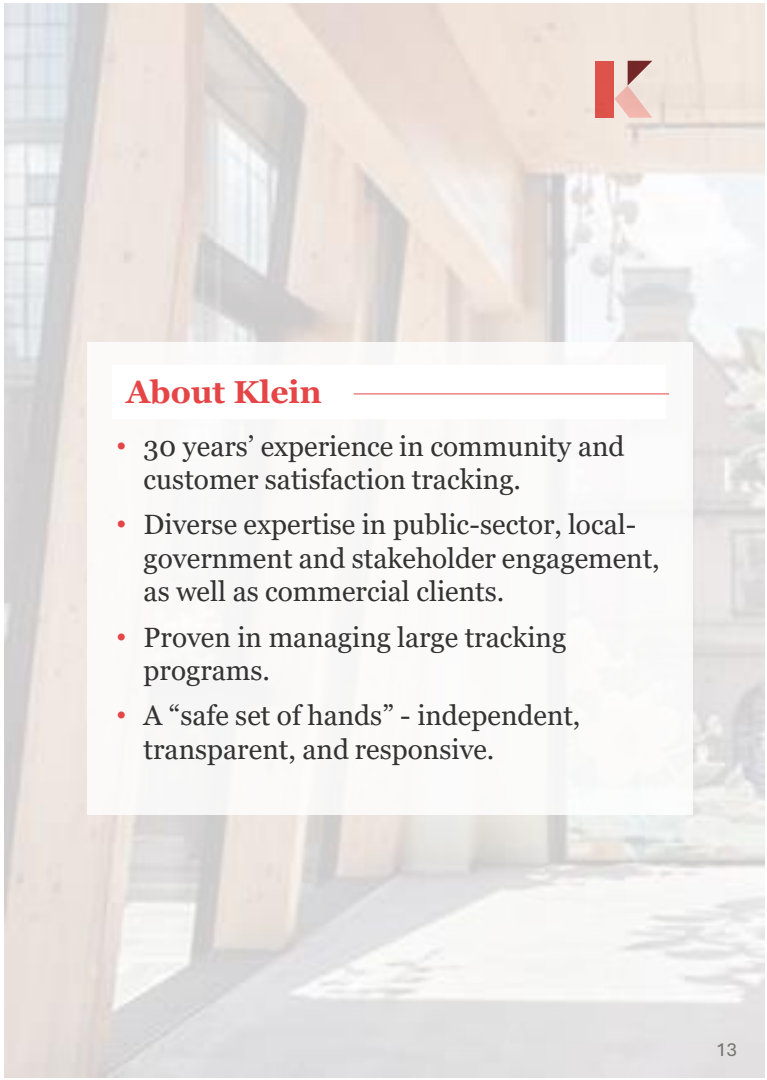
Klein is the newly appointed and Government-endorsed provider for the LGV CSS program. Our appointment through a robust and competitive procurement process provides confidence in the strength of the approach and the quality of delivery.

## A new phase for the program

As the new provider, Klein brings energy, curiosity and a modern perspective — helping to refresh the program while maintaining the integrity, comparability and credibility that councils rely on.

**Independent. Comparable. Credible. Refreshed for the program's next phase.**

The LGV CSS program provides a common framework for understanding and benchmarking council performance from the community perspective.



# Explanation of Survey Metrics

How the key survey measures should be interpreted

This report includes a range of measures to understand how residents view Council's performance, services and role in the community.

## Key metrics included in this report

This report includes a range of measures to understand how residents view Council's performance, services and role in the community.

**Key Performance:** Measures overall views of Council, including overall performance, value for money and direction.

**Core measures:** Covers key areas such as decision-making in the interests of the community, waste management, opportunities to give feedback, and the condition of sealed local streets.

**Importance of council services:** Measures how important different services are to residents.

**Performance:** Measures how residents rate Council's performance in each area over the past 12 months.

**Experience:** Measures whether residents or anyone in their household has used particular services in the past 12 months.

## Service reporting categories

For ease of interpretation, service results are grouped into the following categories

**Governance, Engagement & Advocacy**

**Infrastructure & Maintenance**

**Community Facilities & Recreation**

**Community Services & Support**

**Planning & Growth**

## How results are reported

Results are typically shown for

**Total Council sample**

**Demographic sub-groups within the Council** such as age, gender and region

**Similar councils** for benchmarking

**State-wide** results for broader comparison

## Note on interpretation

Residents may rate Council based on either direct experience or broader perceptions. Both are valuable, as they help show not only how services are experienced, but also how Council is seen by the wider community.

# Benchmarking and comparison

How Council's results are interpreted in context

**Why Benchmarking matters**

Benchmarking helps put Council's results into context by comparing performance with relevant peers, historical results and key resident groups.

**What it helps show**

Benchmarking helps answer four key questions:

- How is Council performing overall?
- How is Council performing compared with all participating councils?
- How is Council performing compared with similar councils?
- Which results reflect Council-specific issues versus broader sector-wide patterns?

**Important note**

Comparisons are based on a common methodology and question set. Where differences are observed, significance testing is used to identify whether Council is *meaningfully above or below* benchmark.

## Benchmark comparisons used in reporting

| Comparator | What it helps show |
|---|---|
| **State-wide average** | How Council compares with all participating councils across the program |
| **Council group average** | How Council compares with similar councils, providing the most relevant peer context |
| **Previous years** | Whether performance is improving, stable or declining over time |
| **Resident sub-groups** | Which groups score higher or lower, and where perceptions differ across the community |



Southern Grampians Shire Council is classified as a **Large Shire** council. The **Large Shire** group includes: Bass Coast, Colac Otway, Corangamite, East Gippsland, Mitchell, Moira, Mount Alexander, Moyne, Surf Coast, Swan Hill Rural.

Benchmarking helps distinguish between council-specific performance and broader patterns seen across the sector.

# Mixed method control

How online surveying was introduced while maintaining comparability

Methodology change

## Why online was added

In 2026, the LGV CSS program introduced online surveying via social media recruitment alongside the traditional CATI (telephone) methodology.

Online was added to broaden participation and improve the representativeness of the sample, rather than relying only on residents who are reachable by phone.

This also provides greater access to younger, digitally engaged and other harder-to-reach residents.

CATI remains a core part of the methodology; online has been added to improve coverage and respondent mix.

## How the mixed method approach is controlled

**Same questionnaire and measurement framework**

Telephone and online respondents answer the same questions, using the same scales and core question order.

**Mode review before merging**

Each response is flagged as telephone or online, allowing results to be checked by mode before they are combined.

**Comparison of results**

Klein reviews demographic profiles and key results across modes to identify whether any meaningful differences are present.

**Integrated weighting**

Once verified, telephone and online results are combined and weighted together to align with ABS population benchmarks.

**What this means**

The mixed method approach improves access, engagement and representativeness, while the control process helps maintain continuity and comparability with previous CATI-only results.

Online was introduced to improve reach and representation, with controls applied to preserve comparability and produce a single combined dataset.

# Enhanced Questions

Question wording review and comparability assessment

**CORE MEASURES**

In consultation with Local Government Victoria and participating councils, a number of questions used in the Community Satisfaction Survey were reviewed and updated to improve clarity and relevance.

As wording changes can affect comparability with historical results, a split-sample approach was used to assess the impact of the main revisions. One group received the historic wording and another received the enhanced wording.

The following table summarises the changes made and the extent to which the revised wording affected results.

| Enhanced Wording | Historic Wording | Estimated Impact | Outcome |
|---|---|---|---|
| How would you rate [COUNCIL NAME] at spending public funds on infrastructure and services in ways that benefit the community | How would you rate [COUNCIL NAME] at providing good value for money in infrastructure and services provided to your community? | N/A | **Not tested**. The historic question focused on perceptions of value for money, while the revised measure assesses perceptions of how effectively council directs public funds to generate community benefit. As these are related but not equivalent concepts, direct trend comparability was not assumed. |
| The opportunities offered by [NAME OF COUNCIL] to give your feedback or engage on key local issues. | Community consultation and engagement | +1pts | **No material impact detected**. Results are considered comparable. |
| Condition of sealed local streets in your area. This includes local streets but does NOT include highways and major arterial roads such as [INSERT UP THREE LOCAL EXAMPLES]. | The condition of suburban sealed local roads in your area. This includes local streets and roads managed by your council but excluding highways and main roads that are managed by VicRoads. | +2pts | **No material impact detected**. Added specificity does not appear to have materially changed responses. |
| Waste management including the collection of garbage, recyclables and green waste | Waste management | +6pts | **Material impact detected**; revised wording appears to have increased positive ratings likely by making the measure more concrete and inclusive. |
| Making decisions in the interest of the community | Decisions made in the interest of the community | -1pt | **No material impact detected**. Results are considered comparable. |
| Advocating for, and representing the community to government and other organisations | Lobbying on behalf of the community | +2pts | **No material impact detected**. Results are considered comparable. |
| Developing and promoting local tourism | Tourism Development | -3pts | **No material impact detected**. Movement appears within expected variation. |
| Developing and promoting the local economy | Business and community development | -3pts | **No material impact detected**. Movement appears within expected variation. |
| Enforcement of local laws and Council regulations | Enforcement of local laws | -5pts | **Potential material impact detected**. Expanded reference to "Council regulations" may have broadened respondents' frame of reference and contributed to lower ratings. |
| The condition of footpaths in your area | The condition of local streets and footpaths in your area | +2pts | **No material impact detected.** Revised wording appears comparable. |
| Keeping the community informed on council services, events and programs | Informing the community | +3pts | **No material impact detected.** Revised wording appears comparable. |

Changed questions are marked with an asterisk.

# Enhanced Methodology

The incorporation of Online and comparability assessment



In 2026, the LGV CSS program expanded beyond its traditional CATI (telephone interviewing) approach, with online surveying via social media recruitment available as an option for councils.

This reflected a desire to modernise the program while retaining the consistency and comparability of the long-standing methodology.

Where used, online broadened participation and improved the representativeness of the sample, particularly by improving access to younger, digitally engaged and other harder-to-reach residents.

| Index Score | Score Impact | Impact of including Online |
|---|---|---|
| Overall Performance | 0 pts | **No material impact detected**. Movement appears within expected variation |
| Spending Public Funds | -1 pts | **No material impact detected**. Movement appears within expected variation |
| General Direction | -1 pts | **No material impact detected**. Movement appears within expected variation |
| Customer Service | -1 pts | **No material impact detected**. Movement appears within expected variation |
| Consultation/ Engagement | -1 pts | **Material impact detected**; the introduction of online approach may have allowed respondents to be more critical. |
| Waste management | 0 pts | **No material impact detected**. Movement appears within expected variation |
| Making decisions | -2 pts | **Material impact detected**; the introduction of online approach may have allowed respondents to be more critical. |
| Sealed local streets | 0 pts | **No material impact detected**. Movement appears within expected variation |



After weighting for demographic differences, CATI and online results were broadly aligned.

Any remaining differences were generally small and mostly within expected variation.
***Importantly***, the differences observed are generally small and not statistically significant, supporting a combined dataset that improves reach while maintaining comparability.

# Elicitation of Qualitative Feedback



Open ended comments are a great way to capture information and insights.

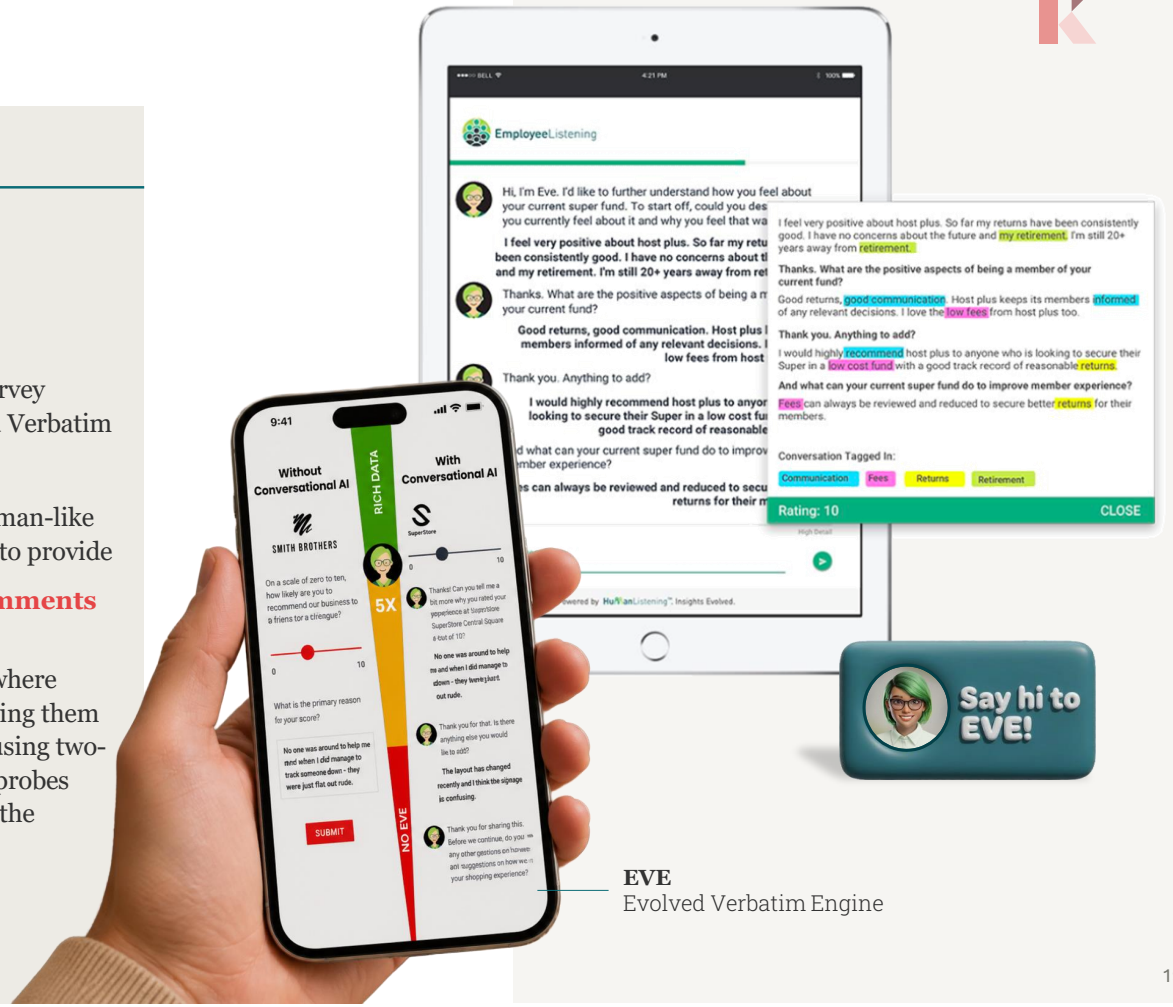
To encourage richer, more natural feedback, our survey platform utilises a technology called ‘EVE’ (Evolved Verbatim Engine).

EVE uses natural language processing to enable human-like interactions with survey respondents. It enables us to provide

- **Deeper and richer insights from open comments**
- **An improved respondent experience**

Think of EVE having a chat with the respondents (where there are open-ended question in the survey), allowing them to engage with an inquisitive feedback companion using two-way, automatically moderated conversation. ‘EVE’ probes them further in unique ways depending upon what the customer has said.

This leads to more reliable feedback and insights.




**EVE**
Evolved Verbatim Engine

# How to interpret results

Statistical significance and margin of error

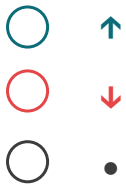
## Statistical significance

Statistical significance testing at the 95% confidence level has been applied to key comparisons in this report.

Where a difference is highlighted, it is unlikely to be due to chance alone. Where no difference is highlighted, the results should be treated as broadly similar.

**95%**

## Reading the charts and tables



Up arrow or green text = significantly higher

Down arrow or red text = significantly lower

Circle / marker or black text = not statistically significant, but may still be noteworthy

## Approximate margins of error used in this report

All survey results are subject to a margin of error, which varies depending on sample size.

| Sub-Group | Sample | Margin of error |
|---|---|---|
| **Southern Grampians SC** | 410 | +/-4.8 pts |
| **State** | 17,730 | +/-0.7 pts |
| **Large Shire** | 4,770 | +/-1.4 pts |
| **18 to 34** | 50 | +/-13.9 pts |
| **35 to 49** | 102 | +/-9.7 pts |
| **50 to 64** | 130 | +/-8.6 pts |
| **65+** | 128 | +/-8.7 pts |
| **Male** | 203 | +/-6.9 pts |
| **Female** | 207 | +/-6.8 pts |

Larger groups have a smaller margin of error; smaller groups have a larger one.

Margins of error are approximate and are shown to support interpretation of key results and sub-groups.

# Why the sample size is appropriate

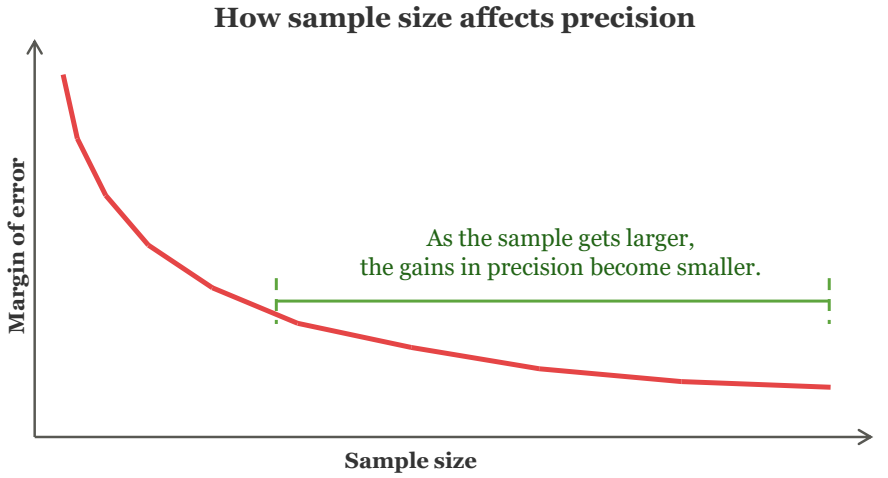
Understanding the Sample

### Sample size
This survey includes enough interviews to give a reliable overall picture of community views.

### Margin of error
All surveys have a small amount of natural variation. A bigger sample reduces this (and Councils have the option to increase sample size), but the improvement in accuracy becomes smaller as sample size increases.

### Confidence level
We use the standard "95% confidence level". In simple terms, this means we can be highly confident the survey gives a trustworthy picture of wider community views.

### Statistical significance
In our analysis, we test whether differences and movements in scores are large enough to be meaningful, rather than just normal survey variation. These are highlighted through the report.




### What this means
Larger samples can improve precision, but after a point they are unlikely to materially change the overall story.

Results are weighted to reflect the community profile (for example age and gender), helping ensure the findings are representative.

# How weighting is used

**What weighting does**

Weighting adjusts the final results so the achieved sample more closely reflects the actual community profile.

**Why it matters**

Some groups can be a little over- or under-represented in the raw sample. Weighting helps ensure no group has too much or too little influence on the final results.

**How to read the table**

"Unweighted" shows the profile of the achieved sample. "Weighted" shows the profile after adjustment. Each council receives its own weighting table.

## Sample weighting

| Age | Unweighted | Weighted |
|---|---|---|
| **18-24** | 3% | 5% |
| **25-34** | 10% | 16% |
| **35-49** | 25% | 21% |
| **50-64** | 32% | 29% |
| **65+** | 31% | 29% |
| **NET** | 100% | 100% |
| **Gender** | **Unweighted** | **Weighted** |
| **Male** | 50% | 48% |
| **Female** | 50% | 52% |
| **NET** | 100% | 100% |



Weighting improves representativeness, but it does not change what respondents said. It simply helps ensure that each group is reflected in the right proportion in the final results.

Weighting tables are provided for each council to show how the achieved sample compares with the final weighted profile.

# Comparative Benchmarks

In addition to the core LGV questions, each council was able to select additional service areas to assess. As a result, the number of councils in the benchmark for each questions varies. The following are the number of councils for each service area assessed within this report.
Where there is only one other council in the benchmark, we have not provided a benchmark and labelled it as NA.

| Performance | State | Large Shire |
|---|---|---|
| Condition of sealed local streets* | 38 | 11 |
| Decisions in the interest of the community* | 38 | 11 |
| Opportunities to give feedback on key local issues* | 38 | 11 |
| Waste management* | 38 | 11 |

# How Performance Index Scores are Calculated

A simple guide to how 5-point ratings are converted into a 0 to 100 index

## In simple terms

Performance is asked on a 5-point scale from Very poor to Very good.

Responses are then converted into an index from 0 to 100 so results can be compared consistently.

## Scale




## Index Values

- 0 Very poor
- 25 Poor
- 50 Average
- 75 Good
- 100 Very good

Can't say is excluded from the calculation

## Worked example

Each response '% share' is multiplied by its index value. The contributions are then summed to create the score.

| Response | Index Value | Share | Contribution |
|---|---|---|---|
| Very good | 100 | 25% | 25.0 |
| Good | 75 | 30% | 22.5 |
| Average | 50 | 20% | 10.0 |
| Poor | 25 | 10% | 2.5 |
| Very poor | 0 | 10% | 0.0 |
| Can't say | - | 5% | Excluded |
| **Total index score** | | **100%** | **60.0** |

## How to interpret scores

Higher scores indicate stronger performance.

| Band | Interpretation |
|---|---|
| 85+ | Very strong performance |
| 75-84 | Positive performance |
| 50-74 | Mixed or passable performance |
| 40-49 | Underperforming |
| <40 | Clear community dissatisfaction |

Direction in the past 12 months

The same principle is used for the Direction metric: Improved = 100, Stayed the same = 50, Deteriorated = 0. "Can't say" responses are excluded.

# How to read the results slide - Performance Distribution

Guide to reading results

## What this slide shows

This slide shows the overall result, the distribution of responses, and how results vary across benchmarks and key sub-groups.

It helps the reader see:
- How Council is performing overall
- How the result compares with key benchmarks
- Which groups score higher or lower
- Whether the result has improved or declined over time

## What the table categories mean

**Council** - result for this Council

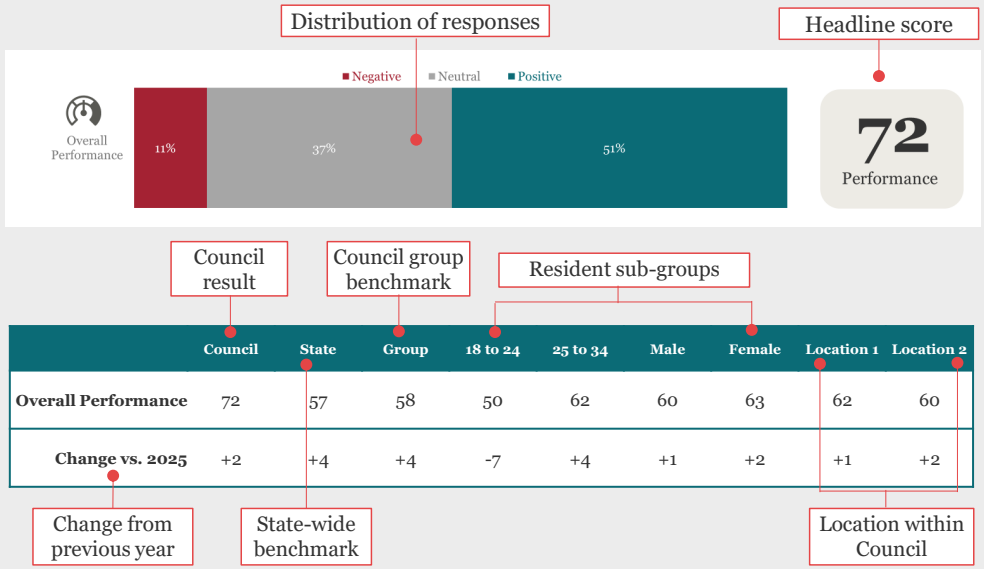
**State** - average across all participating Councils

**Group** - average for similar councils

**Age / gender / location columns** - results for key sub-groups within the Council area

**Change vs. previous year** - movement since last year

## Annotated example



# How to read the line chart slide - Performance

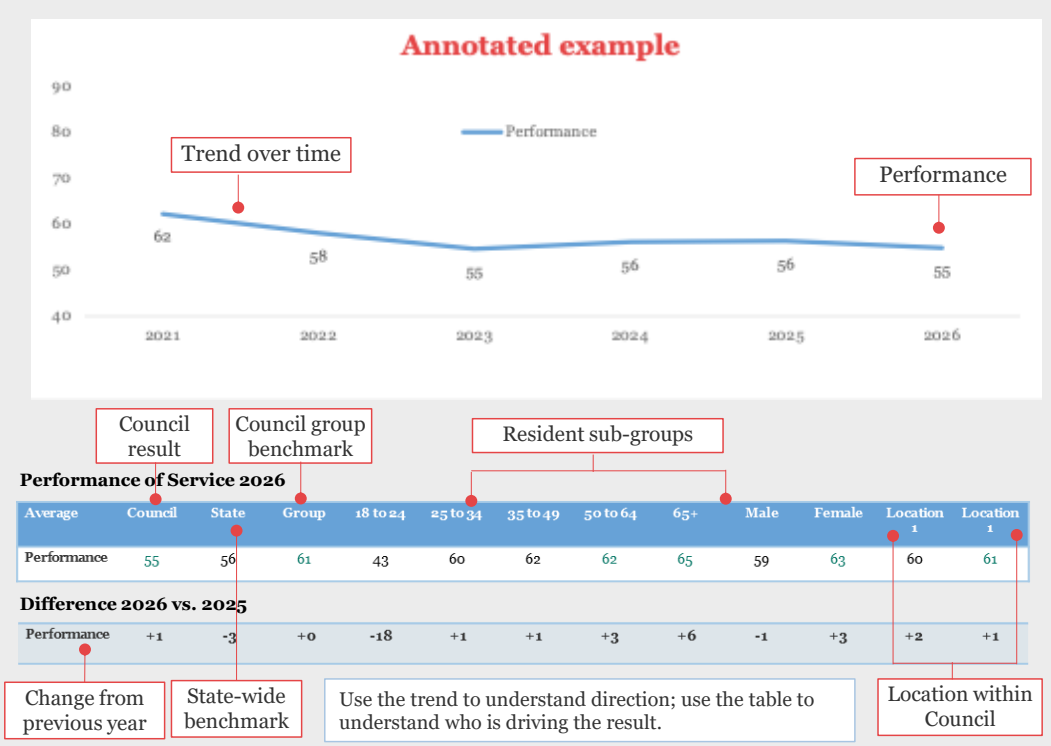
Guide to reading results

## What this slide shows

- These slides show how importance and performance have changed over time, and how the current year result varies across benchmarks and sub-groups.
- The top chart shows the trend over time.
- The table below shows the current year results by benchmark and sub-group.
- The change table shows movement compared with the previous year.
- Importance = how much the area matters to the community
- Performance = how residents rate Council on that area

## Table categories

Council, State and Group provide benchmarks; age, gender and location columns show resident sub-groups.



# Fieldwork Summary

**Who?**

Residents of COUNCIL AREA aged 18+

Minimum quotas of gender within age groups were applied during fieldwork. Post-survey weighting was then conducted to ensure accurate representation of the ABS age and gender profile of the council area.

**What?**

10-minute survey

Conducted by Telephone and Online

**How Many?**

n=410

n=300 Telephone recruited from sourced residential sample list

n=110 Online recruited via social media

**When?**

Fieldwork conducted February/March 2026



# Key Performance Measures



# Overall Council Performance



## Overview

This section provides a summary of overall community perceptions of Council performance. It presents key headline metrics and a high-level view of how Council is performing across the municipality.

Specifically, this section includes:

- Overall performance score
- Perceptions of Council direction
- Views on how well Council spends public funds
- Benchmark comparisons (where applicable)
- Results by key subgroups (e.g. age, location)

Together, these results provide a clear snapshot of overall community sentiment and set the foundation for the deeper insights that follow in the report.

## Summary of results

### Key measures:

- Community views of overall performance were more positive in 2026, with the result increasing by 7 points to 51.
- Residents were slightly more positive about Council direction in 2026, with the result increasing by 3 points to 44.
- The latest result for spending public funds to benefit the community is 40, unchanged from 2025.

### Vs. Benchmarks

- Overall performance scores 51 and is below the State (58) and slightly below Large Shire (53).
- Council direction scores 44 and is slightly below the State (48) and Large Shire (47).
- Spending public funds to benefit the community scores 40 and sits below both the State (51) and Large Shire (46) benchmarks.

### Sub-group differences:

- Residents aged 18 to 34 were more positive, specifically on overall performance and Council direction.
- Residents aged 50 to 64 were less positive, specifically on overall performance and spending of public funds.
- Perceptions on overall Council performance improved across all groups compared to 2025.

# Performance Summary – At a Glance

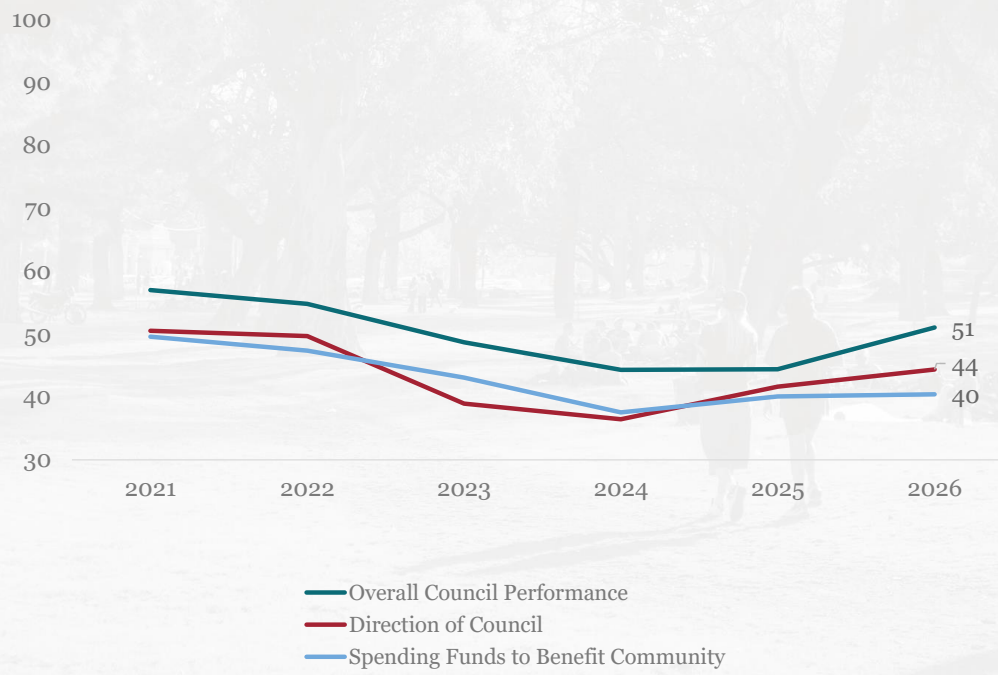
## Council performance summary.

Results shown are index scores out of 100.

**51** ↑
Overall Performance

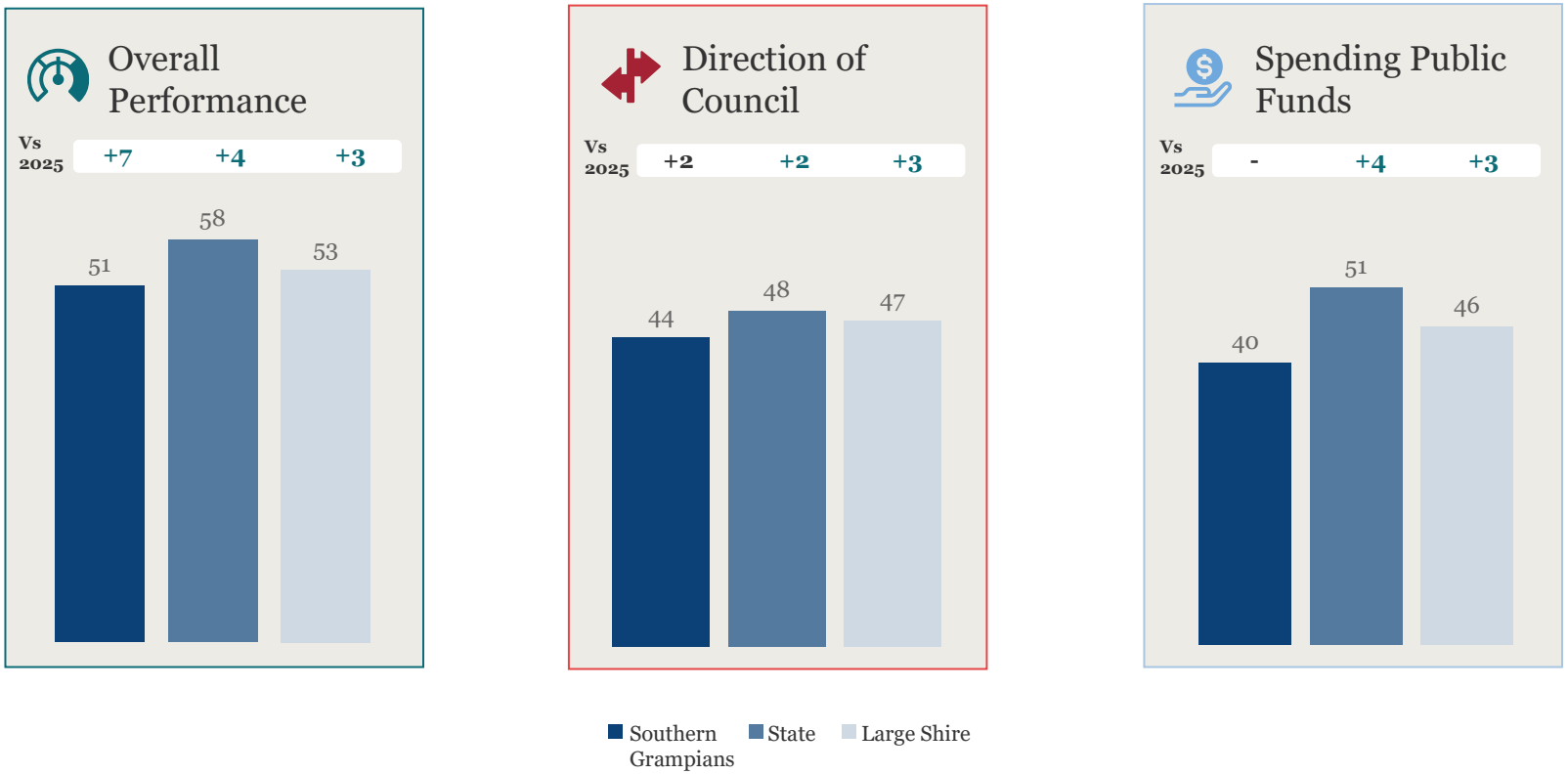
**44** –
Direction of Council

**40** –
Spending Public Funds



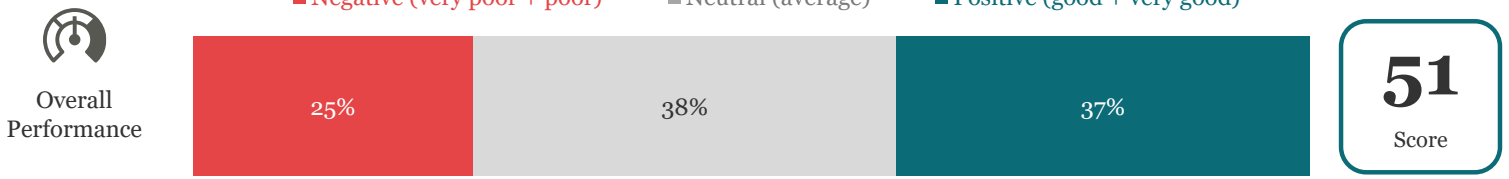

30

# Overall Performance – Council vs. Benchmarks



# Overall Performance – Distribution of Results 2026

These results show the distribution of responses for **Overall Performance** (categorized into negative, neutral and positive), and by sub-group to give deeper insight into community perceptions

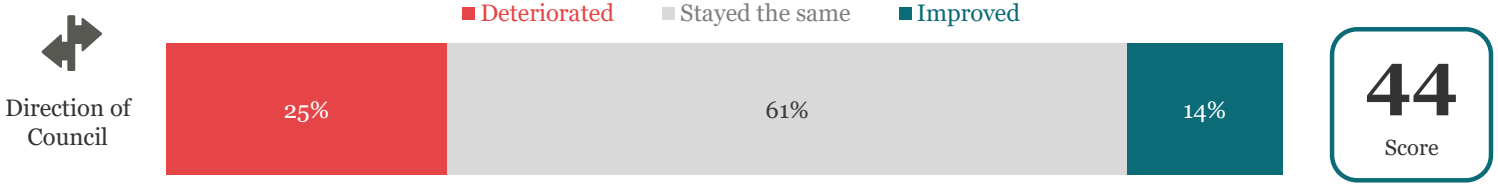



| | Southern Grampians SC | State | Large Shire | 18 to 34 | 35 to 49 | 50 to 64 | 65+ | Male | Female |
|---|---|---|---|---|---|---|---|---|---|
| **Overall Performance** | 51 | **58** | 53 | **59** | 49 | **46** | 52 | 49 | 53 |
| **Change vs. 2025** | **+7** | **+4** | **+4** | +9 | +8 | +7 | +6 | +7 | +6 |

*Q3. ON BALANCE, for the last twelve months, how do you feel about the performance of Council, not just on one or two issues, BUT OVERALL across all responsibility areas? For base sizes, please refer to slide 20.*

# Direction of Council – Distribution of Results 2026

These results show the distribution of responses for **Direction of Council** (improved, stayed the same, deteriorated), and by sub-group to give deeper insight into community perceptions



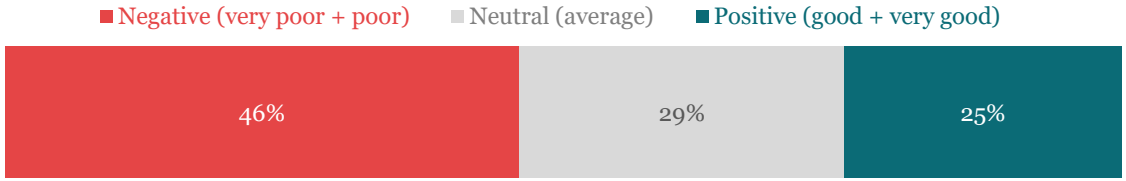

| | Southern Grampians SC | State | Large Shire | 18 to 34 | 35 to 49 | 50 to 64 | 65+ | Male | Female |
|---|---|---|---|---|---|---|---|---|---|
| **Direction of Council** | 44 | 48 | 47 | 50 | 39 | 40 | 48 | **41** | **48** |
| **Change vs. 2025** | +3 | +2 | +3 | +3 | -2 | +3 | +7 | +3 | +2 |

*Q6. Over the last 12 months, what is your view of the direction of Council's overall performance? For base sizes, please refer to slide 20.*

# Spending Public Funds to Benefit Community – Distribution of Results 2026

These results show the distribution of responses for **Spending Public Funds** (categorised into positive, natural and negative), and by sub-group to give deeper insight into community perceptions

Spending Funds

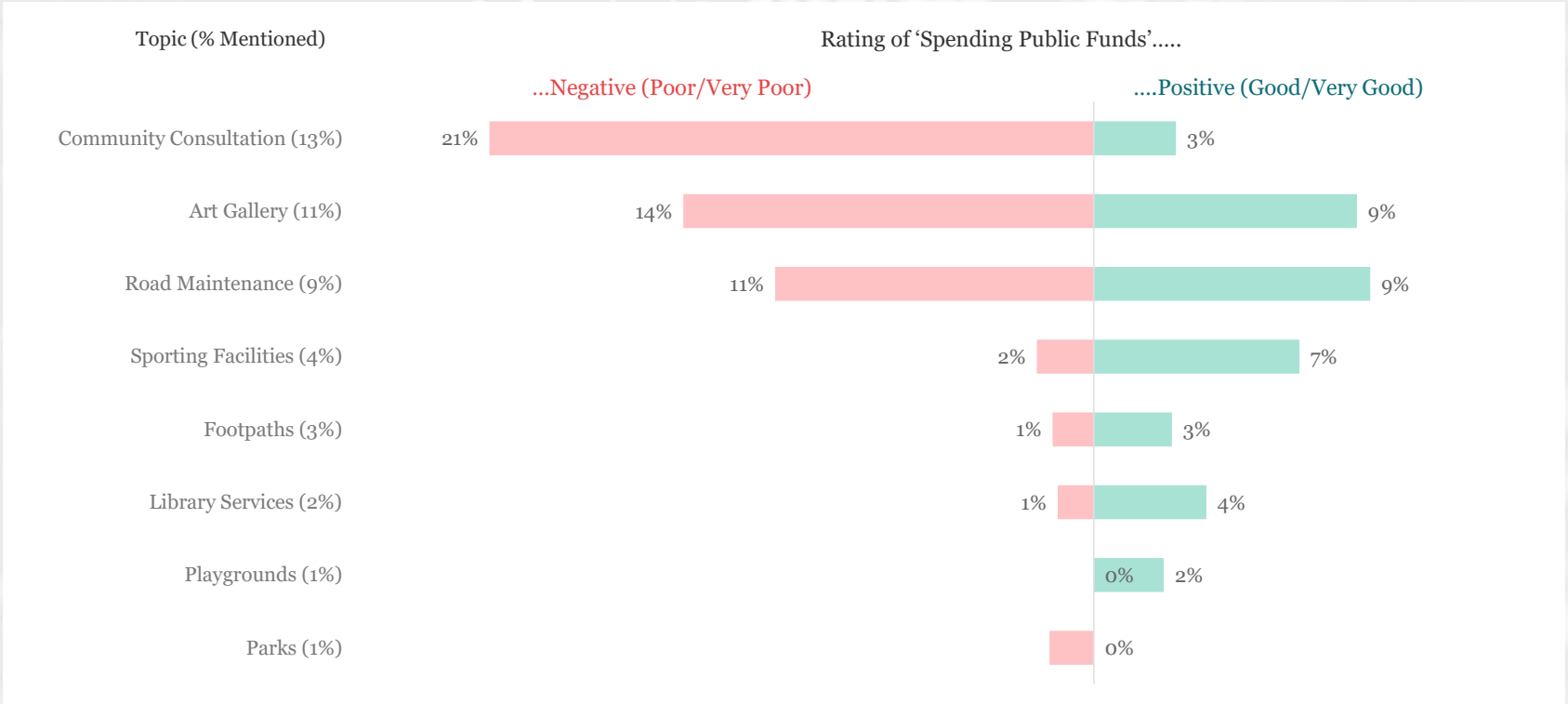



**40**
Score

| | Southern Grampians SC | State | Large Shire | 18 to 34 | 35 to 49 | 50 to 64 | 65+ | Male | Female |
|---|---|---|---|---|---|---|---|---|---|
| **Spending Funds** | 40 | **51** | **46** | 43 | 41 | **34** | 45 | 40 | 41 |
| **Change vs. 2025** | - | **+4** | **+3** | -2 | **+10** | -1 | -1 | +3 | -2 |

*Q3b. How would you rate Council at spending public funds on infrastructure and services in ways that benefit the community? For base sizes, please refer to slide 20.*

# Reasons for Rating Spending Public Funds by Sentiment of Response




*NQ37. Why did you give that rating for [SPENDING PUBLIC FUNDS ON INFRASTRUCTURE AND SERVICES IN WAYS THAT BENEFIT THE COMMUNITY]? OPENCODED Q3b - How would you rate [COUNCIL NAME] at spending public funds on infrastructure and services in ways that benefit the community? For base sizes, please refer to slide 20.*

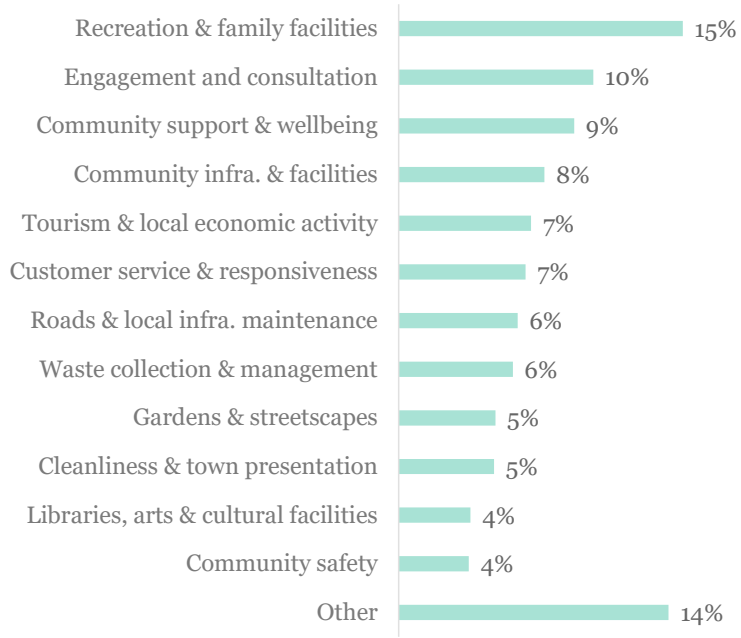
# Open Ended Resident Feedback



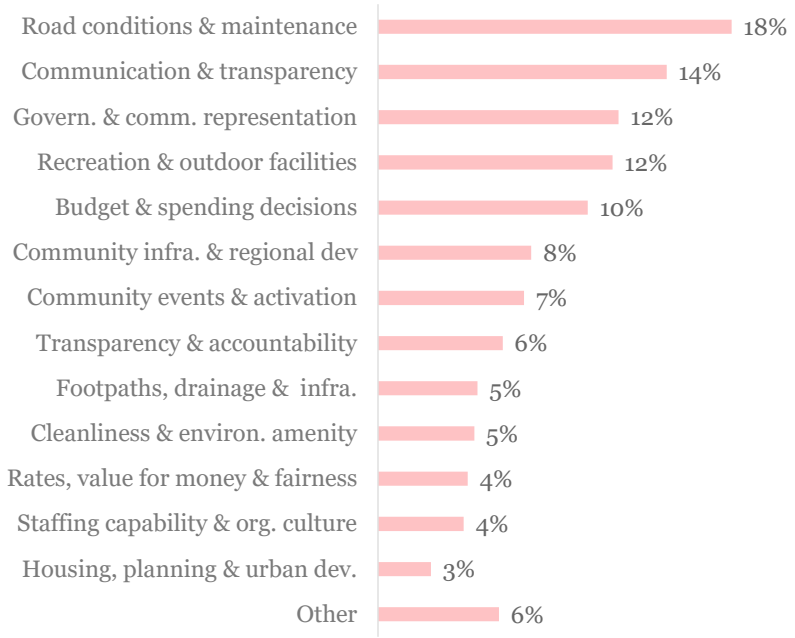
# Open ended Resident Feedback - Reasons for Sentiment

Verbatim Comments

Best Thing about Council (Open comments coded into Themes)




Improvement Areas (Open comments coded into Themes)




*Q16. In your own words, please tell me what is the BEST thing about [INSERT COUNCIL NAME]? Q17. What does [INSERT COUNCIL NAME] most need to do to improve its performance? For base sizes, please refer to slide 20.*

# Open ended Resident Feedback - Reasons for Sentiment

Demographic Differences

## Best Thing about Council

- Recreation and family facilities is the most commonly mentioned strength across the municipality.
- Engagement and consultation, community support and wellbeing and community infrastructure and facilities are also recognised positively, reflecting appreciation for Council visibility, responsiveness and community connection.
- Recreation and family facilities is less commonly mentioned by residents aged 50 to 64.
- Community support and wellbeing is more commonly recognised by residents aged 25 to 34.
- Tourism and local economic activity and customer service and responsiveness emerge as secondary positive themes raised by residents.
- Subgroup differences are otherwise relatively limited overall, indicating broad alignment in perceptions of Council strengths.

## Improvement Areas

- Road conditions and maintenance are the most commonly mentioned improvement area across the municipality.
- Communication and transparency, governance and community representation and recreation and outdoor facilities emerge as notable secondary concerns raised by residents.
- Communication and transparency is less commonly raised by residents aged 35 to 49.
- Governance and community representation is more commonly raised by residents aged 25 to 34 and men.
- Budget and spending decisions and community infrastructure and regional development are recurring but clearly secondary concerns relative to the leading issues.
- Subgroup differences are otherwise relatively limited, suggesting broad alignment in improvement priorities across the community.

*Q16. In your own words, please tell me what is the BEST thing about [INSERT COUNCIL NAME]? Q17. What does [INSERT COUNCIL NAME] most need to do to improve its performance? For base sizes, please refer to slide 20.*

# Performance of Council Services



# Performance of Council Services



## Overview

This section provides a summary of community perceptions of performance across key Council service areas. It highlights how well residents believe Council is delivering services and where performance is strongest or may require improvement.

Specifically, this section includes:

- Performance ratings of Council services
- Trends over time

Council service areas are grouped into five key categories:

- Governance, Engagement & Advocacy
- Infrastructure, Waste & Maintenance
- Community Facilities & Recreation
- Community Services & Support
- Planning, Development and Growth

## Summary of results

### Key measures:

- Waste management was the strongest performing service area, scoring 69, followed by opportunities to give feedback on key local issues at 48.
- The lower service results were for decisions in the interest of the community and condition of sealed local streets, scoring 43 and 44 respectively.
- Compared with 2025, waste management recorded the strongest improvement, increasing by 11 points to 69.

### Vs. Benchmarks

- Condition of sealed local streets, making decisions in the interest of the community and opportunities to give feedback sit below both the State and Large Shire benchmarks.
- Waste management performs on par with Large Shire benchmark (69) and sits below the State (72).

### Sub-group differences:

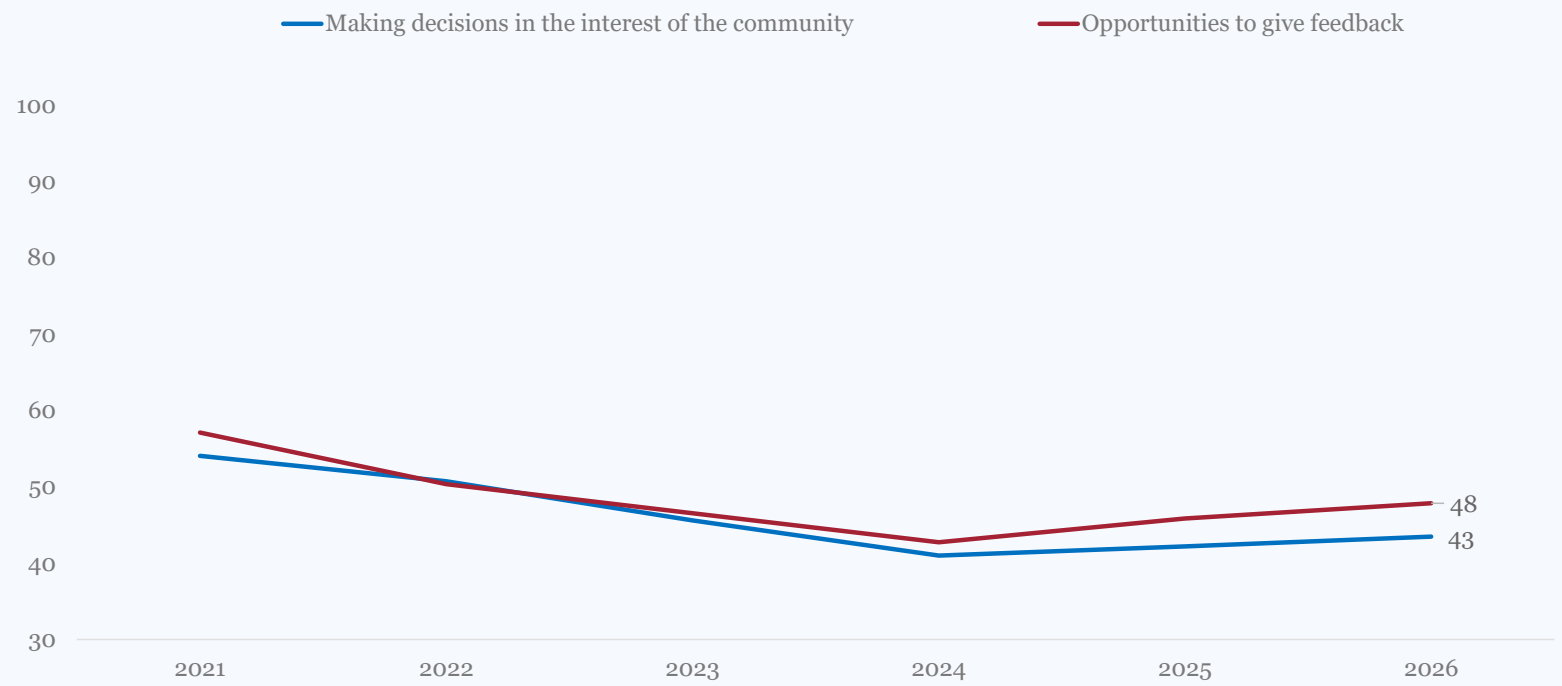
- Residents aged 18 to 34 were more positive on condition of sealed local streets and decisions in the interest of the community.
- Residents aged 50 to 64 were less positive on condition of sealed local streets, decisions in the interest of the community, and waste management.

# Performance of Council Services – by Year

| | Southern Grampians SC 2026 | Chg vs 2025 | State 2026 | Chg vs 2025 | Large Shire 2026 | Chg vs 2025 |
|---|---|---|---|---|---|---|
| Waste management* | 69 | **+11** | 72 | **+6** | 69 | **+7** |
| Opportunities to give feedback on key local issues* | 48 | +2 | 55 | **+5** | 54 | **+6** |
| Condition of sealed local streets* | 44 | **+8** | 54 | **+9** | 47 | **+7** |
| Decisions in the interest of the community* | 43 | +1 | 52 | **+3** | 49 | **+3** |

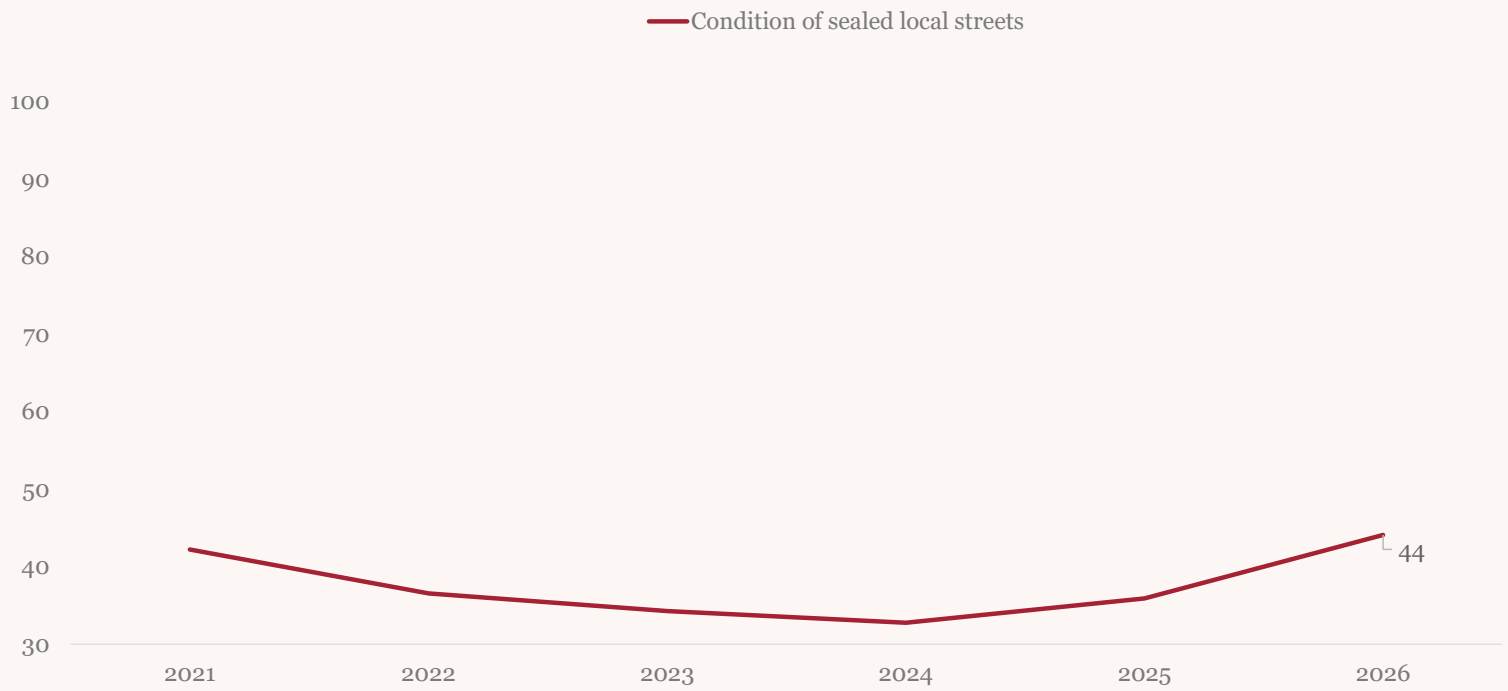
*Q2. I would now like you to rate the performance of Council over the last 12 months. Firstly, how has Council performed on [SERVICE] over the last 12 months? For base sizes, please refer to slide 20.*

# Performance of Council Services – Governance, Engagement & Advocacy



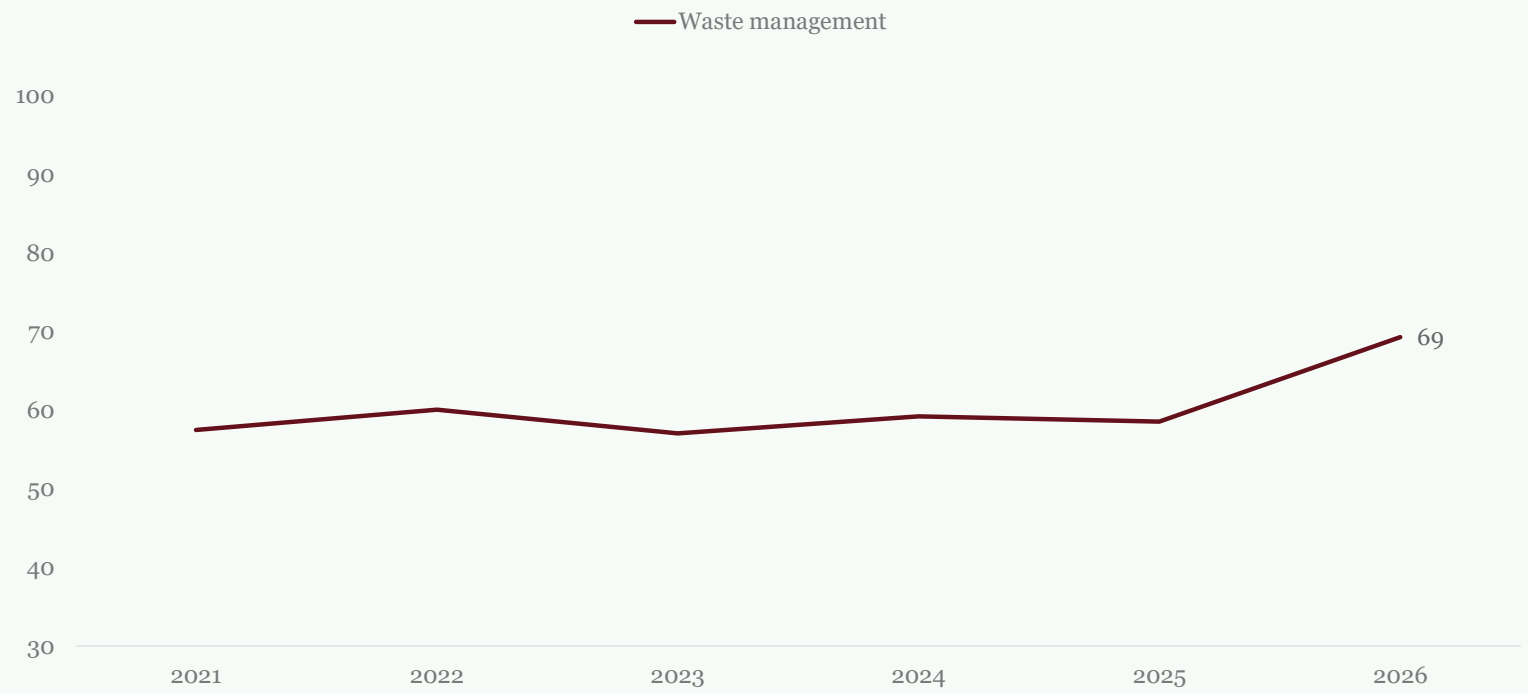

*Q2. I would now like you to rate the performance of Council over the last 12 months. Firstly, how has Council performed on [SERVICE] over the last 12 months? For base sizes, please refer to slide 20.*

# Performance of Council Services – Infrastructure & Maintenance




*Q2. I would now like you to rate the performance of Council over the last 12 months. Firstly, how has Council performed on [SERVICE] over the last 12 months? For base sizes, please refer to slide 20.*

# Performance of Council Services – Community Services & Support




*Q2. I would now like you to rate the performance of Council over the last 12 months. Firstly, how has Council performed on [SERVICE] over the last 12 months? For base sizes, please refer to slide 20.*

# Influence-Performance Matrix

Analysis Framework

## How to read the Matrix

The influence-performance matrix helps show which areas matter most, and where improvement is likely to have the greatest impact.

- **Influence**

is based on regression analysis, this indicates which attributes matter most to overall satisfaction. Derived influence is often preferred over asking directly (stated importance) because it uncovers subconscious drivers, hidden priorities, and actual behaviour.
All aspects are important; some are more powerful at driving overall sentiment.

- **Performance**

is based on respondents' ratings of Council on each attribute.

Together, these dimensions help identify priorities for action.




High influence, high performance - important areas where Council is performing well

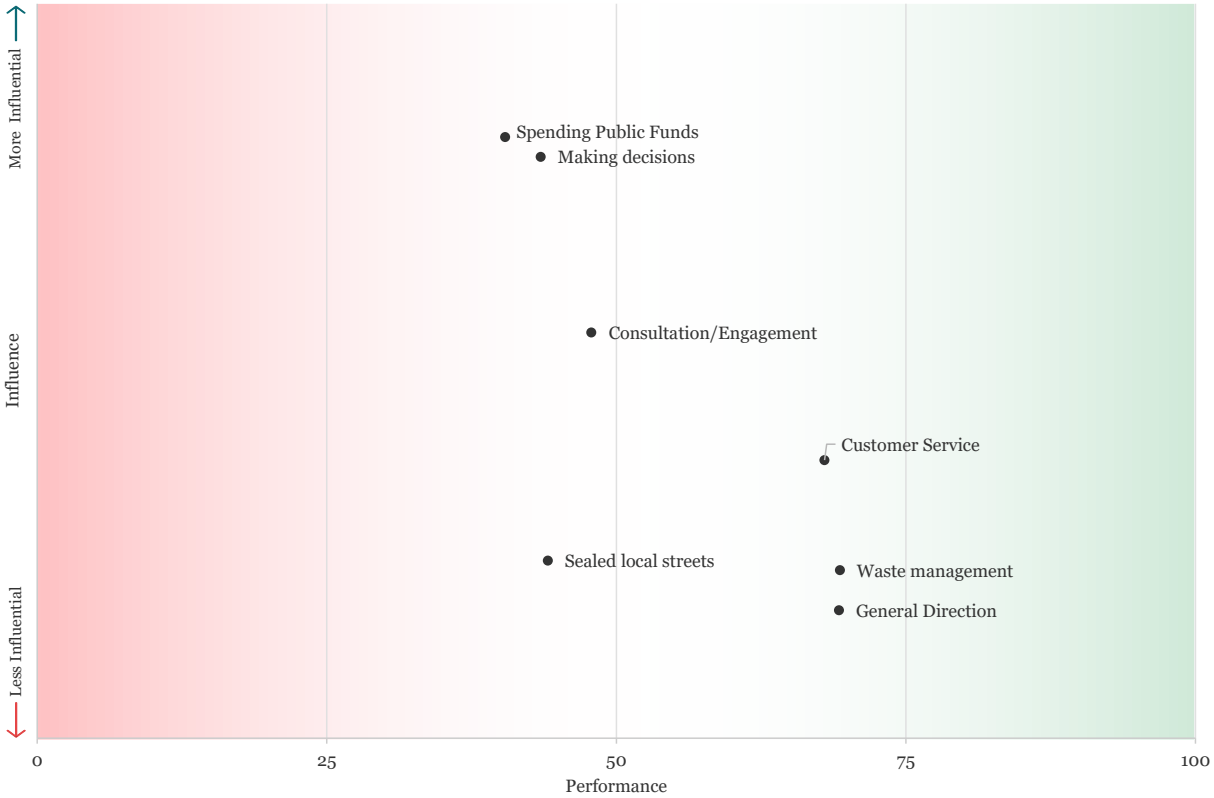
High influence, lower performance - highest priorities for improvement.

Lower influence, high performance - performing well, but less influential overall.

Lower influence, lower performance - lower priority areas for improvement.

Influence on the matrix is derived from regression analysis, while performance is based on respondents' ratings of Council attributes.

# Influence vs. Performance – Service Delivery 2026




The chart highlights which service areas are doing the most work in shaping broader views of Council performance.

The clearest priorities are the higher-influence areas with more room to improve:

- Spending public funds
- Making decisions in the interest of the community
- Consultation and engagement with the community

The lower score for sealed local streets is offset by its lower influence, indicating it is a lesser priority for improvement.

In comparison, waste management including the collection of garbage, recyclables and green waste and overall direction of council appear to be lower-priority improvement levers largely due to their current strong scores.

# Engagement with Council



# Engagement with Council



## Overview

This section provides an overview of how residents engage with Councils. It highlights the extent of contact with Council, satisfaction with customer service, and how engagement differs across the community.

Specifically, this section includes:

- Contact with the Council in the last 12 months
- Satisfaction with customer service
- Subgroup differences
- Preferred channels for accessing information

Together, these insights provide a clear view of how residents interact with Council, and opportunities to enhance the customer experience.

## Summary of results

### Key Performance:

- 58% of residents had contact with the Council in the past 12 months, increasing by 2 points since 2025.
- The customer service rating increased by 10 points to 68 in 2026.

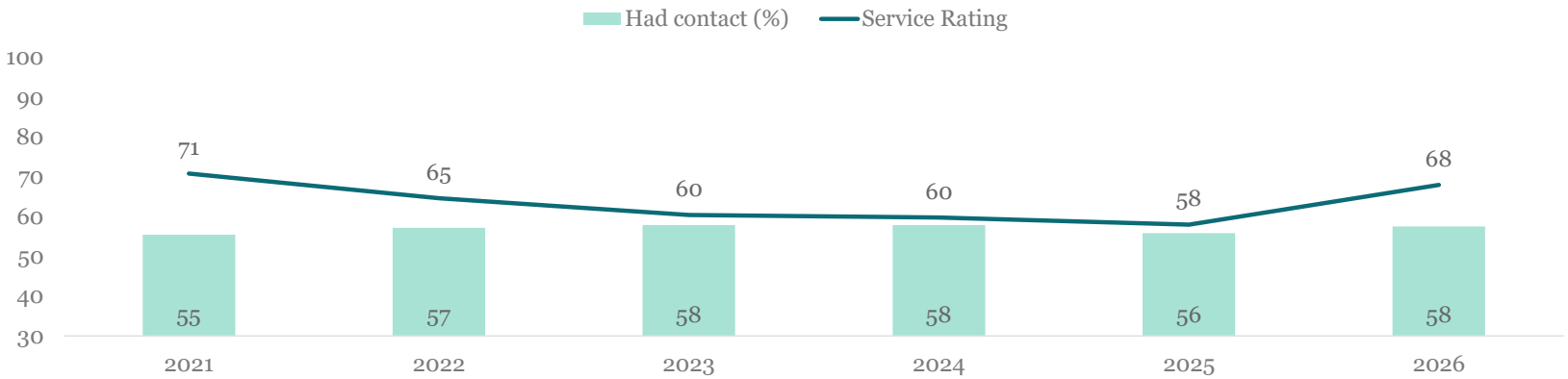
### Vs. Benchmarks

- Contact with Council is on par with the State benchmark (58%) and broadly in line with Large Shire benchmark (57%).
- Similarly, customer service rating also is on par with the State benchmark (68%) and sits slightly above the Large Shire benchmark (66%).

### Sub-group differences:

- Residents aged 50-64 are more likely to have had contact with Council.
- Residents aged 18-34 are more positive about customer service.
- Perceptions on customer service improved across all age groups in 2026.

# Contact with Council and Satisfaction with Service During Contact




**Contact with Council and Customer Service Rating: 2026 by Demographic Groups**

| Average | Southern Grampians SC | State | Large Shire | 18 to 34 | 35 to 49 | 50 to 64 | 65+ | Male | Female |
|---|---|---|---|---|---|---|---|---|---|
| Had contact (%) | 58 | 58 | 57 | 53 | 59 | 61 | 56 | 55 | 60 |
| Service Rating | 68 | 68 | 66 | 70 | 68 | 67 | 68 | 65 | 71 |

**Difference 2026 vs. 2025**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Had contact (%) | +2 | -5 | -6 | +11 | -10 | -8 | +7 | +1 | +2 |
| Service Rating | +10 | +2 | +1 | +11 | +13 | +8 | +8 | +8 | +12 |

*Q5. Over the last 12 months, have you or any member of your household had any contact with [INSERT COUNCIL NAME]? Q5A. Over the last 12 months, have you or any member of your household had any contact with Council in any of the following ways? Q5C. Thinking of the most recent contact, how would you rate Council for customer service? Please keep in mind we do NOT mean the ACTUAL OUTCOME. For base sizes, please refer to slide 20.*

# Satisfaction with Customer Service During Contact

**58%**

**Had Contact with Council**

**+2%**

**Vs. 2025**

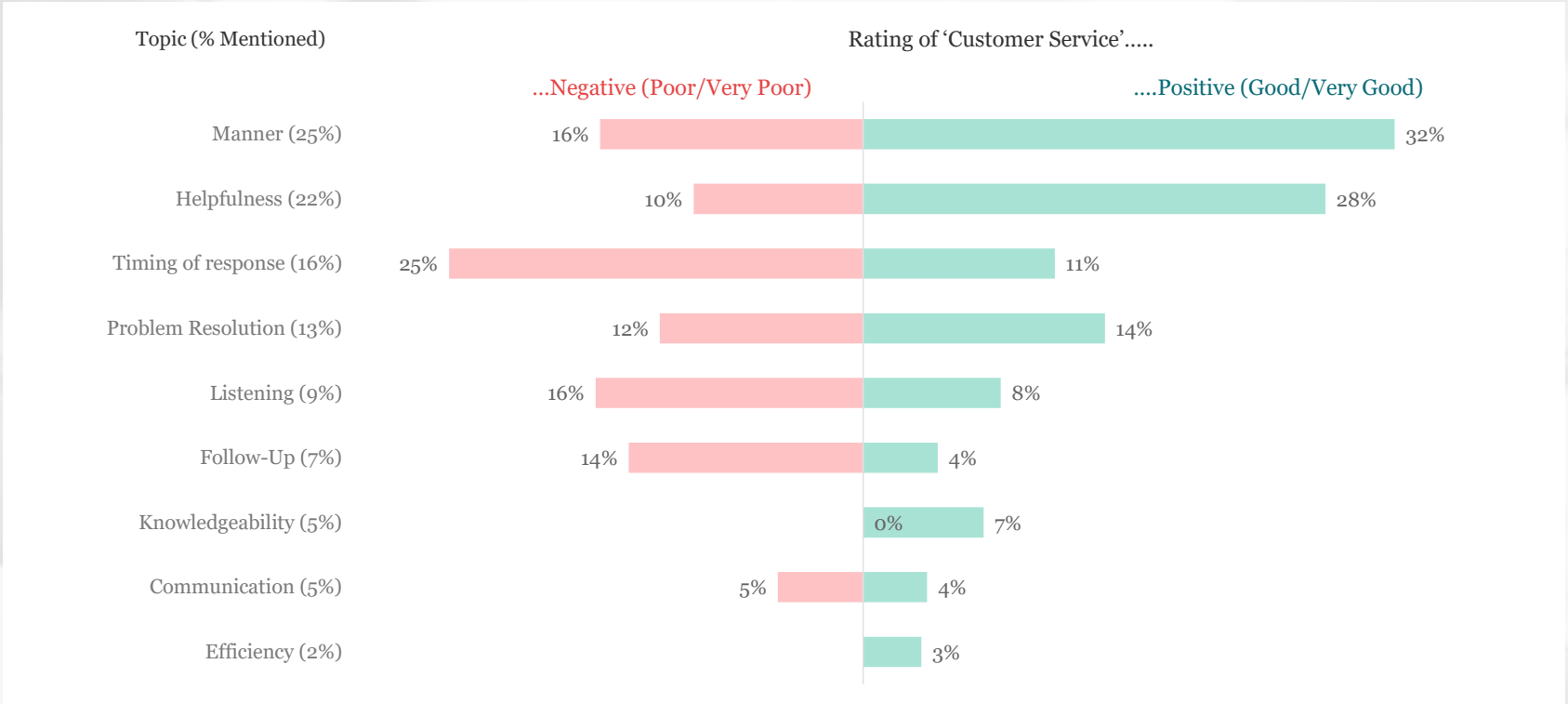



**68**

Score

*Q5C. Thinking of the most recent contact, how would you rate Council for customer service? Please keep in mind we do NOT mean the ACTUAL OUTCOME. For base sizes, please refer to slide 20.*

# Reasons for Rating Customer Service by Sentiment of Response



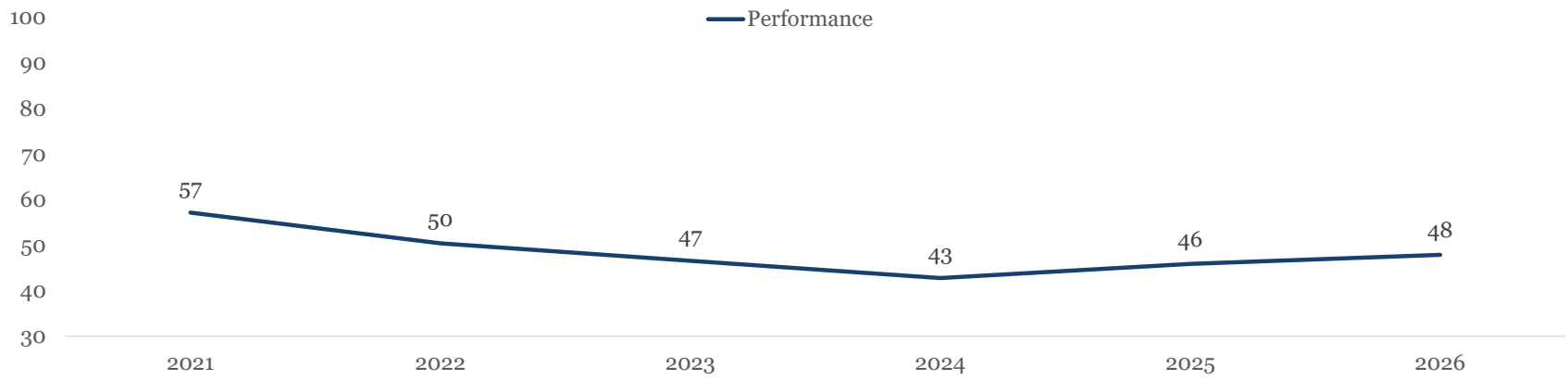

*NQ38. Why did you give that rating for [CUSTOMER SERVICE DURING YOUR INTERACTION]? OPENCODED Q5C - Thinking of the most recent contact, how would you rate (NAME OF COUNCIL) for customer service. We do NOT mean the ACTUAL OUTCOME. Was it ...? For base sizes, please refer to slide 20.*

# Council Service Areas

Performance by Year and Demographic Groups



# Council Services – Opportunities to Give Feedback on Key Local Issues




**Performance of Service 2026**

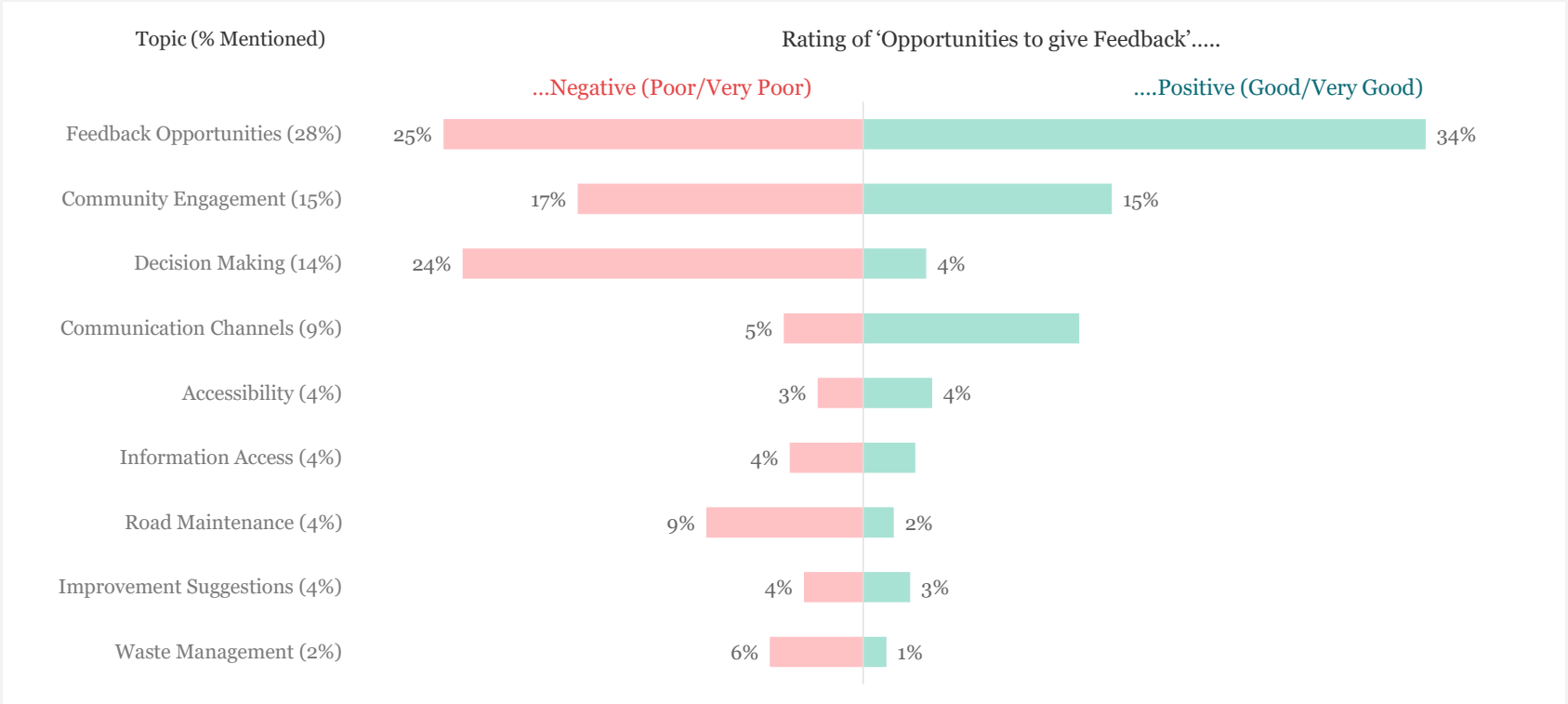
| Score | Southern Grampians SC | State | Large Shire | 18 to 34 | 35 to 49 | 50 to 64 | 65+ | Male | Female |
|---|---|---|---|---|---|---|---|---|---|
| **Performance** | 48 | **55** | **54** | 48 | 47 | 47 | 50 | 46 | 50 |

**Difference 2026 vs. 2025**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Performance** | +2 | **+5** | **+6** | -5 | +6 | +3 | +4 | +4 | - |

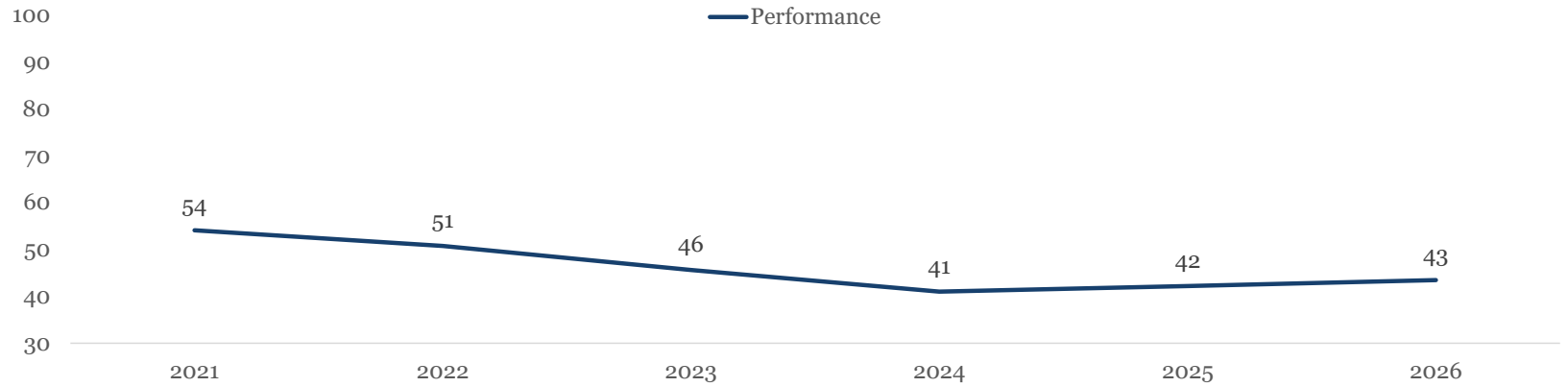
*Q1. How important should this be as a responsibility for Council? Q2. how has Council performed on this over the last 12 months? The opportunities offered by Council to give your feedback on key local issues. For base sizes, please refer to slide 20.*

# Reasons for Rating Opportunities to Give Feedback by Sentiment of Response




*NQ34. Why did you give that rating for [THE OPPORTUNITIES OFFERED BY COUNCIL TO GIVE YOUR FEEDBACK OR ENGAGE ON KEY LOCAL ISSUES]? OPEN CODED The opportunities offered by <COUNCIL> to give your feedback or engage on key local issues. For base sizes, please refer to slide 20.*

# Council Services – Making Decisions in Interest of Community




**Performance of Service 2026**

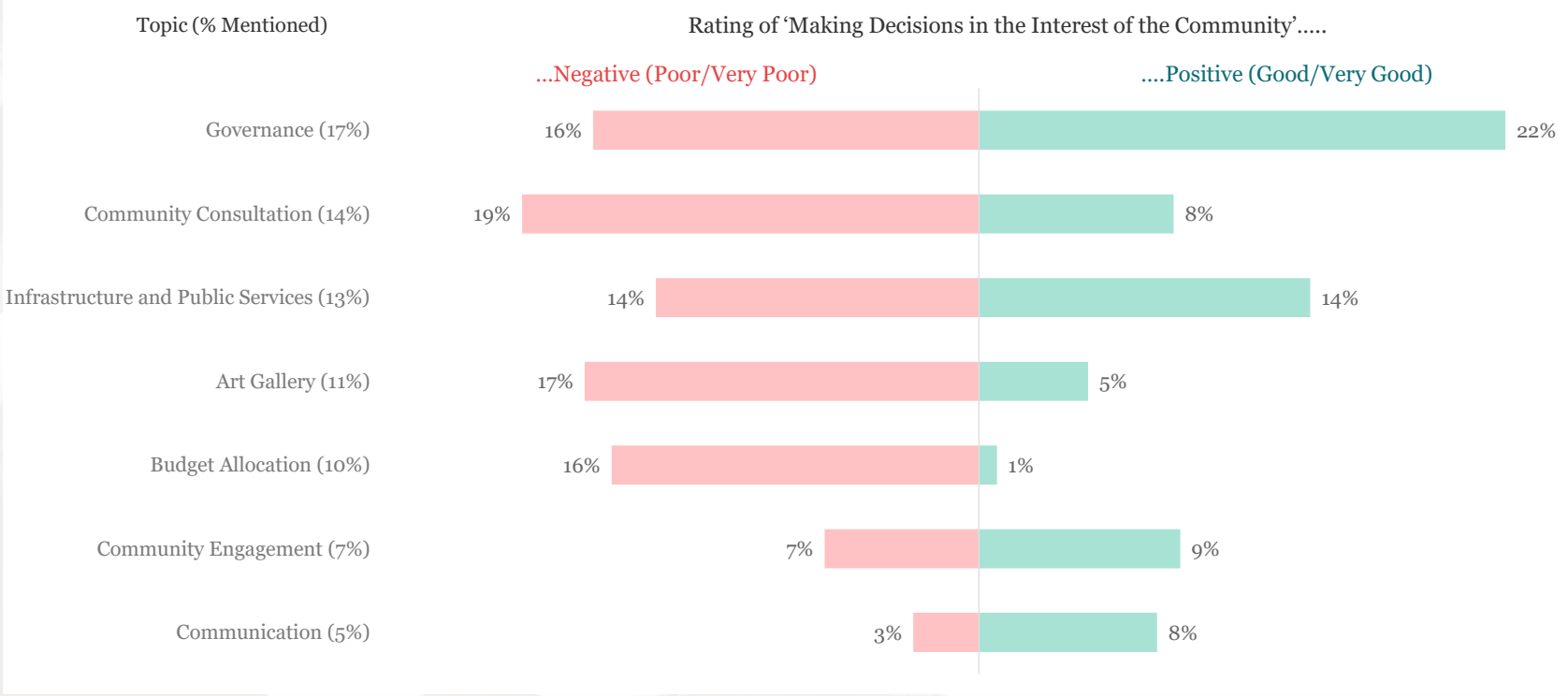
| Score | Southern Grampians SC | State | Large Shire | 18 to 34 | 35 to 49 | 50 to 64 | 65+ | Male | Female |
|---|---|---|---|---|---|---|---|---|---|
| **Performance** | 43 | **52** | **49** | **51** | 42 | 39 | 44 | 42 | 44 |

**Difference 2026 vs. 2025**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Performance** | +1 | **+3** | **+3** | +6 | +1 | +1 | -0 | +1 | +2 |

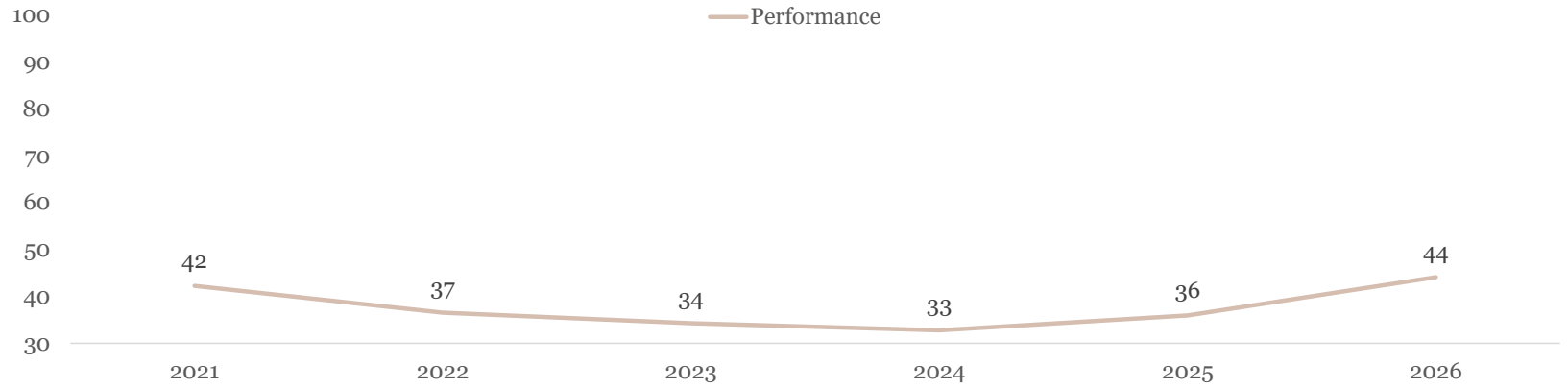
*Q1. How important should this be as a responsibility for Council? Q2. how has Council performed on this over the last 12 months? Making decisions in the interest of the community. For base sizes, please refer to slide 20.*

# Reasons for Rating Making Decisions by Sentiment of Response




*NQ36 Why did you give that rating for MAKING DECISIONS IN THE INTEREST OF THE COMMUNITY OPEN CODED Q2 - Making decisions in the interest of the community. For base sizes, please refer to slide 20.*

# Council Services – Condition of Sealed Local Streets




**Performance of Service 2026**

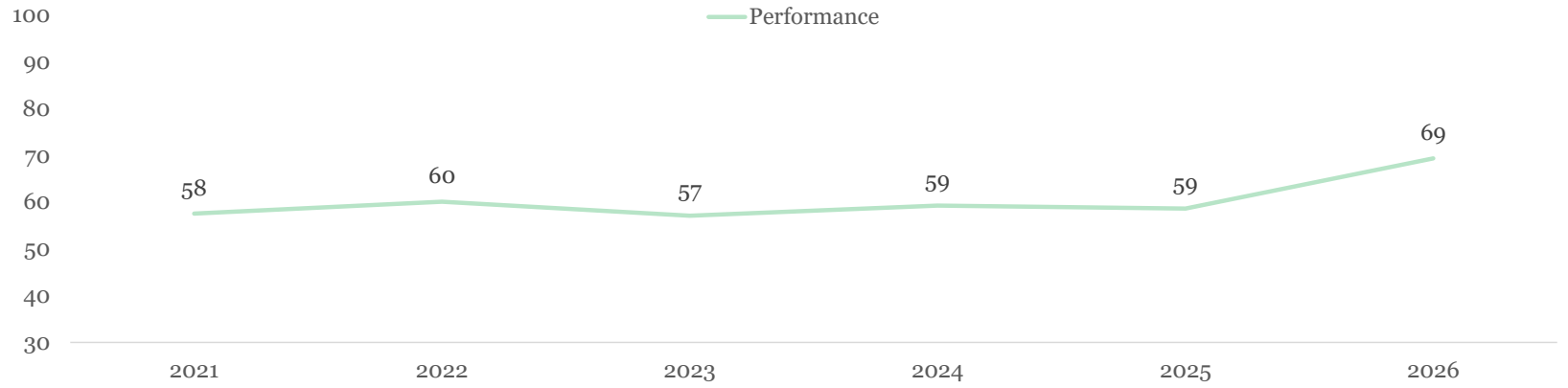
| Score | Southern Grampians SC | State | Large Shire | 18 to 34 | 35 to 49 | 50 to 64 | 65+ | Male | Female |
|---|---|---|---|---|---|---|---|---|---|
| **Performance** | 44 | **54** | 47 | 49 | **39** | 41 | 47 | 43 | 45 |

**Difference 2026 vs. 2025**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Performance** | **+8** | **+9** | **+7** | +7 | +9 | +9 | +9 | +8 | +9 |

*Q1. How important should this be as a responsibility for Council? Q2. how has Council performed on this over the last 12 months? Condition of sealed local streets in your area. For base sizes, please refer to slide 20.*

# Council Services – Waste Management




**Performance of Service 2026**

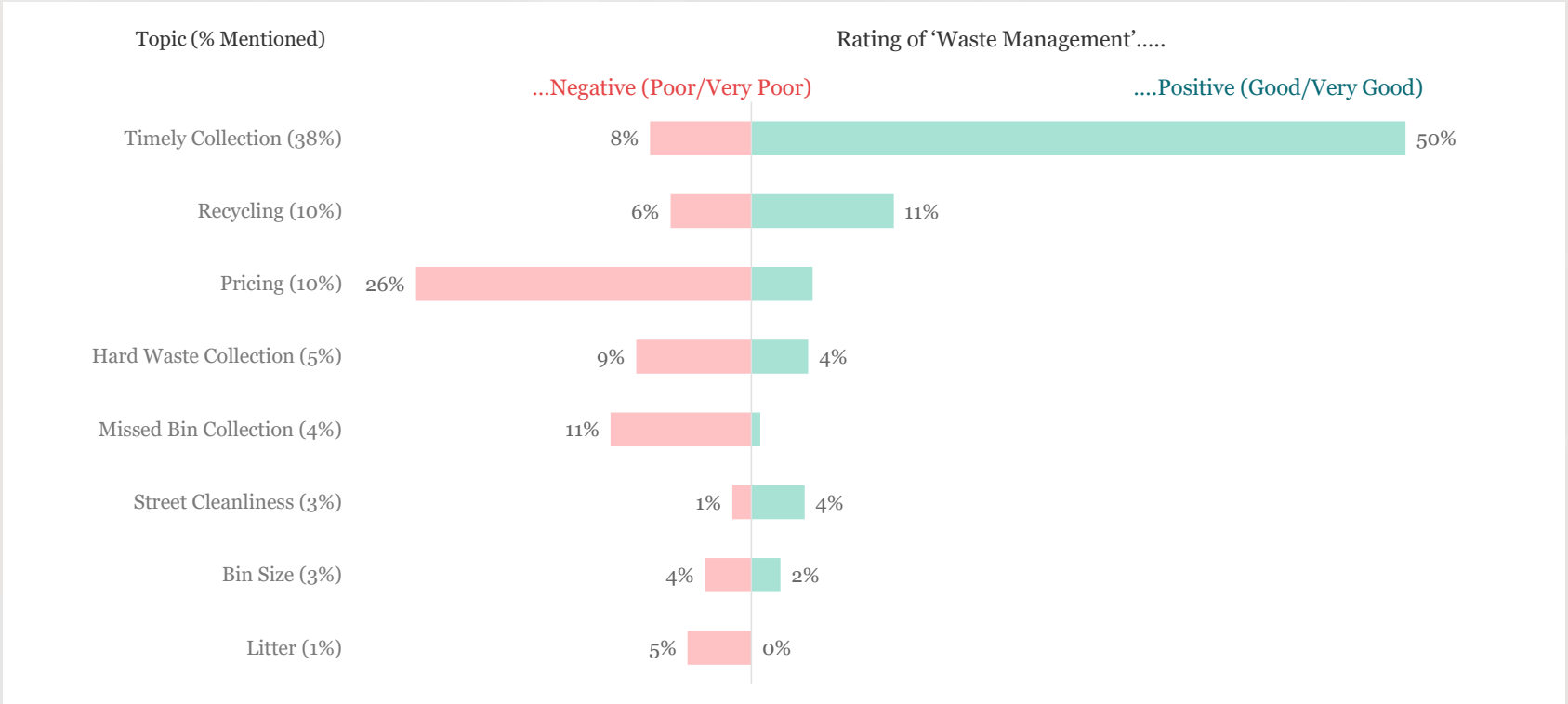
| Score | Southern Grampians SC | State | Large Shire | 18 to 34 | 35 to 49 | 50 to 64 | 65+ | Male | Female |
|---|---|---|---|---|---|---|---|---|---|
| **Performance** | 69 | 72 | 69 | 72 | 66 | 66 | 73 | 67 | 71 |

**Difference 2026 vs. 2025**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Performance** | **+11** | **+6** | **+7** | +8 | **+16** | **+15** | +8 | **+9** | **+12** |

*Q1. How important should this be as a responsibility for Council? Q2. how has Council performed on this over the last 12 months? Waste management including the collection of garbage, recyclables and green waste. For base sizes, please refer to slide 20.*

# Reasons for Rating Waste Management by Sentiment of Response




*NQ35 Why did you give that rating for [WASTE MANAGEMENT INCLUDING THE COLLECTION OF GARBARGE, RECYCLABLES AND GREEN WASTE]? OPEN CODED Q2. Waste management including the collection of garbage, recyclables and green waste. For base sizes, please refer to slide 20.*

# Thank you

Contact us for more info:

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VIC 3066

**Phone**
+61 3 9087 7333

# Annual General Meeting. 19th May 2026

Present: Fred Mailes, Don McNaughton, Les Wangler, Graeme Haeusler, Kay Dixon, Pat Dixon, Alan Cordy, Lyndal Delahoy.

Apologies: Kay Edwards.

Minutes of previous meeting: Read
Moved: Les Wangler. 2nd Fred Mailes. Carried.

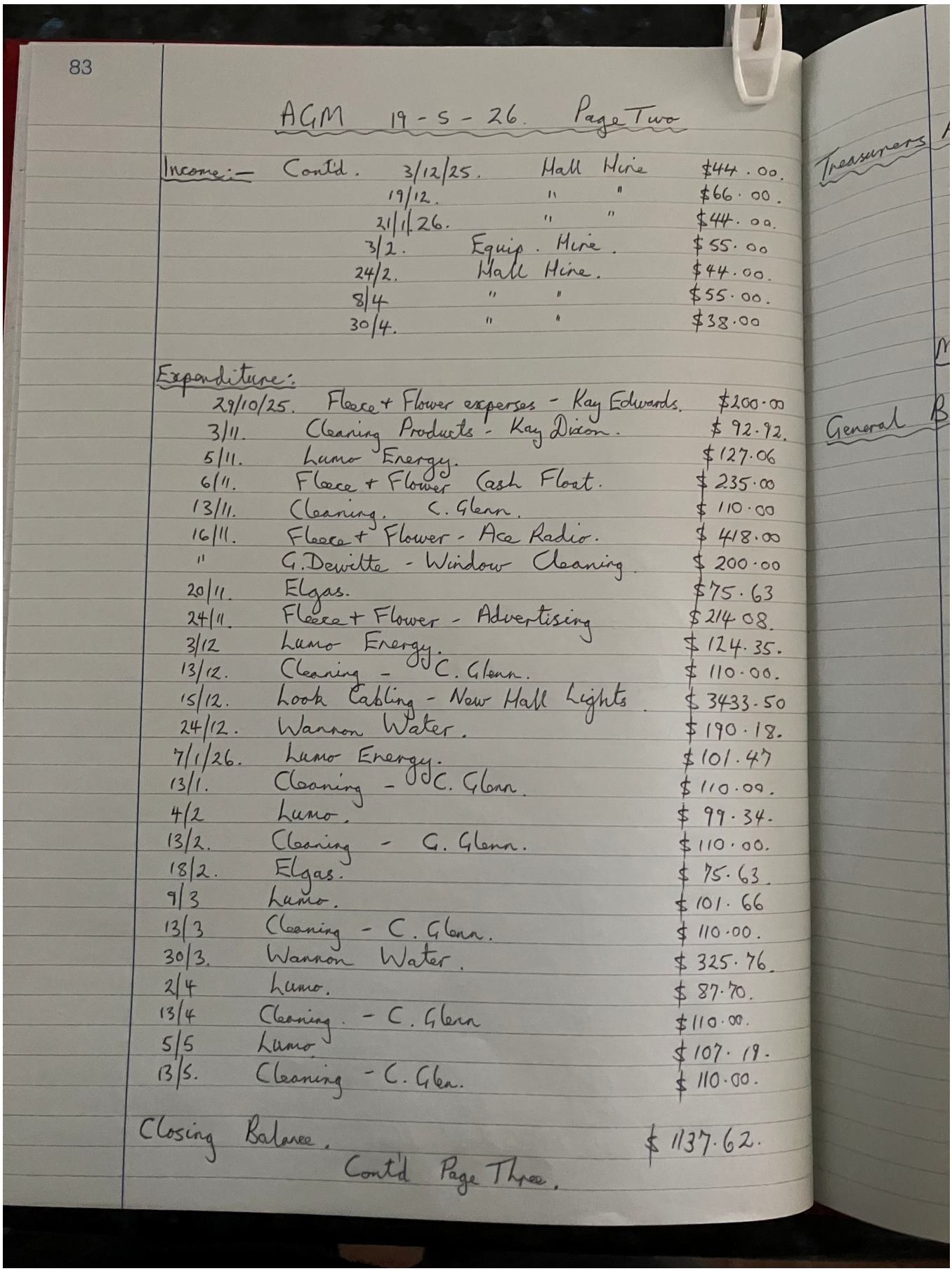
Business Arising: 1. Fluoro Lights Fitted Throughout hall.
2. Email/Letter From CEO recieved after last meeting. Dated 22/10/25, recieved 29/10/25.
3. Engineers have inspected hall re cracks etc.

Correspondence: Out: Minutes of last meeting to SGSC.
In: Above email/letter From Karly Herring/CEO.
Moved: Alan Cordy. 2nd Fred Mailes. Carried.

Treasurers Report: Opening Balance. $3064.62.

| | | | |
|---|---|---|---|
| Income: | 7/11. | K. Rainsford - Fleece + Flower. | $20.00. |
| | " | Fleece + Flower income/auction. | $80.00. |
| | " | " " | $105.00. |
| | " | " " | $105.00. |
| | " | " " | $105.00. |
| | " | " " | $140.00. |
| | " | " " | $115.00. |
| | 8/11. | " " | $90.00. |
| | 9/11. | " " | $105.00. |
| | 10/11 | " " | $105.00. |
| | " | " " | $240.00. |
| | " | " " | $100.00. |
| | 11/11. | " " | $2563.55. |
| | " | " Wool Sale. | $609.22 |
| | 13/11 | " Afternoon Teas. | $141.20 |
| | 14/11. | " | $10.00. |
| | 27/11. | Hall Hire. | $27.50. |

Cont'd Page Two.



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AGM 19-5-26. Page Two

Treasurers

| | | | |
|---|---|---|---|
| Income:— Contd. | 3/12/25. | Hall Hire | $44.00. |
| | 19/12. | " " | $66.00. |
| | 21/1/26. | " " | $44.00. |
| | 3/2. | Equip. Hire. | $55.00 |
| | 24/2. | Hall Hire. | $44.00. |
| | 8/4 | " " | $55.00. |
| | 30/4. | " " | $38.00 |

Expenditure:

| | | |
|---|---|---|
| 29/10/25. | Fleece + Flower expenses - Kay Edwards. | $200.00 |
| 3/11. | Cleaning Products - Kay Dixon. | $92.92. |
| 5/11. | Lumo Energy. | $127.06 |
| 6/11. | Fleece + Flower Cash Float. | $235.00 |
| 13/11. | Cleaning. C. Glenn. | $110.00 |
| 16/11. | Fleece + Flower - Ace Radio. | $418.00 |
| " | G. Dewitte - Window Cleaning. | $200.00 |
| 20/11. | Elgas. | $75.63 |
| 24/11. | Fleece + Flower - Advertising | $214.08. |
| 3/12 | Lumo Energy. | $124.35. |
| 13/12. | Cleaning - C. Glenn. | $110.00. |
| 15/12. | Look Cabling - New Hall Lights. | $3433.50 |
| 24/12. | Wannon Water. | $190.18. |
| 7/1/26. | Lumo Energy. | $101.47 |
| 13/1. | Cleaning - C. Glenn. | $110.09. |
| 4/2 | Lumo. | $99.34. |
| 13/2. | Cleaning - G. Glenn. | $110.00. |
| 18/2. | Elgas. | $75.63. |
| 9/3 | Lumo. | $101.66 |
| 13/3 | Cleaning - C. Glenn. | $110.00. |
| 30/3. | Wannon Water. | $325.76. |
| 2/4 | Lumo. | $87.70. |
| 13/4 | Cleaning - C. Glenn | $110.00. |
| 5/5 | Lumo. | $107.19. |
| 13/5. | Cleaning - C. Glen. | $110.00. |

Closing Balance. $1137.62.

Contd Page Three.

General B

AGM. 19/5/26. Page Three.

Treasurers Report: Cont'd.

Fleece + Flower Show Balance Sheet.

| | |
|---|---|
| Income | $5878.97. |
| Expenses. | $1708.58 |
| Profit | $4170.39. |

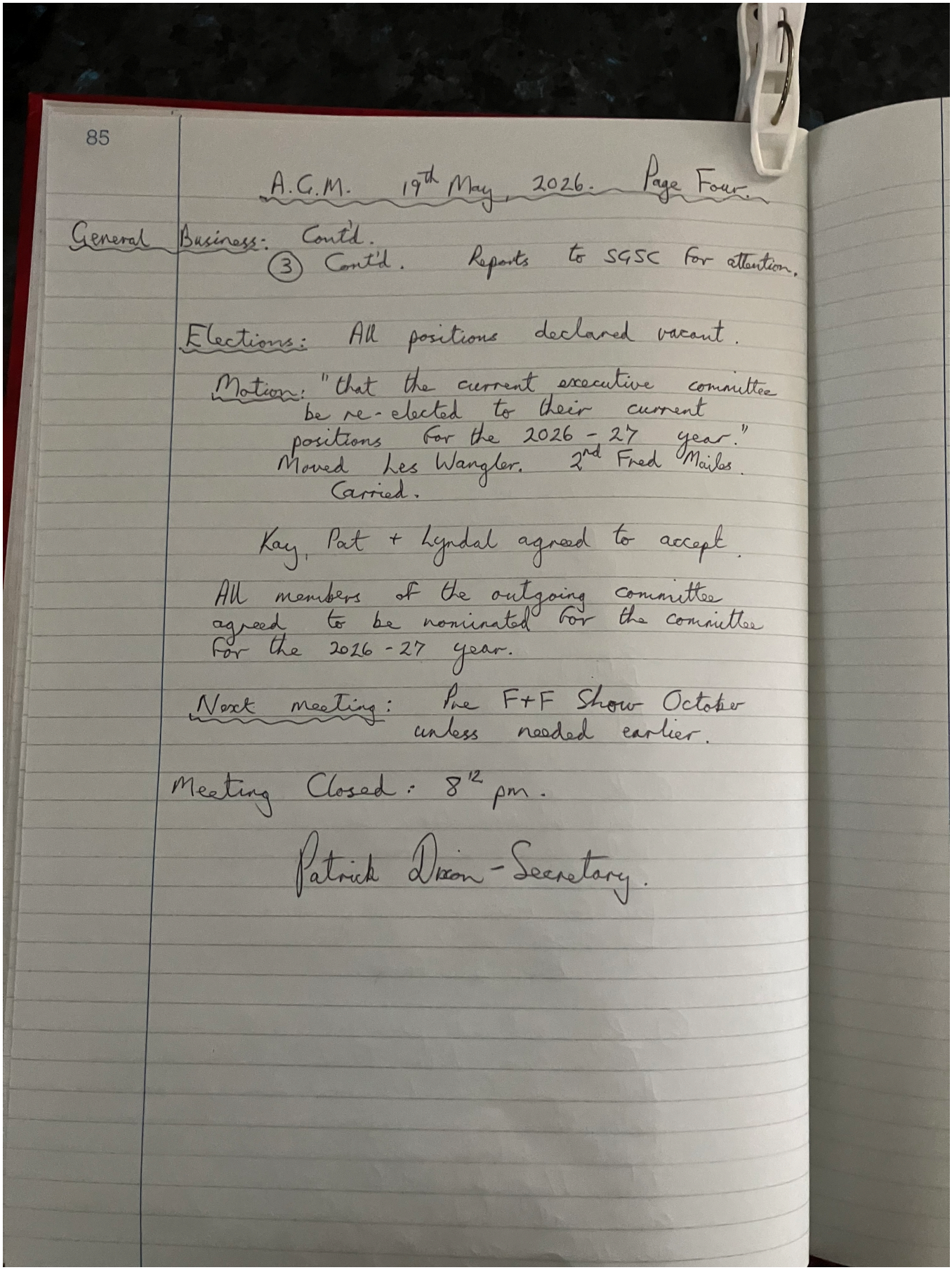
Moved: Lyndal Delahoy. 2nd Fred Mailes. Carried.

General Business: (1). Cracks in rear of Hall now spread to Front and Sides. Engineers employed by Shire have inspected same. Stated that the "Temporary Repair" undertaken by the Shire was a waste of time. Cracks due to soil movement, permanent moisture supply around Footings may be a solution. Building integrity not an immediate problem. Report submitted to SGSC. Awaiting a response.

(2) Kay spoke re repairs to Entry/Facade. Will be undertaken by Shire Maintainence/builder with assistance from Pat and maybe other Committee members. At this stage we will pay for materials, 50% to be reimbursed by SGSC in next Financial year. All in Favor.

(3). Kay outlined problems with both Hall Toilets and Public Toilets at the Red Gum Festival. Hall septic tank has now been pumped out but Septic Drains are unserviceable. Engineers have inspected whole system including Kinder Septic Tank. They believe the solution will be to connect all Toilet systems to Kinder Tank and increase size of effluent Field.

Cont'd Page Four.



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A.G.M. 19th May 2026. Page Four.

General Business: Cont'd.

(3) Cont'd. Reports to SGSC for attention.

Elections: All positions declared vacant.

Motion: "that the current executive committee be re-elected to their current positions for the 2026 - 27 year."
Moved Les Wangler. 2nd Fred Mailes.
Carried.

Kay, Pat + Lyndal agreed to accept.

All members of the outgoing committee agreed to be nominated for the committee for the 2026 - 27 year.

Next meeting: Pre F+F Show October unless needed earlier.

Meeting Closed: 8[12] pm.

Patrick Dixon - Secretary.

**COLERAINE SPORTS GROUNDS COMMITTEE**

**DINNER MEETING HELD 10TH DECEMBER 2025**

**AT COLERAINE HOTEL.**

Present: Leigh Peterson, Owen McClure, Marg Ferguson and Barbara Waldron-Hunter.

Apologies: Josh Eats, Tyler Gleeson, Steve Cooper, Wil McKenry, Christian & Ashley Barker, and Lou Grinham.

No Quorum for meeting, issues discussed as follow.

Cricket – Josh Brody wants to alter shed so that the roller fits in and door can be closed, (the delegates were not informed about this.)

The covers, hoses etc. not put away at all.

Home game this weekend, Barb & Marg will go down Saturday and speak to some of them b4 1pm.

Tyler Woolley has bought parts for bowling machine, but Marg has not yet got invoice for reimbursement.

Re wicket, nothing more has been heard about it.

Silvester Oval to be sown soon. Presumably too wet to be done earlier. Has been sprayed 3 times. Apparently the thatch on the surface has rotted away now so sowing will be direct.

We gave Owen permission to pay all accounts as they are received.

Send email to Shire re Queens park fence

Complain about power (Loss of) at Netball courts

Put in request for sewerage pump to be completely replaced at Netball courts.

Playground piece of equipment with tape around needs repair/replacement.

Next meeting 17th February 7.30pm at Baudinette Pavilion.

# Coleraine Sporting Grounds Committee Minutes

## Community Asset Committee
## 21 April 2026

Held at 7.30pm at the Baudinette Pavilion

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# 1. Present

**Members**
Leigh Peterson (Chairperson)
Owen McClure
Steve Cooper
Marg Ferguson
Barbara Waldron-Hunter
Jonathon Withers
Tyler Gleeson
Christian Barker
Lou Grinham
Wil McKenry
Josh Eats

**Officers**
None

# 2. Welcome

The Chair welcomed members.

# 3. Apologies

None

# 4. Confirmation of Minutes

**RECOMMENDATION**

That the Minutes of the Coleraine Sporting Grounds Committee from the 17th March meeting be confirmed as a correct record of business transacted.
**MOVED:** Tyler
**SECONDED:** Christian **CARRIED**

# 5. Declaration of Conflict of Interest

None

# 6. Business Arising:

See General Business

# 7. Correspondence

Coleraine Primary School request to use oval for cross country on Friday. All agreed.

# 8. Treasurer's Report

CSGC Treasures report April 2026 meeting

| Date | | Withdrawals | Deposits | Balance |
|---|---|---|---|---|
| | balance at 17/3 | | | $ [redacted] |
| 17-Mar | Southwest farmers - Oval Seed | $ 3,488.50 | | $ [redacted] |
| 17-Mar | Southwest farmers - oval soil test | $ 115.00 | | $ [redacted] |
| 17-Mar | southwest farmers - oval spray | $ 171.00 | | $ [redacted] |
| 17-Mar | Coleraine golf club - mowing | $ 1,440.00 | | $ [redacted] |
| 17-Mar | Wannon water - Sylvester oval | $ 4,568.99 | | $ [redacted] |
| 17-Mar | Wannon water - tennis | $ 227.11 | | $ [redacted] |
| 17-Mar | Wannon water - cricket | $ 1,327.67 | | $ [redacted] |
| 17-Mar | Jacob mils | $ 164.00 | | $ [redacted] |
| 1-Aug | transaction fees | $ 2.40 | | $ [redacted] |
| | balance at 20/4 | | | $ [redacted] |
| | | | | |
| | to discuss / approve | | | |
| | oval sowing | $ 2,200.00 | | |
| | | | | |
| | term deposit | | | $ [redacted] |
| | tennis hockey fundraising | | | $ [redacted] |

Grounds hire are due to be invoiced again last year they where including GST
Tennis $750
Cricket $600
CFNC $3500
Hockey $150

**RECOMMENDATION**

Owen moved that all fees remain as was in 2025, Barbara seconded. He will getinvoices out asap.
That the Treasurers Report be received and accounts be passed for payment.

**MOVED:** Owen
**SECONDED:** Barbara CARRIED

## 9. General Business

Silvester Oval – grass weeds on oval, after spraying. CFNC picked up all the grass. Steve stopped Golf Club mowing oval, coz too low. Currently David Deutscher cutting at 2 inches high, has 48" deck, takes approx. 2 hours. (Jones Enterprises – Paul Jones, Casterton, did at no charge. Steve wants to investigate buying a mower for Silvester Oval. Steve will investigate. David will continue on Wednesdays in the meantime.
Cricket Club – covers are at Steve's, Josh Brody is to organize collection.
Spongie has repaired toilet and floor.
Umpires Room – shower leaking, apparently mushrooms were growing in there. Josh has been empowered to engage a plumber to look into.
Tennis nets have been stored away.
Hockey training tonight, approx. 1 to 1.5 hours.
Tennis nets – apparently 2 need fixing, seems members can do.
SOSG were here this morning, ut dye in toilet to check out.
Cricket – Jonno has researched thoroughly (Pedrina Park wickets).
Chris Adams quoted $37,000/
Jonno will speak to Paul Spong, Cricket Club could apply for $5k to match Sportsgrounds $5k to get amap.
Lou will speak to Clem Egan about removing existing concrete.
A new gas stove is being installed in kitchen and one of the large gas tanks is to be relocated from current location because is too near fuse box. CFNC will sort.
Email Roger re Rish has been here several times discussing the power situation at netball but can't do. Currently cannot have netball training same night as football training. The power is lost if toilet or our compressor is turned on, possibly scoreboard could also trigger failure.

## 10. Close of meeting.

Next meeting will be Tuesday 19th May at Baudinette Pavilion starting at 7.30pm.

……Chairperson

**COLERAINE SPORTS GROUNDS COMMITTEE**
**MEETING HELD 17TH MARCH 2026**

PRESENT: Leigh Peterson, Lou Grinham, Owen McClure, Marg Ferguson, Tyler Gleeson, Wil McKenry and Barbara Waldron-Hunter.

APOLOGIES: Christian Barker, Jono Withers and Josh Eats.

MINUTES of Extraordinary Meeting held 11th February were accepted as a true and correct record, moved Tyler, seconded Leigh, and carried.

BUSINESS ARISING: See General Business.

CORRESPONDENCE: Report from Wannon Renovations (Chris Adams) re concrete wicket. See more in General Business.

TREASURER'S REPORT:

| Date | | Withdrawals | Deposits | Balance |
|---|---|---|---|---|
| | balance at 9/12 | | | $ [redacted] |
| 10-Dec | Coleraine hotel - dinner meeting | $ 156.00 | | $ [redacted] |
| 10-Dec | Jacob mills oval spraying | $ 145.00 | | $ [redacted] |
| 10-Dec | McClure plumbing copper pipe repair | $ 444.24 | | $ [redacted] |
| 10-Dec | Coleraine golf club mowing | $ 2,240.00 | | $ [redacted] |
| 1-Jan | transaction fee | $ 1.60 | | $ [redacted] |
| 29-Jan | cricket water | $ 674.54 | | $ [redacted] |
| 29-Jan | Sylvester oval water | $ 1,100.07 | | $ [redacted] |
| 29-Jan | tennis water | $ 259.03 | | $ [redacted] |
| 18-Feb | origin energy - tennis | $ 349.33 | | $ [redacted] |
| 1-Feb | transaction fee | $ 1.20 | | $ [redacted] |
| | balance at 17/3 | | | $ 3[redacted] |
| | | | | |
| | **to discuss / pay at meeting** | | | |
| | Southwest farmers - Oval Seed | $ 3,488.50 | | |
| | South west farmers - oval soil test | $ 115.00 | | |
| | south west farmers - oval spray | $ 171.00 | | |
| | Coleraine golf club - mowing | $ 1,440.00 | | |
| | Wannon water - Sylvester oval | $ 4,568.99 | | |
| | Wannon water - tennis | $ 227.11 | | |
| | Wannon water - cricket | $ 1,327.67 | | |

| | | | | |
|---|---|---|---|---|
| | | | | |
| | **tennis netball term deposit** | $ [redacted] | | |
| | **fundraising tennis hockey** | $ [redacted] | | |
| | | | | |

Grounds hire are due to be invoiced again last year they were including GST

Tennis $750

Cricket $600

CFNC $3500

Hockey $150

They probably all need to go up again with water costs etc

Thanks

GENERAL BUSINESS:

- Oval has been sprayed with Vickeries drone, (so no wheelprints). Will be mowed tomorrow or Thursday – (Trots on outfront mower)
- Tennis has finished, Grand Finals on this Thursday in Casterton.
- Sprinklers at Silvester have been fixed and are all functional.
- Footballers training at east end of Turnbull St until given okay to return to Silvester Oval.
- First home game is scheduled for 11th April, Leigh will speak with Roger to organize initial line-marking for the season.
- CFNC – large crack in timber floor in Baudinette Pavilion, tiles have been falling off wall in men's toilet, crack in concrete floor before urinal..
- Large heap of dirt up behind clubrooms, this limits car-parking and warm-up area. Tyler will organize to get levelled out.
- Clay for Turnbull St has been dug up and is now under tarp, now waiting on Milne's. the transportation is still to be organized.
- Broken pipe outside Baudinette Pavilion flooded the kitchen just after the birthday party. This is second time in approx.. 5 months. Needs replacing from corner of building along to tap box.
- Queens Park – CFNC wat to lease paddock, if they take okay, if leased to others, the fence will need to be done and this is complicated because 2 levels of government are involved. SOSG have to advise Leigh.
- Re Cricket Practice Wicket – the quote from Wannon Renovations is too much for us to consider at the moment. Jono Withers has offered to go through this process and find reasonable alternatives to bring to next meeting so we can go ahead with this project.

There being no further business, this meeting was declared closed.

**Next Meeting – 21st April** at Baudinette Pavilion unless otherwise advised.

*S11A Instrument of Appointment and Authorisation (Planning and Environment Act 1987)*

**Southern Grampians Shire Council**

# Instrument of Appointment and Authorisation

**(*Planning and Environment Act 1987* only)**

**Rory Neeson, Director Wellbeing, Planning and Regulation**
**Daryl Adamson, Manager Shire Strategy and Regulation**
**Anita Collingwood, Planning Coordinator**
**Suchita Deva Stuthi, Statutory Planner**
**Scott Elliott, Principal Strategic Planner**
**Rhiannon Biezen, Senior Statutory Planner**
**Bernadine Pringle, Principal Strategic Planner**

Maddocks

# Instrument of Appointment and Authorisation
# (*Planning and Environment Act 1987*)

In this instrument "**officer**" means -

**Rory Neeson**
**Daryl Adamson**
**Anita Collingwood**
**Suchita Deva Stuthi**
**Scott Elliott**
**Rhiannon Biezen**
**Bernadine Pringle**

**By this instrument of appointment and authorisation Southern Grampians Shire** Council -

1. under s 147(4) of the *Planning and Environment Act 1987* – authorises the officers to carry out the duties or functions and to exercise the powers of an authorised officer under the *Planning and Environment Act 1987*; and

2. under s 313 of the *Local Government Act 2020* authorises the officers either generally or in a particular case to institute proceedings for offences against the Acts and regulations described in this instrument.

**It is declared that** this instrument -

- comes into force immediately upon its execution;
- remains in force until varied or revoked.

This instrument is authorised by a resolution of the Southern Grampians Shire Council on 14 July 2026.

THE COMMON SEAL OF THE
SOUTHERN GRAMPIANS SHIRE COUNCIL
was affixed by authority of the Council
in the presence of:

.....
Councillor

.....
Chief Executive Officer

Date: